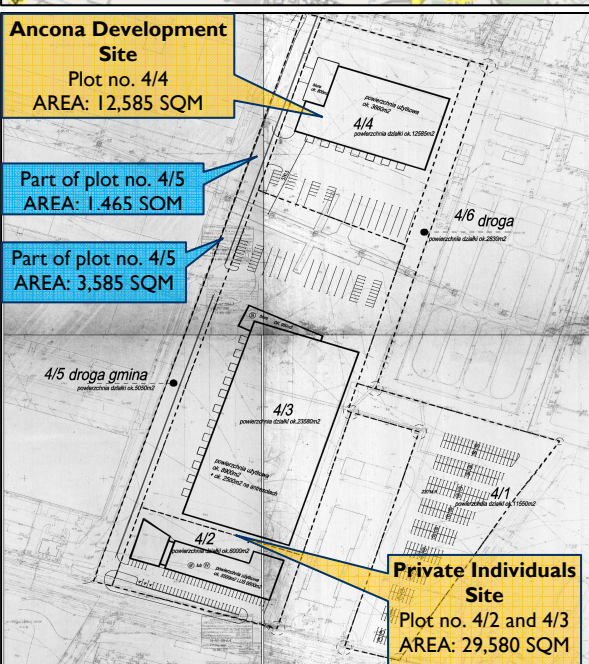
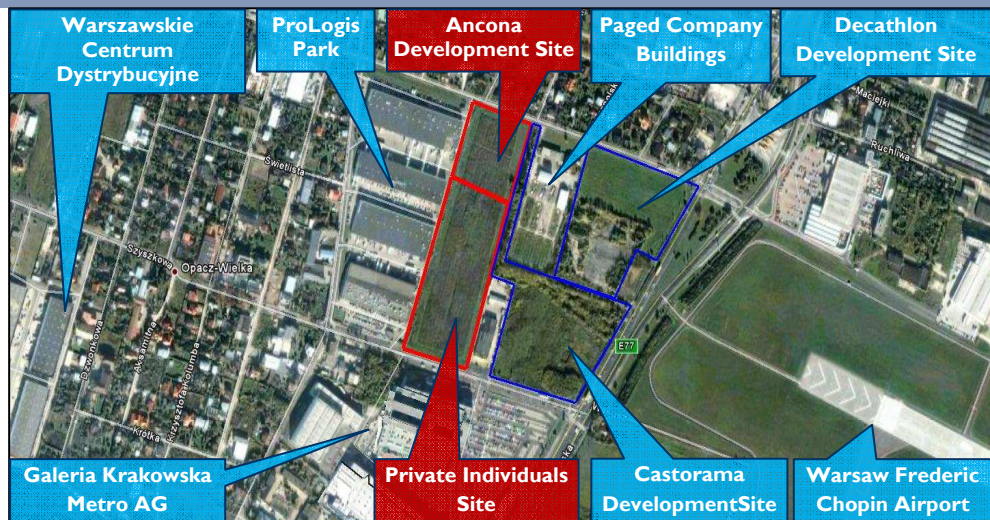


INDUSTRIAL INVESTMENT SITE

WARSAW Mineralna/Szyszkowa Street

Warsaw 47,215 sqm consists plots nos. 4/4 (14,050 sqm) and 4/2, 4/3 (33,165 sqm)



LOCATION:

The Property is in total a 47,215 sqm site located between Mineralna and Szyszkowa Streets, in the south western part of the City, in Włochy District. Investment site is included in cadastral map 2-07-14 and consists of plots nos.:

- 4/2, 4/3, and part of 4/5 – Private Individual Land (33,165 sqm)
- 4/4, and part of 4/5 Ancona Development Site (14,050 sqm)

Location offers excellent exposure and visibility along one of the most important roads in Włochy District, Krakowska Avenue. The property is situated very close to the Warsaw Frederic Chopin International Airport.

ACCESS:

The Property benefits from excellent access from all important locations within the Warsaw metropolitan area and easily accessible by public transport system. The offered site is serviced by several bus lines, including nos. 124, 703, 706, 707, 711, 715, 721, 728, 733, 807, 815 from stop situated in front of the site at Szyszkowa Street (50m from investment plot) and tram lines, including nos. 7, 9, 35. The location allows for convenient communication both to Warsaw's City Center and Warsaw's Frederic Chopin International Airport directly via Krakowska Avenue.

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INDUSTRIAL INVESTMENT SITE

WARSAW Mineralna/Szyszkowa Street

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VICINITY:

The neighbourhood surrounding Krakowska Development Site is primarily a commercial area with retail, office and logistics developments in the walking distance. In the close vicinity of the plot one can find ProLogis Park and Warszawskie Centrum Dystrybucyjne, logistics centers as well as Obi at Krakowska Avenue. Across the Street, Galeria Krakowska Commercial Centre with Real Shopping Mall, Media Markt, Komfort, Meble Agata, Praktier as well as MetroAG Group Office Buildings are located. Directly, to the east of the plot, Warsaw Frederic Chopin International Airport is situated. Additionally, in the surrounding plots such developments as Decathlon, Self Storage Development, apart from existing Paged Company Buildings, are planned to be developed between 2009 – 2011.

ZONING:

The properties have neither Master Plan nor valid development conditions, however, the owner can file in Development Conditions Application (“Wniosek o Wydanie Warunków Zabudowy i Zagospodarowania Terenu”) within 14 days of reception of requirements from prospective Purchaser. The time frame to obtain Development Conditions in this area amount from 5 – 8 months. According to the neighborhood rule, it is possible to obtain Development Conditions for retail building, office, warehouse (services function). Close neighbor of this property are Castorama and Decathlon, with Castorama having an approved and valid Building Permit and Decathlon in possession of a valid Development Conditions.

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