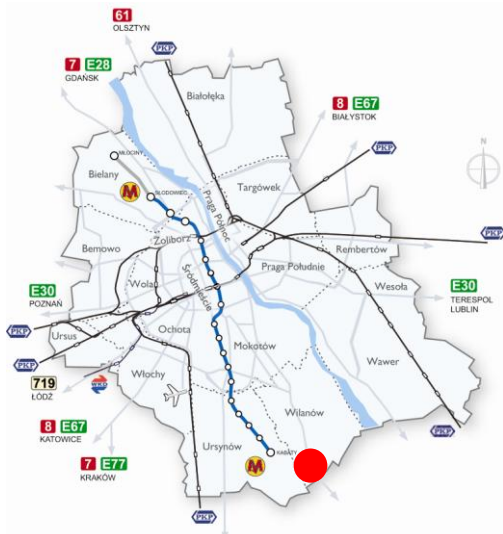
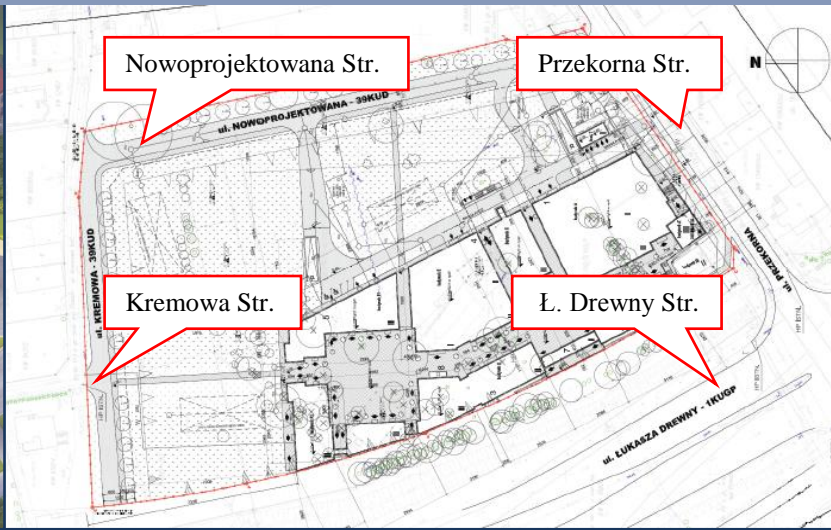


COMMERCIAL DEVELOPMENT SITE WARSZAWA POWSIN

Powsin 25,042 sqm consists plots nos 78/3, 79/3, 99, 100, 101, 102/5 and 103/1



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LOCATION:

The Property is a 25 042 sqm site located at Ł. Drewny Street, in the lower part of Wilanów District and consists of plots no. 78/3, 79/3, 99, 100, 101, 102/5 and 103/1. Location offers excellent exposure and visibility along one of the most important roads in Wilanów District, Ł. Drewny Street.

ACCESS:

The Property, located in the proximity of major traffic arteries & city centre enables communication to all locations within Warsaw metropolitan area. It has good access through Przechyłkowa Str. to Wiertnicza Str. and Wilanowska Avenue thus working as an easement to the traffic present in the early morning and late afternoon.

INFRASTRUCTURE:

The property has all necessary infrastructure access to gas and electricity line, as well as in Ł. Drewny Street the access to water and sewage system are to be developed in the near future.

ASKING PRICE:

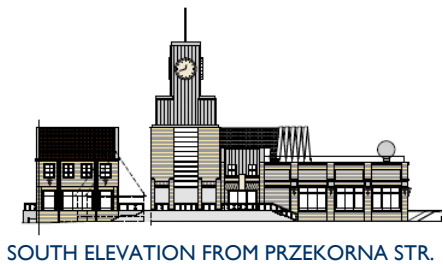
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VICINITY:

The neighbourhood surrounding Ł. Drewny Investment Site is mixed use nature, with residential and recreational complexes in the vicinity. Directly close to “Miasteczko Wilanów”(Wilanow Village) on the area of 14 ha office buildings are planned, with expected of 180 thousand sqm leasable space. On the opposite site of the Ł. Drewny Street, vis-à-vis the plot can be found “Powsin” Culture Park and “Las Kabacki” Nature Reserve. According to data published at the end of 2007 by Main Statistical Office (Główny Urząd Statystyczny) the number of inhabitants in the Wilanów District including Powsin population equalled to 16,687 while the number of inhabitants in Konstancin Jeziorna, the town situated in a distance of 1 km in the south from the plot accounts for 16,746. In case of Miasteczko Wilanów investment the estimated number of residents amount 40 thousand. The nearest Shopping Mall for Wilanów District and Powsin is Sadyba Best Mall, situated in a distance of 8 km to the north.

ZONING:

The property has valid Master Plan approved by the City Council Act no. 268 published in the Official Journal of the Voivode of Mazovia, no. 92/908 from 17.08.2000. which allows commercial development including service buildings with underground and ground parking lots (3 lots per 100 sqm useable area of service build-up and 20 lots per employees for other developments, but in both cases not more than 40 lots per parking square. The decision also allows three-storey buildings, but maximum 12 meters high.

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