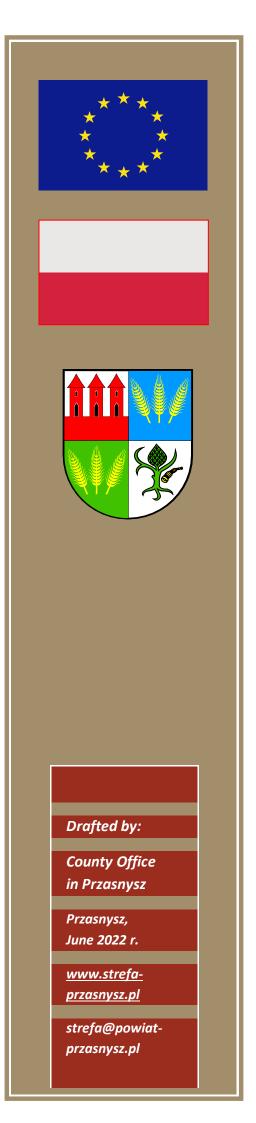


# THE PRZASNYSZ ECONOMIC ZONE CHORZELE AND PRZASNYSZ

INVESTMENT AREAS



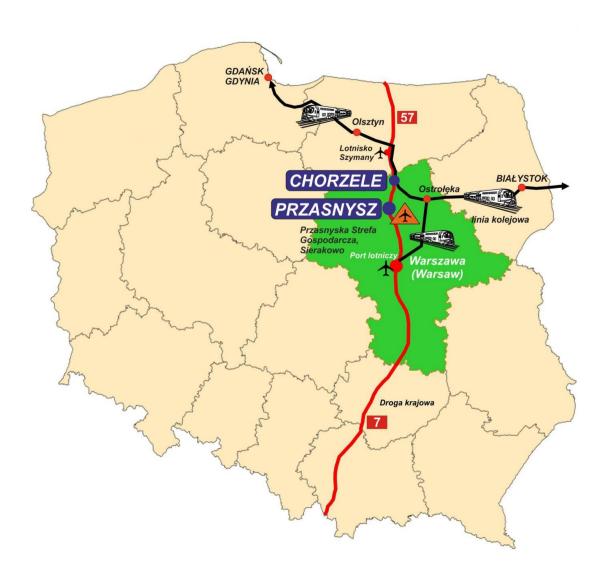


Coat of Arms of the Szczytno county.

Przasnysz County

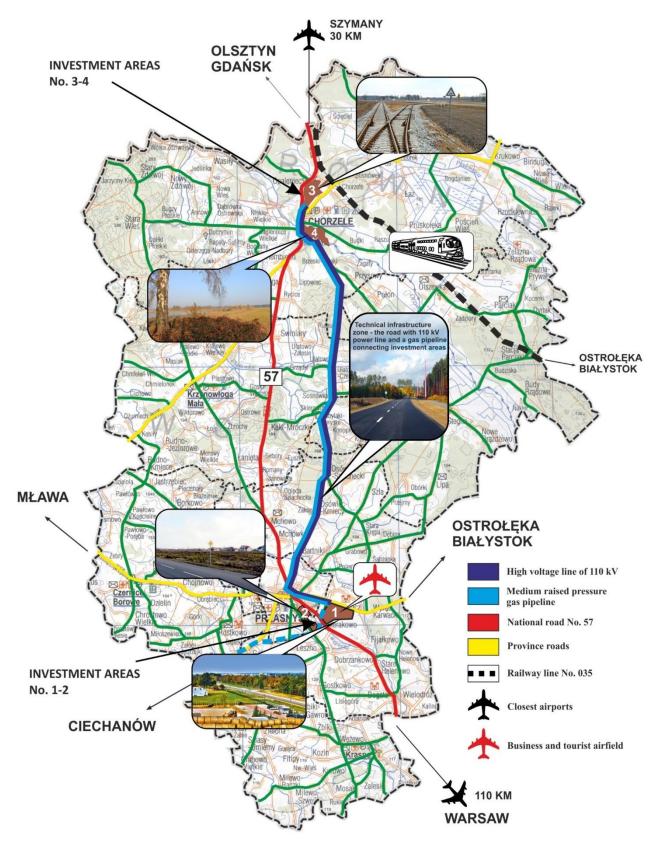
# I. CHARACTERISTICS OF THE COUNTY OF PRZASNYSZ

The Przasnysz county is located in the northern part of the Mazovian Voivodeship. Its area covers 1 219 km², which is about 0,4% of Poland and 3,4% of the Mazovian Voivodeship. In the east it borders with the Ostrołęka county, in the south-east with Maków county, in the south-west by the Ciechanów county, in the west with Mława county, in the north-east with the Nidzica county and in the north with the Szczytno county.



The map. The communication system of investment areas in the Przasnysz county against the background of Poland.

# II. INVESTMENT AREAS OF THE PRZASNYSZ COUNTY.



The map of investment areas of the Przasnysz county.

## The Przasnysz County – invest successfully!

The Przasnysz county prioritizes economic development and competitiveness reflected in creating conditions for investments in our area. This is why we have created in our area groups of investment areas that are completely ready to locate multi-directional business ventures.

#### II. PRZASNYSZ ECONOMIC ZONE – PRZASNYSZ SUBZONE

The area of Przasnysz Economic Zone in Sierakowo near Przasnysz is the largest, fully developed and accessible to investors. The zone covers an area of 306 ha. The county self-government has equipped the area with all the necessary technical infrastructure: electricity network, gas connection, lighting, telecommunications network, sanitary and rainwater sewage system, waterworks, internal and access roads, pedestrian and bicycle routes. The entire area of the Zone is covered by the current spatial development plan for the production activity, services and aviation activities.

The uniqueness of Przasnysz zone also lies in its excellent communication network, which saves time and cost of entrepreneurs. Roads and tracks are not enough. Here, one can come to the factory for negotiations, but one can also arrive and depart from the adjacent airstrip. This location greatly increases the efficiency of management and implementation of innovative technologies.

So far over 40 companies have bought over 160 ha of land, of which a dozen have already started production or service activities based on completed private investments.

## What do we offer in the Przasnysz Economic Zone?

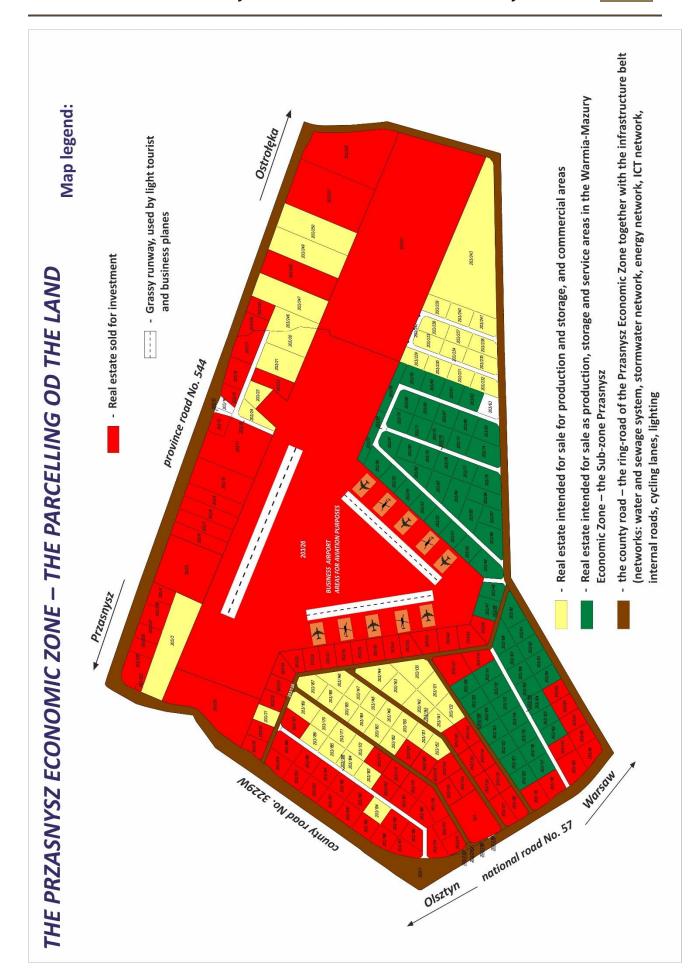
We currently offer investment plots of land located in two areas of the Przasnysz Economic Zone in Sierakowo:

- Special Economic Zone, currently under the management of the Tarnobrzeska Special Economic Zone
   65 plots a total of 38,698 ha;
- other investment area 53 plots a total of 49,713 ha.

In addition, the Warsaw University of Technology recently purchased 103 ha of land for aviation activities (current airstrip). This purchase is related to the implementation of the project devoted to Field Firing Range for experimental and introductory purposes, which is executed by the Warsaw University of Technology. Based on the purchased airstrip, the university authorities have built a laboratory and a workshop facility building, where light aviation and unmanned aerial vehicles (UAV) research are conducted to support, among others, agriculture, forestry, modern material technologies and airspace monitoring.

This project will enable the development of the Przasnysz airstrip – transforming it into a public use airport with a concrete runway and facilities , as well as launching airline pilot trainings and courses in aircraft maintenance. It will also allow for the development of the global industrial and R&D syndicate in the county, which are already cooperating with the Warsaw University of Technology, such as Airbus, Lockheed Martin or General Electric.

In 2014, the zone near Przasnysz became a finalist of the nationwide competition 'The Golden Site'.



# The Przasnysz county also has attractive plots of land designer for the development of services with housing function (0,52 ha) – plots located at Przemysłowa Street;

These plots may be a back-up for investors considering the location of their companies in the Przasnysz Economic Zone.

The economic zone in Sierakowo was built and developed in two stages in order to increase the attractiveness of investment areas located in the Przasnysz Economic Zone and adept the area to the standards of economic zones, as a part of a task 'Improving the technical infrastructure of investment areas in the Przasnysz Economic Zone'.

In the first stage, which was implemented in 2010-2012 the county Road No. 3240W was built as a Ringroad PSG. The following networks are located in the road lane:

- sanitary and rain sewage system,
- water supply system,
- electricity network.

Thanks to the construction of the ring-road, plots located on the investment area gained access to both Voivodeship road No. 544 and national road No. 57. The width of the separated roadway is from about 20,0 m do 50,0 m.

The above-mentioned road enables bidirectional traffic, pedestrian and bicycle traffic as well as public administration communication. It has a roadway with a total length of 7+279 made of bituminous mass with a width of 7.0 m and a dendritic pattern, a pavement with a width of 2.0 m and a bicycle path of 2.5 m (length 2200 m) from the side of viviodeship road No. 544. On the remaining section, a 7.0 m wide roadway with drainage ditches on both sides was built.

Rainwater from the road surface, pavements, bus lay-bys is drained through street inlets to the water drainage system made of PCV pipes with a diameter in the range of 300 - 1000 mm and partly is drained on the surface to open ditches located along the street. For the purpose of rainwater run-off, a retention tank was built with the dimensions of 34.5 x 58.0 m on plot 203/63.

An external water supply network with a diameter of PVC DN 160 and 110 with a total length of 7382 m forms a ring, thank to which a similar pressure was maintained at every point of the water supply network. The water supply system has been equipped with stop valves and fire hydrants. Water collection by investors take place via water supply connections. (Przasnysz municipality is the owner of the network).

Sewage is discharged from the Przasnysz Economic Zone through a sanitary sewage system consisting of gravity sewer (total length of 4263 m, diameter from 160 to 315 mm) and delivery sewage system (total length 3061.5 m, diameter from 90 to 160 mm) and 5 sets of sewage pumping stations. The network was additionally equipped with collecting wells in the amount of of 72 pieces and a channel with a diameter of 160 in the amount of 57 pieces to make it possible for future investors to connect to the sanitary sewage system. Liquid waste goes to a nearby sewage treatment plant, which is owned by MZGKiM Sp. z o.o. in Przasnysz (Przasnysz municipality is the owner of the network).

For the purpose of supplying electricity to the investment area of the Przasnysz Economic Zone, a receiving installation was created, which includes a 15kV two-section power switch-yard and MV 15kV ground cable lines led out from it, located on the outskirts of the zone; seven small-sized transformer stations located on the outskirts of the zone and equipped with a 4-pole SN-15kV switchgear; cable and measuring connectors with measuring systems.

Electronic communication is enabled by a built-in teleinformatic network that provides broadband

Internet access and fast data transmission. The routing of the ICT network is parallel to the route of the road and runs along the ring delimited by the road. The total length of the ICT network is approximately 2779 m.

In 2015 and 2017, an increased medium pressure gas network up to 1.0 MPa PE dn 250 in km 2+970 – 5+082 was laid in the ring-road right-of-way.

The county road No. 3240W along its entire length has vertical and horizontal marking (painted road axis) and street lighting (198 street posts).

# The second stage was devoted to the construction of internal roads in the economic zone and was completed in 2016.

Internal roads were made of bituminous mass with a road width on straight sections -6.0 m and radii rounding the road inlet and intersections -R=12.0 m and R=15.0 m with the following lengths:

- the county road No. 3241 1304.0 running metre
- the county road No. 3244 910.0 running metre
- the county road No. 3245 850,0 running metre
- the county road No. 3246 705,0 running metre

Along with the road construction, a one-sided pavement made of 2.0 m wide cobblestones was constructed adjacent to the road.

As in the case of a county road No. 3240W, internal roads have been equipped with full technical infrastructure needed to support investment plots.

Right-of-ways of individual roads include:

- water supply network with PE-HD pipes with a diameter of 110 mm with branches for fire hydrants, including connection to the main water supply network located around the zone,
- sanitary sewage system made of PCV pipes with a diameter of 200 mm and connections to individual plots with a diameter of 160 mm. Sanitary sewage is discharged into the pressure network and pumping stations located in the right-of-way of the road No. 3240W,
- the rainwater sewage system together with the sewers are made of PCV pipes with a diameter of 160 to 500 mm and PE-HD with a diameter of 250. The network is equipped with inspection chambers. Rainwater from the above internal roads flows into the existing sewage system located in the infrastructure belt of the county road No. 3240W and further to the existing sedimentation tank and drainage ditches,
- built street lighting is supplied from existing control cabinets. To build the lighting, there were used 9.0 m high steel poles with 1.0 m long booms fitted with 100W fixtures in the amount of 128 pieces.
- when it comes to the telecommunications industry, the sewage system was made of PCV pipes with a diameter of 110/3 and Sk-2 cable wells. The network runs along each of the internal roads.

#### III.THE PRZASNYSZ ECONOMIC ZONE – THE CHORZELE SUBZONE

The Przasnysz County also offers attractive areas located in the sub-zone of the Przasnysz Economic Zone in Chorzele where Kronospan has already bought 94 ha (declared investments for PLN 2 billion).

#### The county offers 2 investment areas:

- 11 plots of land of 35,34 ha located in the PSG Sub-zone and its surroundings,
- 12 plots of land of 12,53 ha located by the city of Chorzele ring-road under construction.

In 2016, the economic zone in Chorzele was the laureate of the nationwide competition 'The Golden Sites'.

The count has also 22,34 ha at its disposal in Chorzele, intended for the planned retention and recreation reservoir.

As a part of utilities in the Przasnysz Economic Zone - Chorzele Sub-zone, the construction of internal roads with full technical infrastructure is planned: namely, the construction of storm water drainage, water supply network, teletechnical sewage system, gas network, transformer stations, street lighting and PSG Chorzele siding. The PCH 1 area will gain access to a trunk road No. 57 (two exits) and a voivodship road No. 614(two exits), thus connecting these two important roads bypassing the town of Chorzele(as a consequence the heavy traffic created by rolling stock passing through the town will be relieved).

The implementation of the above task was planned for 2015-2019 and was supposed to be carried out in three stages.

The I stage of construction was completed in 2015 and included the construction of an internal road as a roadway with a bitumous surface of 7.0 m, two-way and one-sided cross-fall with a total length of 4372 running metre. The road on the inner side of the ring-road has a 2.0 m wide pavement made of cobblestones and one-sided cross-fall over a length of about 1550 m.On the remaining section, along the constructed road, on the outer side of the road, the is a cycle lane and a footpath with cobblestone surface, one-sided cross-fall towards the road, with a width of 4.5 m. In addition, parking spaces were designed in the rest area with bituminous surface and a total area of about 6.5 thousand m<sup>2</sup>.

Rainwater from the road surface, a cycle lane and a footpath is discharged through a storm water drainage system consisting of gravity sewage system and pumping gutter system into two tight retention tanks with a total volume of 4300 m³. The construction of gravity storm water drainage includes sewage systems with pipes from 180 to 1400 mm in diameter with a total length of approximately 2.7 thousand running metres, the assembly of inspection and connection chambers with diameters from 1000 to 3000 mm, inlet chambers fi 600 with pavement side manholes together with sewers as well as the reconstruction of drainage ditches, which will also act as drainage ditches of constructed roads.

As a part of the above-mentioned project, a ring water supply system was created of PE HD 100 pipes with a diameter of 160, located around the zone and a total length of over 3100 running metres. There are 24 above-ground DN 80 fire hydrants with branches from HD 100 pipes, located on the water supply network. The existing water supply network fi 160 will be the place of supply, in accordance with the conditions issued by the Department of Public Utilities and Housing in Chorzele.

The sanitary sewage system built in the PCH zone consists of a gravitational sanitary channel with a diameter of 315 and a length of 45 running metres with chambers fi 1000 in the number of 22 pieces. Similarly to the water supply system, the collection point will be the municipal sanitary sewage system managed by the Department of Public Utilities and Housing in Chorzele. Connection to the above-

mentioned network will be made on the terms issued by the the Department of Public Utilities and Housing in Chorzele .

The electrical industry proceeded with the construction of 15kv line, two transformer stations, street lighting and power supply for pumping stations located in the Przasnysz Economic Zone - Chorzele Subzone. Lighting will be supplied from lighting cabinets located at transfer stations. Street lighting was designed using 100 light fittings on 9m galvanized steel poles with 1.5 m booms in the amount of 63 pieces. Power supply to the pumping station will be taken from the cable and measuring connector located at the transformer stations, which are designed as transformer container stations with a capacity of 630 kV.

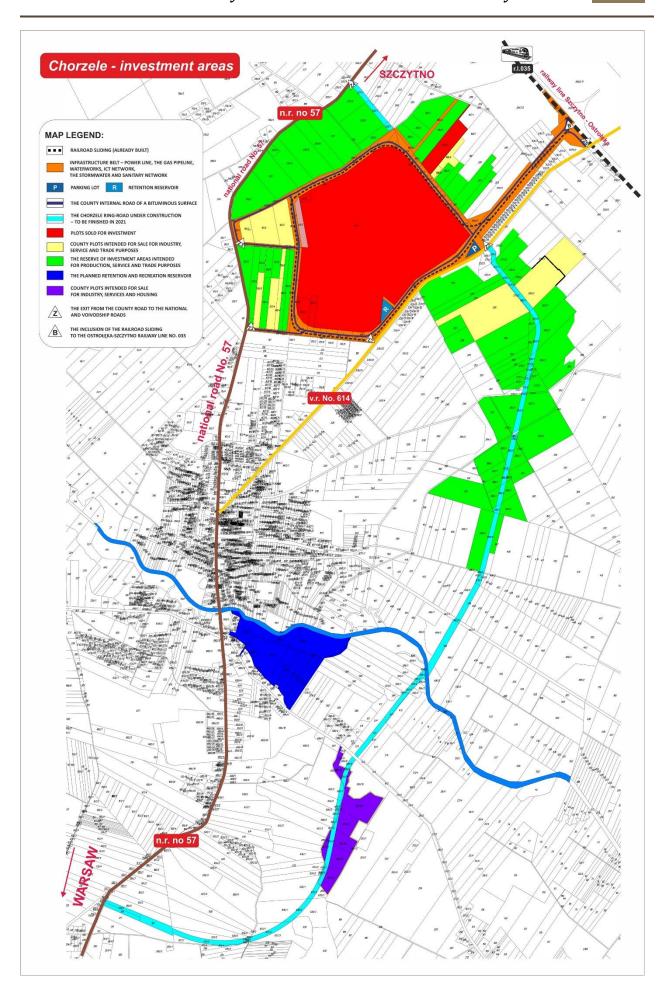
In the PCH zone, a telecommunications network around the ring-road has been laid in the form of a ring. The network includes: teletechnical sewer with two holes 2696 long, SK 2 cable chambers - 63 pieces, xzTKMpw copper cables in total length of 2277 running metres and 24J fiber optic cable (2622 running metres) as well as telecommunication accessories.

Using the location of the Przasnysz Economic Zone - Chorzele Sub-zone 1, the proximity of the railway line No. 35 Szczytno - Ostrołęka at the height of the Chorzele station, a railway siding connecting the economic zone with the railway network was designed and built to increase the attractiveness of the zone. The construction consisted of making one main track of siding with a length of 3774 running metres and two additional tracks on the even side with a length of 650 running metres as well as three rail-road switches. Only freight trains were supposed to use the railway siding running through the zone.

STAGE II - construction will be completed by the third quarter of 2019 and concerns the construction of a road with technical infrastructure on a 742 running metres section, physically connecting the PSG PCH zone with the railway network. Works for the road industry included the construction of a 535 m section of road with a bituminous surface and a width of 7.0 m with 1.5 m shoulders, unpaved roads with a 5.0 m wide gravel surface, and a pathway and a cycle lane 4.5 m wide, made from cobblestones 4.5, rest areas with the surface from cobblestones. The above section of the road will be illuminated by using 100W light fittings mounted on 29 columns with 1.5 m booms. Lighting has been supplied from lighting cabinets located at transformer stations.

In April 2019, the construction of the missing section of the 1.03 km long railway track was completed, at the same time ending construction works devoted to the railway industry in the project entitled "Utilities of the Przasnysz Economic Zone - Chorzele Sub-zone 1" construction works from the railway industry.

The stage III of construction will be implemented in the near future.





Utility infrastructure in Chorzele.

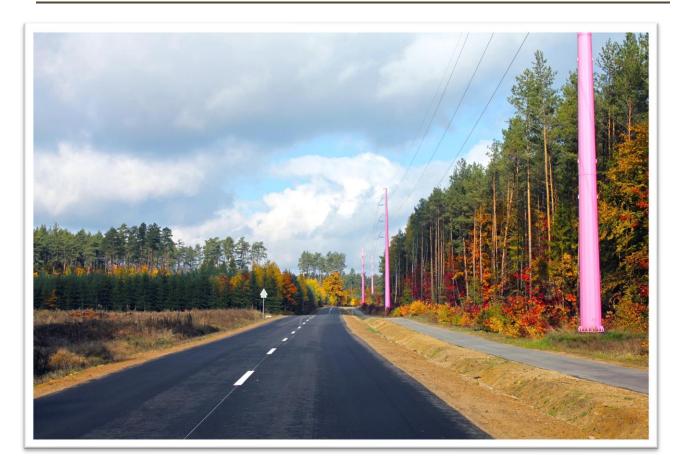
The town of Przasnysz i Chorzele are connected by a road and infrastructure belt, which connect both sub-zones of the Przasnysz Economic Zones.

This belt includes county roads No. 3213W linking Przasnysz - Kobylaki - Brzeski Kołaki and No. 3234W Stara Wieś - Chorzele - Krasnosielc (on the section Chorzele - Brzeski).

The county road No. 3213W currently has a bituminous roadway with a width of 6.0 m for a cross-section and 7.0 m for a street section. In the right-of-way at km 1 + 325 - 24 + 365 an overhead high voltage 110kV power network was located connecting the transformer stations located in Chorzele and Przasnysz. The high-voltage power-line also serves as energy security for the northern part of the Mazovian voivodship and the Przasnysz county. As a part of the modernization of the above road (a road lane was purchased and expanded to 22.0 m), there was built on the right side a cycling lane independent of the road, made of bituminous mass, 2.0 m wide at km 2 + 654 - 24 + 361. On the urban section (at 0 + 032 - 2 + 654 km), the cycling lane is connected with the pavement to form a 3.0 m wide walking and cycling route made of cobblestones. In 2015, along the road at km 3 + 894 - 24 + 357, an increased medium pressure gas network up to 1.0 Mpa PE dn 250 was laid, providing economic zones in Przasnysz and Chorzelach with access to gas

The county road No. 3234W on the section Brzeski - Chorzele has a surface made of bituminous mass, including a 6.0 m wide roadway and double-sided 2.0 m wide cycling lanes separated from the road by the line road marking. In the town, the cycling lanes are connected with footpaths to form a 2.5 m wide pedestrian - cycle path on the right. In the road lane of the aforementioned road, similarly to the county road No. 3213W, an overhead HV 110kV power network was located on the left and in 2015 a increased medium pressure gas network was laid up to 1.0 MPa PE dn 250 at km 12 + 346 - 14 359.

The above roads have a horizontal marking along their entire length - a painted road axis (for road No. 3234W renewed in 2018) and street lighting installed in built-up areas and hazardous places.



The Royal Route - infrastructure belt connecting both zones.

The area of the road and infrastructure belt remains the property of the Przasnysz county

#### IV. BUSINESS ENVIRONMENT

#### 1. Special Economic Zone – Polish Investment Zone.

An important element of stimulating economic activity is the Polish Investment Zone operating since September 5, 2019. Thanks to the Act of 10 May 2018 on supporting new investments, entrepreneurs can benefit from public aid offered by special economic zones throughout Poland (previously it was only possible on real estate within the zone's borders). Provisions regarding investment support stipulate that projects may receive support in the form of public aid (exempting an entrepreneur from income tax) after fulfilling the criteria specified by law.

In the Przasnysz county, quantitative criteria regarding the amount of required investment expenditures are amounting to: PLN 40,000,000 for a large enterprise, PLN 8,000,000 for a medium enterprise, PLN 2,000,000 for a small enterprise and PLN 800,000 for a micro enterprise. Entrepreneurs may take advantage of public aid in this field in the form of tax exemptions (micro and small enterprises - 55% of the value of eligible expenses, medium - 45%, large - 35%).

Pursuant to the Act, public aid in the Przasnysz county is coordinated by the Warmia-Mazury Special Economic Zone with its seat in Olsztyn.

#### 2. The offer of the county job centre in Przasnysz address to the investor.

#### The refund of costs of furnishing or equipping the workplace.

This is financial assistance in the amount of PLN 24,000 gross in connection with the equipping or retrofitting each new workplace and employing one unemployed person sent by the job centre for a period of at least 25 months. To equip the workplace fixed assets, devices and machinery can be purchased among others.

#### Intervention works.

It is a form of assistance for the employer consisting of co-financing remuneration in the form of refunds in the amount of PLN 825 + ZUS (Social Insurance Office) contribution deducted from this remuneration, for the duration of intervention works (the first 6 months of employing the unemployed sent by the job centre). The employer is obliged to employ an unemployed person after the end of intervention works for a period of at least 4 months. The total period of employment of the sent unemployed person is 10 months.

## The training of the unemployed at the employer's request.

The employer may submit to the job centre an application for training in the given field. He should employ the unemployed after completing the training for a period of at least 3 months.

# > An Internship.

An internship is a period of acquiring practical skills by performing tasks in the workplace without establishing an employment relationship with the employer. The internship is organized for a period of 6 months after which the employer is obliged to employ the referred unemployed for a period of at least 3 months. During the internship, the office pays the scholarship to the trainee and covers social security costs.

# ➤ Internship voucher (for persons up to 30 years old).

As part of the internship voucher, the unemployed takes an internship for a period of six months. After this period, the employer is obliged to employ a person for the next 7 months. During the internship, the job centre pays the scholarship to the trainee and covers social security costs. An employer who employs the unemployed for a declared period of six months may receive a bonus of PLN 1,500

#### Employment voucher (for persons up to 30 years old).

Under the employment voucher, the unemployed should be employed for at least 19 months. The employer receives reimbursement of the costs of remuneration and social security contributions for the unemployed person in the amount of the unemployment benefit (about PLN 830) for the first 12 months of employment.

# Co-financing of remuneration for employing an unemployed person over 50 years of age.

The employer may receive a grant of up to 50% of the minimum wage per month for the period of:

- 12 months in the case of employing the unemployed aged 50-60,
- o 24 months for the employment of unemployed persons over 60 years of age.

The employer is obliged to continue employing the unemployed person after the expiry of the period of entitlement to co-financing remuneration, respectively for a period of 7 months in the case referred to in item a) and 13 months in the case referred to in item b.

#### 3. Additional benefits:

- regulated legal status of real estate;
- low prices of investment plots;
- ready utilities;
- railway siding in the Przasnysz Economic Zone w Chorzele;
- good geographical location short distance from Warsaw, Olsztyn, Płock;
- the availability of highly qualified workforce with unused development potential;
- the steady increase in the number of small and medium enterprises as potential cooperators and recipients of good and services;
- The dynamic increase in production and export as well as employment in large industrial and service companies - facts confirming the durability of their business location in the Przasnysz county(KROSS, BELL, ABB);
- good communication system (including the possibility of air communication);
- the areas in Sierakowo are adjacent to the area for a grass airstrip and air transport facilities and equipment;
- a modern health care base located in Przasnysz (well-equipped county hospital);
- the high standard of the education base (secondary, post-secondary and higher) and the possibility of education in accordance with the needs of economy;
- the full support of the county office in Przasnysz in the scope of investment planning and implementation, in particular in the scope of geodetic works, activities related to obtaining building permits, cooperation in recruitment and training of employees as well as the development of accompanying infrastructure;
- Ecologically clean, picturesque areas as a place to relax;
- recreational facilities (e.g. new sports halls, swimming pool,

#### 4. Human resources and social infrastructure.

- a) labour force reserve in the Przasnysz county 2,000 people;
- b) labour force reserve in neighbouring counties 18,000 people;
- c) studies conducted in the communes of the Przasnysz county lead to the conclusion that the actual number of people unemployed is about 5,000 higher persons (so-called hidden unemployment). According to information obtained in six neighbouring counties, labour force reserves related to the so-called hidden unemployment can be estimated at around 25,000 people. These people are eager to work in a company that provides permanent work. Total labour force reserve in the Przasnysz county and neighbouring counties amounts to around 50,000 people
- d) county secondary and vocational schools with a foreign language program and major specializations in the field of mechanical engineering, economics, logistics, tourism, gastronomy, trade, etc.;
- e) a signed contract with the Warsaw University of Technology a leading technical university in Poland in the field of education of pupils and students as well as testing and implementation of modern renewable energy technologies in the Przasnysz Economic Zone, innovative chemical technologies including energy storage and aviation (air planes and unmanned robots);

- f) the possibility of cooperation with the Linguistic and Technical University in Przasnysz);
- g) Masovian Winter Sports Centre in Chorzele (swimming pool) as a base for active recreation;
- h) modern primary schools, kindergartens, junior high schools, general, technical and vocational secondary schools (with English and other foreign languages), district court, police station, sports grounds (tennis courts, sports fields and halls, skate park, horse riding, regional museum).

#### 5. Taxes.

On the basis of Resolution No. 222 / XXV / 12 of the Town Council in Chorzele of November 30, 2012 on exemption from property tax for entrepreneurs creating new investments and new jobs in the Chorzele municipality under de minimis aid - entrepreneurs in the Przasnysz Economic Zone Chorzele area are tax exempt for the period of:

- 1) 1 tax year if at least 3 new jobs have been created;
- 2) 2 tax years if at least 10 new jobs are created.

#### 6. Companies with the foreign capital located in the Przasnysz county.

There are enterprises of international, national and local importance (SME) in the county.

Companies of international and national importance include:

KROSS - European leader in bicycle production

ABB - a European group in the energy equipment industry

#### Main industries represented by SMEs:

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

The average monthly salary in the county is approximately PLN 4640 gross (USD 1130) - 84% in relation to the national average.

This information about the investment areas of the Przasnysz county is not an offer within the meaning of art. 66 of the Civil Code (Journal of Laws of 2014, item 121).