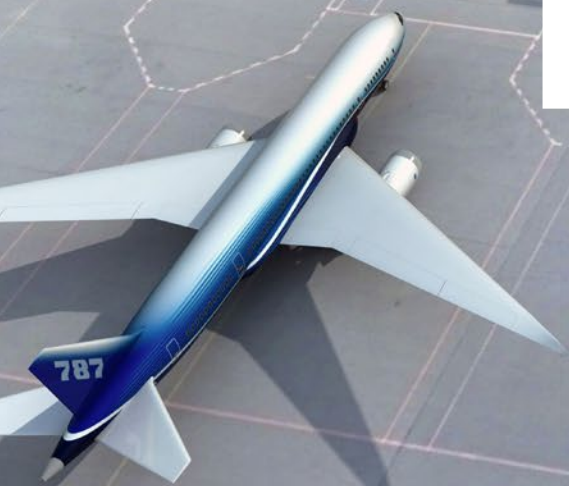


**OSTRAVA - MOŠNOV
INDUSTRIAL
ZONE!!!**

**THE
PERFECT
LANDING
PLACE
FOR YOUR
BUSINESS**



FACTS ABOUT THE ZONE

A LOGISTICS HUB:

- easy access to the D1 motorway (8.5 km) and the D48 motorway (2 km)
- main road I58 runs past the edge of the zone
- direct access to the regional rail network
 - › covered rail terminal integrated with the airport departure hall
- rail terminal for combined transport
 - › opening in 2022
 - › planned links to European ports (especially in Belgium, the Netherlands, Germany, Poland, also Italy, Slovenia, Croatia)
 - › potential eastward links: New Silk Road
- international airport (Leoš Janáček Airport Ostrava)
 - › passenger services: London, Warsaw
 - › cargo services: Germany: DHL (Leipzig), UPS (Cologne), EGT Express (Asia)
 - › a new hangar has been built (enabling the growth of cargo transport), and a siding offers direct access to the rail network
- the zone is also well served by public transport

PUBLIC OWNERSHIP:

- the land is owned by the City of Ostrava and the Moravian-Silesian Region

A REGION READY FOR BUSINESS:

- all utilities infrastructure is in place (at the edges of the plots)
- built/non-built ratio 80:20 (80% of the land can be built on, at least 20% must be left for greenery)
- customs facilities and free zone at the site
- 20 km from Nošovice, the site of Hyundai's first European factory
- an excellent business environment has attracted major international investors to Ostrava and the region (Mobis Automotive Czech, Brose, Brembo, Vitesco Technologies, Siemens, Tieto, Hella, ABB, Porsche Engineering and more)
- Ostrava is an attractive investment destination, and its positive approach to investors is widely appreciated
- in June 2021 Moody's rated Ostrava as Aa3 (stable)

EXPECTATIONS:

- the zone is open to a full range of commercial activities that are modern, export-oriented and technologically progressive
- cooperation with local producers, suppliers and universities is particularly welcomed

PEOPLE MAKE THE DIFFERENCE:

- the third most populous region in the Czech Republic, with 1.2 million inhabitants
- the third largest Czech city, the capital of the Moravian-Silesian Region
- 5 million people live within a 100-km radius of Ostrava
- a highly qualified workforce
- a powerful infrastructure for innovation
- 5 universities in the region, with almost 29 000 students
- around 6 000 university graduates per year, and around 10 000 graduates of secondary schools and vocational colleges

A GREAT QUALITY OF LIFE:

- schools teaching in foreign languages, schools with an international approach
- an outstanding range of cultural and sporting activities
- the beautiful Beskydy Mountains (just 30 minutes from Ostrava by car)
- the Czech Republic is simply a great place to live:
 - › the 3rd best country in the world for expat workers
 - › the 4th best-connected transport hub in the world
 - › the 7th best country in the world for quality of life
 - › the 9th safest country in the world
 - › high-quality and affordable medical care

A STRATEGIC LOCATION OFFERING EXCELLENT ACCESS



just 25 km south of Ostrava city centre

close to the borders with Poland and Slovakia

the region is an important international transport hub

comprehensive transport access makes the zone unique in the Czech Republic

a magnet for freight/cargo transport

a greenfield site with all utilities infrastructure already in place



MAIN INVESTORS AT THE ZONE:

- A** Mobis Automotive Czech (South Korea)
- B** Plakor (South Korea)
- C** XZB (Europe) s. r. o. (China)
- D** Mahle Behr (Germany)
- E** Cromodora Wheels (Italy)
- F** IRCE s.r.o. (Italy)

INVESTMENT OPPORTUNITIES

1. The STRATEGIC INDUSTRIAL ZONE (SIZ)

The Strategic Industrial Zone offers **around 59.5 hectares of land to potential investors** (out of a total 200 hectares). The land is owned by the City of Ostrava.

The plots are greenfield sites. All utilities infrastructure is already in place and ready for connection (located at the edges of the plots).

The zone is currently designated for light industry and logistics. Almost 4,000 new jobs have been created at the zone, and companies have invested a total 15.7 billion CZK / 700 mil. EUR.

The south-east part of the SIZ consists of a **single plot with an area of 51 hectares.** It is **the last large plot of its type in the City's ownership.** At present, the City has approved a strategy **to offer the entire plot to a major strategic investor** whose project will be able to offer a high level of added value – both in the types of jobs to be created and in the types of operations that will take place at the site.

Production processes should be in line with the principles of Industry 4.0 – clean and without negative environmental impacts, including impacts on the surrounding area (in view of the proximity of the international airport and residential zones). Cooperation with university institutions (accompanied by the creation of an R&D centre) is essentially a prerequisite, and it will be ideal if the investor makes use of the adjacent multimodal logistics centre that is currently under construction at Ostrava Airport Multimodal Park.

2. OSTRAVA AIRPORT MULTIMODAL PARK

Ostrava Airport Multimodal Park **is a new multimodal logistics centre within the Strategic Industrial Zone.** The project takes full advantage of the site's location next to Ostrava's international airport. The investor plans to build up to 240 000 m² of logistics and industrial units on the 52-hectare site by 2023.

Three buildings are already complete. **A key part of the complex is the rail container terminal.** Combined with the adjacent air cargo terminal and excellent access to the road network, the entire zone is unique within the Czech Republic in its multimodal transport infrastructure.

3. PST LOGISTICS PARK

This logistics park (around 24 hectares) will offer premises for logistics services and/or light industrial production. It will be built in four phases over the upcoming three years.

4. PANATTONI PARK OSTRAVA AIRPORT

At the end of 2020, the City of Ostrava sold this land to the developer Panattoni, which will use the site (almost 39 hectares) to create **an industrial park for a full range of clients:** standard distribution services and light industrial production, as well as IT services, R&D and e-commerce operations following current trends in digitalization and automation of production processes.

The developer plans to build one logistics hall with a total leasable area of 115,500 m² and featuring loading bays on both sides of the building (for cross-docking). The scheduled completion date is in 2025. **The premises can be built to clients' specifications, with a clear height of up to 20 metres.** When complete, the hall will hold BREEAM Excellent certification. The smallest leasable unit will be around 15,000 m². A railway siding can be built to serve the hall.

5. ADMINISTRATIVE CENTRE

The site is used as a commercial zone, and it is currently home to dozens of companies. **An area of 10 hectares (out of a total 26 hectares) is available to investors;** the land is owned by the City of Ostrava. Existing buildings are currently being demolished, as they cannot be fully used due to their technical condition. In view of the site's close proximity to the international airport and its attractive location within the zone, **it is expected that it will be used for new office buildings, R&D facilities, a hotel, etc.**

6. SMEs ZONE

To the south of the Strategic Industrial Zone (SIZ) is a 10-hectare site for small and medium enterprises (SMEs) whose activities are connected with the development of the airport but which do not meet the criteria for the SIZ itself. The land is in private ownership. **The SMEs Zone is currently full to capacity.**

59.5 ha

for potential investors within SIZ

700 mil.

EUR invested already

4,000

new jobs created



CONTACT

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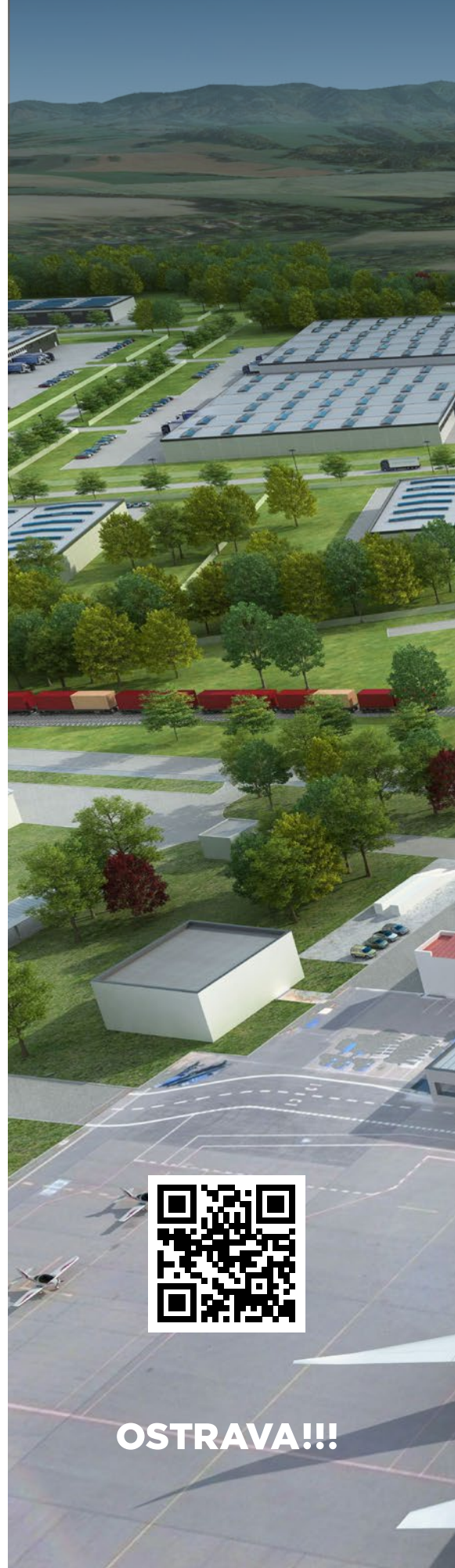
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