

BRONOWICE

THE RIGHT MOVE FOR YOUR BUSINESS

3.0588 ha of investment land
in the heart of an upcoming commercial district
Kraków, Poland





Poland

Population: 35.5 mln
Unemployment rate: 7.1%
GDP % Change YoY: 4.2
Currency: Polski złoty PLN

Source: Central Statistical Office of Poland, Q1 2017

1st in Europe by FDI projects in shared services centres
2nd in Europe by FDI job creation

Source: EY's Attractiveness Survey 2017

Prime retail yield: +5.25%
Prime office yield: +5.35%

Source: EBRD, Q1 2017

Kraków

Population: 765,300
Unemployment rate: 3.2%

Source: Central Statistical Office of Poland, June 2017

Kraków – retail market

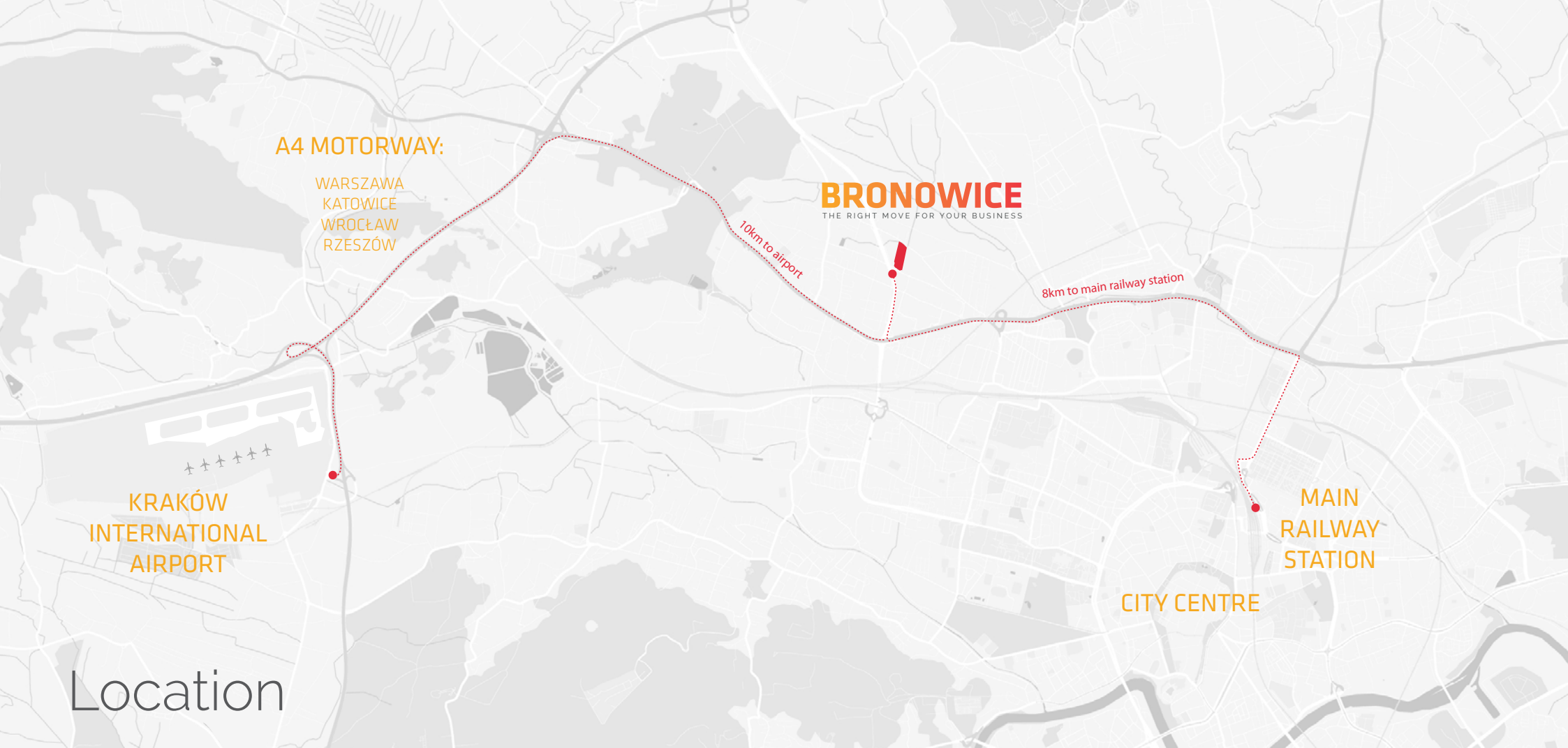
Key sight-seeing destination of the country
8 million visitors each year
Vacancy rate: 2.6%
Prime retail units rent monthly: EUR45 / m2
Retail density: 547 m2 / 1000 inhabitants

Source: Central Statistical Office of Poland, June 2017

Kraków – office hub

Current office stock: 942,900m2
Office stock under construction: 326,700m2
Vacancy rate: 6.8%
Prime headline rent monthly: 14 EUR / m2

Source: CBRE, Q1 2017



Location

The investment land on offer is situated in the north-west of Kraków, the latest commercial district on the city map; Bronowice.

The real estate benefits from direct access to a multilevel intersection of national and international motorways and artery roads.

Direct access to:

- the City Orbital Road
- A4 motorway in direction of Warsaw, Berlin, Lviv & Vienna
- Kraków international airport
- Kraków city centre

Current access to public transport lies within a 5 mins walk.

The land will soon border the new public transport infrastructure investment of the city; Tram and Bus terminal as well as Park & Ride facilities.

Surrounding Area

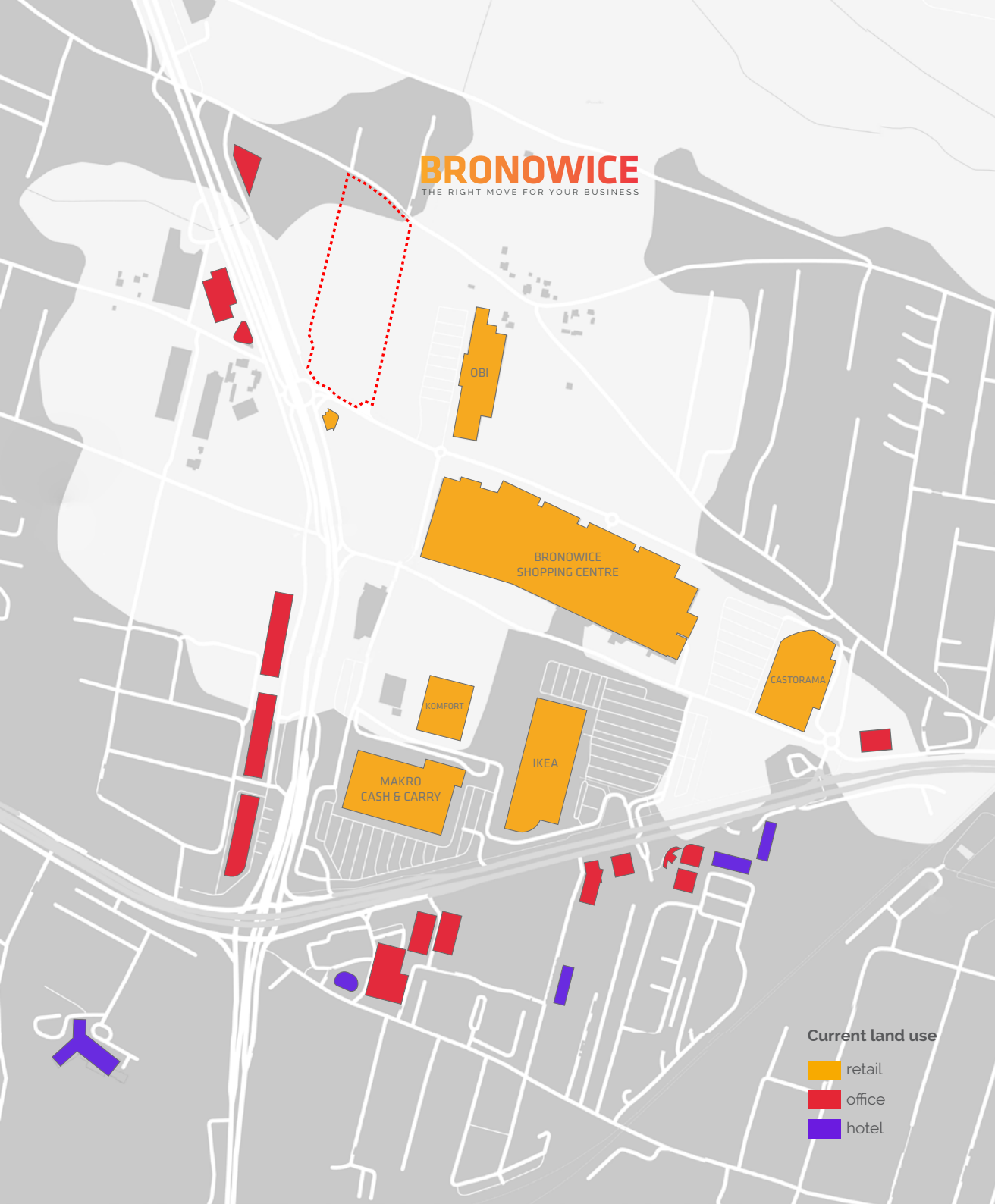
Under the current city planning documentation the surrounding area is classified for commercial use including large scale retail.

A master plan for the area is currently being finalised and the area is referred to as 'Bronowice – centre for commercial concentration'.

In close proximity to the investment land:

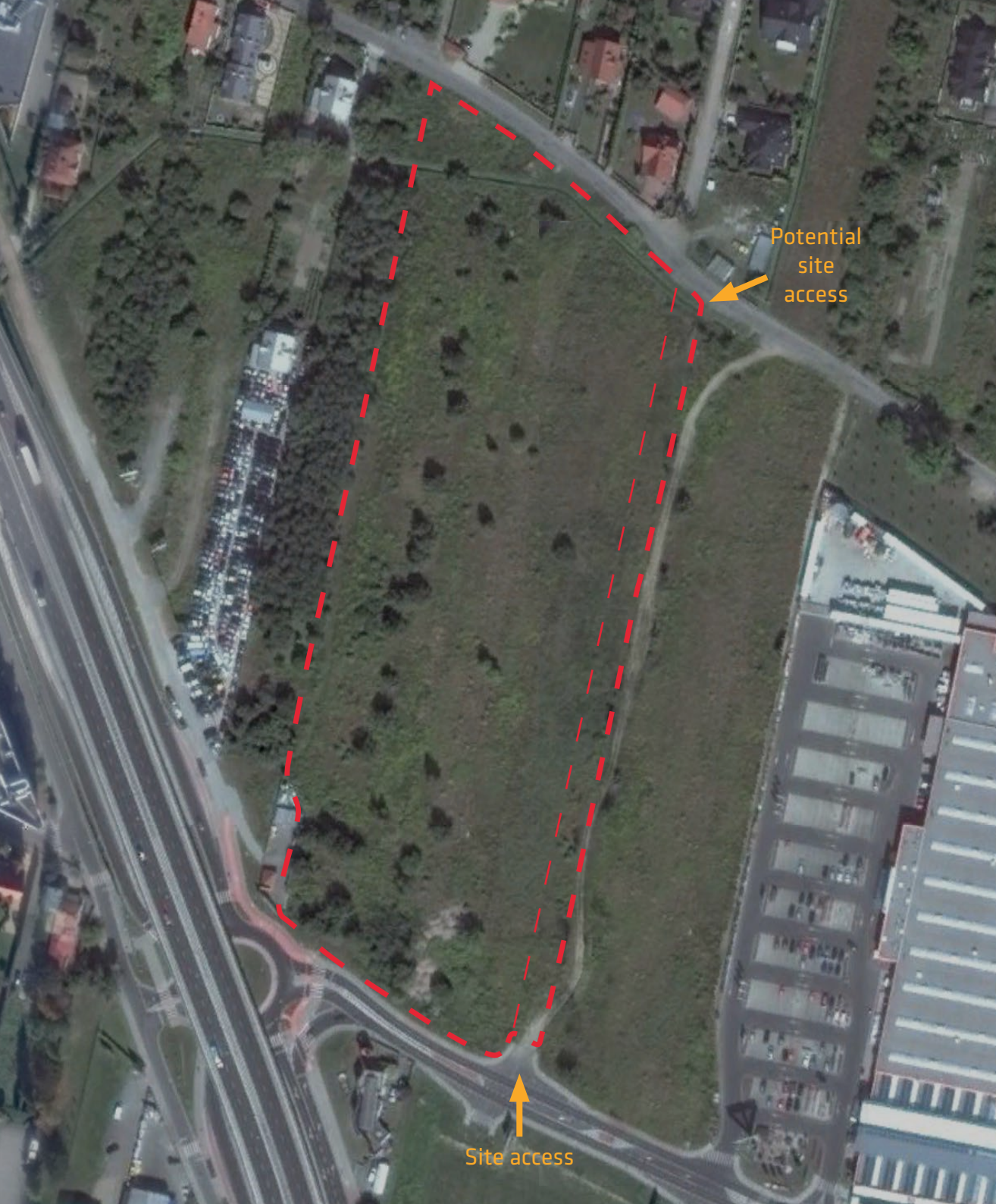
- **Bronowice Shopping Centre;** a modern retail complex featuring 91 shops, 16 restaurants, bank branches, fitness club
- large-scale retailers; **IKEA, Macro Cash & Carry, Castorama, OBI**
- **Class A office buildings**
- **Residential**
- **Hotels**

A clear interest in establishing businesses and HQs in the area is visible from the national and international firms as well as retail brands that are locating themselves in the vicinity.



Current land use

- retail
- office
- hotel



Investment land

- 3,0588 ha
- level terrain
- access to public road to the south of the site
- alternative public road access possible to the north of the site
- full utility services available
- direct connection with the biggest road communication channel in the south of Poland
- direct access to international transfer routes
- excellent visibility from an elevated artery road leaving the city towards the north
- site to soon border major public transport infrastructure investment by the Municipality of Kraków

Potential land use

Example I – large retail

The site currently possesses:

- building permissions
- environmental decision for a large retail building

Current building permission covers:

- a commercial pavilion with car parking facility for passenger vehicles as well as technical and transport infrastructure
- a building with an area of 4,652m²
- sales area of 4,000m²
- car parking for approximately 332 parking spaces
- advertising banner for up to 18m close to the site entrance

There is also the possibility to expand the retail area to 8,000m².

A direct public transport connection to the city centre will soon be available adjacent to the site. This forms part of the tram and bus Investment by the Municipality of Kraków.

Current investment progress:

- government financing has been secured
- appointment of a contract engineer
- contract for the development of construction documentation issued

A public procurement contract for the performance of construction works will be announced in 2017. A Tram Terminal, Bus Terminal and Park & Ride due to be operational by 2023.



Potential location of the retail pavilion

Potential land use

Example II - office facilities

The opportunity exists to change the existing planning consent from a large commercial function into commercial and office use.

Potential use of the land according to a feasibility study:

- 4 office buildings
- total footprint area of 8,411m²
- total building mass of 44,353m²
- net office space of 40,525m²
- green area 13,938m²
- surface of roads and car parks 7,391m²

A total of 285 parking spaces would be permitted.

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Potential location of the commercial structures



The investment land in this presentation is offered by Skalski.

Skalski is a construction company with more than 30 years of experience in the market for commercial, office and retail buildings in Poland.

The investment land is offered on the basis of either; sale only or with the opportunity of partnering with Skalski to construct the desired commercial or retail space.

The Skalski representative indicated on this page will be happy to answer all queries relating to the site.

Price per m2 – 1 450 PLN

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