

PODKARPACKIE

Voivodeship capital	Rzeszów
Area	17,926 sq. km
Population	2,104,300
- urban	40.5%
Special Economic Zones	Euro-Park Mielec Tarnobrzeg "Euro-Park Wisłosan"
Domestic Airport	Rzeszów – Jasionka Airport

Advantages

- High tourism attraction potential – environmental values of the Carpathian Mountains and the Pogórze Region
- Rich natural resources
- Age structure conducive to economic growth, developed secondary education and a large pool of qualified labour
- Strong potential and technical culture in the electric machine-engineering and chemical sectors, combined with scientific potential of the academic community
- A well-developed network of non-government institutions supporting regional development
- Developed food and agricultural industry, with large output capacities
- Competitively-priced investment land.

THE SPECIAL ECONOMIC ZONE EURO-PARK MIELEC



Information about Special Economic Zone

On behalf of the Industrial Development Agency we have the honor to invite you to a unique place on the Central Eastern Europe's industrial map - the Special Economic Zone (SEZ) in Mielec.

EURO-PARK MIELEC, the first Special Economic Zone in Poland was founded in the 6th of October 1995, for a period of 20 years.

Zone is extracted, privileged area, managed by Industrial Development Agency, which possess the most favorable conditions for investment. The largest section of this zone with its headquarters is located in Mielec. **Long term tax breaks for investors, one stop-shop** - these are only some of the privileges and conveniences, which are available for those investors that decide to locate there business activity within the SEZ EURO-PARK MIELEC.

Polish Government promoting investment opportunities in Poland for many years, encouraging foreign companies to start business activities, has a solid partner in Industrial Development Agency, and the success of EURO-PARK MIELEC as proof. The measure of the success in the SEZ is the

extension of its area by new Industrial Complexes located in Gorlice, Chełm, Dębica, Sanok, Leżajsk, Pustków and Jarosław.

Location

SSE EURO-PARK MIELEC Mielec Area	606 ha (300 ha airfield)
Industrial Complex Sanok	33 ha
Industrial Complex Chełm	32 ha
Industrial Complex Gorlice	30 ha
Industrial Complex Dębica	15 ha
Industrial Complex Leżajsk	11 ha
Industrial Complex Pustków	7 ha
Industrial Complex Jarosław	6 ha
In total	740 ha

The SEZ EURO-PARK MIELEC is located in the south-eastern part of Poland. The largest part of the Zone in Mielec, is situated in the area which use to belong to the former State owned enterprise WSK

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"PZL-Mielec" which limited the scope of its activities after an in-depth transformation. The assets remaining after restructuring are in the form of production buildings, warehouses and offices, as well as land available for construction. These assets were taken over by the Industrial Development Agency S.A. in Warsaw who was appointed as the managing authority of the SEZ EURO-PARK MIELEC. For the current management of the Zone, the Agency formed their Branch in Mielec.

INDUSTRIAL COMPLEX MIELEC

Privileges and simplifications for investors

- Public aid for entrepreneurs in form of exemptions (consistent with the EU legislation), which cannot exceed 50% of the total project expenditures, for small and medium-size businesses 65%;
- Shortest project wrap-up time possible, construction permits issued on site, with overall professional service and assistance offered by the Zone's staff;
- Developer/contractor services, with entire production-facility construction projects realized on custom-tailored, turn-key basis;
- Complete land infrastructure in place, including wide-gauge railway system;
- Qualified workforce and managerial staff;
- Extensive co-operation opportunities.

Investment offer

- Land for new development/construction projects;
- Production, warehousing & office space available;
- Airfield.

Mielec is a well developed medium-sized county town in South-Eastern Poland, situated within the District of "Podkarpacie", neighboring the state borders of Ukraine and Slovakia. Located on the River Wisłoka, it is surrounded by large forest areas. The population of Mielec numbers nearly 70 thousand citizens. Mielec possesses good road and railroad connections with other regions of Poland and Europe. Distanced some 20 km, in the place called Wola Baranowska, there is a hub station of the wide-track railroad running to Ukraine and Russia. The airfield located on the premises of the Special Economic Zone allows for charter, passenger and cargo transport services, domestic (within Poland) and international. There is a strong and growing interest in Mielec as an excellent investment opportunity, owing primarily to the Special Economic Zone EURO-PARK MIELEC established in the industrial district of the city. The area previously belonged to the "PZL-Mielec" Transport Equipment Factory S.A., which had developed during the post-war years from the original PZL company (Państwowe Zakłady Lotnicze, i.e. National Aircraft Factory) established here back in 1938. With the start of aircraft production in Mielec, the town and the whole Region, entered a period of transformation into an industrial district. The dynamic development of the "PZL- Mielec" S.A. Factory, manufacturing a wide range of products, was arrested in early 1990's due to political and economic changes in Poland. As the result, the Company had to restrict its operations and undergo deep restructuring.

The city of Mielec is the place where investors are ensured a friendly business environment, with a number of organizations and institutions intent on assisting business operations. The business-related service providers include consulting and law firms, branch and local offices of a variety of banks, insurance companies and design (architecture) bureaus. The city is proud of its well-developed school system, further complemented with several institutions offering diversified training courses to re-orient and better fit the existing qualifications of the

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unemployed to the ongoing and future demand. A large majority of the unemployed making up the potential workforce for the SEZ EURO-PARK MIELEC are highly-qualified people, trained in the skills associated with the industrial traditions of the Region. The young are the greatest asset of the city, which includes graduates of the college and university education schools established in Mielec. The hotels, numerous restaurants, a large sports facility and the nearby places of tourist attraction avail the city comfort, leisure, recreation and entertainment activities.

Infrastructure

The area of the Zone is fully equipped with all connections to public utilities and enjoys an environment suitable for carrying out production activities. Special companies are located on site which provide services associated with connection and delivery of utilities.

Electric power:

Highly developed electrical-energy system assures steady supply of electric energy provided by national grid-system and on site energy power plant. Two independent electrical powers suppliers guarantee a constant supply of electrical power without interruption. The electrical power is available in ranges up to 30 MV at the following voltages 110, 15, or 0,4 kV.

Natural gas:

New natural gas reduction station and semi-compressed gas line grid 200 mm in diameter, assure gas pressure supply of 0,25 MPa in quantities of up to 1500 Nm³.

Thermal energy:

Wide heat-generating grid assures access to hot water with temperature up to 130°C. On site heat-generation plant offers full year hot-water supply in quantity up to 50 MWC.

Water resources:

Drinking water is offered with pressure 0,4-0,7 MPa in quantity of 3000 m³/day. Water distribution net may be supplied by two independent sources - underground water intake and by towns water grid system.

Sewage:

On site treatment and utilization plant assures mechanical and biological utilization of sanitary

sewages. Industrial sewage is utilized mechanically and biologically by specific neutralization facilities.

Solid waste:

Communal waste is collected and disposed of at the towns communal waste dump facilities. Industrial waste may be stored at the on site industrial waste storage facilities which licensed for storage of technology waste.

Logistics

The SEZ EURO-PARK MIELEC area is conveniently located in terms of transport and communications making easy transportation of goods and passengers by the various transportation means:

The closest near by main **communication route** from the point view of trade and transportation is the Express Motorway A4, adjacent to industrial complex Dębica and distanced 20 km from Euro-Park Mielec. The Express Motorway A4 connects Western Europe with Ukraine.

An **airport** located in the Zone in Mielec takes up 350 ha and enables local and international charter flights both passenger and cargo. Equipped with two airstrips and 40 PCN endurance. Main airstrip has 2500 m length and 60 m width, which facilitates the possibility of landing for such airplanes as: A-300, Boeing 737, MD-81.

Railway enables transportation of merchandise directly form SEZ; moreover not far from industrial complexes in Mielec and Chelm, wide gauge traction unloading/loading station is located which leads to Ukraine and Russia.

Customs office and customs agencies located in Zone assures quick and professionally service in export and import of goods. Bonded warehouses are located within the SEZ in Mielec.

INDUSTRIAL COMPLEX DĘBICA

Privileges and simplifications for investors

- Public aid for entrepreneurs in form of exemptions (consistent with the EU legislation), which cannot exceed 50% of the total project expenditures, for small and medium-size businesses 65%;
- Real-estate tax at preferential rates;
- Professional service and assistance offered by the one's Staff;
- Well-developed land infrastructure, including access to the nearby wide-track railroad system;

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- Availability of a labor force of qualified workers & managerial staff;
- Extensive co-operation opportunities.

Investment offer

- 15 hectares of land for new development projects;
- Production & warehouse facilities in place.

The city of **Dębica** lies in South-Eastern Poland, in the District (Voivodeship) of "Podkarpackie", on the international road Route E-40, and has a population of 50 thousand people. Within a radius of several tens of kilometers there are airports in Mielec, Kraków (Cracow) and Rzeszów. One of the greatest assets of the Dębica township is the possession of large warehouses and production/office facilities with easy access to the municipal transportation and utilities.

Dębica is a city with a long-standing industrial tradition. In 1936 it was made part of the so-called National Program of Industrialization, whereby a few big factories were built around the town. Those factories are still in business today, the examples include the Dębica Tire Company S.A., leader in the domestic market in the tire industry, with the world's greatest US tire-maker "GOODYEAR" as its majority shareholder, and the "Polifarb BECKER Dębica" S.A., which carries on in the local industrial specialty of painting material production, strengthened by its renowned Swedish partner. The Industrial Complex DĘBICA is part of the Mielec SEZ and subject to its managing authority, it lies on the North-Eastern side of the city, close to the inter-district road, the Dębica - Mielec - Sandomierz route, connecting to the E-40 International Route. The A4 highway, along with the exit turnpikes, is planned for construction at a distance of 1 km from the Zone. The Wrocław - Kraków - Medyka main railroad runs nearby. The DĘBICA Industrial Complex represents about 15 hectares of land allocated for new development.

The city of Dębica welcomes investment with a friendly business environment. The local government authorities, both on the municipal and county level, are committed to ensure appropriate atmosphere favoring investment and supporting activity aimed at creation of new jobs. The effect of such pro-investment policy of the Dębica township

authorities can be best seen in the recent rapid development of the town and its neighborhood. In its category group, Dębica rates very high in the ranking of the Polish towns and cities most attractive for business investment. The business-support services are rendered by a variety of consulting firms, branch and subsidiary divisions of different banks and law firms.

INDUSTRIAL COMPLEX GORLICE

Privileges and simplifications for investors

- Public aid for entrepreneurs in form of exemptions (consistent with the EU legislation), which cannot exceed 50% of the total project expenditures, for small and medium-size businesses 65%;
- Professional service and assistance offered by the Zone's staff;
- Well-developed land infrastructure;
- Availability of a labor force of qualified workers & managerial staff;
- Extensive co-operation opportunities.

Investment offer

- 22 hectares of land for new development projects;
- Production & warehouse facilities in place.

The city of **Gorlice** is situated in the South-Eastern corner of Poland's territory, within the District (Voivodeship) of "Małopolska", in the valley of two rivers: the Ropa and the Sękówka. The city lies at the foot of a forest-covered hill range, called the Beskid Gorlicki. The population of Gorlice totals approximately 30 thousand people. The city is distanced 55 km from the border with Slovakia, 220 km from the border with Ukraine, and only 150 km from the international airport of Kraków-Balice (Cracow). A railway station of the major Tarnów-Krosno line is just 3 km away.

The Industrial Complex GORLICE is part of the Mielec SEZ and subject to its managing authority, it lies in the North-Eastern part of Gorlice, in its district called Glinik Marianpolski, on both sides of the State Route No. 28 (Wadowice - Nowy Sącz - Krosno - Przemyśl). The Industrial Complex GORLICE encompasses land lots owned by the township, once property of the Machinery Works GLINIK S.A.

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Towards the end of the XIXth century, the region of Gorlice made a name for itself as the Gorlice Petroleum Basin, as oil was extracted and processed there. It was there that the first oil refinery was established in Poland in 1883. The Glimar Oil Refinery existing today deals exclusively in oil processing. A similarly rich mining tradition is shared by the Machinery Works GLINIK S.A. The existing land infra-structure in the Industrial Complex area, as well as of its immediate neighborhood, is suitable for development of practically any kind of industry. The land infrastructure includes: electric power, gas, drinking and industrial water supply, waste disposal and sewage systems, telecommunications and heating systems.

The city of Gorlice provides a guaranteed business-friendly environment. The local governments of both the Gorlice county and township are committed to ensure proper conditions favoring investment, welcoming and supporting entrepreneurial spirit towards creation of new jobs. Those efforts have been spearheaded by the Gorlice Business Support Center, producing and distributing information on the privileges and incentives offered to investors in the Industrial Complex GORLICE. The Center also houses the regional division of the Cracow's Chamber of Industry & Commerce for the Gorlice region, the most influential organization of employers in the Małopolska District. The Center maintains close collaboration ties with the Foundation - International Business Leaders Forum, whose membership includes major international corporations doing business and investing in Poland. The business support services are rendered by a variety of consulting firms, branch and subsidiary divisions of different banks and law firms.

INDUSTRIAL COMPLEX CHEŁM

Privileges and simplifications for investors

- Public aid for entrepreneurs in form of exemptions (consistent with the EU legislation), which cannot exceed 50% of the total project expenditures, for small and medium-size businesses 65%;
- Real-estate tax at preferential rates;
- Professional service and assistance offered by the one's Staff;

- Well-developed land infrastructure, including access to the nearby wide-track railroad system;
- Availability of a labor force of qualified workers & managerial staff;
- Extensive co-operation opportunities.

Investment offer

- 32 hectares of land for new development projects;
- Production & warehouse facilities in place.

Chełm is a medium-sized city situated at Poland's Eastern boundaries, on the Lublin Plateau, on the ancient trade trail running from Warsaw, through the city of Lublin and onwards to Kiev (Ukraine). The city with the population of 70 thousand is an important hub point for road and railway transportation, a major center for international transit operations. Chełm has a direct connection to the wide-track railroad systems of Russia and Ukraine. The very location of the city in close neighborhood of Ukraine and Belrus gives it a status of a bridge to economic co-operation with the East.

For centuries Chełm has played a major role as an important center of commerce and industry. Since 1960, the city's growth has been associated with the Chełm Cement Plant, a joint-stock company with a foreign share-holding today, one of the largest employers in the Region. The other areas of substantial contribution to the city's economy include: leather industry, furniture production, food processing, glass-works, building construction and transportation services.

The Chełm region ensures a rich supply of a variety of farming produce which, combined with the cleanliness of the natural environment, lends the location an excellent prospect of becoming a leader in food processing production.

The Industrial Complex CHEŁM is part of the Mielec SEZ and subject to its managing authority, it has been allocated the land area of some 32 hectares within the city limits. With the objective of ensuring convenient business investment conditions, the city is focused on development and strengthening of its technical infrastructure and applies preferential real estate tax rates, as well as reduced rent rates in the municipal-property facilities intended for business activity.

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The city of Chełm welcomes investment with a friendly business environment. The local government authorities are committed to ensure appropriate atmosphere favoring investment and supporting activity aimed at creation of new jobs. The business-support services are rendered by a variety of consulting firms, branch and subsidiary divisions of different banks, architecture design bureaus, insurance companies and law firms. Notably, the agencies most active and helpful to the business community are: Business Support Center, New Business Incubator, the Society for Poland-East Cooperation, the local Chamber of Farming & Agriculture. Location of Chełm upon an international trading/transport transit route and its landmark monuments of the past, give the right infrastructure in place, afford the city a chance of development into a vital center of commerce and tourism.

INDUSTRIAL COMPLEX SANOK

Privileges and simplifications for investors

- Public aid for entrepreneurs in form of exemptions (consistent with the EU legislation), which cannot exceed 50% of the total project expenditures, for small and medium size businesses 65%;
- Professional service and assistance offered by the Zone's staff;
- Well-developed infrastructure;
- Availability a labor force of qualified workers and managerial staff;
- Extensive co-operation opportunities.

Investment offer

- 33 hectares of land complete with essential infrastructure available for new development projects;
- Empty production facilities available for immediate use.

The city of **SANOK** is situated in South-Eastern Poland, within the District (Voivodeship) of "Podkarpackie", close to the state borders with Ukraine and Slovakia. Located on the state (national) road route PRZEMYŚL - WADOWICE, the city is the gateway to the Bieszczady Mountains, a countryside of breathtaking beauty, undoubtedly the ecologically

"cleanest" region of Poland. Lying in the scenic valley of the River San, the city is wrapped around in large stretches of thick forest. The city's population has nearly 42 thousand inhabitants. The very location within the Polish - Ukrainian - Slovak "triangle" prompts Sanok to perform an important role in the cross-border economic and commercial cooperation. Sanok is the most economically active city in the Carpathian Euro-Region.

The **Industrial Complex SANOK** lies within the city premises and encompasses 33 hectares of land, composed of land lots owned by the township, as well as by the "Autosan" Bus Factory S.A. and the Rubber Products Factory "STOMIL SANOK" S.A., the largest business corporations in the region. Nearly 100-year old industrial tradition within the city of Sanok has been tightly connected with those two companies which are well known nationwide, for their production of buses and fire products.

The assets of the Industrial Complex SANOK include appropriate infrastructure, existing facilities for immediate use by investors and direct access to the railway route.

The city of Sanok provides guaranteed business-friendly environment. The city boasts a number of organizations and institutions which are committed to ensure smooth business operations. A variety of business-support services are offered by the local advisory & training centers, such as: the Regional Chamber of Economy, the Society for Enterprise Initiatives, or the Business Support Center. Professional banking services are available from branch offices of seven different banks. Moreover, the city has got a well developed local education system, further supplemented by several institutions offering training courses to upgrade the existing labor qualifications and skills. The city is proud of its two sports stadiums, artificial skating rink and swimming pools. Ski-lovers can enjoy winter sports from the nearby ski-lift. Visitors can choose from a range of hotel accommodations and restaurants, see the unique objects of historical past and tourist interest and in particular admire the unspoiled beauty of the nature in the Bieszczady Mountains - factors which combine to ensure comfortable vacation, cultural entertainment and recreation.



EURO-PARK MIELEC

SEZ EURO-PARK MIELEC

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THE SPECIAL ECONOMIC ZONE EURO-PARK MIELEC

NEW INDUSTRIAL COMPLEXES LEŻAJSK, PUSTKÓW AND JAROSŁAW

In addition to the existing Industrial complexes in the beginning of 2004, 3 smaller industrial locations have been added to the SEZ EURO – PARK MIELEC.

The following Industrial Complexes offer:

Privileges and simplifications for investors

- Public aid for entrepreneurs in form of exemptions (consistent with the EU legislation), which cannot exceed 50% of the total project expenditures, for small and medium-size businesses 65%;
- Professional service and assistance offered by the Zone's staff;
- Well-developed land infrastructure;
- Availability of a labor force of qualified workers & managerial staff;
- Extensive co-operation opportunities.

Investment offer of the Industrial Complex Leżajsk

- 11 hectares of land complete with essential infrastructure available for new development projects;
- Empty production facilities available for immediate use.

Investment offer of the Industrial Complex Pustków

- 7 hectares of land complete with essential infrastructure available for new development projects.

Investment offer of the Industrial Complex Jarosław

- 6 hectares of land complete with essential infrastructure available for new development projects;
- Empty production facilities available for immediate use.

Possibilities in cooperation within the Zone

Companies active within the industrial park in Mielec offer possibilities of cooperation as well as production resources especially in machining industry:

- machining;
- sheet-metal forming;
- galvanizing and heat treatment;
- steel and aluminum welding;

- painting;
- sub-assembly & assembly;
- CAD/CAM/CAE technology.

In addition the companies active in within the Zone offer a great potential in cooperation in the following sectors of industry:

- electronic industry;
- pharmaceuticals industry;
- composite components and plastics;
- construction industry;
- light industry.

Work force

The Zone offers considerable potential in terms of well-qualified production workers, as well as managers. New technologies and organization of labor staff used by new industrial sectors present in Zone create a pool of highly specialized personnel. Active vocational training centers and centers of profession reorientation as well as colleges meet the growing demands of the investors.

In addition for the above Management personnel is recruit from the following higher level of education schools:

- **Universities:** Jagiellonian University, Maria Skłodowska - Curie University in Lublin, Rzeszów University, Catholic University in Lublin.
- **Economical:** Academy of Economics in Cracow, School of Banking and Management in Cracow, School of Computer Science and Management in Rzeszów, School of Management in Rzeszów, School of Industry and Management in Mielec, Małopolska College of Economic in Mielec, The College of Sociology and Social Sciences.
- **Technical:** Technical University in Cracow, University of Mining and Metallurgy in Cracow, Technical University in Lublin, Technical University in Rzeszów, Academic Computer Center "Cyfronet" in Cracow.

Qualified employees are recruited from the following sources:

- Companies established from the restructuring of local industry.

Approximately 3,5 thousand highly qualified and experienced personnel are currently working in companies which are in the process of restructuring;

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- Unemployed registered in Unemployment Office
Unemployment rate in Mielec region reached the level of 15.3 %. The age of unemployment structure indicates possibilities in employing both young people and highly experienced personnel.

Investment offer

The investment offer in the Zone consists of:

Available sites (Green - field)

Areas for green-field investment owned by the Industrial Development Agency S.A. and Municipal Authorities in the towns of Mielec, Chelm, Gorlice, Dębica and Sanok.

- Parcel size: approximately 0.5 – 30 ha (depending on projects needs).
- Categorized: industrial land.
- Full utilities available at the boarder of the site: (depending on projects needs).
- Environmentally clean & leveled.
- Fully prepared for construction.

**Available Buildings (Brown - field)**

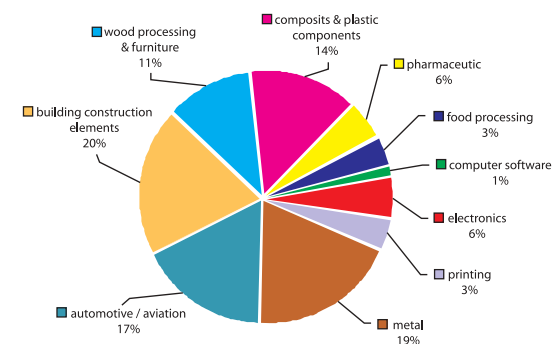
Investors interested in starting production in the existing production halls, warehouses and office buildings can buy or lease buildings with areas ranging from 500 to 15,000 m².

**Developer Turn – Key Projects**

- New production hall build to requirements of the project (terms, conditions and form open to negotiations);
- Estimated time of construction approximately 6 – 8 months.

**Companies within the Zone**

Type of industries located within the SEZ EURO-PARK MIELEC

**Examples of investors within the SEZ EURO – PARK MIELEC:**

- Lear Automotive /EEDS/ Poland Sp. z o.o.
√ manufacture of wire harnesses for the automotive industry
√ actual number of employees 1,550
- Kirchoff Polska Sp. z o.o.
√ manufacture of chassis and other stamping components for the automotive industry
√ actual number of employees 260
- Krono-Wood Sp. z o.o.
√ manufacture of wood based house - finishing products
√ actual number of employees 450

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- Onduline Production Sp. z o.o.
 - √ production of roof panels
 - √ actual number of employees 80
- Zielona Budka Zbigniew Grycan Mielec Sp. z o.o.
 - √ food processing (ice-cream manufacture)
 - √ actual number of employees 210
- BRW Sp. z o.o.
 - √ manufacture of a furniture
 - √ actual number of employees 1,100
- Henryk Bury - Mielec Sp. z o.o.
 - √ electronics (manufacture of loud speaking systems for mobile phones)
 - √ actual number of employees 760

Investor-friendly environment

Business environment

Mielec and also the towns in which the Industrial Regions of the Special Economic Zone EURO-PARK MIELEC are located, provide a friendly business environment. Numerous institutions and organizations make business activity easy. Business services are provided by:

- Banks
- Consulting companies
- Insurance companies
- Law firms
- Real-estate agents.

The towns possesses well-developed education and training systems supplemented by the number of institutions specializing in training courses, which improve qualifications and offer job re-training. Strongly represented are the scientific higher education centers within the regions of the zones one example is the Jagiellonian University in Cracow. The management of the Zone in Mielec together with municipal authorities of the towns in Mielec, Gorlice and Dębica guarantee proper climate which engorges and insures the zones development.

Relaxation surrounding

The region of south-east Poland is an attractive holiday spot. It is close to well-known, historical places such as: Sandomierz, Łańcut, Zamość, Przemyśl. Near by there are many holiday resorts and places where business conferences and meetings are organized such as historical castles in Baranów Sandomierski and Krasiczyn, with refurbished inside created for such purposes. Mountain-enthusiasts can spend weekends in the Beskidy or Bieszczady Mountains not far away, which are as equally attractive in summer (beautiful tourist tracks, sailing), as in winter (skiing). The picturesque landscape is good for canoeing and other water sports.

Management of the Zone:
Special Economic Zone Euro-Park Mielec
(Specjalna Strefa Ekonomiczna
Euro-Park Mielec)
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Management Board:
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THE TARNOBRZEG SPECIAL ECONOMIC ZONE EURO-PARK WISŁOSAN

The Tarnobrzeg Special Economic Zone EURO-PARK WISŁOSAN offers attractive conditions for investment projects in different industrial fields to potential domestic and foreign investors. During the 6 years of the TSEZ's existence 80 permits to conduct business activity within the Zone have been granted. Polish and foreign companies have already utilized 330 ha of grounds and have created over 6,800 job places.



One of the region's main attributes is its location at a road and rail communication junction. The Tarnobrzeg Special Economic Zone EURO-PARK WISŁOSAN has prepared a special offer for potential investors. Investors starting business activity within the TSEZ may apply for benefits and preferences in accordance with the state aid legal provisions.

Profile of the Tarnobrzeg Special Economic Zone EURO-PARK WISŁOSAN

Basic information about the Zone:

- Area: 828.8 ha (Tarnobrzeg Subzone –180.8 ha, Stalowa Wola Subzone – 241 ha, Staszów Subzone – 97 ha, Nowa Dęba Subzone –174.5 ha, Radom Subzone –100.5 ha, Jasło Subzone – 35 ha); full technical infrastructure; km to the projected A4 motorway; industrial areas.
- Distances: Tarnobrzeg - Chyżne – 240 km, Tarnobrzeg - Medyka – 175 km, Tarnobrzeg - Zgorzelec – 580 km.
- Elevation: about 160 m above sea level.
- Full industrial infrastructure, all types of utilities available.
- Nearest airports: Rzeszów, Kraków, Radom, wide-gauge railway in immediate vicinity (sulphur-ore

transportation line), close to the projected Rzeszów - Warsaw express route.

- Good geological conditions and bearing capacity of the ground, low water table.
- Plots of land are allocated accordance to the investors' needs; the prices are negotiable.
- Population per 1 ha: 170 persons.
- Hotels, restaurants and extensive tourist base facilities are available in the vicinity.
- Nearest towns and cultural centres: Tarnobrzeg, Stalowa Wola, Radom, Rzeszów.

THE NOWA DĘBA SUBZONE

Buildings

In the Nowa Dęba Subzone, there are 5 manufacturing premises, warehouses and premises for the staff, with a total floor space of about 14,000 m², including:

- Manufacturing floors (4,700 m²);
- A building with office premises and premises for the staff (4,500 m²);
- Manufacturing and storage facilities (4,500 m²).

There is a considerable amount of unused space for manufacturing, service and storage purposes owned by the companies operating in the Zone and available for lease or purchase.

Land for construction purposes

About 45 ha of land in the Nowa Dęba Subzone, partly covered with forests, and can be allocated for construction purposes. Most of the area is equipped with infrastructure or is located near power supply lines and has access roads.



The utilities

The main advantage of the Nowa Dęba Subzone for prospective investors is the technical infrastructure of

THE TARNOBRZEG SPECIAL ECONOMIC ZONE EURO-PARK WISŁOSAN

the land as well as easy access to the utilities. Below 50% of the available levels are currently used. There is a potential to increase the supply of certain utilities, e.g. natural gas.

THE TARNOBRZEG SUBZONE

Investment areas:

- Olendry – 33.5 ha;
- Jeziórko – 22.3 ha;
- Gorzyce – 21.5 ha;
- Wola Baranowska – 11 ha;
- Machów – 92.5 ha.

Buildings

The Subzone includes:

- 13 buildings for manufacturing and service purposes with a total floor space of 25,500 m²;
- 5 workshops with a total floor space of about 21,600 m², which may be used for storage purposes;
- 3 office buildings with a total floor space in excess of 5,700 m².

Some of the buildings that can be used in the future are located on the premises of the Sulphur Mine in Machów, which is being liquidated and currently used by the staff working on the environmental cleanup of the mine site.

Land for construction purposes

About 75 ha of the land in the Tarnobrzeg – Machów area can be allocated for construction purposes. It is partially equipped with infrastructure or in close proximity to service lines, with convenient access by road; the land includes about 20 ha, situated next to the national Tarnobrzeg-Stalowa Wola road, on the territory of a former sulphur mine in Jeziórko.



The utilities

In terms of investments, the main advantage of the Tarnobrzeg and Jeziórko areas is their infrastructure and close proximity to service lines. Only 20% of available heat is currently used (electric power – 10%, and less than 50% for the other types of energy). There is a possibility to increase natural gas supplies.

THE STALOWA WOLA SUBZONE

Investment areas:

- Stalowa Wola Steelworks – 216.5 ha;
- The town of Stalowa Wola – 1.5 ha;
- Nisko – 10.0 ha.

Buildings

There are 55 buildings and building objects, such as: manufacturing plants, warehouses, buildings for service and other purposes (a total floor space of about 288,000 m²) on the territory of Stalowa Wola Steelworks, located within the zone. 16 of these are unused or at various stages of construction.

The following premises are made available to the investors:

- 9 manufacturing workshops, together with buildings for service purposes (a total floor space of about 22,000 m²);
- 5 office buildings (a total floor space of 3,700 m²).

The allocation of some buildings, which are currently in use, may change in the future, and they may be offered to new investors; they include a manufacturing workshop (about 44,000 m²) and a warehouse (2,140 m²).

Land for construction purposes

In the Stalowa Wola area, there are about 66 ha of land, partly covered with forests, which can be allocated for construction purposes. The land is partly equipped with infrastructure or located in close proximity to service lines. It is assumed that about 2,300 new jobs can be created in this area.

The utilities

All the utilities necessary for business activity are available. Currently, the consumption of natural gas rich in methane does not exceed 30% of the available resources and the consumption of other



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utilities, such as: water, heat and electricity, does not exceed 70% of the supply capacity. Also, the wastewater disposal system is being used in 30% only (70% of its processing potential is still to be utilized). Due to the large capacity of the infrastructure, the utilities reserves are sufficient for new large investment projects. And, if required, it is possible to even considerably increase the supply of certain utilities.

THE STASZÓW SUBZONE

Investment areas:

- Staszów – 93.0 ha;
- Połaniec – 4 ha.

Buildings

There are unused manufacturing and storage facilities in the zone, located on the premises of the Grzybów sulphur mine and processing plant. The area of Połaniec is undeveloped (appropriated for green-field investments).

Land for construction purposes

In the Staszów-Grzybów area, about 50 ha of land can be allocated for construction purposes; the land is partially equipped in infrastructure, or located in close proximity to service lines. The Połaniec region has 4 ha of land designated for construction purposes.

The utilities

The Staszów and Połaniec areas have full infrastructure and access to service lines.

THE RADOM SUBZONE

Investment areas:

- Radom – 41.8 ha:
 - The Woźniki Sector – 11 ha;
 - The Wólka Klwatecka Sector – 12.8 ha;
 - The Gołębiów Sector – 18 ha;
- Pionki – 21.7 ha;
- Poniatoła – 2 ha;
- Ożarów Mazowiecki – 28 ha;
- Błonie – 7 ha.

THE RADOM INVESTMENT AREA

The Gołębiów Sector (18 ha): In this Sector, there are buildings and workshops for industrial, office and service purposes. Generally speaking, in the part owned by the Industrial Development Agency (Agencja Rozwoju Przemysłu S.A.), the said facilities are equipped and used in accordance with the purpose assigned to them under the use program. Nevertheless, as a result of the former main lessee's restructuring program, the premises for industrial, office and staff purposes still have to be designated for use, as do isolated areas within the manufacturing workshop. The part owned by ZM ŁUCZNIK S.A., which is under liquidation, includes an unused manufacturing workshop of the former typewriter factory, FACIT, and adjacent buildings for service, office and staff purposes.

The Wólka Klwatecka Sector: In this Sector there are no workshops or other buildings. It is comprised of undeveloped land.

Land for construction purposes

The Gołębiów Sector: In this Sector, about 2 ha of land may be allocated for new building projects. The land is mainly furnished with or in close proximity to the utilities necessary for a broad range of business activities (such as: natural gas, central heating system or technical gases).

The Wólka Klwatecka Sector: In this Sector, 12.8 ha of land can be allocated for new construction projects, situated in close proximity to the utilities (located outside the Zone) necessary for a broad range of business activities (such as: natural gas, central heating system or technical gases).

The utilities

The Gołębiów Sector: This sector has the necessary infrastructure and access to service lines.

The Wólka Klwatecka Sector: This sector is in close proximity to service lines.



THE TARNOBRZEG SPECIAL ECONOMIC ZONE EURO-PARK WISŁOSAN

Preferred activities:

- Automotive industry;
- Pharmaceuticals;
- Food production;
- Metallurgical and electromechanical industry;
- Chemistry for construction industry;
- Non-ferrous metals processing;
- Processing of plastics.

The Woźniki Sector: An area of 11 ha can be assigned for new buildings within the district. The grounds are located near power transmission lines.

OŻARÓW MAZOWIECKI INVESTMENT AREA (28 ha)

Location

The area is located 15 km from Warsaw's downtown area, along national route Terespol - Warsaw - Poznań - Berlin and adjacent to the Warsaw - Poznań - Berlin railway line. It has its own railway siding.

The area proposed for investment in the urban zoning plan is intended over industrial buildings and structures. The ownership status of the grounds is settled.

Technical infrastructure

The neighbourhood consists of all technical infrastructure elements (electric energy, water, gas, railways, etc.).

Electric energy

Stipulated power: 6.0 MW, supplied by two cable lines 15kV from RPZ "Ożarów" 110/15kV.

Natural gas

For the needs of the factory heating plant natural gas is supplied by a pipeline (average pressure of 225PE); stipulated capacity: 1500 m³/h. The region has a reduction and measuring gas station.

Water

The factory has its own water intake (6 deep wells); water intakes capacity: 90 m³/h.

Sanitary sewerage

Sewage is drained, after being re-pumped through a sanitation collector, to municipal sewerage and then to a purification plant in Pruszków.

Compressed air

Compressors are located along production halls.

Industrial infrastructure

Total area: 344,626 m², including:
Building structures (built-up area) – 111,657 m²;
Hardened fields – 63,344 m²;
Roads – 65,088 m²;
Sidewalks – 11,038 m²;
Greens – 85,779 m²;
Not hardened grounds – 7,720 m².

Internal grounds: Hardened with concrete surface, asphalt-concrete and concrete flagstones.

Lighting: The area is illuminated with road lighting, with dusk signalisation.

Heating: Own heating plant (24MW) on gas fuel (reserve fuel: combustible oil); the industrial and storage buildings have direct heating; the office buildings and most office spaces in the production halls have convertible heaters.

Especially the following building objects are offered to investors:

- 1) A production hall with office & social annexes.
Usable area: 5.2 thousand m², height: 6.5 m.
Supplies: all utilities (possibility of measurement); additional equipment: a crane.
- 2) A production hall with a social annex.
Usable area: 47.8 thousand m², height: 6.5 m.
Supplies: all utilities (possibility of measurement); additional equipment: a crane.
- 3) A production building.
Usable area: 13.5 thousand m², height: 7 m.
Supplies: all utilities (possibility of measurement).
- 4) A complex of warehouse buildings with social-office annexes.
Usable area: 10.6 thousand m², height: 7 m.
Supplies: all utilities (possibility of measurement), additional equipment: warehouse shelf-racks.
- 5) A warehouse building for high storage.
Usable area: 2.4 thousand m², height: 14.7 m.



THE TARNOBRZEG SPECIAL ECONOMIC ZONE EURO-PARK WISŁOSAN

Supplies: all utilities (possibility of measurement); additional equipment – warehouse shelf-racks with a storage system.

THE JASŁO SUBZONE

The Jasło Subzone includes an area of 35 ha, situated in 2 investment districts:

- "Gamrat" S.A. plastic works district (20 ha);
- Warzyce district (15 ha).

This area is very well accessible for road and railway transport. The position of Jasło ensures a convenient connection with Rzeszów, Nowy Sącz and the border crossings to Ukraine and Slovakia (Medyka – 120 km, Barwinek – 50 km).

The Subzone has full technical infrastructure and utility connections in place. Located near the area are: GPZ 110/15 kV power distribution station, a natural gas supply service line and gauging stations. The area features sanitary sewage systems, a drinking water supply system, and unlimited access to telecommunications network. Local heat plants can supply heat.



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