



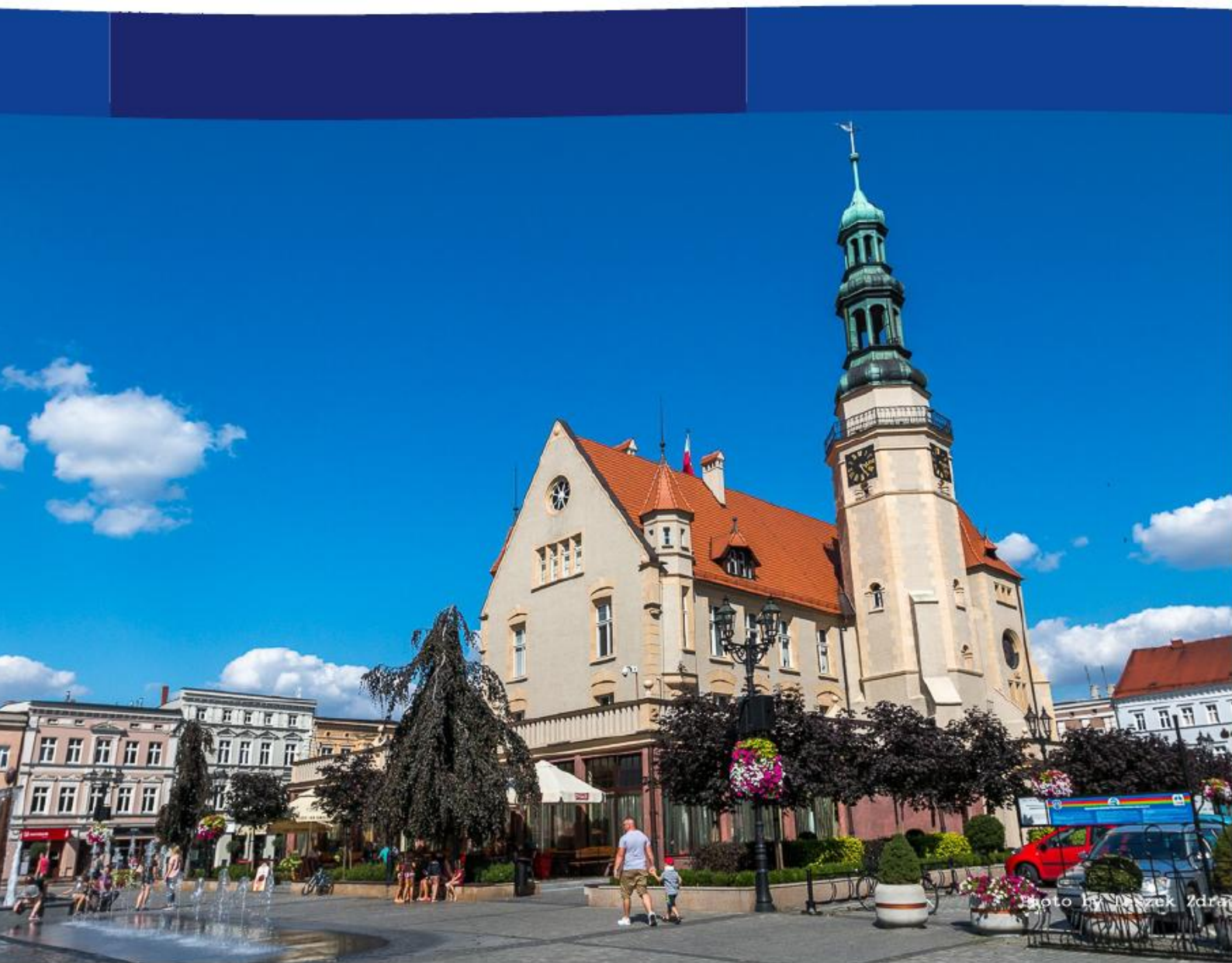
INVESTMENT OFFER

2018

Urząd Miejski w Krotoszynie
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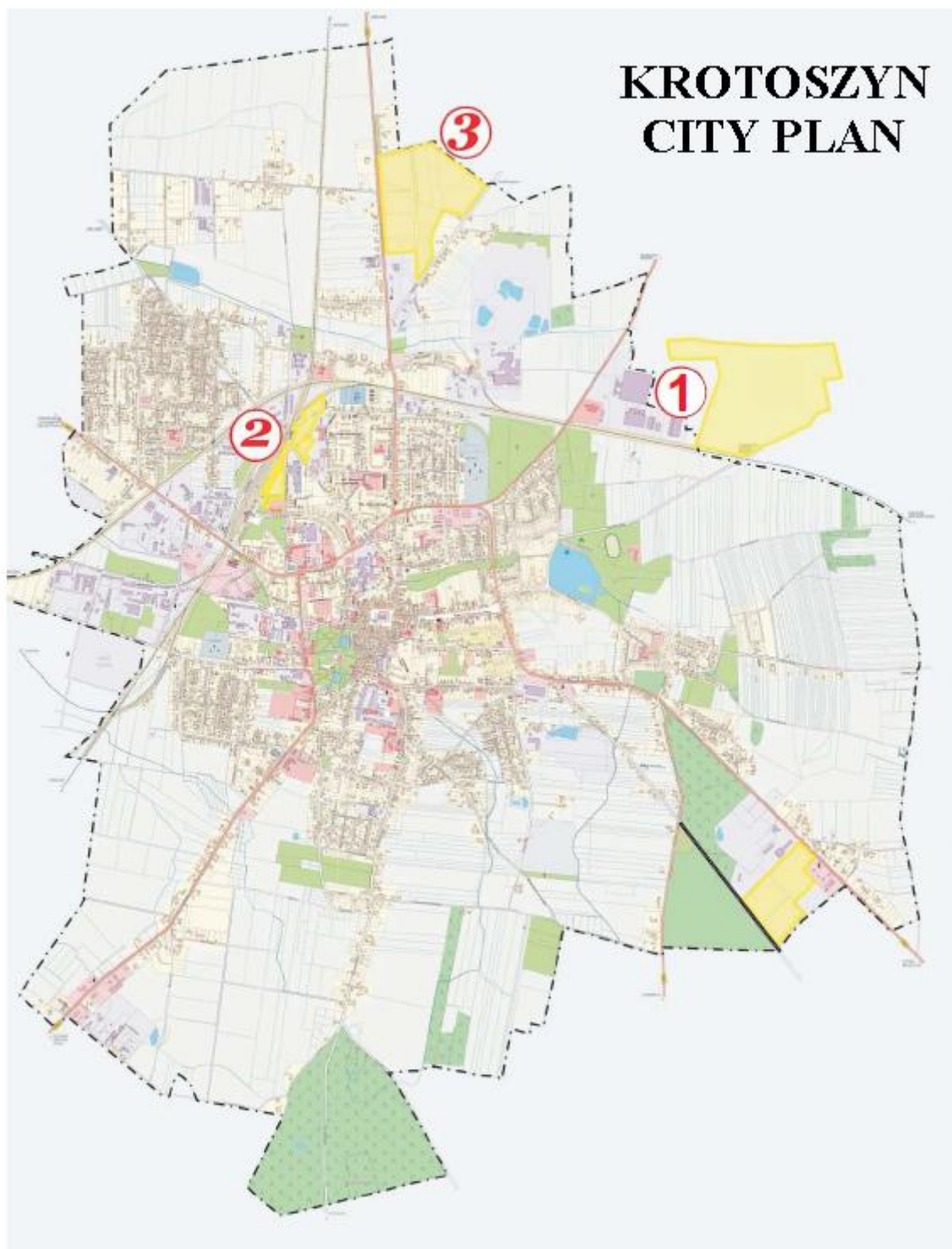


EUROPE



POLAND





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 3.100 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.

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 14 primary schools and 8 junior high schools.

The attraction of Krotoszyn is the Sport and Recreation Centre "AQUARIUS" a three-storey, 5505 square meters facility and a modern sport and entertainment arena equipped with full size handball, basketball, volleyball and indoor football pitch put into service in 2015. 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 korfball. Krotoszyn offers several marked trails: 3 walking, 2 biking and 1 nature. There are also 6 outdoor gyms, zip wires and a health footpath in Biadki.

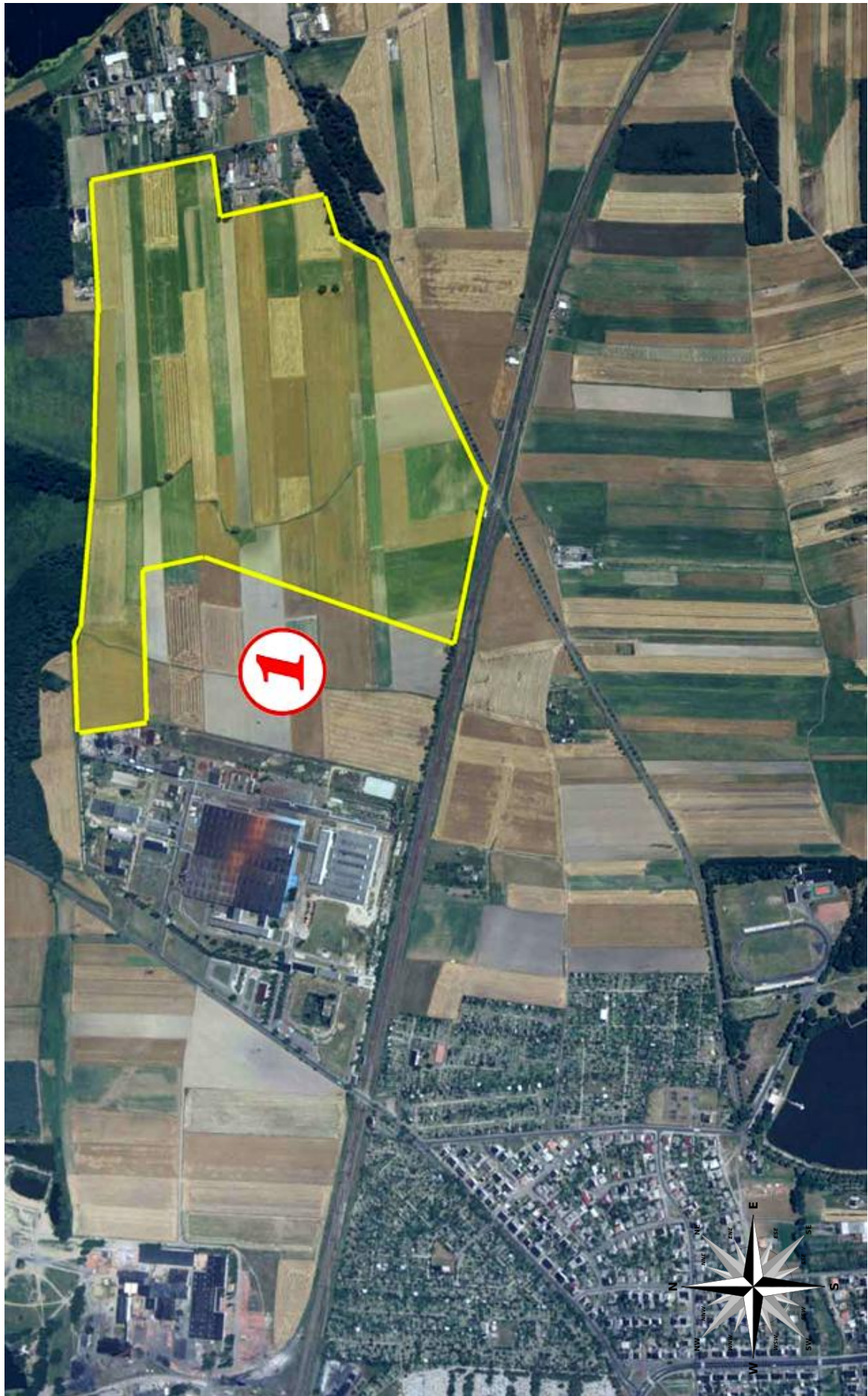
Krotoszyn also means architectural monuments, nature reserves, cultural life. The calendar of cultural events includes literary, musical and art contests, plein air painting, photo exhibitions, concerts, theatre and film festivals and dance competitions. The biggest cultural event, since 2013, has been KrotoFEST - The Active Neighbors Festival, organized in the summertime. KrotoFEST is a result of the implementation of Krotoszyn Promotional Strategy. The event is an opportunity to showcase the achievements of the local government, its local organizational units, local councils, NGOs and entrepreneurs and to strengthen their cooperation.

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 and quite recently in 2007 with Bucak, Turkey. 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. Krotoszyn has received five times in a row the title and certificate "Fair Play" in category Commune in 2004, 2005, 2006, 2007 and 2008, what gives timeless right to use Fair Play title and logo.

	LISTA DANYCH DOTYCZĄCYCH TERENU SITE CHECK LIST	
Położenie Location	Nazwa lokalizacji Site name	Krotoszyn I - Durzyn
	Miasto / Gmina Town / Commune	Krotoszyn
	Powiat District	Krotoszyn (<i>krotoszyński</i>)
	Województwo Province (Voivodship)	Greater Poland (<i>wielkopolskie</i>)
Powierzchnia nieruchomości Area of property	Maksymalna dostępna powierzchnia (w jednym kawałku) [ha] Max. area available (as one piece) [ha]	30 ha
	Kształt działki The shape of the site	Irregular polygon (see aerial photo attached)
	Możliwość powiększenia terenu (krótki opis) Possibility for expansion (short description)	No
Informacje dotyczące nieruchomości Property information	Orientacyjna cena gruntu [PLN/m ²] włączając 23% VAT Approx. land price [PLN/m²] including 23% VAT	To be agreed
	Właściciel / właściciele Owner(s)	Private proprietors
	Aktualny plan zagospodarowania przestrzennego (T/N) Valid zoning plan (Y/N)	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
	Przeznaczenie w miejscowym planie zagospodarowania przestrzennego Zoning	Industry, storages (warehouses), craft
Charakterystyka działki Land specification	Klasa gruntów wraz z powierzchnią [ha] Soil class with area [ha]	Agricultural land classes: IIIb, IVa, IVb, V, VI (ready to convert into urban use)
	Różnica poziomów terenu [m] Differences in land level [m]	Flat terrain, max 4 m difference in land level (136-140 meters above mean sea level)
	Obecne użytkowanie Present usage	Agricultural use (till finding an investor)
	Zanieczyszczenia wód powierzchniowych i gruntowych (T/N) Soil and underground water pollution (Y/N)	N
	Poziom wód gruntowych [m] Underground water level [m]	0,7 - 1,2 m
	Czy były prowadzone badania geologiczne terenu (T/N) Were geological research done (Y/N)	N

	Ryzyko wystąpienia zalań lub obsunięć terenu (T/N) Risk of flooding or land slide (Y/N)	N
	Przeszkody podziemne (T/N) Underground obstacles (Y/N)	N
	Przeszkody występujące na powierzchni terenu (T/N) Ground and overhead obstacles (Y/N)	N
	Istniejące ograniczenia ekologiczne (T/N) Ecological restrictions (Y/N)	N
	Budynki i zabudowania na terenie (T/N) Buildings / other constructions on site (Y/N)	N
Połączenia transportowe Transport links	Droga dojazdowa do terenu (rodzaj drogi i jej szerokość) Access road to the plot (type and width of access road)	District road, hardened (asphalt pavement)
	Autostrada / droga krajowa [km] Nearest motorway / national road [km]	Wrocław ~80km, Poznań ~100 km, Łódź ~165 km
	Porty rzeczne i morskie w odległości do 200 km Sea and river ports located up to 200 km	-
	Kolej [km] Railway line [km]	Krotoszyn, at close vicinity
	Bocznica kolejowa [km] Railway siding [km]	Krotoszyn, at close vicinity
	Najbliższe lotnisko międzynarodowe [km] Nearest international airport [km]	Wrocław ~80km, Poznań ~100 km
	Najbliższe miasto wojewódzkie [km] Nearest province capital [km]	Wrocław (Lower Silesia / dolnośląskie) ~80km, Poznań (Great Poland / wielkopolskie) ~100 km
Istniejąca infrastruktura Existing infrastructure	Elektryczność na terenie (T/N) Electricity (Y/N)	T - according to the rate of the electricity network operator
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	At close vicinity
	Napięcie Voltage [kV]	0,4 kV; 15 kV; 110 kV
	Dostępna moc Available capacity [MW]	According to the investor's needs
	Gaz na terenie (T/N) Gas (Y/N)	N - according to the rate of gas network operator + connection fee + subscription

	▪ Odległość przyłącza od granicy działki Connection point (distance from boundary) [m]	500 m
	▪ Wartość kaloryczna Calorific value [MJ/Nm³]	39,186 MJ/m ³ – heat of combustion 35,333 MJ/m ³ – calorific value
	▪ Średnica rury Pipe diameter [mm]	Dz 180 PE
	▪ Dostępna objętość Available capacity [Nm³/h]	1500 m ³ /h
	Woda na terenie (T/N) Water supply (Y/N)	N Price: 3,09 PLN/m ³ for food and pharmaceutical industry, 3,11 PLN/m ³ for others
	▪ Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	At close vicinity
	▪ Dostępna objętość Available capacity [m³/24h]	No limits
	Kanalizacja na terenie (T/N) Sewage discharge (Y/N)	N
	▪ Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	500 m Price: 5,83 PLN/ m ³
	▪ Dostępna objętość Available capacity [m³/24h]	b b n200 m ³ /24h
	Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie Treatment plant (Y/N)	Y (off-site, Krotoszyn municipality sewage treatment plant)
	Telefony (T/N) Telephone (Y/N)	Y
	▪ Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	In the boundary of the site
Osoba przygotowująca ofertę Offer prepared by	Mr Bogdan Pacholczyk, Division of Spatial Planning, Mr Jacek Kępa, Promotion and Cooperation Department Krotoszyn Municipality Tel. +4862-7227440, jacek.kepa@um.krotoszyn.pl (German, English)	
Osoby do kontaktu Contact person	Mr Jacek Kępa, Head of Promotion and Cooperation Department, Tel. +4862-7227440, mobile: +48509282996 jacek.kepa@um.krotoszyn.pl (German, English),	





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)



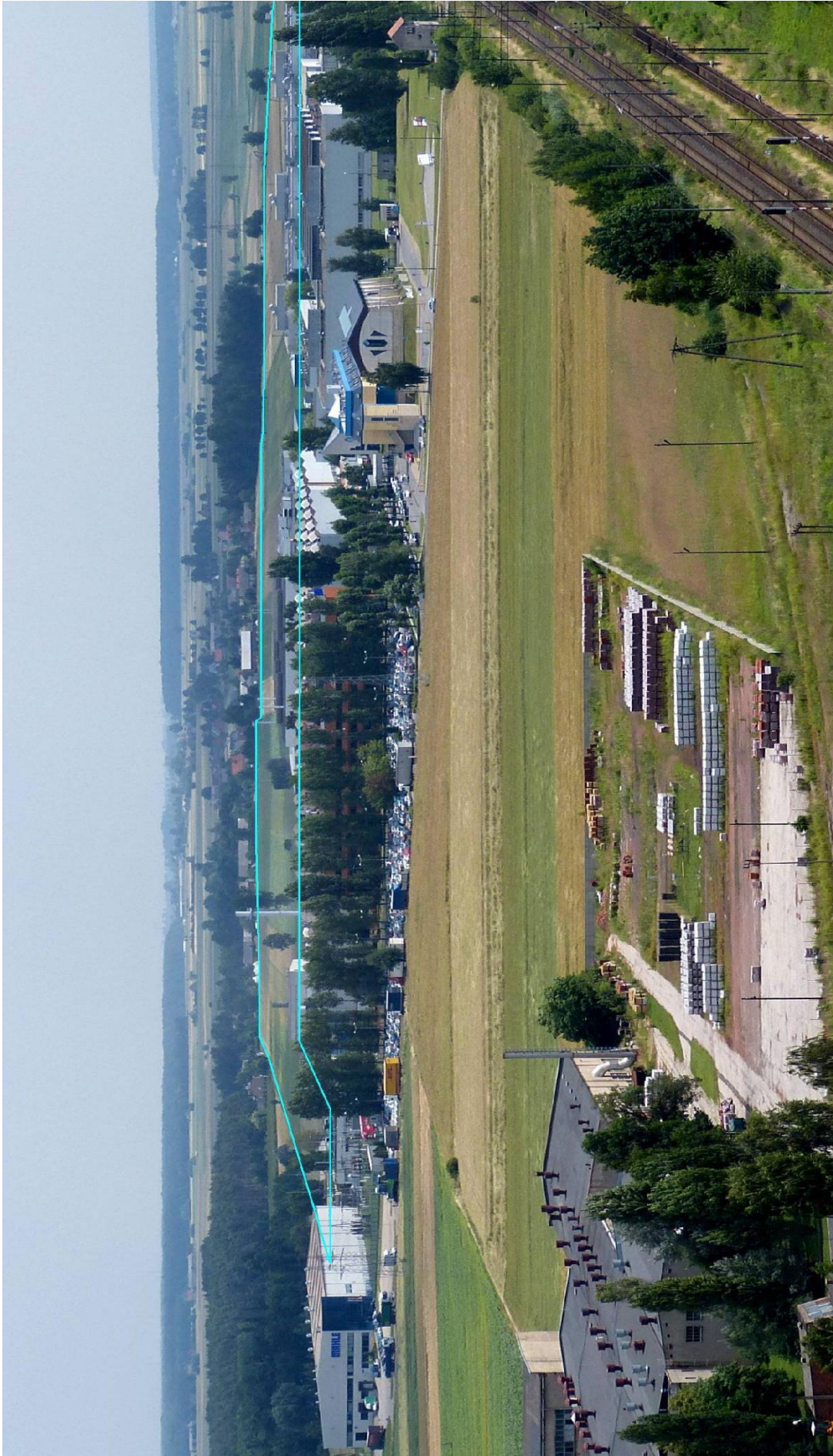
a view from Wałbrzych Special Economy Zone, Mahle street (from the North)



a view from the grain elevator (West)



a view from the grain elevator (West)

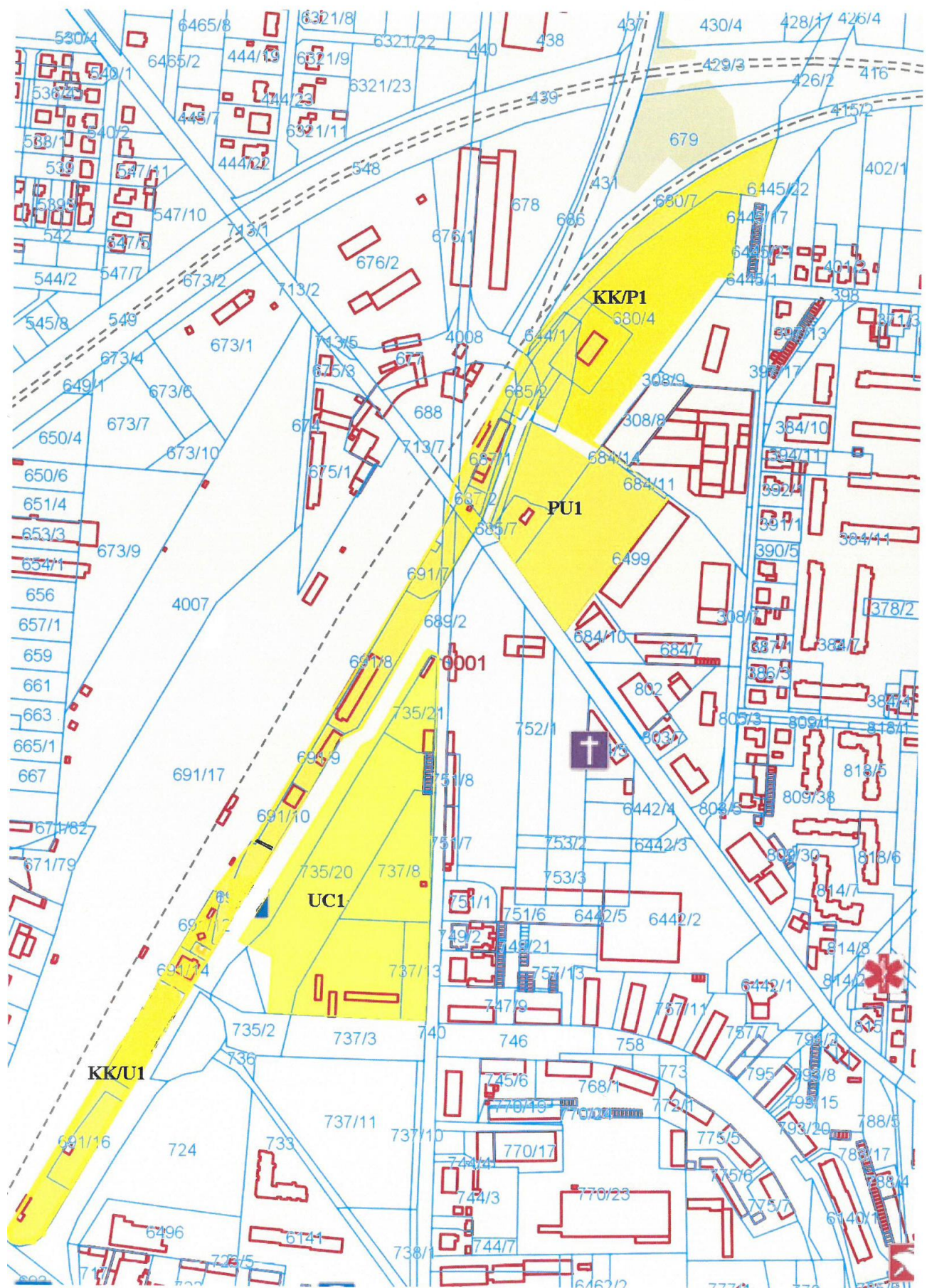


a view from grain elevator (West)

	LISTA DANYCH DOTYCZĄCYCH TERENU SITE CHECK LIST	
Położenie Location	Nazwa lokalizacji Site name	Krotoszyn II - Fabryczna-Dworcowa-Benicka-Klemczaka
	Miasto / Gmina Town / Commune	Krotoszyn
	Powiat District	Krotoszyn (<i>krotoszyński</i>)
	Województwo Province (Voivodship)	Greater Poland (<i>wielkopolskie</i>)
Powierzchnia nieruchomości Area of property	Maksymalna dostępna powierzchnia (w jednym kawałku) [ha] Max. area available (as one piece) [ha]	UC1 -2,5 ha KK/U1 – 0,9 ha PU1 – 1,1 ha KK/P1 – 2,0 ha
	Kształt działki The shape of the site	Irregular shape (see aerial photo attached)
	Możliwości powiększenia terenu (krótki opis) Possibility for expansion (short description)	N
Informacje dotyczące nieruchomości Property information	Orientacyjna cena gruntu [PLN/m²] włączając 23% VAT Approx. land price [PLN/m²] including 23% VAT	To be agreed
	Właściciel / właściele Owner(s)	KK/U1 and KK/P1 - Polish National Railways, PU1 - private proprietors, UC1 - Krotoszyn Municipality
	Aktualny plan zagospodarowania przestrzennego (T/N) 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 Zoning	Industry, centresetting services, services
Charakterystyka działki Land specification	Klasa gruntów wraz z powierzchnią [ha] Soil class with area [ha]	Agricultural land class V, free of conversion charges
	Różnica poziomów terenu [m] Differences in land level [m]	1 m
	Obecne użytkowanie Present usage	Fallow ground
	Zanieczyszczenia wód powierzchniowych i gruntowych (T/N) Soil and underground water pollution (Y/N)	N
	Poziom wód gruntowych [m] Underground water level [m]	0,7 - 1,2 m

	Czy były prowadzone badania geologiczne terenu (T/N) Were geological research done (Y/N)	N
	Ryzyko wystąpienia zalań lub obsunięć terenu (T/N) Risk of flooding or land slide (Y/N)	N
	Przeszkody podziemne (T/N) Underground obstacles (Y/N)	N
	Przeszkody występujące na powierzchni terenu (T/N) Ground and overhead obstacles (Y/N)	N
	Istniejące ograniczenia ekologiczne (T/N) Ecological restrictions (Y/N)	N
	Budynki i zabudowania na terenie (T/N) Buildings / other constructions on site (Y/N)	N
Połączenia transportowe Transport links	Droga dojazdowa do terenu (rodzaj drogi i jej szerokość) Access road to the plot (type and width of access road)	Kobylińska Street – national road nr 36 Fabryczna Street – district road, Dworcowa Street– municipal road
	Autostrada / droga krajowa [km] Nearest motorway / national road [km]	Wrocław ~80km, Poznań ~100 km, Łódź ~165 km
	Porty rzeczne i morskie w odległości do 200 km Sea and river ports located up to 200 km	-
	Kolej [km] Railway line [km]	Krotoszyn, at close vicinity
	Bocznica kolejowa [km] Railway siding [km]	Krotoszyn, at close vicinity
	Najbliższe lotnisko międzynarodowe [km] Nearest international airport [km]	Wrocław ~80 km, Poznań ~100 km
	Najbliższe miasto wojewódzkie [km] Nearest province capital [km]	Wrocław (Lower Silesia / dolnośląskie) ~80km, Poznań (Great Poland / wielkopolskie) ~100 km
Istniejąca infrastruktura Existing infrastructure	Elektryczność na terenie (T/N) Electricity (Y/N)	T - according to the rate of the electricity network operator
	▪ Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	At close vicinity
	▪ Napięcie Voltage [kV]	0,4 kV; 15 kV; 110 kV
	▪ Dostępna moc Available capacity [MW]	According to the needs of the investor

	Gaz na terenie (T/N) Gas (Y/N)	N - according to the rate of gas network operator + connection fee + subscription
	Odległość przyłącza od granicy działki Connection point (distance from boundary) [m]	In the streets, at the border
	Wartość kaloryczna Calorific value [MJ/Nm³]	39,5MJ/m ³
	Średnica rury Pipe diameter [mm]	DN 125 mm
	Dostępna objętość Available capacity [Nm³/h]	1500 m ³ /h
	Woda na terenie (T/N) Water supply (Y/N)	N Price: 3,09 PLN/m ³ for food and pharmaceutical industry, 3,11 PLN/m ³ for others
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	in surrounding streets
	Dostępna objętość Available capacity [m³/24h]	90 m ³ /24h
	Kanalizacja na terenie (T/N) Sewage discharge (Y/N)	N
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	in surrounding street Price: 5,83 PLN/ m ³
	Dostępna objętość Available capacity [m³/24h]	200 m ³ /24h
	Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie Treatment plant (Y/N)	Y (off-site, Krotoszyn municipality sewage treatment plant)
	Telefony (T/N) Telephone (Y/N)	Y
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	Y (off-site, Krotoszyn municipality sewage treatment plant)
Osoba przygotowująca ofertę Offer prepared by	Mr Bogdan Pacholczyk, The Division of Spatial Planning, Mr Jacek Kępa, Promotion and Cooperation Department Krotoszyn Municipality Tel. +4862-7227440, jacek.kepa@um.krotoszyn.pl (German, English)	
Osoby do kontaktu Contact person	Mr Jacek Kępa, Head of Promotion and Cooperation Department, Tel. +4862-7227440, mobile: +48509282996 jacek.kepa@um.krotoszyn.pl (German, English)	





a view from the grain elevator (East) - area between the housing estate and railway lines



a view from the grain elevator (East) - area between the housing estate and railway lines



a view from Klemczaka street (North-East)



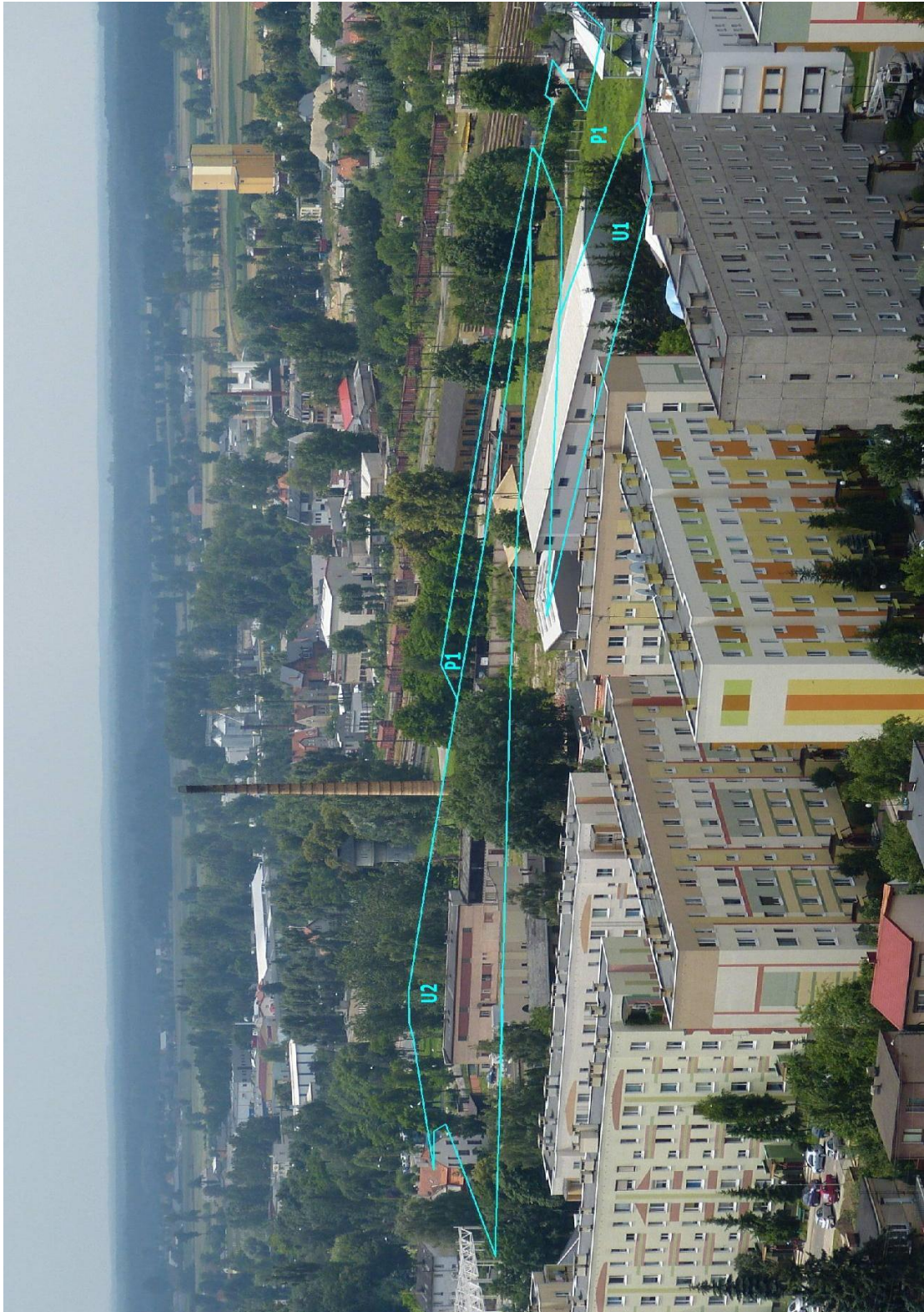
a view from Dworcowa street (North)



a view from Dworcowa street (North-West)



a view from the Constitution street (South-West)



A view from grain elevator (East)

	LISTA DANYCH DOTYCZĄCYCH TERENU SITE CHECK LIST	
Położenie Location	Nazwa lokalizacji Site name	Krotoszyn III - Koźmińska - Kozala
	Miasto / Gmina Town / Commune	Krotoszyn
	Powiat District	Krotoszyn (<i>krotoszyński</i>)
	Województwo Province (Voivodship)	Greater Poland (<i>Wielkopolskie</i>)
Powierzchnia nieruchomości Area of property	Maksymalna dostępna powierzchnia (w jednym kawałku) [ha] Max. area available (as one piece) [ha]	26 ha
	Kształt działki The shape of the site	Irregular polygon (see aerial photo attached)
	Możliwości powiększenia terenu (krótki opis) Possibility for expansion (short description)	ca 20 ha East according to the Krotoszyn Municipality Conditions and Directions of Spatial Development Study
Informacje dotyczące nieruchomości Property information	Orientacyjna cena gruntu [PLN/m²] włączając 23% VAT Approx. land price [PLN/m²] including 23% VAT	To be agreed
	Właściciel / właściele Owner(s)	Private proprietors, companies
	Aktualny plan zagospodarowania przestrzennego (T/N) Valid zoning plan (Y/N)	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)
	Przeznaczenie w miejscowym planie zagospodarowania przestrzennego Zoning	Industry, service, commerce, craft, warehouses, depots
Charakterystyka działki Land specification	Klasa gruntów wraz z powierzchnią [ha] Soil class with area [ha]	Converted to urban use
	Różnica poziomów terenu [m] Differences in land level [m]	Max 5 m (flat terrain 132-137 meters above mean sea level)
	Obecne użytkowanie Present usage	Agricultural use (till finding an investor)
	Zanieczyszczenia wód powierzchniowych i gruntowych (T/N) Soil and underground water pollution (Y/N)	N
	Poziom wód gruntowych [m] Underground water level [m]	0,7 - 1,2 m

	Czy były prowadzone badania geologiczne terenu (T/N) Were geological research done (Y/N)	N
	Ryzyko wystąpienia zalań lub obsunięć terenu (T/N) Risk of flooding or land slide (Y/N)	N
	Przeszkody podziemne (T/N) Underground obstacles (Y/N)	SN 15 kV
	Przeszkody występujące na powierzchni terenu (T/N) Ground and overhead obstacles (Y/N)	SN 15 kV
	Istniejące ograniczenia ekologiczne (T/N) Ecological restrictions (Y/N)	N
	Budynki i zabudowania na terenie (T/N) Buildings / other constructions on site (Y/N)	N
Połączenia transportowe Transport links	Droga dojazdowa do terenu (rodzaj drogi i jej szerokość) Access road to the plot (type and width of access road)	National road № 15, 20 m wide; District road, hardened (asphalt pavement)
	Autostrada / droga krajowa [km] Nearest motorway / national road [km]	Wrocław ~80km, Poznań ~100 km, Łódź ~165 km
	Porty rzeczne i morskie w odległości do 200 km Sea and river ports located up to 200 km	-
	Kolej [km] Railway line [km]	Krotoszyn, ~ 1 km
	Bocznica kolejowa [km] Railway siding [km]	Krotoszyn, ~ 2 km
	Najbliższe lotnisko międzynarodowe [km] Nearest international airport [km]	Wrocław ~80 km, Poznań ~100 km
	Najbliższe miasto wojewódzkie [km] Nearest province capital [km]	Wrocław (Lower Silesia / dolnośląskie) ~80km, Poznań (Great Poland / wielkopolskie) ~100 km Łódź (Łódź Voivodeship / łódzkie) ~165 km
Istniejąca infrastruktura Existing infrastructure	Elektryczność na terenie (T/N) Electricity (Y/N)	Y - according to the rate of the electricity network operator
	▪ Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	30 m
	▪ Napięcie Voltage [kV]	according to the needs of the investor
	▪ Dostępna moc Available capacity [MW]	according to the needs of the investor

	Gaz na terenie (T/N) Gas (Y/N)	N - according to the rate of gas network operator + connection fee + subscription
	Odległość przyłącza od granicy działki Connection point (distance from boundary) [m]	30 m
	Wartość kaloryczna Calorific value [MJ/Nm³]	39,5MJ/m ³
	Średnica rury Pipe diameter [mm]	DN 125 mm
	Dostępna objętość Available capacity [Nm³/h]	1500 m ³ /h
	Woda na terenie (T/N) Water supply (Y/N)	Price: 3,09 PLN/m ³ for food and pharmaceutical industry, 3,11 PLN/m ³ for others
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	30 m
	Dostępna objętość Available capacity [m³/24h]	90 m ³ /24h
	Kanalizacja na terenie (T/N) Sewage discharge (Y/N)	Y (storm water drainage in Koźmińska and Kozala streets)
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	30 m Price: 5,83 PLN/m ³
	Dostępna objętość Available capacity [m³/24h]	200 m ³ /24h
	Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie Treatment plant (Y/N)	Y (off-site, Krotoszyn municipality sewage treatment plant)
	Telefony (T/N) Telephone (Y/N)	Y
	Odległość przyłącza od granicy terenu Connection point (distance from boundary) [m]	30 m
Osoba przygotowująca ofertę Offer prepared by	Mr Bogdan Pacholczyk, Division of Spatial Planning, Mr Jacek Kępa, Promotion and Cooperation Department Krotoszyn Municipality Tel. +4862-7227440, jacek.kepa@um.krotoszyn.pl (German, English)	
Osoby do kontaktu Contact person	Mr Jacek Kępa, Head of Promotion and Cooperation Department, Tel. +4862-7227440, mobile: +48509282996 jacek.kepa@um.krotoszyn.pl (German, English)	





a view from the grain elevator (South)



a view from the Kozala street (East)



a view from the Koźmińska street (West)



a view from the North



A view from grain elevator (South)