

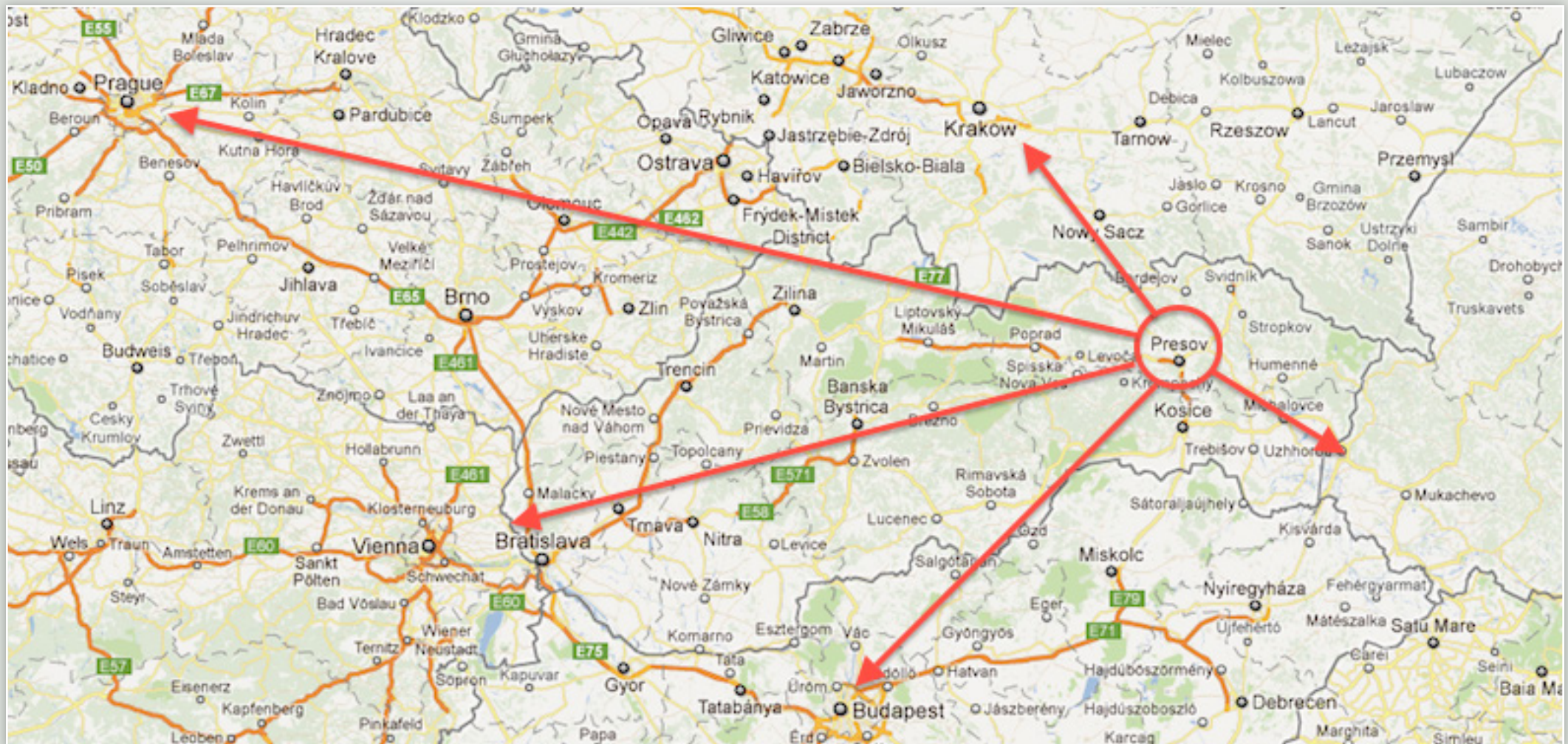


Logistic Center - Licartovce

overview

Location

- Logistic center – Licartovce is situated in the eastern part of Slovakia member of EU
- On the highway between Kosice (the 2nd biggest city of Slovakia) and Presov (the 3rd largest city of Slovakia)
- Less than 50 km to the Hungarian border
- About 100 km to Ukraina border
- About 100 km to Polish border



Basic information in numbers



Land	17 000 m ²
Usable area for warehouse (production)	4 800 m ²
Usable area for offices	1 000 m ²

4800 m² of production area is divided into 4 newly built halls that are mutually interconnected by passages and covered by saddle roof. Through those passages there is also possibility of driving for big trucks.

6 m vertical clearance in all halls.



1st Hall	2nd Hall	3rd Hall	4th Hall
1269 m ² (80m x 15m)	1269 m ² (80m x 15m)	1269 m ² (80m x 15m)	1000 m ² (80m x 12m)



Basic information - characteristics

Low fuel costs – self fumigation: wood chips, herbage etc., (originally with premises have been also purchased steam- boiler plant for 170.000 EUR). Own transformer. Existing water supply line = own water well + tapped to commune waterpipe.



At hand there is loading ramp, possibility of re-building up an air-conditioning (remaining there fully new atmospheric appliances). In every hall there is cast – concrete flooring (so-called steel wool concrete of 30 cm depth) = proper place for shouldering of heavy appliances: 4t/m²

Buildings are constructed from bricks supported by concrete pillars; also made building insulation; plastic and face windows.

Thermal isolation and in every hall there is dragged manifolds.

Basic information - characteristics

Perfect logistic solutions: Ličartovce are situated approximately in the middle of Prešov and Košice – 50 m from premises to main road of 1st class; and 2 km from premises there is highway approach road.

Distance from international railway is 6 km; an international airport in Košice is situated about 30 km from the area

Possibility of direct connection / line-up straightly from highway approach road to hall.

Immediately available or finalization according to clients` needs

In case of interest for food storages it will be useful to solve building purpose on municipal authority + safety precautions – possible cooperation and help: excellent relationships with municipal board

Great comparative advantage: in the given region there is skilled labour force – wages are approx. 550 EUR/monthly



Visualization



Visualization



Additional Information - Presov

- 3. biggest town in Slovakia
- centre of Prešov region – the biggest region in Slovakia
- high-quality technic and traffic infrastructure
- large and high-quality human potential
- greatest rate of unemployment among other regions: 20,8%
- prosperous space for business development and industry – long-term industrial tradition and scientific research
- segment / branch structure of business environment is markedly diversified
- most significant branches: engineering, electrical and clothing industry. There is also wood-processing, food-processing and traditional graphic-arts industry

Advantages

- Favourable position within Europe and Slovakia
- Sufficiency of qualified and skilled labour force
- Favourable costs on labour force
- Qualified educational standard
- Very qualified business environment – related to universities and scientific research
- Advantageous government and local support of investments
- Investors` assistance – foreign as well as domestic one from town` side
- Quality and price of local suppliers

- Spurt growth of economy and ability to purchase by population
- Rating of Prešov is Aa2 with steady perspective

Foreign capital

- For the present there is still small participation of foreign capital, approximately just 15%
- Relatively good is export orientation of local enterprises (46%), in which the orientation binds over on eastern Europe

Additional Information - Kosice

2nd largest city with 234 000 residents lies in the eastern part of Slovakia with an area of 242.90 square kilometres - situated on the Hornád River in the Košice Basin

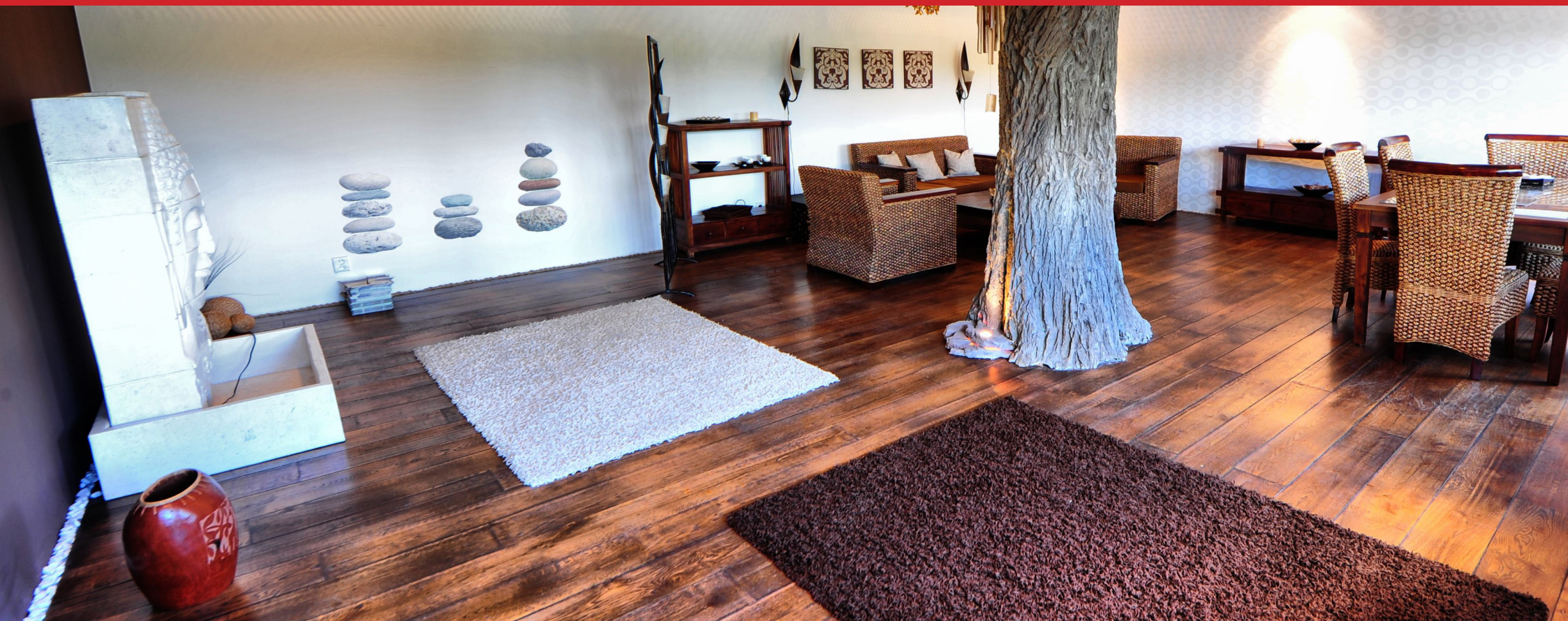
- Košice is also the rail hub of eastern Slovakia and there is a broad gauge track from Ukraine
- there is also an international airport, located south of the city - regular direct flights: London-Luton, Bratislava, Manchester, Vienna, Prague
- in the 1960's: the mammoth metallurgical complex of the East Slovakian Steelworks was built - this stimulated massive migration to Košice from the whole of the former Czechoslovakia. As a result, the city expanded in its number of inhabitants as well.

Advantages

- Its geographic position close to the borders with Ukraine (at 90 km), Poland (at 80 km), and Hungary (at 20 km) - road, rail and air connections
- The railway network connects western and eastern Europe. The railway tracks are of two types: normal gauge (European standard) and a wide-gauge railway line (eastern European standard).
- In the direction north - south, the city is connected to the AGTC railway line connecting Hungary and Poland
- Connections to routes E 50 (Bratislava-Košice-Ukraine) and E 68 (Hungary-Košice-Prešov) exist with a view to linking up with the south-west European highway system crossing Hungary and reaching all the way to the Baltic Sea
- There is an international airport located 6 km away from the city center, which is used for passenger and cargo transportation

Foreign capital

- Historical milestone was establishment of the American company U. S. Steel (since July 1, 2001, United States Steel LLC) that has taken over the East Slovakian Steelworks. This enabled U. S. Steel Košice to become the leading industrial company in the whole of Slovakia
- The city's economic foundations are made up of more than 20 000 business units which together account for more than 9 % of Slovakia's gross domestic product
- There are more than 600 companies with foreign capital interest in Košice, such as Siemens, T-Systems, AT&T, Colas, Eiffage, Ford Getrag, Howe Slovensko, NESS Slovensko, JOBELSA Slovensko, Kosit, Východoslovenská energetika, Tesco and others



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