

Dabrowa Gornicza is an important center of Upper Silesia-Zaglebie Metropolis, comprising 41 cities in the central part of Silesia Voivodship. The Metropolis area of 2553 sq.km. Is inhabited by 2,3 mln people. That is the potential which cannot be overlooked by Investors planning new projects. The Eastern gate to the Metropolis leads through Dabrowa Gornicza, the largest city in the region in terms of the area, and the ninth biggest city in that regard in Poland.

Intriguing and colourful history, interesting monuments of architecture, unique nature, sports and cultural events, an academic centre and modern, rapidly growing companies – that is precisely what Dabrowa Gornicza is like. Green, young and dynamic.

This is a good place for business projects. The city's assets and favourable conditions for business development encourage entrepreneurs to invest in new work places and develop the existing ones. In addition to large companies operating in metallurgy and coke engineering, approximately 12,000 small, often family-based businesses are growing.

In the last ten years, construction companies, glass manufacturers, as well as automotive, plastic processing, electronics and logistics companies have strongly marked their presence in economy.

With attractive investment land and strong workforce, the city offers great opportunities for the development of business projects. Those which support economic activity, or are based on modern and environmentally friendly technologies and innovative initiatives in recreation and tourism, are treated as a priority.

The name of Dabrowa Gornicza derives from a place overgrown with oak trees, which have special symbolism and importance meaning strength, endurance and longevity.

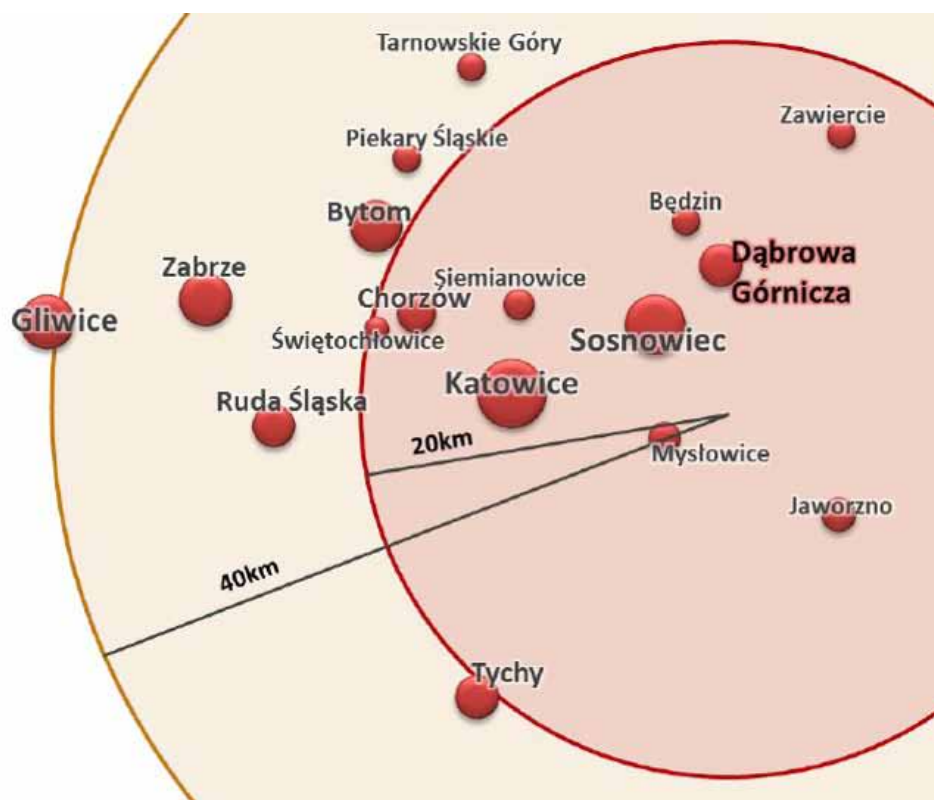
Dabrowa Gornicza the intensive growth area

Key facts	
Location	Southern Poland
Voivodeship	Silesia
Area	188,96 km ²
Population	122 712
Companies	12 430
Companies with a foreign capital	163
City budget /total expenditure in 2016/	PLN 699 600 748
Unemployment rate	8,0%
Higher education centres	2
Area within the borders of KSSE	187 ha

Strategic location in southern Poland

Dabrowa Gornicza is situated in a **key region of Poland** – Silesia province, with a population of 4.6 million. **Upper Silesia Conurbation** (2.5 million of residents) is **the largest urbanized area in central and Eastern Europe**. Upper Silesian Industrial Area has **a long tradition of heavy industry**.

It was there that mechanical engineering and electrical engineering developed, and the position of energy, IT industry and food industry have been increasing. Silesia is currently **the largest car manufacturer** in Poland. Both Polish and foreign Investors believe the Silesian market is stable, developmental and attractive.



Distances to the capital cities

There are 6 European capital cities within a 600 km radius from Dabrowa Gornicza.

Country	Distance
Warsaw	270 km
Berlin	540 km
Bratislava	380 km
Budapest	450 km
Prague	400 km
Vienna	450 km



Distances to the border crossings and main roads

The metropolitan area has a well-developed communication infrastructure. Silesia is integrated with a **dense network of roads**, the **A4 motorway** and the **A1** cross each other here, making it very easy to communicate both within the agglomeration, as well as outside its borders.

Country	Distance
Slovakia: Zwardon Chyzne	130 km 170 km
The Czech Republic: Cieszyn	100 km
Germany: Zgorzelec	350 km
Ukraine: Medyka	320 km

The A4 motorway creates a **European transport corridor East-West**, allowing getting directly from Nuremberg via Dresden, Wrocław, Katowice and Kraków to Lviv and Kiev. At the same time the A1 motorway is a convenient connection between the north and the south – through Gdansk, Warsaw, Katowice and Ostrava it connects Scandinavia and Southern Europe.



International transport

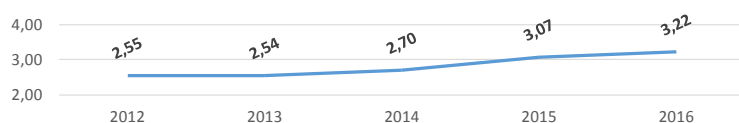
The region is famous for its rapidly expanding **International Airport in Pyrzowice**, which each year handles more and more passengers. In 2016 a new cargo terminal Cargo City was opened, where there are warehouses of DHL, Fedex, UPS and TNT. **The building is the most modern cargo terminal in Poland.**

In Gliwice there is located an inland port – part of the Silesian Logistics Centre, which is the most versatile inland port in the country. An important element of the infrastructure is the International Logistic Centre – **Euroterminal in Slawkow** which, by having a wide track, allows connection to the Ukrainian and Russian rail, and then deeper into the Far East.

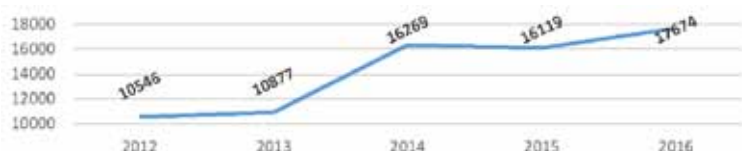


Airport	Distance
Katowice Pyrzowice	23 km
Krakow Balice	70 km
Ostrava	130 km

Passengers served by Katowice Airport (in mln)



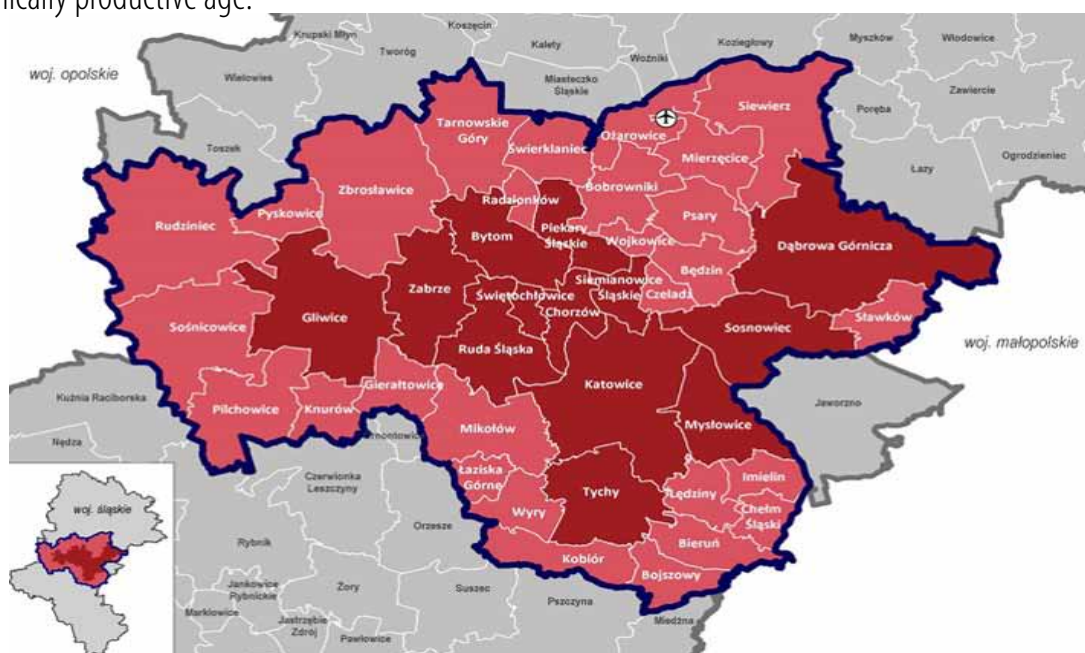
Cargo served by Katowice Airport (in tonnes)



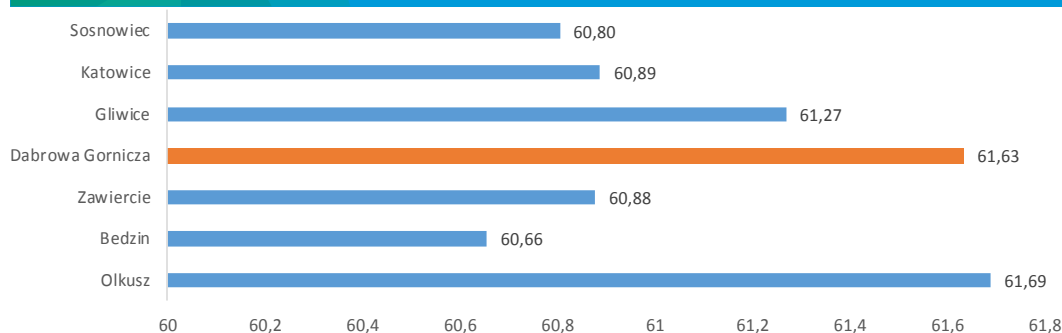
Human capital

A youthful and well educated community is a key asset of Dąbrowa Górnicza. The City currently is inhabited by more than 120,000 people, more than 60% of whom are at an economically productive age.

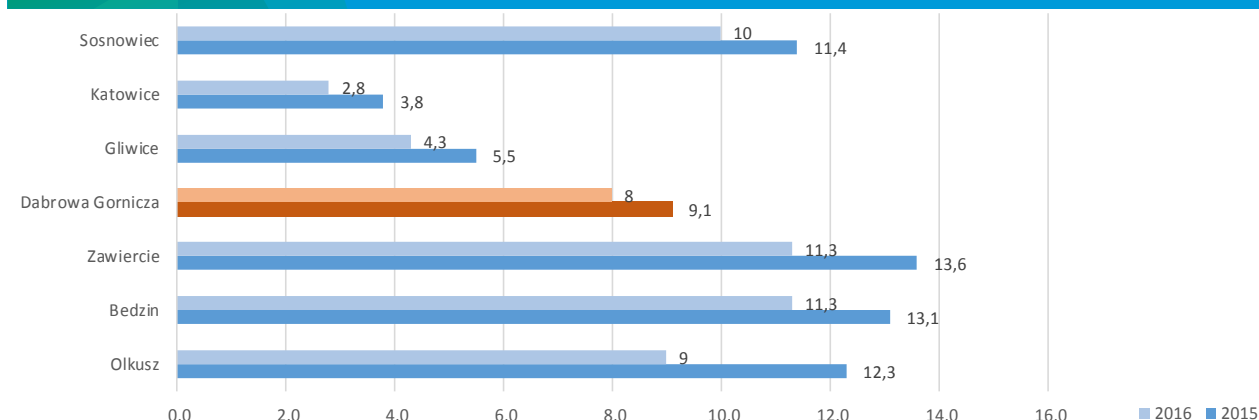
Upper Silesia Conurbation within 40 km distance is the largest urbanized area in central and Eastern Europe (2.5 million of residents).



Economically productive age (in %)



Unemployment rate (in %)



Academic potential of the Silesia province

Educational potential of the region is significant. In Silesia there are more than 40 colleges, which educate about **11 % of the national number of students**. **The most important universities** are: Silesian University of Technology, University of Economics in Katowice, Medical University of Silesia and the Silesian University, whose graduates can boast about a very good command of foreign languages. Silesian universities are **strongly associated with the enterprises in the region**, most of them work closely with companies interested in the acquisition of new, well-educated workers. Joint research projects, programmes, traineeships and internships are carried out all the time.

In the **Dabrowa Gornicza** only there are **School of Business, School of Strategic Planning** and **4 centers of technical vocational schools** – 1 economic and 3 technical ones. You can open special courses of education **in line with the needs of future employers** or **special classes of patronage**. An important advantage of the city is its cooperation with institutions including **business-related** Polish Agency for Information and Foreign Investment, the Katowice Special Economic Zone, the Silesian Centre for Investors and Exporters, Polish Agency for Enterprise Development and Regional Chamber of Commerce in Katowice.



Ca. 3 mln people in economically productive age (63%)

More than 120 k students (2015/2016)



Almost 40 k graduates (2016)

Graduates can boast about a very good command of foreign languages

Education in Dabrowa Gornicza



4 centers of technical vocational schools – 1 economic and 3 technicals



1688 pupils (2016/2017)

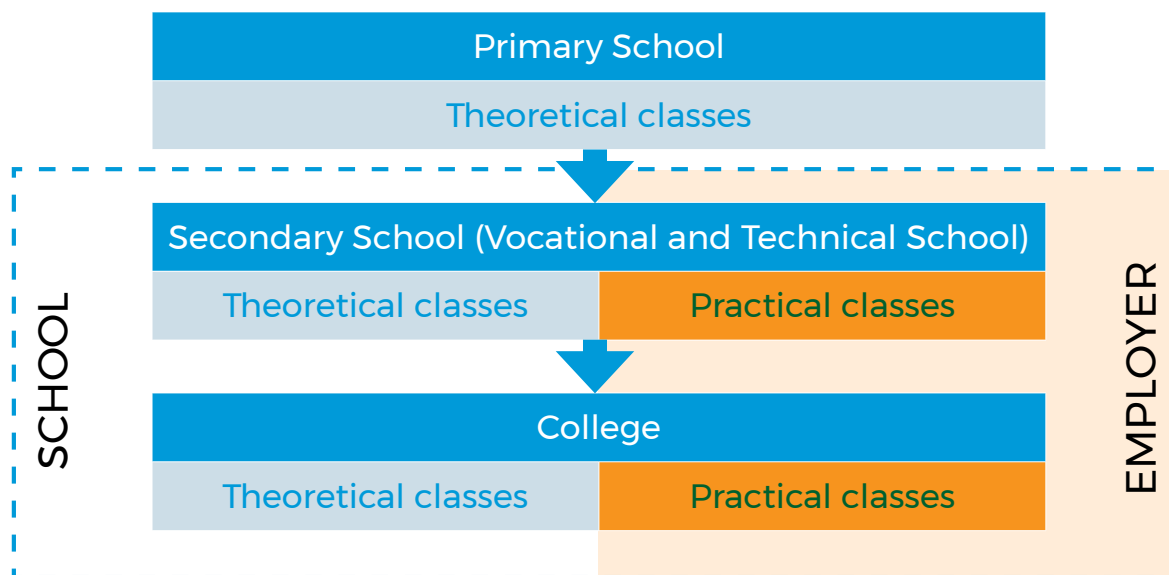


Most popular courses of study in technical schools: tech. mechanic, IT tech., economist tech., electronics tech., hotel tech., logistics tech.



9.4 k students (2015/2016)

Dual learning



Competence Center in Katowice

Offers specialistic courses: Hydraulics, Pneumatics, Sensorics Simulated artificial line.



Economic potential

In terms of location, communication, human resources and speed of development the cities of the Upper Silesian conurbation are places with an exceptionally high investment potential. Silesian region takes the **2nd place** in the country in terms of the **GDP**. It is a region with the **highest population density** in Poland. More than **12 thousand** enterprises operate in the city, **163** of which **with a foreign capital**.

The City has distinguished two blocks of **smart specialization**: industry: automotive, steel, chemicals, glass and plastic processing, logistics and information technology and shared services centers; sports and leisure, specialized medical services.

The dominants of the market remain: a **steel giant ArcelorMittal S. A.** a subsidiary in Dabrowa Gornicza, **Coking Plant Przyjazn Coke Plant JSW**, **Huta Bankowa** and **Stalprofil**. There is also highly developed **automotive industry**, proved by the presence of such companies such Brembo Poland, NGK Ceramics Poland, Ficommirrors Poland and Saint Gobain Innovative Materials Poland. The logistics sector is represented by ThyssenKrupp Stainless Service Centre, Fiege, Polonia Logistics, VTR Logistics and PAGO.



More than 12 k enterprises



17 largest companies, each employing more than 250 people



22 companies, each employing from 50 to 250 people



163 companies with foreign capital (Austrian, Belgian, French, German, Italian, Indo-British, French, Japan, Swiss and Spanish)

Top 15 active companies



ThyssenKrupp Energostal



Support instruments



Tax breaks throughout the city until 2020



Tax benefits within the boundary of the Katowice Special Economic Zone



Investor service throughout the investment process and further support (City Development and Investors' Assistance Office)



Investor support in HR activities from the County Employment Office and HR companies we cooperate with such as Manpower, Hays or Randstad



Cooperation with institutions including business-related Polish Information and Trade Agency, Katowice Special Economic Zone, Silesia Investor and Exporter Centre, Chamber of Commerce and Industry in Katowice

Exemption from the property tax

Exemption from property tax is regulated by Resolution No. VI / 119/2015 Municipal Council in Dabrowa Gornicza of 20 May 2015

Size of the company	Micro and small enterprises			
Exemption from the property tax	2 years	3 years	4 years	5 years
Conditions:				
Eligible costs of implementation of the investment	200 000 PLN	300 000 PLN	400 000 PLN	500 000 PLN
New jobs creation	2	3	4	5
Size of the company	Medium enterprises			
Exemption from the property tax	2 years	3 years	4 years	5 years
Conditions:				
Eligible costs of implementation of the investment	500 000 PLN	1 000 000 PLN	3 000 000 PLN	5 000 000 PLN
New jobs creation	4	6	8	10

Size of the company	Other enterprises (other than micro, small and medium)			
Exemption from the property tax	2 years	3 years	4 years	5 years
Conditions:				
Eligible costs of implementation of the investment	5 000 000 PLN	10 000 000 PLN	20 000 000 PLN	30 000 000 PLN
New jobs creation	10	20	40	60

Special conditions for granting tax exemptions from property tax, constituting the regional investment aid for entities running business activity in Dabrowa Gornicza.

Katowice Special Economic Zone

The investment area is located mostly within **the Katowice Special Economic Zone**, so that Investors can benefit from tax reliefs. **Income tax relief** for companies investing in the Katowice Special Economic Zone can be calculated on the basis of **investment costs** or based on **the creation of new jobs**. Help is addressed to **small, medium and large enterprises** active in production or service sectors. Investors will be able to enjoy the benefits from investing in the zone until 2026.

An Investor is entitled to exemption from CIT, which is referred to as regional aid. Income tax relief for companies investing in the Katowice SEZ is calculated in one of the following ways:

The tax exemption calculated **ON THE BASE OF INVESTMENT COSTS** :

For **large enterprises**, the total amount of tax exemption can amount to **25%** of the cost of investment; for **medium and small businesses** tax exemption amounts to **10 and 20%**, respectively;

The tax exemption calculated **ON THE BASE OF CREATION OF NEW JOBS**:

The total amount of tax exemption can amount to **25%** of two-year employment costs for the newly created jobs in the zone; for **medium and small businesses** tax exemption is **10 and 20%**, respectively .

Support in the process of investment is provided by employees of the Office of Urban Development and Investor Services located in the City Hall in Dabrowa Gornicza.



Investment offert



Tucznawa – Investment area in Dabrowa Gornicza

More than 220 ha to invest

The property is located in **Dabrowa Gornicza** in the eastern part of the Upper Silesian Industrial Area. The investment area is located **at the intersection of routes**, just 20 km from the Katowice International Airport in Pyrzowice, 70 km from the Cracow International Airport (Krakow - Balice) and near Euroterminal Slawkow (1 km from the city).

Tucznawa investment area with the area of more than 220 ha is located in the northern district of the city with the same name. Large part of the area is located within the borders of Katowice Special Economic Zone – offering tangible benefits for new Investors – communicated with the most important national and European routes is a dream place to start new investments.

Complexes no A1, A2, A4, A5, A6, A8, A9, A10 and A11 are located within the borders of Katowice Special Economic Zone, while the complexes no. B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B15, B16 i B17 are located in Dabrowa Economic Activity Zone and since July 2017 have been included in the procedure of inclusion in the borders of a special economic zone.

The first Investor in the area of Tucznawa is NGK Ceramics Poland, producing ceramic inserts for car engines. During the grand opening of the factory on May 30th, Taku Oshima, Chairman of the Board of NGK Insulators, announced that the company is planning to start construction of its second twinning facility this year, so that will raise the employment to 1 000 people. The property is surrounded by forests and agricultural lands. In the more distant neighborhood there are located **industrial areas** (ArcelorMittal Poland, Przyjazn Coke plant of JSW, URSA Poland, Brembo Poland, Ficommirrors Poland). The nearest residential area is located 450 m to the north-west of the complex, along the provincial road No 796 – the street Idzikowski. The city center is located on the southwest of the area Tucznawa.





Legal status

The property consists of 36 plots, divided into 23 complexes, with a total area of approx. 36 hectares, with the total area of 209,3260 ha, of which 51,5330 ha is located within the borders of Katowice Special Economic Zone.

The owner of all plots, excluding complexes A9 and A10 (owner: Katowice Special Economic Zone S.A.) is Dabrowa Gornicza City. The property is not encumbered with any claims or restrictions.

For properties owned by Katowice Special Economic Zone, legal status is regulated in the Land Register No KA1D/00056049/7 run by VI Land Registry Division of the District Court in Dabrowa Gornicza.

For properties owned by Dabrowa Gornicza City, legal status is regulated in the Land Register No. KA1D/00027120, KA1D/00028742/0 and KA1D/00033808/9 run by VI Land Registry Division of the District Court in Dabrowa Gornicza.

Plots owned by Katowice Special Economic Zone, described in Land Register No KA1D/00056049/7, run by VI Land Registry Division of the District Court in Dabrowa Gornicza, located in Dabrowa Gornicza, Tuczna-wa district, within the borders of the Katowice Special Economic Zone, Sosnowiec-Dabrowa Subzone – **“Tuczna-wa” investment area:**

Complex A9			
Plot No	Area [ha]	Symbol and way of using	Land Register No
1119	3,2856	Bp – undewelopmend urban area	KA1D/00056049/7
1122	3,1726	Bp – undewelopmend urban area	KA1D/00056049/7
Total	6,4582		

Complex A10

Plot No	Area [ha]	Symbol and way of using	Land Register No
1123/2	5,4891	Bp – undewelopmend urban area	KA1D/00056049/7
Total	5,4891		

Plots owned by Dabrowa Gornicza, described in Land Register No KA1D/00027120/7, run by VI Land Registry Division of the District Court in Dabrowa Gornicza, located in Dabrowa Gornicza, Tuczawa district, **within the borders of the Katowice Special Economic Zone**, Sosnowiec-Dabrowa Subzone – **“Tuczawa” investment area**:

Complex A1

Plot No	Area [ha]	Symbol and way of using	Land Register No
1102	5,4409	Bp – undewelopmend urban area	KA1D/00027120/7
1106	12,5622	Bp – undewelopmend urban area	KA1D/00027120/7
Total	18,0031		

Complex A2

Plot No	Area [ha]	Symbol and way of using	Land Register No
1108	7,9974	Bp – undewelopmend urban area	KA1D/00027120/7
1116	3,6214	Bp – undewelopmend urban area	KA1D/00027120/7
Total	11,6188		

Complex A6

Plot No	Area [ha]	Symbol and way of using	Land Register No
1104	5,0999	Bp – undewelopmend urban area	KA1D/00027120/7
Total	5,0999		

Complex A8

Plot No	Area [ha]	Symbol and way of using	Land Register No
1111	2,9241	Bp – undewelopmend urban area	KA1D/00027120/7
Total	2,9241		

Complex A11

Plot No	Area [ha]	Symbol and way of using	Land Register No
1121	1,9420	Bp – undewelopmend urban area	KA1D/00027120/7
Total	1,9420		

Plots owned by Dabrowa Gornicza City, described in Land Register No KA1D/00027120/7, maintained by the District Court in Dabrowa Gornicza, located in Dabrowa Gornicza, Tuczna district, called as **Dabrowa Economic Activity Zone**:

Complex B1

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/2	6,2739	Bp – undewelopmend urban area	KA1D/00027120/7
Total	6,2739		

Complex B2

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/1	10,7141	Bp – undewelopmend urban area	KA1D/00027120/7
Total	10,7141		

Complex B3

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/6	7,9853	Bp – undewelopmend urban area	KA1D/00027120/7
15/2	16,9875	Bp – undewelopmend urban area	KA1D/00027120/7
Total	24,9728		

Complex B4

Plot No	Area [ha]	Symbol and way of using	Land Register No
14/2	5,2852	Bp – undewelopmend urban area	KA1D/00027120/7
Total	5,2852		

Complex B5

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/4	2,0120	Bp – undewelopmend urban area	KA1D/00027120/7
Total	2,0120		

Complex B6

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/7	5,5766	Bp – undewelopmend urban area	KA1D/00027120/7
Total	5,5766		

Complex B7

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/9	11,4739	Bp – undewelopmend urban area	KA1D/00027120/7
16/2	1,8377	Bp – undewelopmend urban area	KA1D/00027120/7
Total	13,3116		

Complex B8

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/11	3,2180	Bp – undewelopmend urban area	KA1D/00027120/7
15/5	1,9731	Bp – undewelopmend urban area	KA1D/00027120/7
Total	5,1911		

Complex B9

Plot No	Area [ha]	Symbol and way of using	Land Register No
15/4	6,4594	Bp – undewelopmend urban area	KA1D/00027120/7
Total	6,4594		

Complex B10

Plot No	Area [ha]	Symbol and way of using	Land Register No
15/6	6,8936	Bp – undewelopmend urban area	KA1D/00027120/7
Total	6,8936		

Complex B11

Plot No	Area [ha]	Symbol and way of using	Land Register No
15/9	1,2888	Bp – undewelopmend urban area	KA1D/00027120/7
1101/3	2,8069	Bp – undewelopmend urban area	KA1D/00027120/7
Total	4,0957		

Complex B12

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/13	1,6559	Bp – undewelopmend urban area	KA1D/00027120/7
15/7	0,0266	Bp – undewelopmend urban area	KA1D/00027120/7
1101/5	4,4111	Bp – undewelopmend urban area	KA1D/00027120/7
Total	5,7337		

Complex B13

Plot No	Area [ha]	Symbol and way of using	Land Register No
13/10	0,8872	Bp – undewelopmend urban area	KA1D/00027120/7
16/1	6,4360	Bp – undewelopmend urban area	KA1D/00027120/7
Total	7,3232		

Complex B15

Plot No	Area [ha]	Symbol and way of using	Land Register No
16/5	3,3206	Bp – undewelopmend urban area	KA1D/00027120/7
1101/7	0,3274	Bp – undewelopmend urban area	KA1D/00027120/7
Total	3,6480		

Complex B16

Plot No	Area [ha]	Symbol and way of using	Land Register No
16/4	2,7739	Bp – undewelopmend urban area	KA1D/00027120/7
1101/6	3,4271	Bp – undewelopmend urban area	KA1D/00027120/7
Total	6,2010		

Complex B17

Plot No	Area [ha]	Symbol and way of using	Land Register No
15/11	0,2710	Bp – undewelopmend urban area	KA1D/00027120/7
1101/1	19,2768	Bp – undewelopmend urban area	KA1D/00027120/7
Total	19,5478		





Tuczna (A) – complexes within the borders of Katowice SEZ

Complex A9

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
1119	3,2856	6,4582	7	4.197.830,00	65	5.163.330,90	79,95
1122	3,1726						

Complex A10

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
123/2	5,4891	5,4891	14	3.567.915,00	65	4.388.535,45	79,95

Complex A1

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
1102	5,4409	18,0031	14	4.240.380,00	77,94	5.215.667,40	95,86
1106	12,5622			9.521.020,00	75,79	11.710.108,60	93,22

Complex A2

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
1108	7,9974	11,6188	18	6.170.820,00	77,16	7.590.108,60	94,91
1116	3,6214			2.778.160,00	76,72	3.417.136,80	94,36

Complex A6

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
1104	5,0999	5,0999	11	3.780.860,00	74,14	4.650.457,80	91,19

Complex A8

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
1111	2,9241	2,9241	9	2.249.110,00	76,92	2.766.405,30	94,61

Complex A11

Plot No	Area of the plot [ha]	Area of the complex [ha] in total	Differences in land level – complex [m]	Plot net price in [PLN]	Net price [PLN/m ²]	Plot gross price in [PLN]	Gross price [PLN/m ²]
1121	1,9420	1,9420	10	1.242.170,00	63,96	1.527.869,10	78,68

Tucznawa (B) – plots in the phase of inclusion into Katowice SEZ



Complex B1

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/2	6,2739	6,2739

Complex B2

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/1	10,7141	10,7141

Complex B3

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/2	6,2739	24,9728
15/2	16,9875	

Complex B5

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/4	2,0120	2,0120

Complex B6

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/7	5,5766	5,5766

Complex B7

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/9	11,4739	13,3116
16/2	1,8377	

Complex B8

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/11	3,2180	5,1911
15/5	1,9731	

Complex B9

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
15/4	6,4594	6,4594

Complex B10

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
15/6	6,8936	6,8936

Complex B11

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
15/9	1,2888	4,0957
1101/3	2,8069	

Complex B12

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
15/7	0,0266	5,7337
16/3	1,2913	
1101/5	4,4111	
13/13	0,0047	

Complex B13

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
13/10	0,8872	7,3232
16/1	6,4360	

Complex B15

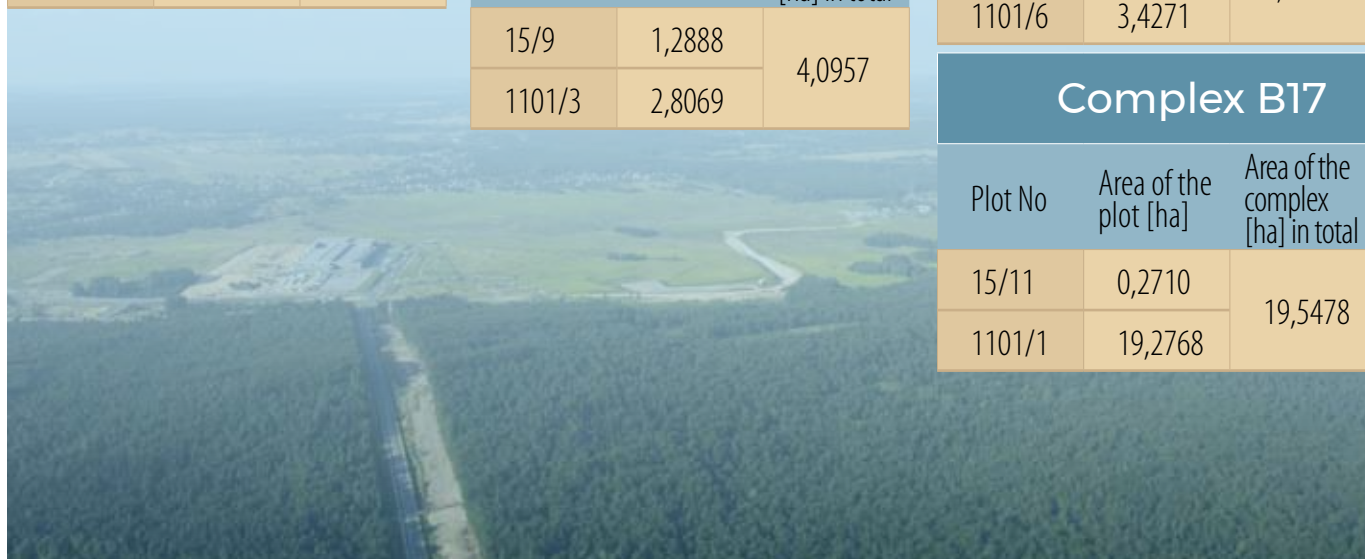
Plot No	Area of the plot [ha]	Area of the complex [ha] in total
16/5	3,3206	3,6480
1101/7	0,3274	

Complex B16

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
16/4	2,7739	6,2010
1101/6	3,4271	

Complex B17

Plot No	Area of the plot [ha]	Area of the complex [ha] in total
15/11	0,2710	19,5478
1101/1	19,2768	



Planning situation

The property is covered by the local master plan – Resolution No L / 887/2001 of the City Council in Dabrowa Gornicza of 19 December 2001 on the amendment to the local master plan of the city Dabrowa Gornicza for areas located – the Tucznowa precinct, map cards 1, 2, 3, 4, 5, 6 (Journal of Laws of Silesian Province No 22 item 707 dated on 08.04.2002).

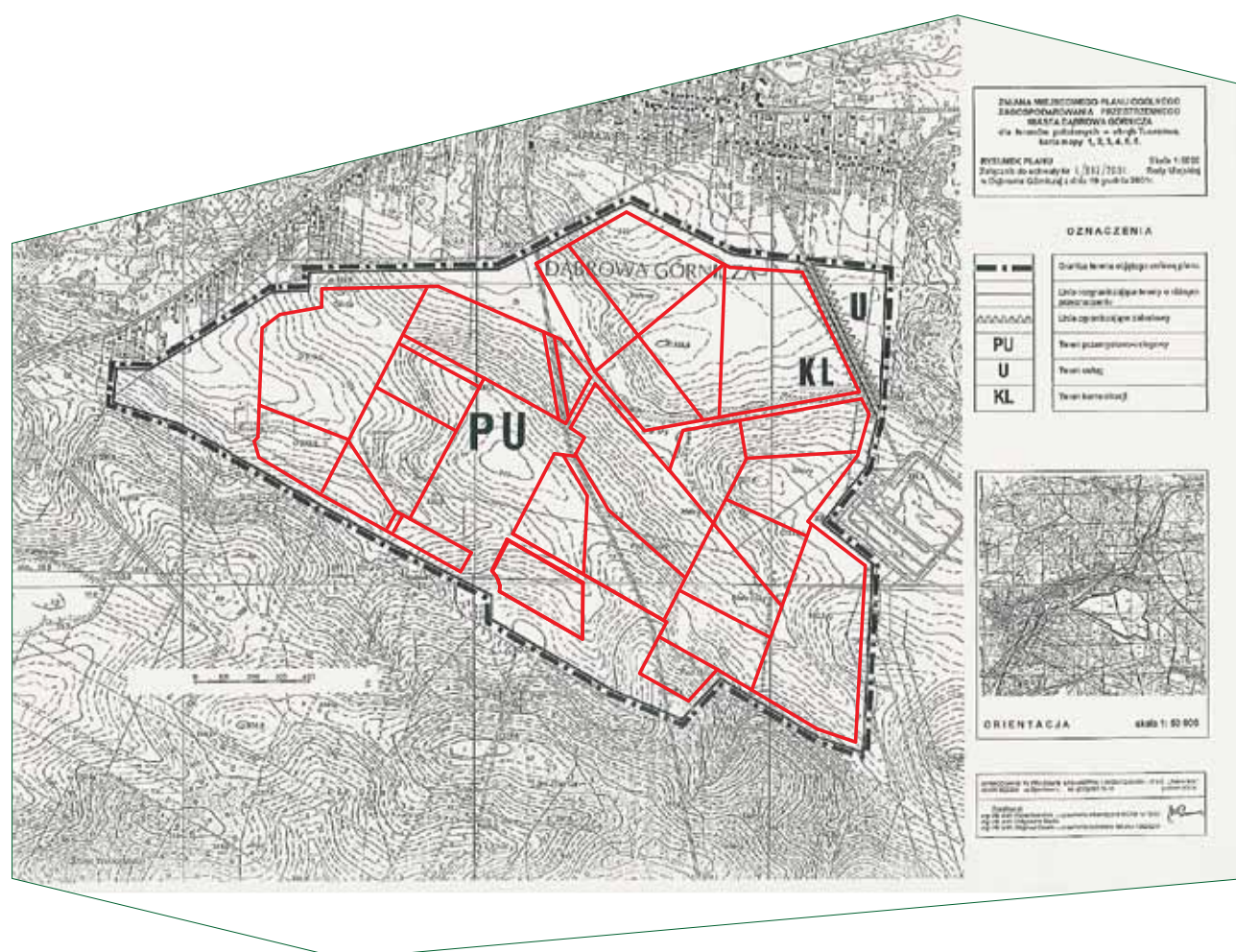
Under the Provisions of the **Local Master Plan** the property is located within **an industrial and service area (PU symbol)**.

Basic purpose (dominant): a **multi-functional industrial – service zone**.

Permitted purpose (complementary basic purpose):
warehouses, garages, technical and transport infra-
structure and facilities.

The Plan does not specify any building development rules and land development indicators, as a consequence making it very flexible and giving a great freedom of investment implementation.

The city has an eco-physiographic study for that area and physiochemical analysis as well as a geotechnical opinion and detailed concepts of the development of the real estate, taking into account the construction of internal roads and the development of technical infrastructure.





The property has a convenient connection to the **S1** expressway Cieszyn – Gdansk, as well as motorways **A4** and **A1**. Crossing the expressway **S1** and the national road No **94** Wrocław – Krakow, just 10 km south from the investment area, allows easy communication within the Upper Silesian conurbation. Thanks to the proximity of regional roads it is possible to get to Zawiercie and the province of Lesser Poland Voivodeship.

The investment area is serviced by municipal roads. An access to the property is possible from 2 directions:

the West – a connection with the provincial road No 796 (Idzikowskiego Street) – an asphalt road,

the South – a transport connection with Inwestycyjna Street from the provincial road No 790 (Golonoska Street) – an asphalt road,

the city center can be accessed with national roads and the Jozef Pilsudski Alley.

- the centre of Dabrowa Gornicza – **10 km**
- the centre of Katowice – **27 km**
- the S1 dual carriageway – **6 km**
- the knot S1/DK-94 – **10 km**
- the A1 Motorway – **25 km**
- the A4 Motorway – **23 km**
- International Airport Katowice – Pyrzowice – **25 km**
- International Airport Krakow – Balice – **76 km**
- Euroterminal in Slawkow – **12 km**
- a railroad – **2 km**



Public transport

Tucznawa district is **served by public transport**. Bus stops are located in the streets of Szosowa, Idzikowskiego, Dabrowszczakow and Inwestycyjna Street.

Bus lines:

- **140** (Dabrowa Gornicza Labour Office - Tucznawa Remiza)
- **237** (Tucznawa Remiza - Golonog Osiedle)
- **637** (Dabrowa Gornicza Labour Office - Siewierz Center of Culture)
- **903N** a night line (Dabrowa Gornicza - Golonog PKP - Bus Station)

Tucznawa investment area is served by bus line:

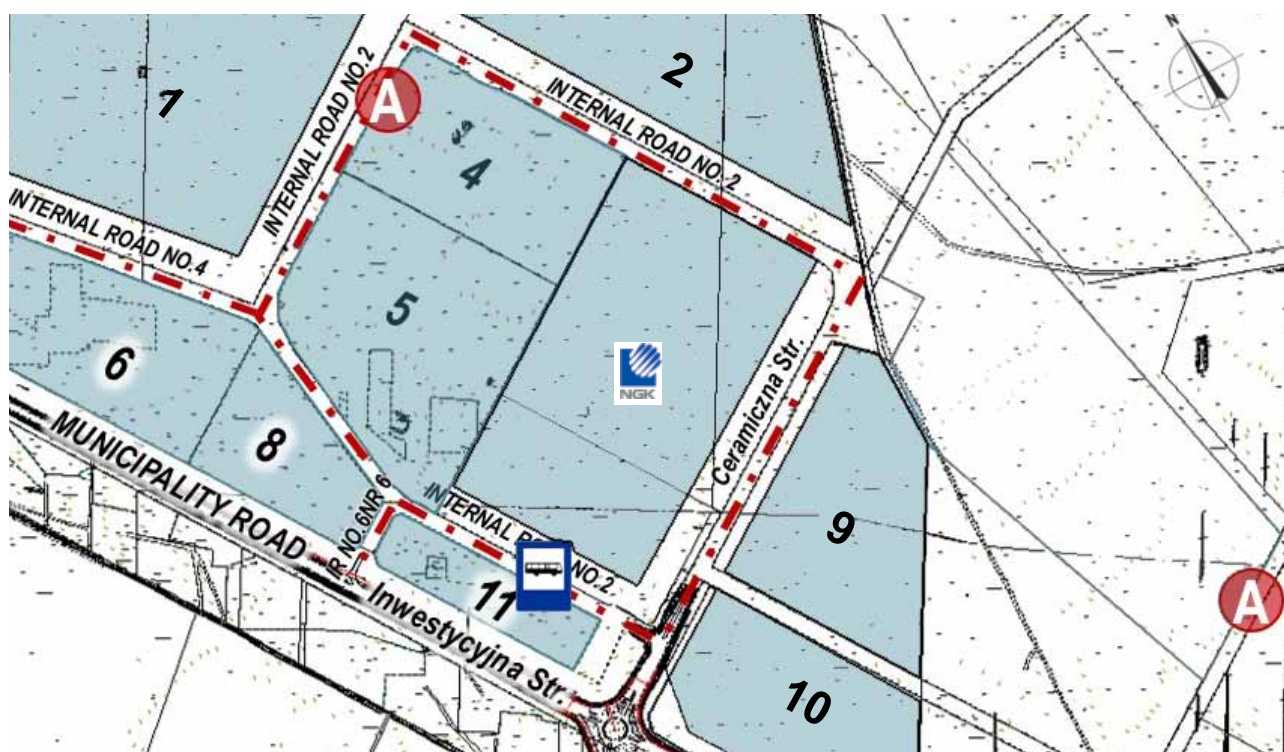
- **973** (Tworzen Huta Katowice - Tucznawa Economic Zone)



Bus stops within the investment area designed according to the concept



Already existed bus stop – Tucznawa Economic Zone, bus line **973**



Internal transport within the investment area

Transport within the area – internal roads no 2, 4 and 6 have already been put into use. In the case of the construction second section of internal road no 2 along the A4 and A5 complexes, the investment will be completed by the end of 2017.

Communication within the area is ensured through roads of 7 m wide, with separate two lanes of 3.5 meters each. Moreover, in the area there will be bicycle paths and lanes and sidewalks.

In some places additional lanes are planned to provide exits towards the plots for trucks, in these places the road will be expanded to 12 m.

Technical infrastructure

Electricity

Distributor: TAURON Dystrybucja S.A.

A substation 400/110 kV Tucznawa is located in the immediate vicinity of the investment area. An available capacity of 10 – 40 MW. The infrastructure will be carried out in the roads along the borders of the plots.

A possibility of electricity supply to the investment area:

Powering on a voltage of 110 kV SE Tucznawa. It requires a construction of the 110 kV power line and construction of a 110 / SN substation according to Investor's needs.

Powering on the voltage of 20 kV from SE Tucznawa. From Main Power Point „Tucznawa Zone”. Connection possibility at medium voltage according to Investor's needs.

For the recipients up to 20 MW the connection point will be specified in the Main Power Point “Tucznawa Zone” on the voltage 20kV. On the client side will be to build a 20kV cable line from the Main Power Point “Tucznawa Zone” to its plot. Term of connection at 20 kV voltage (to 20 kV switchgear in Main Power Point “Tucznawa Zone”) is max. 6 months from the date signing the connection contract. Main Power Point “Tucznawa Zone” is located close to plots no B10 and B17.

For recipients from 20 MW up the connection point will be specified in Power Station Tucznawa on the voltage 110 kV. On the client will be to build a 110V cable line from Power Station Tucznawa to its plot. Term of connection at 110kV voltage is approximately 18 months from the date of signing the connection contract. Power Station Tucznawa is located in the close vicinity of Main Power Point “Tucznawa Zone”.

Exact technical parameters can be determined after the Investor's submission of an application for specify connection conditions. Where the property owner is further, the municipality may apply on behalf of the Investor for the conditions, then after the property sale transfer conditions to the Investor.

In case, when the city is still the owner of the plot, on behalf of the Investor can submit the application for specify connection conditions and after, when Investor becomes the legal owner of the plot, city will transfer conditions to the Investor.

Gas

Distributor: Polska Spółka Gazownictwa Sp. z o.o.

Gas supply with a medium pressure gas pipeline DN 225 PE (specification of the main pipe), pressure 2,5 bar located at the investment area Tucznawa. Available capacity of 5000 Nm³ / h. A reduction and measuring station located on the investment area has a throughput of $Q = 1700 \text{ Nm}^3/\text{h}$.

Building Costs of station and connection 75% of the investment value on the Distributor side, 25%

on the Investor side. Term of the connection 12 months from the date of signing the connection contract.

Possible extension of the stations and increased throughput.

Exact technical parameters can be determined after the Investor's submission of an application for specify

connection conditions. Where the property owner is further, the municipality may apply on behalf of the Investor for the conditions, then after the property sale transfer conditions to the Investor.

In case, when the city is still the owner of the plot, on behalf of the Investor can submit the application for specify connection conditions and after, when Investor becomes the legal owner of the plot, city will transfer conditions to the Investor.



Water

Distributor: Dabrowskie Wodociagi Sp. z o.o.

Water supply of the land from the aqueduct DN 315 mm located in the Tucznawa investment area. Min. pressure 4 bar— 800 m³/day.

Available capacity according to Investor needs.

Connection point within the border of the plot. No costs of the Investor side according to the connection to the city water system.

Sewage water system

Distributor: Dabrowskie Wodociagi Sp. z o.o.

Gravity sanitary network with a diameter of Dn 200 mm, Dn 250 mm and Dn 400 mm distributed along the access roads to the investment plots (connections at the plot borders). Wastewater discharged with two pumping stations T1 and T2 (DN 400 collector) for Tworzen pumping station.

Dabrowa Gornicza City sewage system, in the frame of the Katowice SEZ project schedules the reception of sewage from all the plots within the borders of the zone through the designed and existing sewerage system to the Wastewater Treatment Plant "Center", which was modernized in 2014.

Rainwater system

Rainwater in retention tanks on particular investment plots, discharged into retention tanks (Dabrowa Gornicza City investment) and then to the Trzebyczka river.

Collection of rainwater through its own retention tank. Connection point within the border of the plot

Telecommunication

The connection point is located on the eastern border of the complex no A11.

Environmental conditions

Macro-leveling

Investor can adjust the level of the chosen complex according to his own concept and needs but has to remember to adjust it to the level of already existing internal roads and media connection points.

In the case of macro-leveling works, i.e., ground moving and embankments, original material can be used for re-development, what will enable balancing the masses during the earthworks.

The suitability of land for development

On the whole area during its development it is recommended to carry out a detailed diagnosis of geotechnical

ground and water conditions for each facility because of the possibility of karst forms and processes

Geotechnical conditions of the foundation of designed facilities

Soil and water conditions of the floor of the investment area are defined as simple conditions-bearing soils.

Ground water occurs below a depth of 2.0 m. In the area of rocky lands ground water level lies below 20 m.

The investment area has never been located within the mining works area.





STUCZNAWA SITE
Dąbrowa Górnicza City, Silesia

Conslusions

