



PRZASNYSZ ECONOMIC ZONE

SIERAKOWO SUBZONE



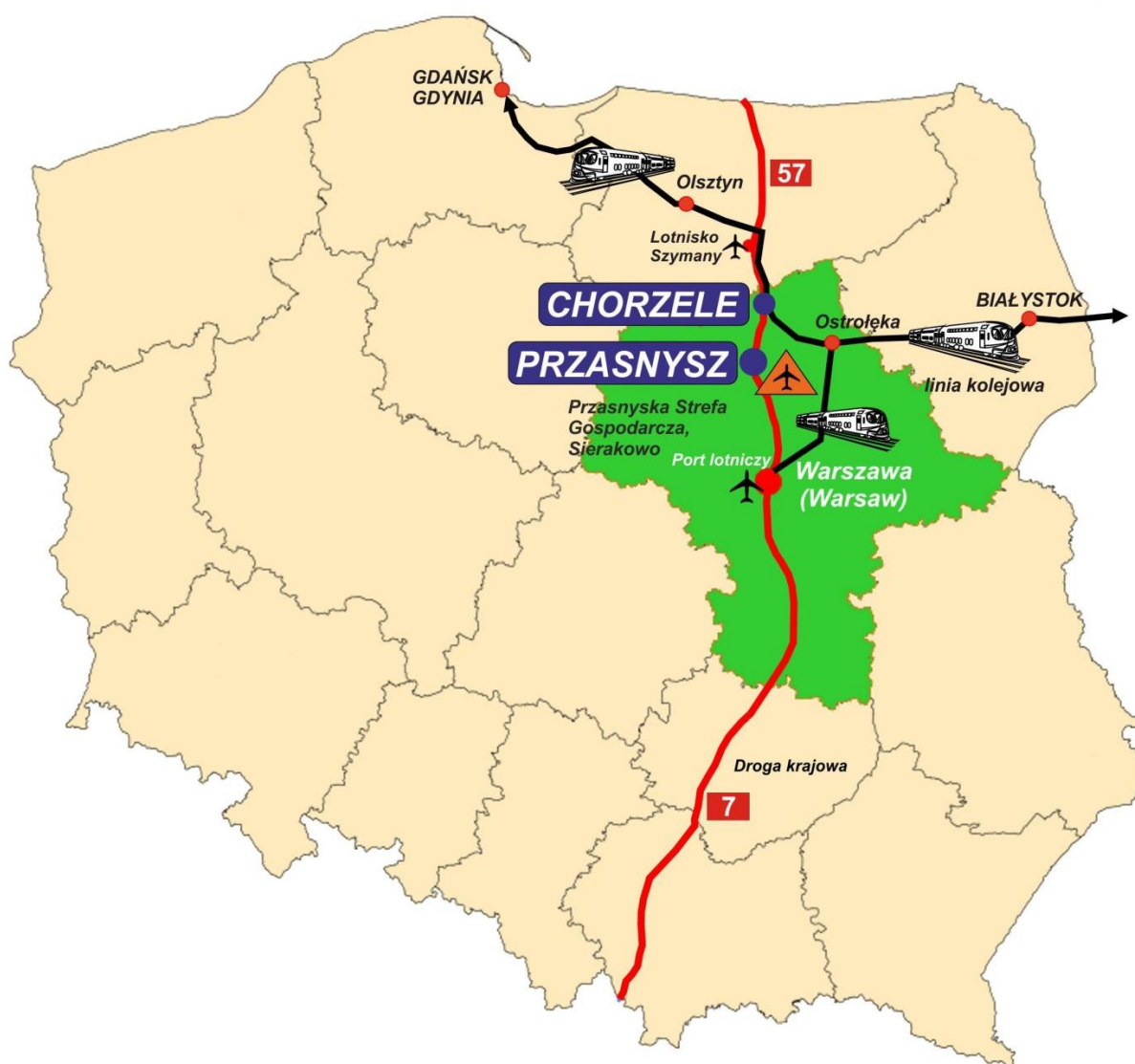
INVESTMENT AREAS



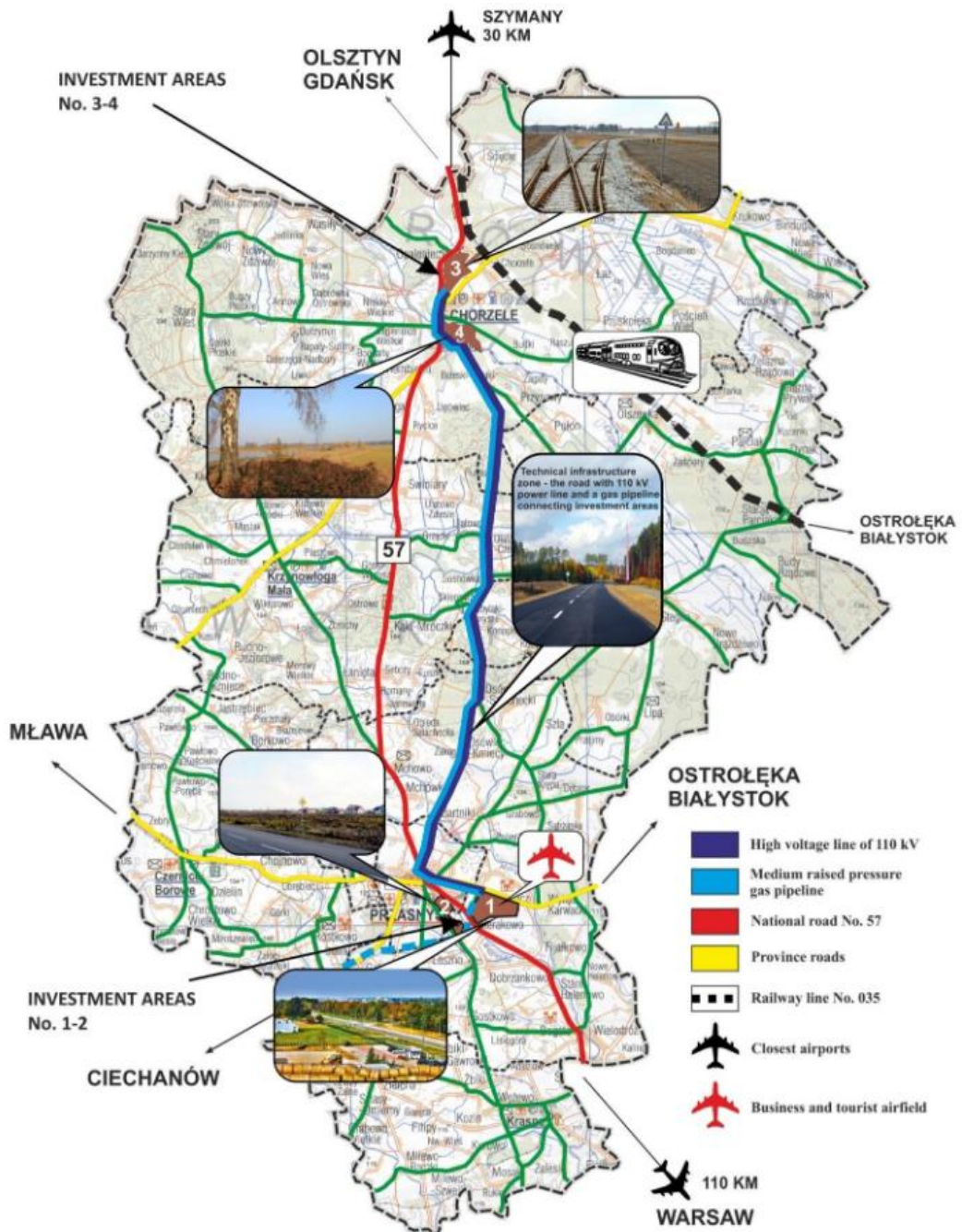
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CHARACTERISTICS OF PRZASNYSZ COUNTY

Przasnysz County is located in the northern part of the Mazovian Voivodeship in Poland. Its area covers 1,219 km², which accounts for approximately 0.4% of Poland's territory and 3.4% of the Mazovian Voivodeship. It borders the counties of Ostrołęka, Maków, Ciechanów, Mława, Nidzica and Szczytno, and to the north it borders the Warmian-Masurian Voivodeship.



II. INVESTMENT AREAS OF PRZASNYSZ COUNTY



Przasnysz County – invest with success!

The county authorities treat economic development and competitiveness as a priority by creating favorable conditions for investment in the area. Therefore, we have developed investment area complexes that are already fully prepared to accommodate various types of business projects.

INVESTMENT AREAS: PRZASNYSZ ECONOMIC ZONE – SIERAKOWO SUBZONE

Location: Przasnysz Economic Zone – Sierakowo Subzone, Przasnysz Municipality, Przasnysz County, Mazovian Voivodeship, Legal status: State Treasury ownership, perpetual usufruct – Przasnysz County

The largest, fully serviced and investor-ready area is the Przasnysz Economic Zone in Sierakowo near Przasnysz. The zone covers 306 ha. The county government has equipped the area with all necessary technical infrastructure: power grid, gas connection, lighting, telecommunications network, sanitary and stormwater sewerage, water supply, internal and access roads, and pedestrian and bicycle paths. The entire zone is covered by a valid local spatial development plan designated for production, trade, services, and aviation activities.

A unique feature of the Przasnysz zone is its excellent transport accessibility, saving entrepreneurs time and costs. Roads and rail are no longer enough. Here, you can drive directly to the factory for negotiations, but you can also fly in and out using the adjacent airstrip next to the factories. This location significantly increases the efficiency of management and implementation of innovative technologies.

So far, over 40 companies have purchased more than 160 ha of land, with several already having launched production or service activities based on completed private investments.

What We Offer in the Przasnysz Economic Zone

Currently, in the Przasnysz Economic Zone in Sierakowo we offer investment plots located in two areas:

- **Complex 1 – PRZASNYSZ ECONOMIC ZONE – SPECIAL ECONOMIC ZONE:**
38.6976 ha (65 cadastral plots)
- **Complex 2 – PRZASNYSZ ECONOMIC ZONE – outside the SEZ:** 46.5766 ha (49 cadastral plots)

Total: 114 cadastral plots with a total area of 85.2742 ha

LAND USE

(according to the Local Spatial Development Plan)

1) Production / storage / warehouse areas (symbols: P/S/U1 and P/S/U2)

- Primary use: production, storage yards, warehouses (with accompanying facilities and greenery)
- Supplementary use: offices related to the primary function
- Area: 83.4119 ha in total (112 plots) – covering all of Complex 1 and most of Complex 2

2) Commercial services area (with production allowed as a supplementary function)

- Total area: 1.8623 ha (2 plots):
 - 203/20 – 1.2676 ha
 - 203/23 – 0.5947 ha
(within Complex 2)

This layout allows for the location of production plants, logistics and warehouse centers, as well as service facilities supporting zone operations.

INFRASTRUCTURE

- Access to utilities: water, electricity, sewerage, telecommunications
- Access to a road network suitable for heavy transport

NATURE OF THE OFFER

The complex is prepared for:

- production investments
- logistics and warehousing
- long-term business development

The offer is ready for domestic and foreign investors.

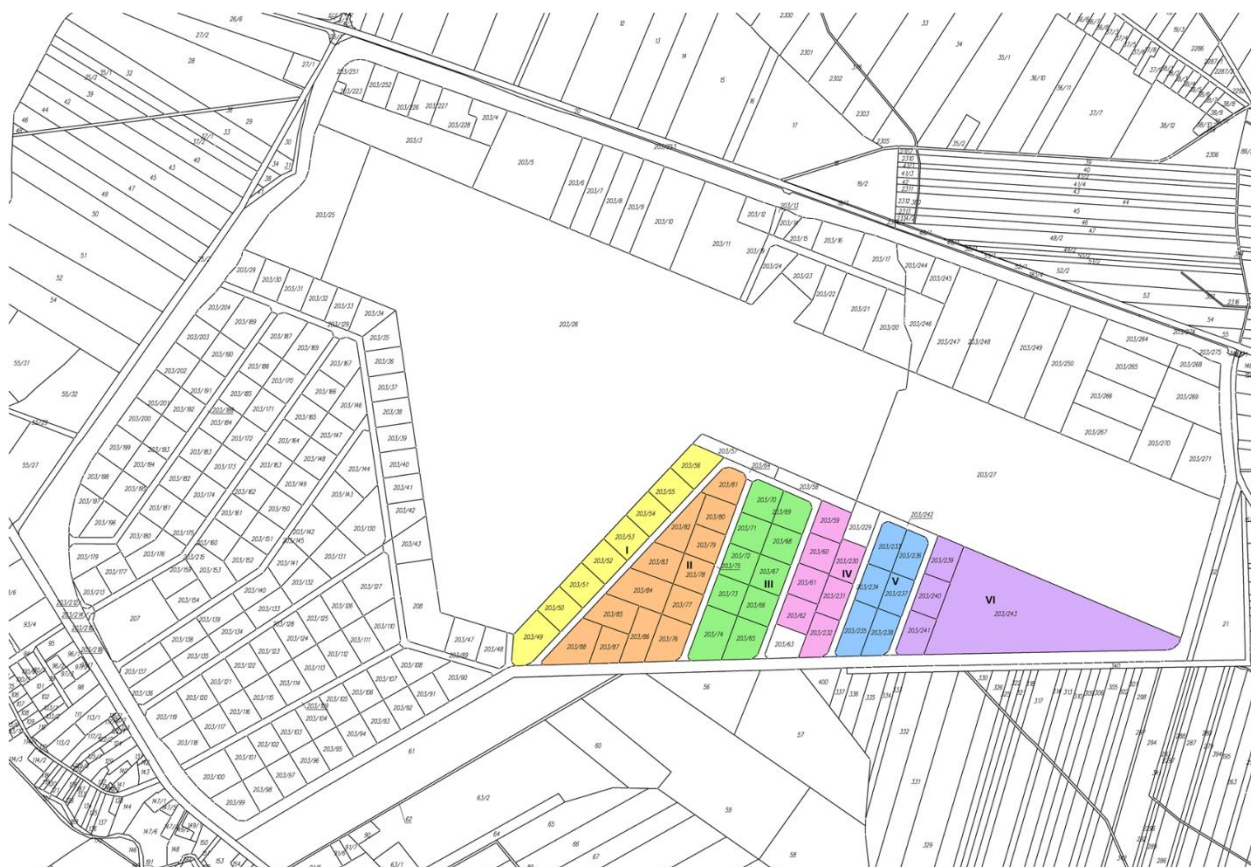
ADDITIONAL ADVANTAGES

- regulated legal status of properties;
- low prices of investment plots;
- fully developed technical infrastructure;

- favorable geographic location – short distance to Warsaw, Olsztyn and Płock;
- steady growth of SMEs as potential subcontractors and customers;
- dynamic growth of production, exports and employment in large industrial and service companies – confirming the long-term stability of business locations in Przasnysz County (KROSS, ABB);
- good transport system (including air transport access);
- Sierakowo plots adjacent to land designated for a grass airstrip and aviation transport facilities;
- modern healthcare facilities in Przasnysz (well-equipped county hospital);
- high standard of educational facilities (secondary, post-secondary and higher education) and training aligned with labor market needs;
- full support from the County Office in Przasnysz in planning and implementing investments, especially in surveying, building permits, recruitment and training of staff, and development of accompanying infrastructure;
- clean, environmentally friendly and scenic areas for recreation;
- recreational facilities (sports halls, swimming pools, ice rink, new sports fields);
- county secondary and vocational schools with foreign language programs and specializations in mechanical engineering, economics, logistics, tourism, gastronomy, trade, etc.;
- cooperation agreement with the Warsaw University of Technology – Poland’s leading technical university – for education, testing and implementation of modern technologies in the Przasnysz Economic Zone in the fields of renewable energy, innovative chemical technologies (e.g. energy storage), and aviation (manned aircraft and unmanned systems);
- possibility of cooperation with the Linguistic and Technical University in Przasnysz.

INVESTMENT OPTIONS

The layout of multiple independent plots allows flexible selection of area (merging plots into larger investment modules depending on investor needs). Example investment complexes:



The investment variants correspond to the colors and divisions on the map and the complexes listed in the property register. Each variant constitutes a coherent spatial area and may be offered as a whole or implemented in stages.

VARIANT 1 – COMPLEX I

- Total area: 4.8716 ha
- Number of plots: 8
- Plot numbers: 203/49–203/55
- Designation: production, storage, warehouses, supporting services
- Character: compact, uniform investment area

Investor profile:

- small and medium-sized manufacturing plants
- local-scale warehouse and logistics centers

VARIANT 2 – COMPLEX II

- Total area: approx. 5.9 ha
- Number of plots: according to the register
- Designation: production / warehouses / storage

- Character: area allowing phased development

Investor profile:

- companies expanding in stages
- firms requiring land reserve for future expansion

VARIANT 3 – COMPLEX III

- Total area: approx. 7.5 ha
- Designation: production and logistics
- Character: medium-sized industrial complex

Investor profile:

- manufacturing plants with logistics facilities
- supply chain operators

VARIANT 4 – COMBINED COMPLEXES (IV–VI)

- Total area: several dozen hectares (depending on configuration)
- Designation: production / warehouses / storage
- Character: large, cohesive industrial area

Investor profile:

- large industrial plants
- logistics and distribution centers

VARIANT 5 – SERVICE AREA

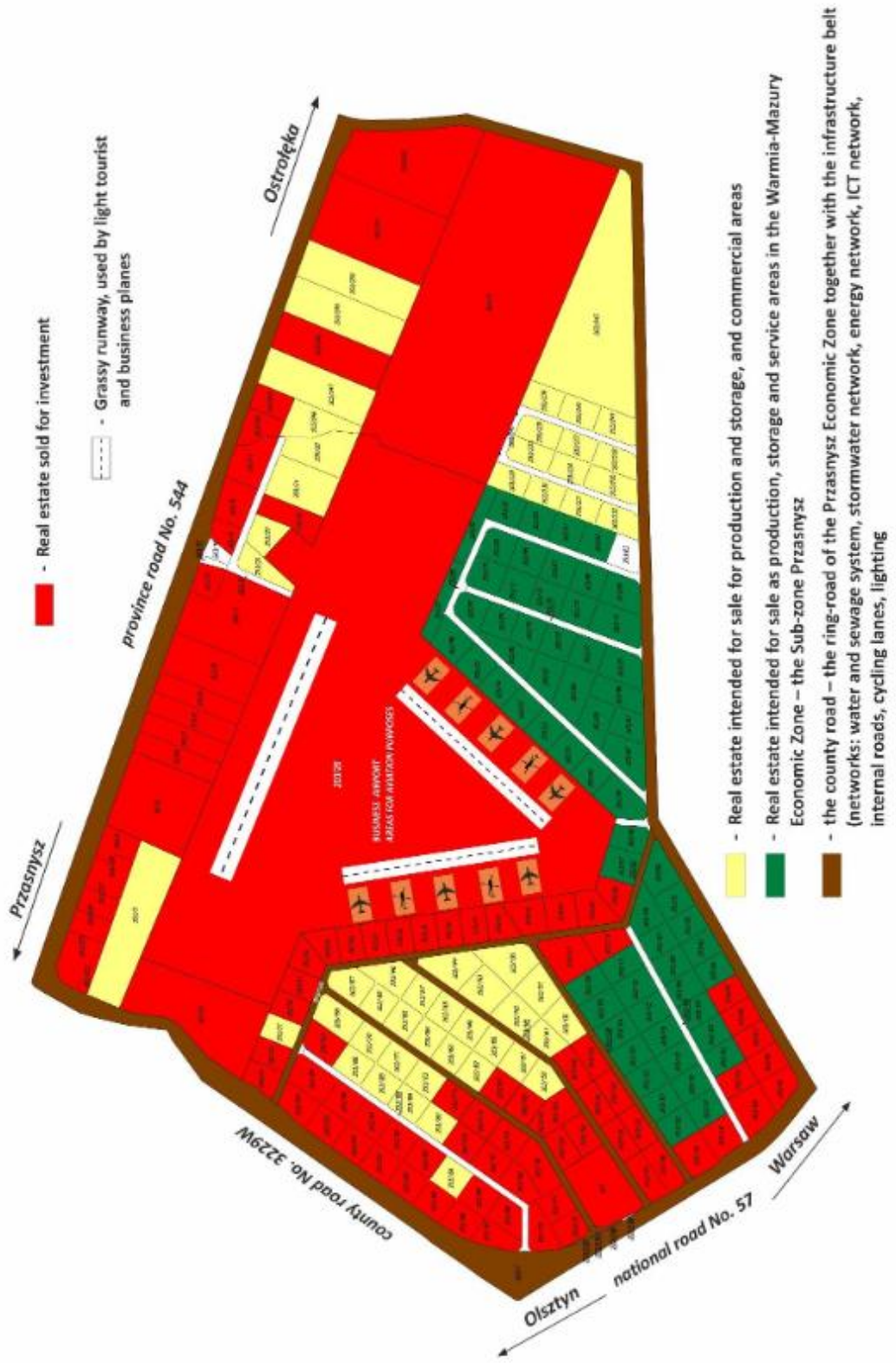
- Total area: 1.8623 ha
- Plots: 203/20, 203/23
- Designation: commercial services (supplementary function: production)

Investor profile:

- services supporting the zone (offices, service centers, B2B trade)

THE PRZASNYSZ ECONOMIC ZONE – THE PARCELLING OD THE LAND

Map legend:



BUSINESS ENVIRONMENT

1. Aviation and Space Research Center of the Warsaw University of Technology

The Warsaw University of Technology purchased 103 ha of land designated for aviation activity (current airstrip). This is linked to the implementation of the Field Experimental and Implementation Testing Site project. The WUT field testing and implementation site in Sierakowo near Przasnysz is an advanced research infrastructure opened in 2022. Its main objective is to develop research in aviation, including unmanned aerial vehicles (UAVs), radar systems, new manufacturing methods (3D printing), and light aviation.

Key information:

- Location and infrastructure: the site includes the Sierakowo airstrip and surrounding plots, forming the WUT Aviation and Space Research Center.
- Laboratories and facilities: 9 specialized laboratories and workshops supporting both manned and unmanned aviation.
- Research activity: testing, prototyping and implementation of innovative solutions, including drones and space technologies.
- Project objective: strengthening R&D potential and integrating academia with the aviation industry.

2. Special Economic Zone – Polish Investment Zone

Since 5 September 2019, the Polish Investment Zone has been in operation. Under the Act of 10 May 2018 on supporting new investments, entrepreneurs may obtain public aid (corporate income tax exemption) across the entire territory of Poland, subject to statutory criteria.

In Przasnysz County, the minimum investment thresholds are:

- PLN 40,000,000 for large enterprises
- PLN 8,000,000 for medium-sized enterprises
- PLN 2,000,000 for small enterprises
- PLN 800,000 for micro-enterprises

The maximum public aid intensity:

- micro and small enterprises – 55% of eligible costs
- medium enterprises – 45%
- large enterprises – 35%

Public aid in Przasnysz County is coordinated by the Warmia and Mazury Special Economic Zone (headquartered in Olsztyn).

3. Offer of the District Labour Office in Przasnysz for Investors

- **Reimbursement of costs for equipping or retrofitting a workplace**
Financial support granted for equipping a workplace and employing a referred unemployed person or an unemployed caregiver of a person with disabilities. Employment must last 15 months.
- **Intervention works**
Subsidies for employers hiring unemployed persons full-time for 3–12 months, covering part of wages and social security contributions (up to the minimum wage). Currently: 6 months with reimbursement + 6 months without.
- **Skills development and upskilling**
The county head may finance training up to 300% of the average salary, provided the employer declares intent to employ the trained person for at least 6 months.
- **Wage subsidies for employing persons aged 50+**
Up to 50% of the minimum wage, under specific age and employment conditions.

5. Foreign-capital companies located in Przasnysz County

The county hosts companies of international, national and local importance (SMEs).

Key international and national companies:

- **KROSS** – European leader in bicycle manufacturing
- **ABB** – European energy equipment group

Main SME sectors:

transport and logistics, construction, trade, services, agri-food processing, mechanics and energy.

This information does not constitute an offer within the meaning of Article 66 of the Polish Civil Code.

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