



# INVESTMENT OFFER

## 2022

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# Map of Europe

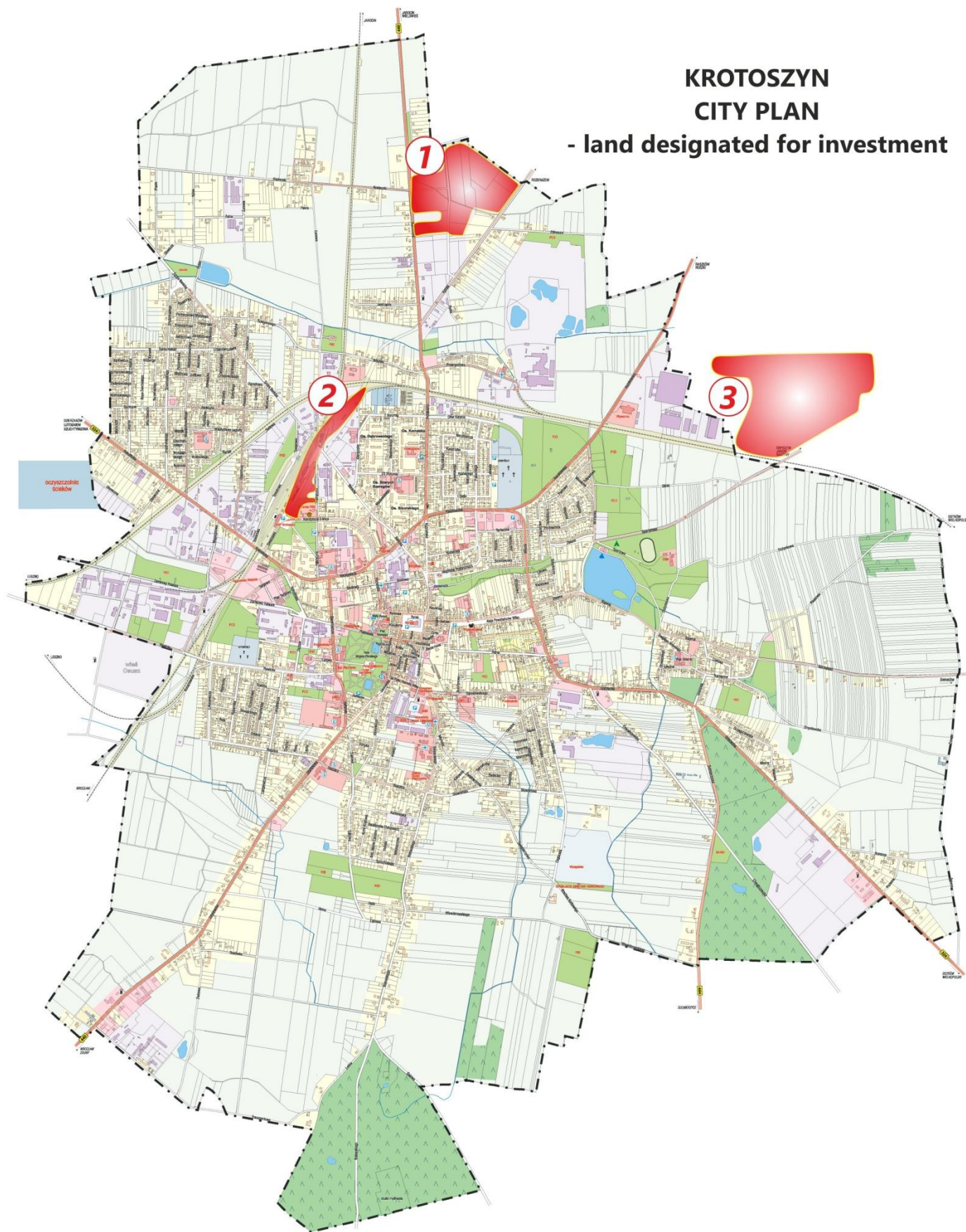


## Poland – Krotoszyn in southern Wielkopolska



## KROTOSZYN CITY PLAN

- land designated for investment



**Krotoszyn** is located in the southern part of Greater Poland province, near the border with the province of Lower Silesia, and half way between Poznan and Wroclaw. The total area of the municipality is 259 square kilometres, of which 23 is the town alone. The commune is inhabited by 40 thousand people, of whom 30 thousand live in the town.

Krotoszyn was founded in 1415 by Wierzbęta, who was from a small scale noble family named Łodzia Krotoski, under the privilege given by King Władysław Jagiełło. The town was established under the Magdeburg Law and was primarily located in today's downtown location. By the end of the First Republic of Poland, Krotoszyn was a property of Polish gentry and aristocratic families. The town was developed significantly in the 16th century and became a major centre for trade and crafts, especially weaving and brewing. In 1819 the Prussian government, in exchange for the postal monopoly in the Rhineland and Westphalia, gave Krotoszyn's rights to Prince Charles von Thurn und Taxis. After the liberation from German occupation - 23 January 1945, Krotoszyn remained a seat of district and urban-municipal authorities. Many factories arose on the outskirts of the town (a machine factory ,a brewery, a sawmill, an abattoir and a distillery) and new streets, schools and government buildings were constructed. Most of the tenement buildings around the town square were also renovated.

Nowadays the several big and about 30 medium-sized companies have offices in Krotoszyn. They represent metal construction, food, clothing, pharmaceutical and chemical industry, wooden and plastic packaging.

The municipality is dominated by following types of industry:

- machinery - production of engine parts, provides technologically innovative solutions for automotive and industrial applications in the areas of engine systems and components (MAHLE Polska Ltd. - belonging to MAHLE GmbH - one of the 30 largest automotive suppliers worldwide, employing in Krotoszyn approximately 3.500 people); steel structures in particular mechanical equipment for processing and transporting coal and other minerals (FUGOR Ltd. Plant For Production of Mining Equipment),
- light - clothing production – women's wear manufacturer (TEOMINA S.A.),
- food – production of milk powder and other dairy products (Milk Plant Nutricia Krotoszyn Ltd., belongs to Nutricia company – a market leader in food for infants and children in Poland, member of the Danone Group.), production of confectionery and pharmaceuticals (P.P.H. EWA SA), DINO Co. joint-stock company, the biggest network of grocery stores established in Krotoszyn with a network of stores located throughout area of Poland,
- wooden - production of plywood, parquets (Parquet Factory Biadki Ltd.),
- chemicals - production of candles and cemetery lanterns (PRO-CANDLE, MAX-POL)
- other - manufacture of luxury wooden boxes, plastic utensils, workshop furniture and industrial trollies (Krepel Cassettes Poland, GABI-PLAST, JOTKEL Ltd. LP).

Since the mid-nineties the local government has been offering local entrepreneurs a system of exemptions in property tax. In 2004 Krotoszyn Municipality entered the Credit Warranty Fund in Gostyn which, bound by the agreement with the commune

of Krotoszyn, grants bank warranties to the local entrepreneurs. Moreover, CWF warranties them also surety for due performance of contracts and bid bond facility agreements.

The municipality offers real estate investment opportunities for electronic, light and accommodation industry; constructions and agro-food production; transport, trade and services. Well developed technical infrastructure (communication, roads, sewerage, gas supply, sewage treatment plant) create conditions for development and economic growth.

The Municipality of Krotoszyn organizes pre-school education for children between 3-6 years old in kindergartens and kindergarten units in primary schools. An important part of education, in Krotoszyn, are integration units which cover pre-school education for children with special educational needs and support teams for early childhood development. Compulsory education, for children registered in the Municipality of Krotoszyn, is conducted in 15 primary schools.

The attraction of Krotoszyn is the Sport and Recreation Centre "AQUARIUS", modern sport and entertainment arena equipped with full size handball, basketball, volleyball and indoor football pitch put into service in 2015. Renewed parts of the city, like Town hall, surrounding roads and Krotoszyn's Błonie lake are visiting cards of Krotoszyn. Aleja Powstańców Wielkopolskich street attracts citizens to educational facility area, which is equipped with whirlpools, stone dulcimer, pipe bells, prisms, chess boards, globe and Newton's cradle. Błonie, put into service in 2021, is a sport and recreation complex with a high standard stadium with grandstand and skatepark, extreme bike downhill track, campsite, ship shaped playground (named Statek-Krotek), external barbeque stands and outdoor gym.

Sport plays a huge role in every human life, therefore it is also present in the lives of Krotoszyn residents. The Town organizes competitions at international, national and regional levels in disciplines such as wrestling, sumo, karate, athletics, swimming, shooting, fishing, tennis, table tennis, and also in team sports like: football, handball, volleyball and korfbal. Krotoszyn offers several marked trails for walking, biking and nature path. There are also 21 outdoor gyms, zip wires and a health footpath in Biadki. Krotoszyn also means architectural monuments, nature reserves, cultural life. The calendar of cultural events includes literary, musical and art contests, plein air painting, photo exhibitions, concerts, theatre and film festivals and dance competitions. The biggest cultural events are KrotoFEST - The Active Neighbors Festival (as a cooperation of local government, neighborhood boards and associations) organized in the summertime, Więc Wiec (alternative music live concerts), BuskerBus (International Street Art Festival) .

The municipality has been cooperating with sister cities in Germany, Holland, France and Lithuania from over a half century. Formalizing of the partnerships, by signing official agreements took place in 1989 with Brummen, the Netherlands, in 1992 with Mejszagola, Lithuania, in 1994 with Fontenay le Comte, France, in 1997 with Dierdorf, Germany, in 2007 with Bucak, Turkey, in 2016 with Okinoshima, Japan and quite recently in 2017 with Fonyód, Hungary. For fruitful and close cooperation with these cities Krotoszyn was awarded the Diploma of Council of Europe in 2000, the European Flag of Honour in 2001 and the Plaque of Honour in 2005.

|                                                                                   |                                                                                                                                            |                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p style="text-align: center;">LISTA DANYCH DOTYCZĄCYCH TERENU<br/>SITE CHECK LIST</p>                                                     |                                                                                                                                                                                                                                                                                |
| <b>Położenie</b><br><b>Location</b>                                               | Nazwa lokalizacji<br><b>Site name</b>                                                                                                      | Krotoszyn I - Durzyn                                                                                                                                                                                                                                                           |
|                                                                                   | Miasto / Gmina<br><b>Town / Commune</b>                                                                                                    | Krotoszyn                                                                                                                                                                                                                                                                      |
|                                                                                   | Powiat<br><b>District</b>                                                                                                                  | Krotoszyn ( <i>krotoszyński</i> )                                                                                                                                                                                                                                              |
|                                                                                   | Województwo<br><b>Province (Voivodship)</b>                                                                                                | Wielkopolska Region ( <i>wielkopolskie</i> )                                                                                                                                                                                                                                   |
| <b>Powierzchnia nieruchomości</b><br><b>Area of property</b>                      | Maksymalna dostępna powierzchnia (w jednym kawałku) [ha]<br><b>Max. area available (as one piece) [ha]</b>                                 | 30 ha                                                                                                                                                                                                                                                                          |
|                                                                                   | Kształt działki<br><b>The shape of the site</b>                                                                                            | Irregular polygon (see aerial photo attached)                                                                                                                                                                                                                                  |
|                                                                                   | Możliwość powiększenia terenu (krótki opis)<br><b>Possibility for expansion (short description)</b>                                        | No                                                                                                                                                                                                                                                                             |
| <b>Informacje dotyczące nieruchomości</b><br><b>Property information</b>          | Orientacyjna cena gruntu [PLN/m <sup>2</sup> ]<br>włączając 23% VAT<br><b>Approx. land price [PLN/m<sup>2</sup>]<br/>including 23% VAT</b> | To be agreed                                                                                                                                                                                                                                                                   |
|                                                                                   | Właściciel / właściciele<br><b>Owner(s)</b>                                                                                                | Private proprietors                                                                                                                                                                                                                                                            |
|                                                                                   | Aktualny plan zagospodarowania przestrzennego (T/N)<br><b>Valid zoning plan (Y/N)</b>                                                      | Krotoszyn City Council's Resolution No. XLI/281/2001 of August 30, 2001 changed with the decisions of the City Council's Resolution No. XXXIV/260/2017 of February 23, 2017; for plot No. 3/3, 4/5, 28/1 Krotoszyn City Council's Resolution No. V/43/2019 of January 31, 2019 |
|                                                                                   | Przeznaczenie w miejscowym planie zagospodarowania przestrzennego<br><b>Zoning</b>                                                         | Industry, storages (warehouses), craft                                                                                                                                                                                                                                         |
| <b>Charakterystyka działki</b><br><b>Land specification</b>                       | Klasa gruntów wraz z powierzchnią [ha]<br><b>Soil class with area [ha]</b>                                                                 | Agricultural land classes: IIIb, IVa, IVb, V, VI (ready to convert into urban use)                                                                                                                                                                                             |
|                                                                                   | Różnica poziomów terenu [m]<br><b>Differences in land level [m]</b>                                                                        | Flat terrain, max 4 m difference in land level (136-140 meters above mean sea level)                                                                                                                                                                                           |
|                                                                                   | Obecne użytkowanie<br><b>Present usage</b>                                                                                                 | Agricultural use (till finding an investor)                                                                                                                                                                                                                                    |
|                                                                                   | Zanieczyszczenia wód powierzchniowych i gruntowych (T/N)<br><b>Soil and underground water pollution (Y/N)</b>                              | N                                                                                                                                                                                                                                                                              |
|                                                                                   | Poziom wód gruntowych [m]<br><b>Underground water level [m]</b>                                                                            | 0,7 - 1,2 m                                                                                                                                                                                                                                                                    |

|                                                      |                                                                                                                     |                                                                                                    |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                                                      | Czy były prowadzone badania geologiczne terenu (T/N)<br>Were geological research done (Y/N)                         | No information available                                                                           |
|                                                      | Ryzyko wystąpienia zalań lub obsunięć terenu (T/N)<br>Risk of flooding or land slide (Y/N)                          | N                                                                                                  |
|                                                      | Przeszkody podziemne (T/N)<br>Underground obstacles (Y/N)                                                           | N                                                                                                  |
|                                                      | Przeszkody występujące na powierzchni terenu (T/N)<br>Ground and overhead obstacles (Y/N)                           | N                                                                                                  |
|                                                      | Istniejące ograniczenia ekologiczne (T/N)<br>Ecological restrictions (Y/N)                                          | N                                                                                                  |
|                                                      | Budynki i zabudowania na terenie (T/N)<br>Buildings / other constructions on site (Y/N)                             | N                                                                                                  |
| Połączenia transportowe<br>Transport links           | Droga dojazdowa do terenu (rodzaj drogi i jej szerokość)<br>Access road to the plot (type and width of access road) | District road, hardened (asphalt pavement)                                                         |
|                                                      | Autostrada / droga krajowa [km]<br>Nearest motorway / national road [km]                                            | Wrocław ~80km, Poznań ~100 km, Łódź ~165 km                                                        |
|                                                      | Porty rzeczne i morskie w odległości do 200 km<br>Sea and river ports located up to 200 km                          | -                                                                                                  |
|                                                      | Kolej [km]<br>Railway line [km]                                                                                     | Krotoszyn, at close vicinity                                                                       |
|                                                      | Bocznica kolejowa [km]<br>Railway siding [km]                                                                       | Krotoszyn, at close vicinity                                                                       |
|                                                      | Najbliższe lotnisko międzynarodowe [km]<br>Nearest international airport [km]                                       | Wrocław ~80km, Poznań ~100 km                                                                      |
|                                                      | Najbliższe miasto wojewódzkie [km]<br>Nearest province capital [km]                                                 | Wrocław (Lower Silesia / dolnośląskie) ~80km, Poznań (Wielkopolska Region / wielkopolskie) ~100 km |
| Istniejąca infrastruktura<br>Existing infrastructure | Elektryczność na terenie (T/N)<br>Electricity (Y/N)                                                                 | T - according to the rate of the electricity network operator                                      |
|                                                      | ▪ Odległość przyłącza od granicy terenu<br>Connection point (distance from boundary) [m]                            | At close vicinity                                                                                  |
|                                                      | ▪ Napięcie<br>Voltage [kV]                                                                                          | 0,4 kV; 15 kV; 110 kV                                                                              |
|                                                      | ▪ Dostępna moc<br>Available capacity [MW]                                                                           | According to the investor's needs                                                                  |

|                                                  |                                                                                                                                                                                                                                  |                                                                                             |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|                                                  | Gaz na terenie (T/N)<br>Gas (Y/N)                                                                                                                                                                                                | N - according to the rate of gas network operator + connection fee + subscription           |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy działki<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                       | 500 m                                                                                       |
|                                                  | <ul style="list-style-type: none"> <li>Wartość kaloryczna<br/>Calorific value [MJ/Nm<sup>3</sup>]</li> </ul>                                                                                                                     | 39,186 MJ/m <sup>3</sup> – heat of combustion<br>35,333 MJ/m <sup>3</sup> – calorific value |
|                                                  | <ul style="list-style-type: none"> <li>Średnica rury<br/>Pipe diameter [mm]</li> </ul>                                                                                                                                           | Dz 180 PE                                                                                   |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [Nm<sup>3</sup>/h]</li> </ul>                                                                                                                    | 1500 m <sup>3</sup> /h                                                                      |
|                                                  | Woda na terenie (T/N)<br>Water supply (Y/N)                                                                                                                                                                                      | N<br>according to the rate of the water network operator                                    |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | At close vicinity                                                                           |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [m<sup>3</sup>/24h]</li> </ul>                                                                                                                   | No limits                                                                                   |
|                                                  | Kanalizacja na terenie (T/N)<br>Sewage discharge (Y/N)                                                                                                                                                                           | N                                                                                           |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | 500 m                                                                                       |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [m<sup>3</sup>/24h]</li> </ul>                                                                                                                   | b b n200 m <sup>3</sup> /24h                                                                |
|                                                  | Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie<br>Treatment plant (Y/N)                                                                                                                                        | Y (off-site, Krotoszyn municipality sewage treatment plant)                                 |
|                                                  | Telefony (T/N)<br>Telephone (Y/N)                                                                                                                                                                                                | Y                                                                                           |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | Y (In the boundary, of the site)                                                            |
| Osoba przygotowująca ofertę<br>Offer prepared by | Division of Spatial Planning, Tel. +4862-7227477<br>Mrs. Mariola Koczorowska, Head of Promotion and Cooperation Department<br>Krotoszyn Town Office<br>Tel. +4862-7227440, mariola.koczorowska@um.krotoszyn.pl (German, English) |                                                                                             |
| Osoby do kontaktu<br>Contact person              | Mrs. Mariola Koczorowska, Head of Promotion and Cooperation Department, Krotoszyn Town Office<br>Tel. +4862-7227440, mobile: +48734412668 mariola.koczorowska@um.krotoszyn.pl (German, English),                                 |                                                                                             |



district road

railway line  
Krotoszyn - Ostrów Wlkp.







a view from Spartańska street (a view from the North-East)



a view from Spartańska street (a view from the South)



a view from Spartańska street (a view from the South-East)



a view from Spartańska street (a view from the South-West)



a view from Spartańska street (a view from the West)



a view from Wałbrzych Special Economy Zone, Mahle street (from the North)

## LISTA DANYCH DOTYCZĄCYCH TERENU SITE CHECK LIST

|                                                            |                                                                                                                                |                                                                                                                                                                                              |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Położenie<br>Location                                      | Nazwa lokalizacji<br>Site name                                                                                                 | Krotoszyn II - Fabryczna-Dworcowa-Benicka-Klemczaka                                                                                                                                          |
|                                                            | Miasto / Gmina<br>Town / Commune                                                                                               | Krotoszyn                                                                                                                                                                                    |
|                                                            | Powiat<br>District                                                                                                             | Krotoszyn ( <i>krotoszyński</i> )                                                                                                                                                            |
|                                                            | Województwo<br>Province (Voivodship)                                                                                           | Wielkopolska Region ( <i>wielkopolskie</i> )                                                                                                                                                 |
| Powierzchnia nieruchomości<br>Area of property             | Maksymalna dostępna powierzchnia (w jednym kawałku) [ha]<br>Max. area available (as one piece) [ha]                            | UC1 -2,0 ha<br>KK/P1 – 2,0 ha<br>KK/U1 – 0,9 ha                                                                                                                                              |
|                                                            | Kształt działki<br>The shape of the site                                                                                       | Irregular shape (see aerial photo attached)                                                                                                                                                  |
|                                                            | Możliwości powiększenia terenu (krótki opis)<br>Possibility for expansion (short description)                                  | N                                                                                                                                                                                            |
| Informacje dotyczące nieruchomości<br>Property information | Orientacyjna cena gruntu [PLN/m <sup>2</sup> ] włączając 23% VAT<br>Approx. land price [PLN/m <sup>2</sup> ] including 23% VAT | To be agreed                                                                                                                                                                                 |
|                                                            | Właściciel / właściciele<br>Owner(s)                                                                                           | KK/U1 and KK/P1 - Polish National Railways,<br>UC1 - Krotoszyn Municipality                                                                                                                  |
|                                                            | Aktualny plan zagospodarowania przestrzennego (T/N)<br>Valid zoning plan (Y/N)                                                 | Krotoszyn City Council's Resolution No XXX/244/2005 of March 31, 2005 changed with the decisions of the document of Krotoszyn City Council's Resolution No. XV/111/2015 of November 30, 2015 |
|                                                            | Przeznaczenie w miejscowym planie zagospodarowania przestrzennego<br>Zoning                                                    | Industry, centresetting services, services                                                                                                                                                   |
| Charakterystyka działki<br>Land specification              | Klasa gruntów wraz z powierzchnią [ha]<br>Soil class with area [ha]                                                            | Agricultural land class V, free of conversion charges                                                                                                                                        |
|                                                            | Różnica poziomów terenu [m]<br>Differences in land level [m]                                                                   | 1 m                                                                                                                                                                                          |
|                                                            | Obecne użytkowanie<br>Present usage                                                                                            | Fallow ground                                                                                                                                                                                |
|                                                            | Zanieczyszczenia wód powierzchniowych i gruntowych (T/N)<br>Soil and underground water pollution (Y/N)                         | N                                                                                                                                                                                            |
|                                                            | Poziom wód gruntowych [m]<br>Underground water level [m]                                                                       | 0,7 - 1,2 m                                                                                                                                                                                  |
|                                                            | Czy były prowadzone badania geologiczne terenu (T/N)<br>Were geological research done (Y/N)                                    | No information available                                                                                                                                                                     |

|                                                      |                                                                                                                                           |                                                                                                                 |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                                      | Ryzyko wystąpienia zalań lub obsunięć terenu (T/N)<br>Risk of flooding or land slide (Y/N)                                                | N                                                                                                               |
|                                                      | Przeszkody podziemne (T/N)<br>Underground obstacles (Y/N)                                                                                 | N                                                                                                               |
|                                                      | Przeszkody występujące na powierzchni terenu (T/N)<br>Ground and overhead obstacles (Y/N)                                                 | N                                                                                                               |
|                                                      | Istniejące ograniczenia ekologiczne (T/N)<br>Ecological restrictions (Y/N)                                                                | N                                                                                                               |
|                                                      | Budynki i zabudowania na terenie (T/N)<br>Buildings / other constructions on site (Y/N)                                                   | N                                                                                                               |
| Połączenia transportowe<br>Transport links           | Droga dojazdowa do terenu (rodzaj drogi i jej szerokość)<br>Access road to the plot (type and width of access road)                       | Kobylińska Street – national road nr 36<br>Fabryczna Street – district road,<br>Dworcowa Street– municipal road |
|                                                      | Autostrada / droga krajowa [km]<br>Nearest motorway / national road [km]                                                                  | Wrocław ~80km, Poznań ~100 km, Łódź ~165 km                                                                     |
|                                                      | Porty rzeczne i morskie w odległości do 200 km<br>Sea and river ports located up to 200 km                                                | -                                                                                                               |
|                                                      | Kolej [km]<br>Railway line [km]                                                                                                           | Krotoszyn, at close vicinity                                                                                    |
|                                                      | Bocznica kolejowa [km]<br>Railway siding [km]                                                                                             | Krotoszyn, at close vicinity                                                                                    |
|                                                      | Najbliższe lotnisko międzynarodowe [km]<br>Nearest international airport [km]                                                             | Wrocław ~80 km, Poznań ~100 km                                                                                  |
|                                                      | Najbliższe miasto wojewódzkie [km]<br>Nearest province capital [km]                                                                       | Wrocław (Lower Silesia / dolnośląskie) ~80km, Poznań (Wielkopolska Region / wielkopolskie) ~100 km              |
| Istniejąca infrastruktura<br>Existing infrastructure | Elektryczność na terenie (T/N)<br>Electricity (Y/N)                                                                                       | T - according to the rate of the electricity network operator                                                   |
|                                                      | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul> | At close vicinity                                                                                               |
|                                                      | <ul style="list-style-type: none"> <li>Napięcie<br/>Voltage [kV]</li> </ul>                                                               | 0,4 kV; 15 kV; 110 kV                                                                                           |
|                                                      | <ul style="list-style-type: none"> <li>Dostępna moc<br/>Available capacity [MW]</li> </ul>                                                | According to the needs of the investor                                                                          |
|                                                      | Gaz na terenie (T/N)<br>Gas (Y/N)                                                                                                         | N - according to the rate of gas network operator + connection fee + subscription                               |

|                                                  |                                                                                                                                                                                                                                  |                                                             |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy działki<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                       | In the streets, at the border                               |
|                                                  | <ul style="list-style-type: none"> <li>Wartość kaloryczna<br/>Calorific value [MJ/Nm<sup>3</sup>]</li> </ul>                                                                                                                     | 39,5MJ/m <sup>3</sup>                                       |
|                                                  | <ul style="list-style-type: none"> <li>Średnica rury<br/>Pipe diameter [mm]</li> </ul>                                                                                                                                           | DN 125 mm                                                   |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [Nm<sup>3</sup>/h]</li> </ul>                                                                                                                    | 1500 m <sup>3</sup> /h                                      |
|                                                  | Woda na terenie (T/N)<br>Water supply (Y/N)                                                                                                                                                                                      | N<br>according to the rate of the water network operator    |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | in surrounding streets                                      |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [m<sup>3</sup>/24h]</li> </ul>                                                                                                                   | 90 m <sup>3</sup> /24h                                      |
|                                                  | Kanalizacja na terenie (T/N)<br><br>Sewage discharge (Y/N)                                                                                                                                                                       | N                                                           |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | in surrounding street                                       |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [m<sup>3</sup>/24h]</li> </ul>                                                                                                                   | 200 m <sup>3</sup> /24h                                     |
|                                                  | Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie<br>Treatment plant (Y/N)                                                                                                                                        | Y (off-site, Krotoszyn municipality sewage treatment plant) |
|                                                  | Telefony (T/N)<br>Telephone (Y/N)                                                                                                                                                                                                | Y                                                           |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | Y (in the boundary, of the site)                            |
| Osoba przygotowująca ofertę<br>Offer prepared by | Division of Spatial Planning, Tel. +4862-7227477<br>Mrs. Mariola Koczorowska, Head of Promotion and Cooperation Department<br>Krotoszyn Town Office<br>Tel. +4862-7227440, mariola.koczorowska@um.krotoszyn.pl (German, English) |                                                             |
| Osoby do kontaktu<br>Contact person              | Mrs. Mariola Koczorowska, Head of Promotion and Cooperation Department<br>Krotoszyn Town Office<br>Tel. +4862-7227440, mariola.koczorowska@um.krotoszyn.pl (German, English)                                                     |                                                             |



a view from Klemczaka street (North-East)



a view from Dworcowa street (North)



a view from Dworcowa street (North-West)



a view from the Constitution street (South-West)





|                                                                                   |                                                                                                                                            |                                                                                                                                                                                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p style="text-align: center;">LISTA DANYCH DOTYCZĄCYCH TERENU<br/>SITE CHECK LIST</p>                                                     |                                                                                                                                                                                |
| <p>Położenie<br/>Location</p>                                                     | <p>Nazwa lokalizacji<br/>Site name</p>                                                                                                     | <p>Krotoszyn III - Koźmińska - Kozala</p>                                                                                                                                      |
|                                                                                   | <p>Miasto / Gmina<br/>Town / Commune</p>                                                                                                   | <p>Krotoszyn</p>                                                                                                                                                               |
|                                                                                   | <p>Powiat<br/>District</p>                                                                                                                 | <p>Krotoszyn (<i>krotoszyński</i>)</p>                                                                                                                                         |
|                                                                                   | <p>Województwo<br/>Province (Voivodship)</p>                                                                                               | <p>Wielkopolska Region (<i>Wielkopolskie</i>)</p>                                                                                                                              |
| <p>Powierzchnia nieruchomości<br/>Area of property</p>                            | <p>Maksymalna dostępna powierzchnia (w jednym kawałku) [ha]<br/>Max. area available (as one piece) [ha]</p>                                | <p>24,9 ha</p>                                                                                                                                                                 |
|                                                                                   | <p>Kształt działki<br/>The shape of the site</p>                                                                                           | <p>Irregular polygon (see aerial photo attached)</p>                                                                                                                           |
|                                                                                   | <p>Możliwości powiększenia terenu (krótki opis)<br/>Possibility for expansion (short description)</p>                                      | <p>ca 20 ha East according to the Krotoszyn Municipality Conditions and Directions of Spatial Development Study</p>                                                            |
| <p>Informacje dotyczące nieruchomości<br/>Property information</p>                | <p>Orientacyjna cena gruntu [PLN/m<sup>2</sup>]<br/>włączając 23% VAT<br/>Approx. land price [PLN/m<sup>2</sup>]<br/>including 23% VAT</p> | <p>To be agreed</p>                                                                                                                                                            |
|                                                                                   | <p>Właściciel / właściele<br/>Owner(s)</p>                                                                                                 | <p>Private proprietors, companies</p>                                                                                                                                          |
|                                                                                   | <p>Aktualny plan zagospodarowania przestrzennego (T/N)<br/>Valid zoning plan (Y/N)</p>                                                     | <p>Y (Krotoszyn City Council's Resolution No. V/36/2003 of February 27, 2003 changed with the decisions of the City Council's Resoulion No. XXV/190/2008 of June 26, 2008)</p> |
|                                                                                   | <p>Przeznaczenie w miejscowym planie zagospodarowania przestrzennego<br/>Zoning</p>                                                        | <p>Industry, service, commerce, craft, warehouses, depots</p>                                                                                                                  |
| <p>Charakterystyka działki<br/>Land specification</p>                             | <p>Klasa gruntów wraz z powierzchnią [ha]<br/>Soil class with area [ha]</p>                                                                | <p>Converted to urban use</p>                                                                                                                                                  |
|                                                                                   | <p>Różnica poziomów terenu [m]<br/>Differences in land level [m]</p>                                                                       | <p>Max 5 m (flat terrain 132-137 meters above mean sea level)</p>                                                                                                              |
|                                                                                   | <p>Obecne użytkowanie<br/>Present usage</p>                                                                                                | <p>Agricultural use (till finding an investor)</p>                                                                                                                             |
|                                                                                   | <p>Zanieczyszczenia wód powierzchniowych i gruntowych (T/N)<br/>Soil and underground water pollution (Y/N)</p>                             | <p>N</p>                                                                                                                                                                       |
|                                                                                   | <p>Poziom wód gruntowych [m]<br/>Underground water level [m]</p>                                                                           | <p>0,7 - 1,2 m</p>                                                                                                                                                             |

|                                                      |                                                                                                                                           |                                                                                                                                              |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | Czy były prowadzone badania geologiczne terenu (T/N)<br>Were geological research done (Y/N)                                               | No information available                                                                                                                     |
|                                                      | Ryzyko wystąpienia zalań lub obsunięć terenu (T/N)<br>Risk of flooding or land slide (Y/N)                                                | N                                                                                                                                            |
|                                                      | Przeszkody podziemne (T/N)<br>Underground obstacles (Y/N)                                                                                 | SN 15 kV                                                                                                                                     |
|                                                      | Przeszkody występujące na powierzchni terenu (T/N)<br>Ground and overhead obstacles (Y/N)                                                 | SN 15 kV                                                                                                                                     |
|                                                      | Istniejące ograniczenia ekologiczne (T/N)<br>Ecological restrictions (Y/N)                                                                | N                                                                                                                                            |
|                                                      | Budynki i zabudowania na terenie (T/N)<br>Buildings / other constructions on site (Y/N)                                                   | N                                                                                                                                            |
| Połączenia transportowe<br>Transport links           | Droga dojazdowa do terenu (rodzaj drogi i jej szerokość)<br>Access road to the plot (type and width of access road)                       | National road № 15, 20 m wide;<br>District road, hardened (asphalt pavement)                                                                 |
|                                                      | Autostrada / droga krajowa [km]<br>Nearest motorway / national road [km]                                                                  | Wrocław ~80km, Poznań ~100 km, Łódź ~165 km                                                                                                  |
|                                                      | Porty rzeczne i morskie w odległości do 200 km<br>Sea and river ports located up to 200 km                                                | -                                                                                                                                            |
|                                                      | Kolej [km]<br>Railway line [km]                                                                                                           | Krotoszyn, ~ 1 km                                                                                                                            |
|                                                      | Bocznica kolejowa [km]<br>Railway siding [km]                                                                                             | Krotoszyn, ~ 2 km                                                                                                                            |
|                                                      | Najbliższe lotnisko międzynarodowe [km]<br>Nearest international airport [km]                                                             | Wrocław ~80 km, Poznań ~100 km                                                                                                               |
|                                                      | Najbliższe miasto wojewódzkie [km]<br>Nearest province capital [km]                                                                       | Wrocław (Lower Silesia / dolnośląskie) ~80km, Poznań (Wielkopolska Region / wielkopolskie) ~100 km Łódź (Łódź Voivodeship / łódzkie) ~165 km |
| Istniejąca infrastruktura<br>Existing infrastructure | Elektryczność na terenie (T/N)<br>Electricity (Y/N)                                                                                       | Y - according to the rate of the electricity network operator                                                                                |
|                                                      | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul> | 30 m                                                                                                                                         |
|                                                      | <ul style="list-style-type: none"> <li>Napięcie<br/>Voltage [kV]</li> </ul>                                                               | according to the needs of the investor                                                                                                       |
|                                                      | <ul style="list-style-type: none"> <li>Dostępna moc<br/>Available capacity [MW]</li> </ul>                                                | according to the needs of the investor                                                                                                       |

|                                                  |                                                                                                                                                                                                                                  |                                                                                   |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                                  | Gaz na terenie (T/N)<br>Gas (Y/N)                                                                                                                                                                                                | N - according to the rate of gas network operator + connection fee + subscription |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy działki<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                       | 30 m                                                                              |
|                                                  | <ul style="list-style-type: none"> <li>Wartość kaloryczna<br/>Calorific value [MJ/Nm<sup>3</sup>]</li> </ul>                                                                                                                     | 39,5MJ/m <sup>3</sup>                                                             |
|                                                  | <ul style="list-style-type: none"> <li>Średnica rury<br/>Pipe diameter [mm]</li> </ul>                                                                                                                                           | DN 125 mm                                                                         |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [Nm<sup>3</sup>/h]</li> </ul>                                                                                                                    | 1500 m <sup>3</sup> /h                                                            |
|                                                  | Woda na terenie (T/N)<br>Water supply (Y/N)                                                                                                                                                                                      | N<br>according to the rate of the water network operator                          |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | 30 m                                                                              |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [m<sup>3</sup>/24h]</li> </ul>                                                                                                                   | 90 m <sup>3</sup> /24h                                                            |
|                                                  | Kanalizacja na terenie (T/N)<br>Sewage discharge (Y/N)                                                                                                                                                                           | Y (storm water drainage in Koźmińska and Kozala streets)                          |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | 30 m                                                                              |
|                                                  | <ul style="list-style-type: none"> <li>Dostępna objętość<br/>Available capacity [m<sup>3</sup>/24h]</li> </ul>                                                                                                                   | 200 m <sup>3</sup> /24h                                                           |
|                                                  | Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie<br>Treatment plant (Y/N)                                                                                                                                        | Y (off-site, Krotoszyn municipality sewage treatment plant)                       |
| Osoba przygotowująca ofertę<br>Offer prepared by | Telefony (T/N)<br>Telephone (Y/N)                                                                                                                                                                                                | Y                                                                                 |
|                                                  | <ul style="list-style-type: none"> <li>Odległość przyłącza od granicy terenu<br/>Connection point (distance from boundary) [m]</li> </ul>                                                                                        | 30 m                                                                              |
| Osoby do kontaktu<br>Contact person              | Division of Spatial Planning, Tel. +4862-7227477<br>Mrs. Mariola Koczorowska, Head of Promotion and Cooperation Department<br>Krotoszyn Town Office<br>Tel. +4862-7227440, mariola.koczorowska@um.krotoszyn.pl (German, English) |                                                                                   |
|                                                  | Mrs. Mariola Koczorowska, Head of Promotion and Cooperation Department<br>Krotoszyn Town Office<br>Tel. +4862-7227440, mariola.koczorowska@um.krotoszyn.pl (German, English)                                                     |                                                                                   |







a view from the Kozala street (East)



a view from the Koźmińska street (West)



a view from the North

*Maps from : [geoportal.gov.pl](http://geoportal.gov.pl) [Accessed: 03.12, 06.12.2021]*