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PANNOVA GROUP INDUSTRIAL PROPERTIES AVAILABLE FOR FLEXIBLE USE – PÉCS - VASAS

PROPERTY DESCRIPTION

The property group is located approximately **200 km south-west of Budapest**, in an attractive natural setting. It is situated in **Pécs**, the county seat of Baranya, on the outer edge of the city, approximately **14 km north-east of the city centre**, in the **Pécs-Vasas** district, at **Petőfi Mine**.

The surrounding area consists of industrial land and forest areas.

The total area of the properties offered for sale is **38,121 m²**, of which:

– **29,801 m²** is industrial land classified as **Gip-e**
– **8,320 m²** is protective woodland

The plots offered for sale are marked in red on the map below.



The buildings located on the property, comprising warehouses and industrial halls, are in varying condition and require refurbishment to different extents.

The property is free from encumbrances, with the exception of easement rights relating to utility lines.

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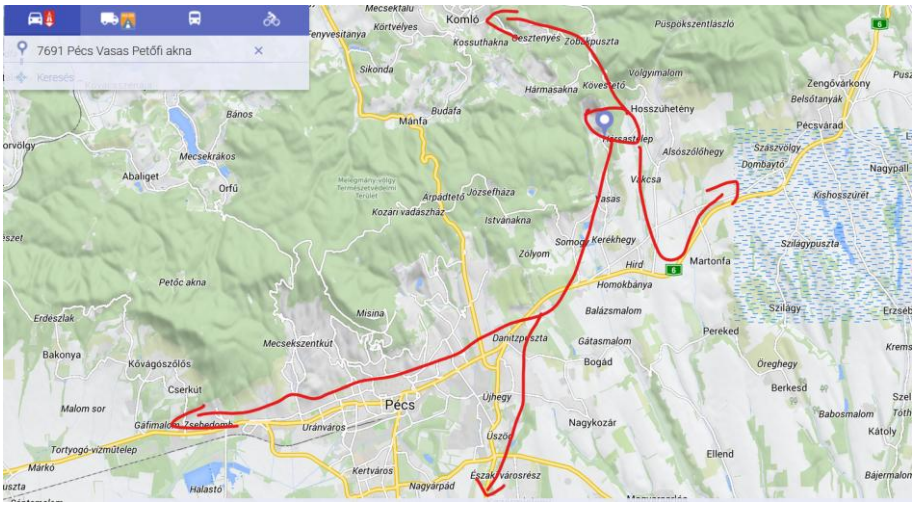
The site is fenced and equipped with a gate and barrier.

Only part of the total area is included in the offer; these plots are marked in red on the map above.



ACCESSIBILITY

Access by car is available via the **M6/M60 motorway**, as well as via **Main Road No. 6** and from the direction of **Komló**. The property is accessible by asphalt road.



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UTILITY INFRASTRUCTURE

The basic utility infrastructure is in place, with a utility network present across the entire site; however, its condition requires inspection. There is a walkable utility tunnel network between the buildings. Depending on the intended use, the existing network and connection points may require upgrading.

Electricity and gas connections are currently available on the site and can be accessed without any upgrade works.

There is currently no active mains water connection on the site. A connection may be established from the nearby trunk main, with a supply volume sufficient for welfare water use. A valid utility provider statement is available in this respect.

A **KPE 100 pipe** has been installed in the utility tunnel between the hall buildings, serving the potable water and fire water network.

TECHNICAL AND STRUCTURAL CONDITION OF THE PLOTS AND BUILDINGS

Pécs, land registry plot no. 0737/7
Plot size: 8,320 m^2
Land registry designation: industrial site
Classification under the settlement planning plan: protective woodland
The following properties located on the site are classified as Gip-e 1942 (Bf) under the Local Building Regulations.

Pécs, land registry plot no. 0737/6
Plot size: 6,053 m^2
Land registry designation: industrial site

Pécs, land registry plot no. 44201/6
Address: Pécs, Petőfi Mine 3
Plot size: 5,200 m^2
Land registry designation: industrial site
Year of construction of the building: 1960
Ground floor area: 391 m^2
Pécs, land registry plot no. 44201/1
Plot size: 15,547 m^2
Land registry designation: industrial site, building

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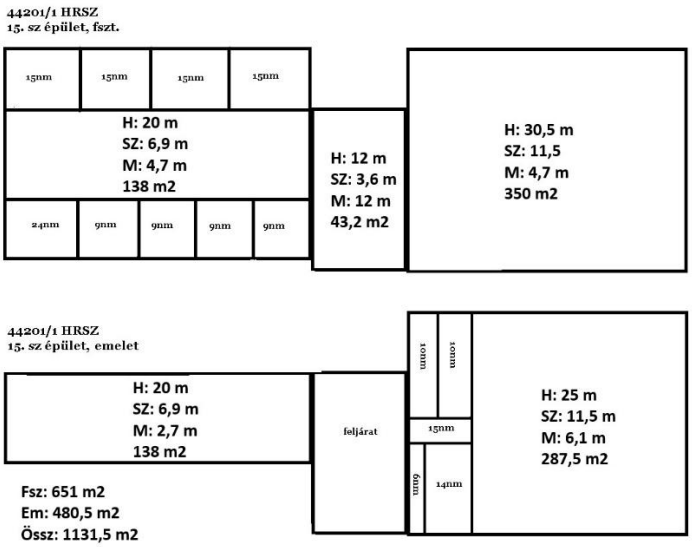
Building I
Year of construction: 1950
Ground floor area: 420 m^2
Vertical wall structures: brick wall structures
Floor structures: cast-in-situ reinforced concrete slab
Roof structure and covering: flat roof with bituminous membrane

Building II
Year of construction: 1980
Ground floor area: 250 m^2
Upper floor area: 47 m^2
Vertical wall structures: so-called Type 31 reinforced concrete frame structure
Floor structures: precast reinforced concrete panel
Roof structure and covering: flat roof with bituminous membrane

Building III
Year of construction: 1980
Ground floor area: 795 m^2
Upper floor area: 520 m^2
Vertical wall structures: masonry structures
Floor structures: cast-in-situ reinforced concrete slab
Roof structure and covering: flat roof with bituminous membrane



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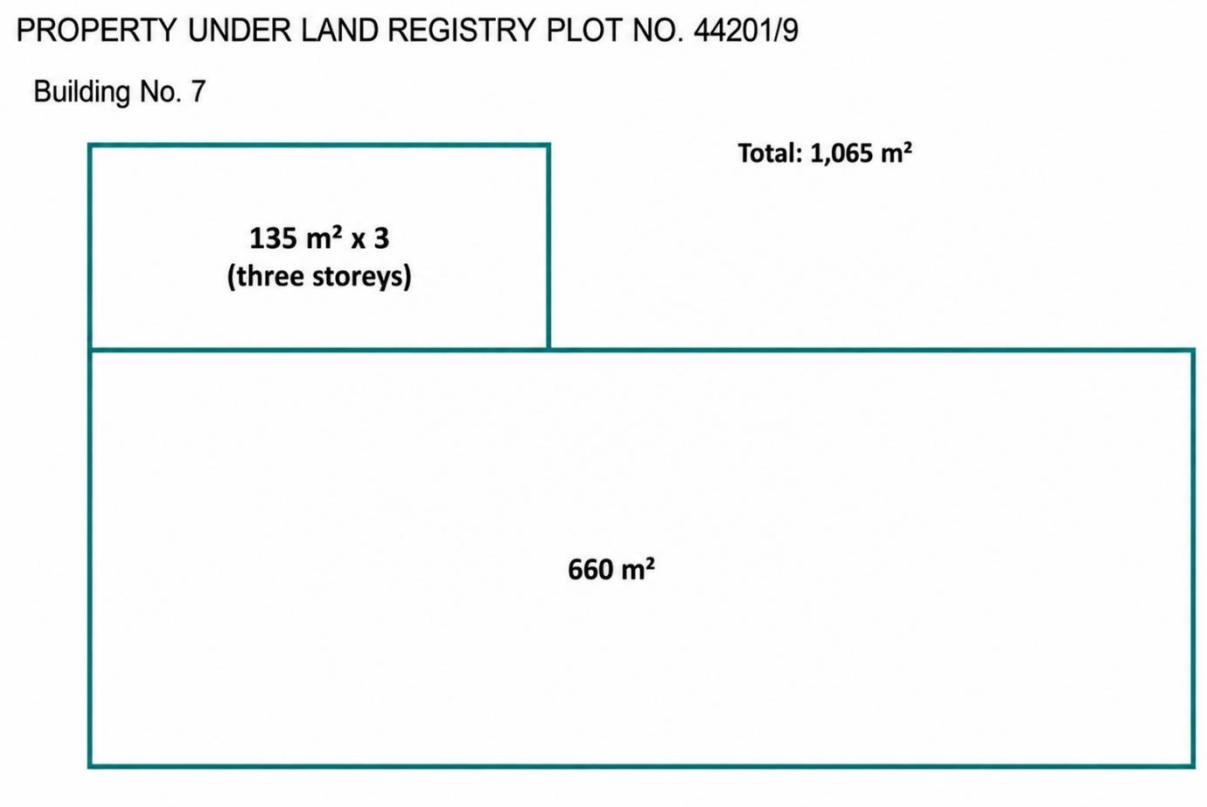
Pécs, land registry plot no. 44201/9
Plot size: 3,001 m^2
Land registry designation: industrial site

Year of construction of the building: 1916
Refurbishments: 1950, 1999
Ground floor area: 946 m^2

Vertical wall structures: reinforced concrete columns and brick masonry
Floor structures: none; exposed roof truss structure
Roof structure and covering: riveted steel roof truss with Eternit flat-sheet roof covering



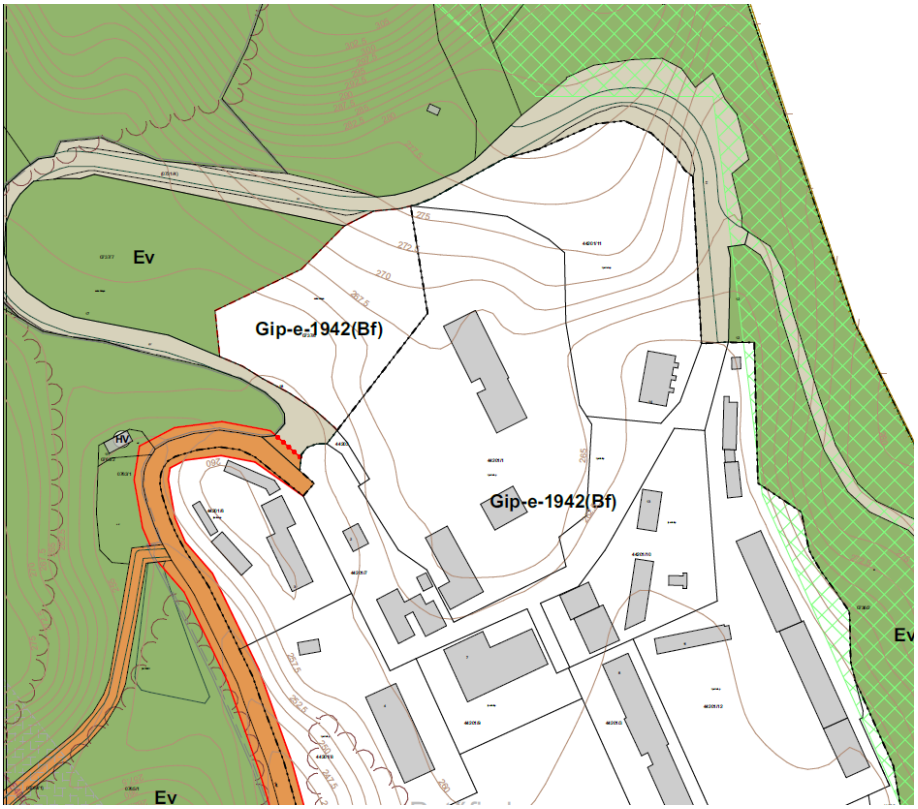
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LAND REGISTRY DATA AND PLANNING REGULATIONS

Of the five plots located on the site, one is classified as **protective woodland** under the Local Building Regulations, while four are classified as **Gip-e 1942 (Bf)**.
The following parameters apply to the latter:
– minimum plot size that may be formed: **4,000 m²**
– maximum site coverage: **30%**
– maximum building height: **6.5 m**
– green area ratio: **50%**
The site is subject to the specific provisions applicable to **“areas above Bf 210 m (Bf)”**.

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Explanation: SZTM - floor area ratio, (..) - value applicable to a corner plot, ÉM - building height

Building arrangements: SZT - detached, estate-type layout, SZÁ - detached, general layout, O - side-boundary building arrangement, Z - continuous street frontage layout, ZK - continuous perimeter-block layout, I - semi-detached layout

Gip-z GIP-e	Zoning code	Code of specific provisions code	building arrangement	plot			above ground level	maximum permitted floor area ratio (SZTM)	miximum green area ratio (corner plot)	ÉM			front setback	number of permitted uses per plot	
										min.	max.				
				minimum plot area that may be formed	minimum plot width that may be formed	minimum plot depth that may be formed	maximum permitted site coverage (corner plot)			along the street frontage	within the inner block area	for a detached building on a side or rear boundary		divisor	max. number

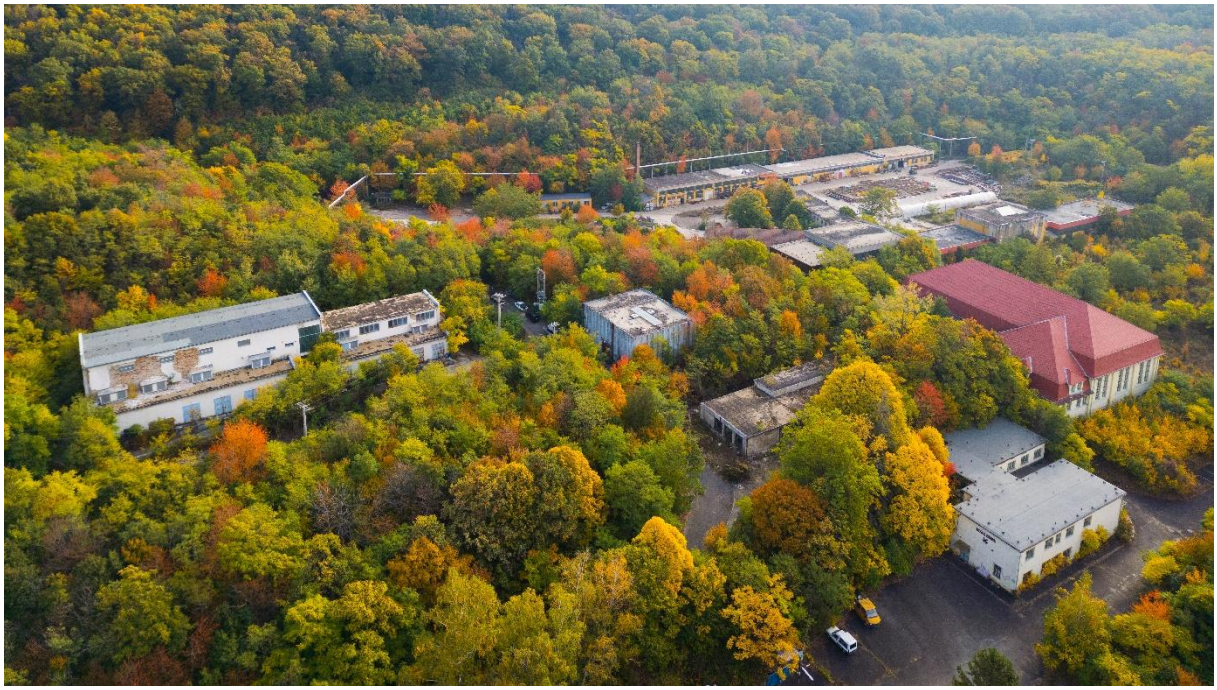
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Appendix No. 1 – IMAGES, SKETCH MAPS





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