

PANNOVA GROUP

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PANNOVA GROUP PROPERTIES – PANNOVA INDUSTRIAL PARK

PROPERTY DESCRIPTION

Pannova Industrial Park is located in Kővágószőlős, near Pécs, on a 60-hectare fully serviced, flat site, away from residential areas and set within a green environment. Approximately 10 hectares of the site comprise industrial buildings requiring refurbishment, together with an existing internal road network and utility infrastructure. The remaining approximately 50 hectares are currently vacant and can be configured to meet investor requirements, including the formation of plots and the installation of the required road and utility infrastructure.

The industrial park also includes a modern 940 m^2 office building, available to tenants either as a permanent office and registered seat, or as a project centre during the implementation phase of an investment.

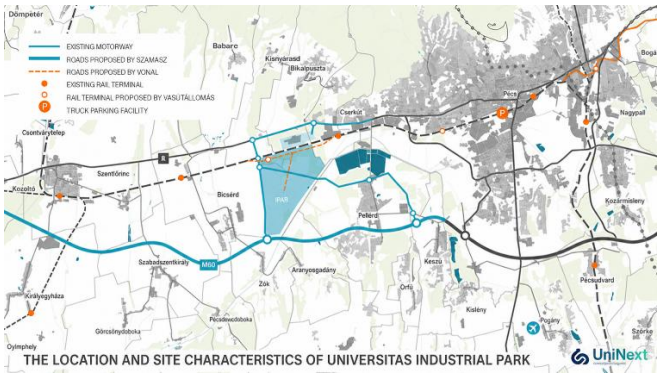
The park has its own currently unused industrial railway siding, which may provide additional logistics advantages for investors. In order to bring the railway siding back into operation, refurbishment works and the renewal of the relevant permits would be required.

The planning regulations applicable to the site are flexible and allow for multiple forms of use.

General economic zone (Gá) — 55.4 ha
Institutional zone (Vi-B-2) — 4.6 ha
Total permitted buildable area: approx. 350,000 m^2

A further advantage of the site is its currently low built-up ratio, which means substantial land capacity is available for large-scale investments, while the utilisation of the existing buildings also remains an option.

A key strategic opportunity lies in the fact that Pannova Industrial Park is situated directly next to the nearly 600-hectare Universitas Industrial Park area, which has been designated by the Government as being of national economic significance.



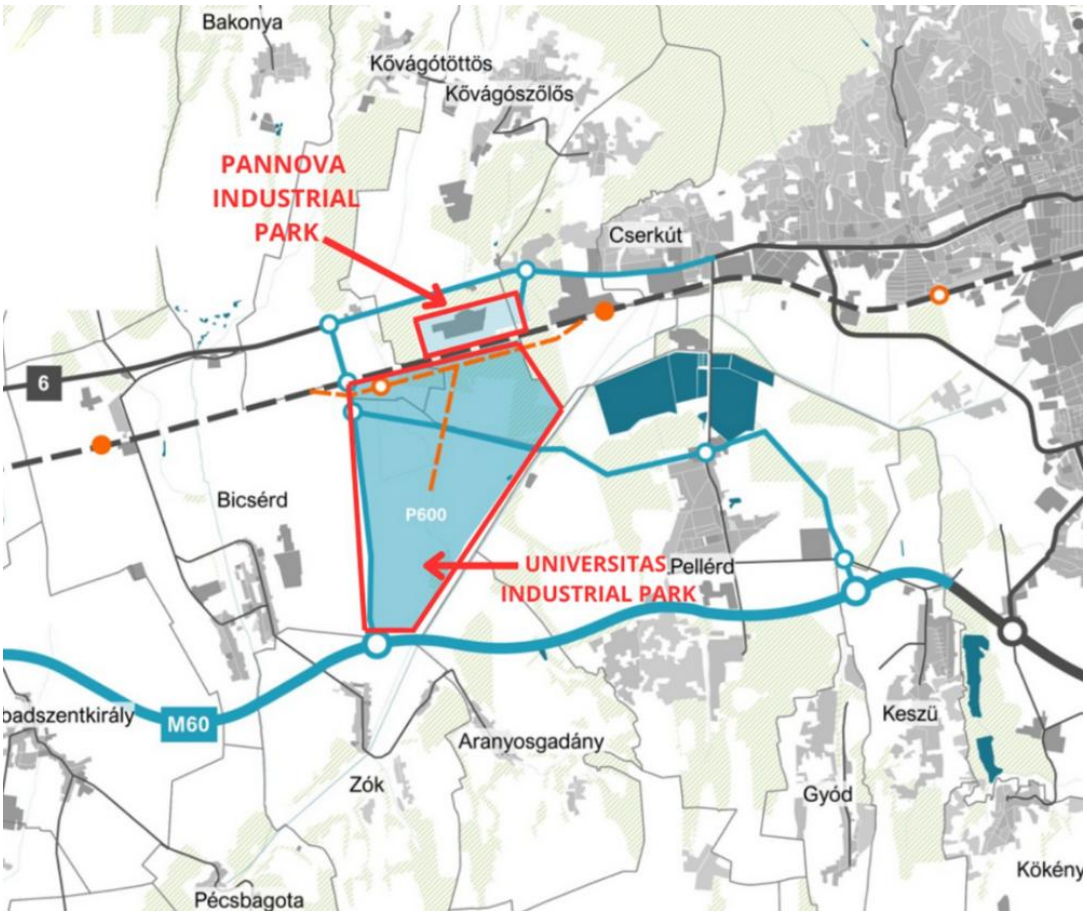
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ACCESSIBILITY

Pannova Industrial Park benefits from a favourable transport location, as it has a direct junction connection to Main Road No. 6 and is situated only a few hundred metres from it. The access point to the M60 motorway is 6 km away.

In connection with the investment projects planned by the Government, the region's transport infrastructure will be upgraded over the coming years with an allocation of HUF 250 billion. The extension of the M60 motorway will be carried out, Main Road No. 6 will be expanded to four lanes, and a new motorway slip road will be constructed to connect Main Road No. 6 with the M60 motorway.

As a result, several major transport infrastructure projects will be implemented in the immediate vicinity of Pannova Industrial Park.



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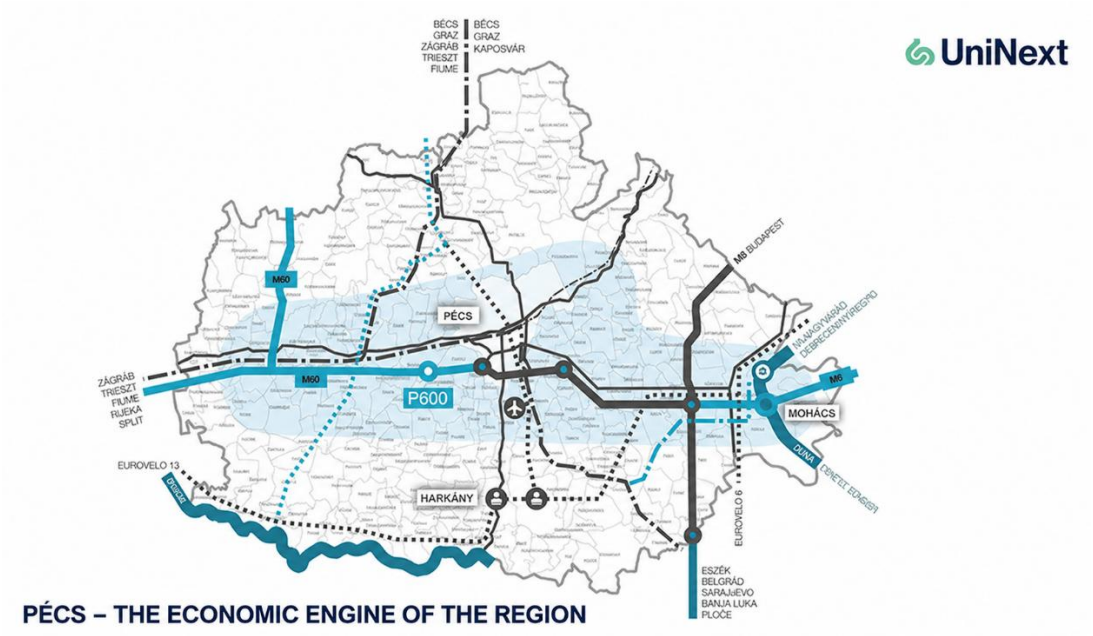
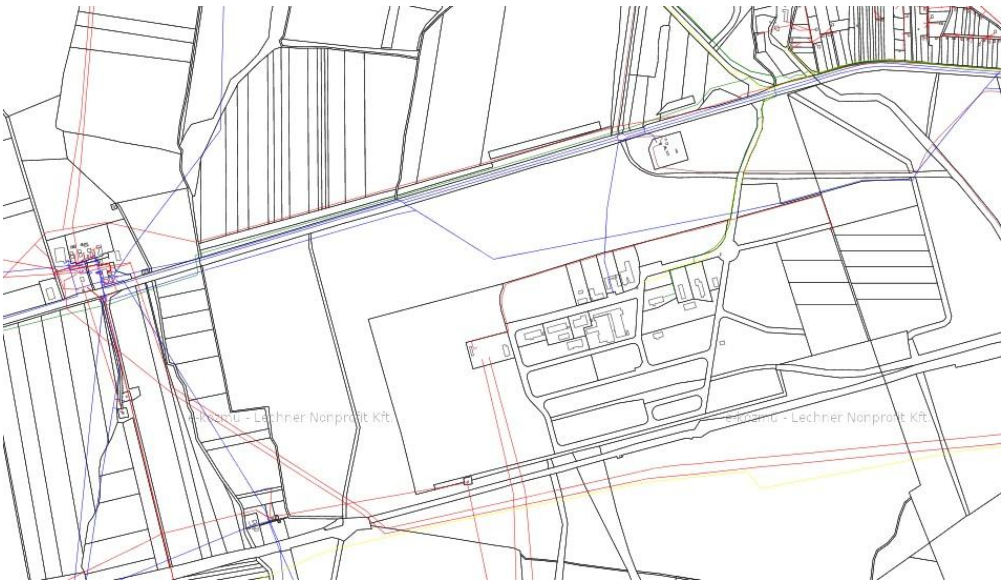


Image source: uninext.hu

UTILITY INFRASTRUCTURE

The e-utility map extract below shows that the subject site is served by utility infrastructure. The existing network is capable of supporting the current use of the site and, in several areas, also has significant spare capacity.
The utility requirements of any future investment schemes are not yet known. If required, the possibility of expanding the network must be coordinated with the relevant utility providers.



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Electricity: The electricity supply line runs along the southern side of the site. The site is supplied from the south via a 132 kV branch line, which connects to the transformer substation located on the site. The currently contracted electricity capacity for the site is 1.2 MW, which can be increased to 23.4 MW if required.

Potable water: The potable water supply enters the site from the north. The currently contracted capacity is 50 m^3/day. The diameter of the service connection pipe is 250 mm.

Wastewater: The wastewater network connects to a pumping station located close to the northern boundary of the site. The contracted wastewater discharge capacity is 12 m^3/day. The pipe diameter of the network is 200 mm. Within the industrial park, the wastewater system operates by gravity, while the connection to the external network operates as a pressurised system.
Local treatment of domestic wastewater, including treatment and infiltration, can be provided. In the case of industrial wastewater, local treatment must be assessed based on the parameters of the wastewater generated.

Stormwater: The site is equipped with a closed stormwater drainage network.

Gas: The natural gas supply is provided alongside the access road to the site, from the north-eastern corner of the area. The installed natural gas network has a capacity of 4,000 kW and an internal pressure of 4 bar.

Telecommunications: Telephone and internet services are provided via fibre-optic cable.

The detailed utility infrastructure of the site is shown in the figure below, which also indicates the private utility lines running across the area.



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LAND REGISTRY DATA AND PLANNING REGULATIONS

The planning regulations applicable to the site can be divided into two separate zones, as shown on the map below.

General Economic Zone (Gá-B) – 55.4 ha

The General Economic Zone is intended for economic-purpose buildings that do not have a significant adverse impact on the environment, including buildings for commercial, service and warehousing use. Buildings located within the General Economic Zone may contain the following uses, either independently or in combination:

- economic activities that do not have a significant adverse impact on the environment, including commercial, service and warehousing uses,
- offices,
- student or worker accommodation related to the economic zone,
- educational facilities related to the economic zone, providing secondary or higher-level vocational training,
- nursery, crèche and healthcare facilities serving those working within the area,
- research and innovation activities not involving industrial-scale technology,
- structures related to renewable energy sources.

Limit values applicable to the General Economic Zone:

- minimum plot area: 4,000 m^2
- minimum street frontage: 30 m
- building arrangement: detached / free-standing
- maximum site coverage: 70%
- maximum building height: 25 m
- minimum front garden setback: 5.0 m
- minimum side garden setback: 8.0 m
- minimum rear garden setback: 10 m
- minimum green area ratio: 25%

Institutional Zone (Vi-B-2) – 4.6 ha

The Institutional Mixed-Use Zone is primarily intended for buildings serving administrative, childcare, educational, healthcare and social functions. Buildings located within the Institutional Mixed-Use Zone may contain the following uses, either independently or in combination:

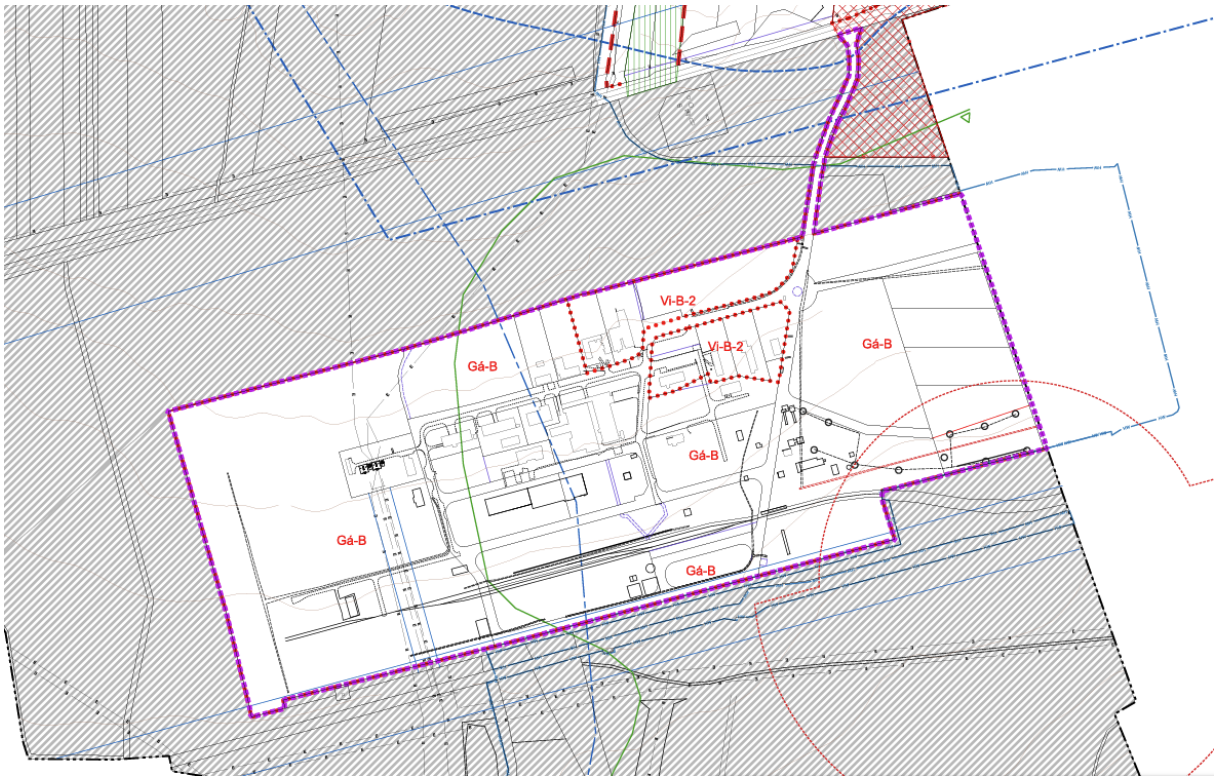
- administrative, childcare, educational, healthcare and social uses,
- offices,
- commercial, service, hospitality and accommodation-type uses, including student accommodation and worker accommodation,

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- cultural and community entertainment uses,
- religious uses,
- sports uses,
- research and innovation activities not involving industrial-scale technology,
- multi-storey car park.

Limit values applicable to the Institutional Zone:

- minimum plot area: 2,000 m^2
- building arrangement: detached / free-standing
- maximum site coverage: 60%
- maximum building height: 15 m
- minimum front garden setback: 6.0 m
- minimum side garden setback: 6 m
- minimum rear garden setback: 6 m
- minimum green area ratio: 25%



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Appendix No. 1 - IMAGES, SKETCH MAPS





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