





#### **SOUTH PARK**

#### Concept of an office project in the South - West of Warsaw



Pursuant to Art. 72 of the Polish Civil Code, all documents and information contained herein must not be disclosed by you to any other persons.

# HOCHTIEF Development Poland

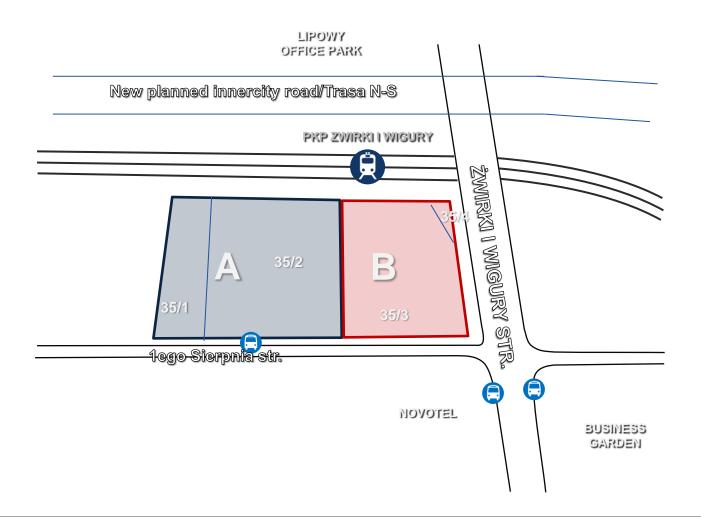


#### South Park – Location

- The whole plot (size 42,339 sqm) belongs to Project SP1 (A-part 24,883 sqm) and Carservis S.A. (B-part 17,456 sqm) is located in Włochy, district of Warsaw,
- > 5 minutes by car from Chopin Airport and about 20 min from the city centre,
- > High visibility from the main streets: 1 Sierpnia and Żwirki & Wigury,
- > The visibility will be further improved due to the new extension of the expressway "Trasa N-S" nearby,
- Good public transport: railway station directly to Okęcie and Modlin airports, Central Station and several bus stations.

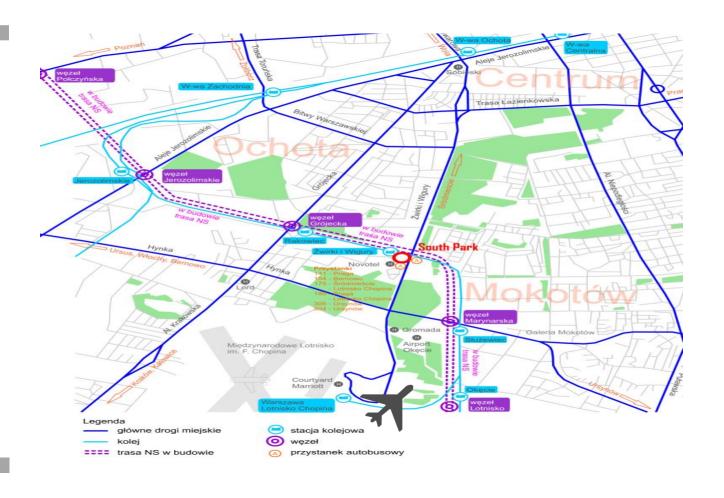


## South Park – Location and public transport stops





## South Park – Public transportation





#### **South Park – Status of the Property**

- Project SP1 is the legal owner of the plots 35/1 and 35/2 (approx. 24,883 sqm),
- Carservis S.A. is the legal owner of the neighboring plots 35/3 and 35/4 (approx. 17,456 sqm),
- Perpetual usufruct right for all plots is valid until 05/12/2089,
- The zoning decision (WZ) has been issued for the entire site for approx. net 130,000 sqm,
- A valid building permit is issued for an office facility (phase 2, approx. net 40,000 sqm),
- WZ and the building permit are held by Project SP1,
- All demolishing works have been completed on Project SP1's property,



## South Park - Advantages of the project

- High quality product delivered by recognized JV partners,
- · Attractive location,
- Excellent public transportation with bus lines and soon-opened fast railway connection operating between Central Railway Station (Dworzec Centralny) and the Airport with new hi-tech trains,
- Attractive alternative to Mokotów business area due to convenient railway connection with City Centre,
- Office park providing flexible expansion opportunities,
- Environmental friendly atmosfere, constructed in accordance with the principles of sustainable development,

Attractive lease conditions.



# South Park - Concept - visualization









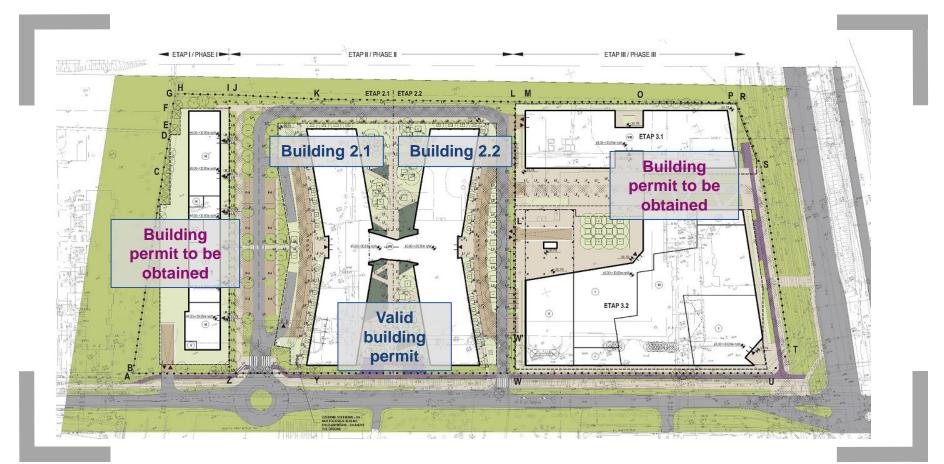
KOMPLEKS WIDOK Z GÓRY





#### South Park – Masterplan







# South Park – concept of residential facility



- Posssible construction of 16,000 sqm PUM = 335 flats.
- 360 of underground parking places.
- up to 10 floors possible to build.





#### South Park – Benefits of the concept



- First phase can be delivered.
- Remaining phases require obtaining building permits (approx. 2 months).
- At the design stage, BREEAM certificate has been achieved on Very Good level.
- Epstein, a world known US Architect company, involved in preparation of this concept.

