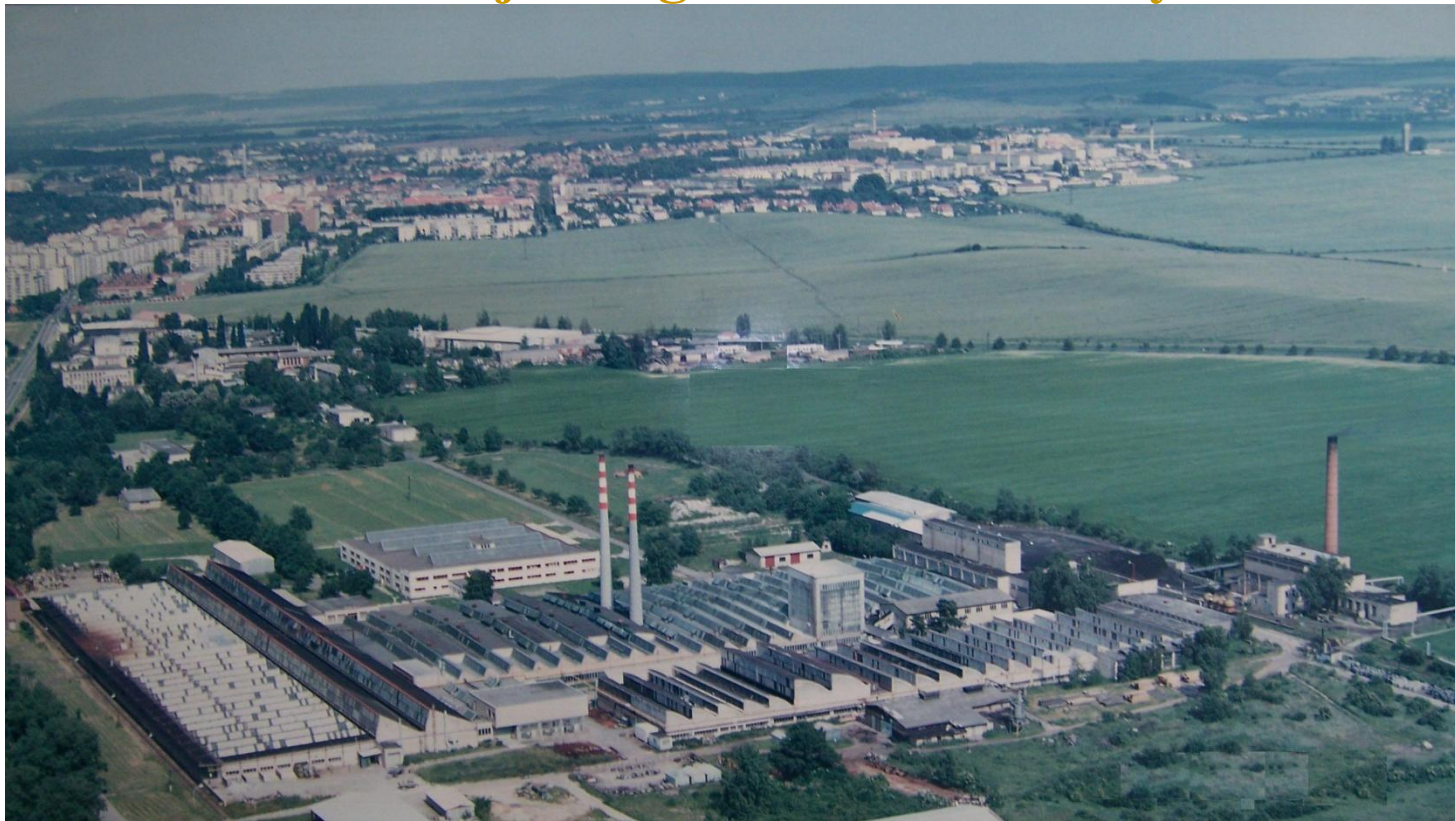




SPGROUP, A.S.



Building land with valid local permission for construction of 32.000 m² of industrial assembly halls adjoining to “EPL’s factory”



Basic description of building land

Existing EPL ltd. production district offers directly a few of compact plots. These plots gives opportunity for further development of industrial assembly halls.

- **East Lands** – represents area of 44,000 m² and are designated for construction of assembly halls in the I. phase of development with up to 15,100 m² of gross external area.
- **West Lands** - represents area of 41,500 m² are designated for construction in II. and III. phase of district development with up to 14.880 m² of gross external area.
- **North Lands** – with area of 20,000m² are tied together with existing residential properties, on this lands is considered with further development of operative, administration or residential buildings
- **South Lands** – with area more than 10,000 m² represents ruins of building of boiler house for solid fuel today, it was issued a demolition permission for it. It is intended a development of industrial assembly hall with up to 2.250 m² of gross external area.

Total extent of empty land within EPL's factory district offers the area representing approximately **115,500 m²**.

District Infrastructure

- Type of district: industrial and production district with warehousing
 - Electrical installations : 220/380 V, upper leading
 - Drinking water: brought down to plot, capacity is up to 400 m³/day
 - Service water: brought down to plot, capacity is up to 10 m³/hour.
 - Gas installations: yes, on the land is governor station, capacity is up to 1000 m³/hour, medium/pressure gas connection pipe from station has average 150 mm
 - Sewerage: exist on the plot, capacity is up to 350 m³/day
 - Telecommunication service: yes available in satisfactory capacity
 - Possibility of boarding and accommodation within a production district: yes
 - Parking: yes both for private cars and lorries directly within a production district
 - Dump of industrial wastage: 35 km away from production district
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Production district traffic connection - logistics

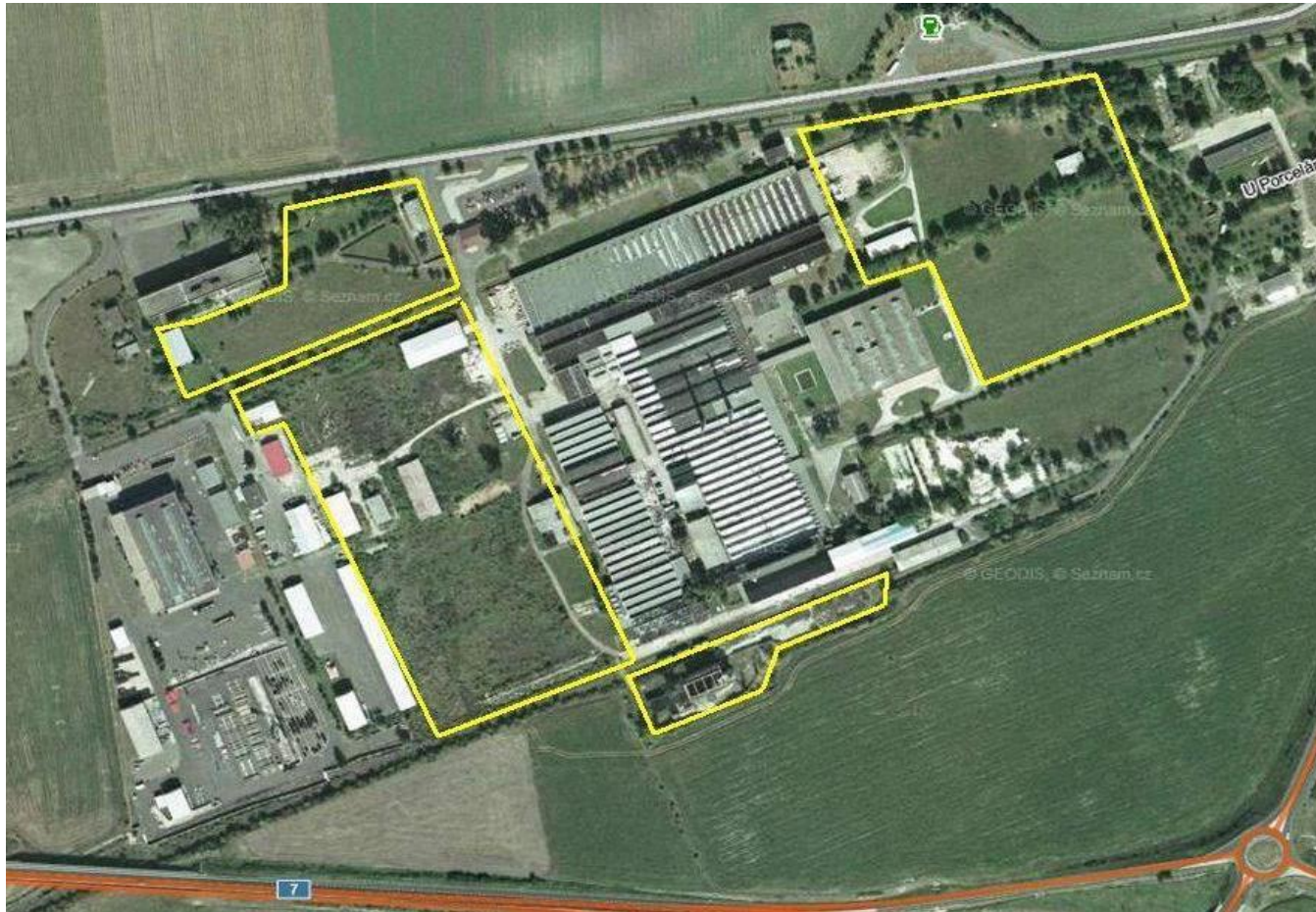
- Distance to the closest four-lane highway, for the direction to Germany - Prague is 2 km, distance to the closest fast motorway, for the direction Prague – Chomutov is 50 m
- Distance to the closest international airport is 50 km – Prague
- Distance to the logistics trans-shipment station is 50 km
- Distance to the railway station – own delivery track within production district
- Distance towards water road by Litoměřice town is 35 km

Main entry from the valid local permission (valid building permit already issued for a part of production district – three assembly halls)

Concerned local permission for construction placement has been issued on the **May 12th 2008** after successful passing of EIA procedure by Louny's construction department. It is allowed by this permission to construct single-storey industrial assembly halls, which may have sanitary facility both with administrative build-in units having two story. Construction of roads and pavements together with all mains is allowed too.

- Multipurpose assembly halls – with area from 1 350 up to 8 100 m² with stock ramps
- Height of roof ridge – up to 11 meters
- Roofs – single-cladding with thermal insulation and with dewatering
- Supporting poles span is 15 x 6 m, poles are anchored on the concrete pads
- Assembly halls jacketing – polyurethane panels with thermal insulation, administrative build-in units will be jacketed by glassed-in facade
- Assembly halls floor – heavy weighting reinforced concrete floor structure
- Openings – both fix and open-able windows, sliding and scrolling gates, shipping bridges with sectional gates

Aerial view to individual land parts of production district



East lands 4,4 hectares

- On this part of land is situated existing gas governor station, which will be relocated on the land periphery. A new porter's lodge for entrance and lorries driveway will be developed at the north part of this land. This lands are neighbouring to the existing build-up area of EPL's production district.
 - This lands are scheduled to the **1st phase of development** and they are constructively ready for main connections installation, roads & pavements works and assembly halls construction commencement immediately with issued valid building permit. Operation of assembly halls is assumed within a half a year after construction work commencement. On the request would be assembly halls builded up according to a tenant technical specification.
 - The assembly halls sized 4.900 and two times 5.400 m² with roof ridge height 11 m are proposed.
 - It is offered, in the case of **long-term rent**, basic rent price representing € 3,5 - 4,5 / m² and month according to a type of rented area and length of rent.
 - In the case of **immediate direct sale of lands** is price set-up on the amount of CZK 1 250 /m², a valid building permission is contained within the price.
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West lands 4,2 hectares

There were located older petty buildings, mainly for warehousing purposes on the land. Entrance on the lands will be solved via existing porter lodge and newly constructed roads&pavements. This lands are neighbouring to the existing build-up area of EPL's production district. Lands concur to delivery track which will be retain on the south.

- The lands are scheduled to the **2nd and 3rd phase of production district development**. Commencement of roads and pavements construction together with all mains works and assembly halls installation is supposed at year 2010. It is supposed that assembly halls will be regarding the technical respect again designed and builded according to tenant's request.
 - The assembly halls sized 2 700 m², 5 400 m² or 8 100 m² with roof ridge height 11 m are proposed.
 - It is offered, in the case of **long-term rent**, basic rent price representing € 3,5 - 4,5 / m² and month according to a type of rented area and length of rent.
 - In the case of **immediate direct sale of lands** is price set-up on the amount of CZK 1 050 /m², a valid local permit decision is contained within the price.
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North lands 2,0 hectares

- The lands are situated in the north part of production district between residential house and north delivery track, this track would be followingly defeated and superseded by a earth bulwark with greenery. This bulwark will serve as a separation from an industrial part of the production district. A local road with the main porter's lodge for the production district entrance are adjoining to the lands on the east side.
 - **It is intention** of the project utilization of territory for a mixed development of a new properties, e.g. three multilevel residential villa-houses together with parking plots, administrative buildings, service & business zone, etc.
 - In the case of **immediate direct sale of lands** is price set-up on the amount of CZK 950 /m².
-

South lands 1 hectare

- There is situated a fragment only of boiler house for solid fuels, which is not in the use already, on the south lands of production district. All original technology for heating of the production district is removed from the barrack already and it has been issued respective demolition approval for building itself.
 - A consolidated concrete area had used for coals and solid waste stock belongs to the building. There is at disposal a concrete ramp 150 m long.
 - Existing south branch of delivery track will be kept for future utilization and production district supply by miscellaneous raw materials also.
 - In the case of **direct sale of lands** (without the delivery track and plots underneath) is price set-up on the amount of CZK 950 /m².
It is possible to utilize European Union's financial endowments for the purchasing of this part of the production district.
 - These south lands would be subsequently, together with delivery track also added to the adjacent part of west lands, which belong to the **2nd a 3rd phase of production district development**.
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Sale and rent prices

- **Properties sale:** before mentioned basic price of lands for individual parts of production district would be discussed with lets according to requested form of utilization. The person interested for sale of whole compact territory would be preferred. Main background roads and engineering mains of production district would not be subject of sale, unless would made an independent and separable group.
- **Assembly hall rent:** before mentioned prices are directory only and would be with the lets for rent discussed in details according to technical equipment of assembly hall and longitude of agreed rent potentially.

Note:

All energy, water, wastage, etc. supplies and other concur services would be secured from the owner of neighborhood properties, who is Elektroporcelán Louny a.s. (EPL). A volume of entire services (security, tidying-up, parking, waste disposal, etc.) will be contractually determinate with a tenant according to his actual needs.

Detail background papers

In the case of your interest for start of dealing for possibility of sale of individual parts of lands within the production district, or rent of existing or new assembly halls development, please contact for both business and technical matters with below mentioned contact persons, who would discuss with you particular offer details (e.g. technical specifications of both existing and designed assembly halls, existing capacity possibility of connection to the engineering mains, etc. ..)

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