

Steico

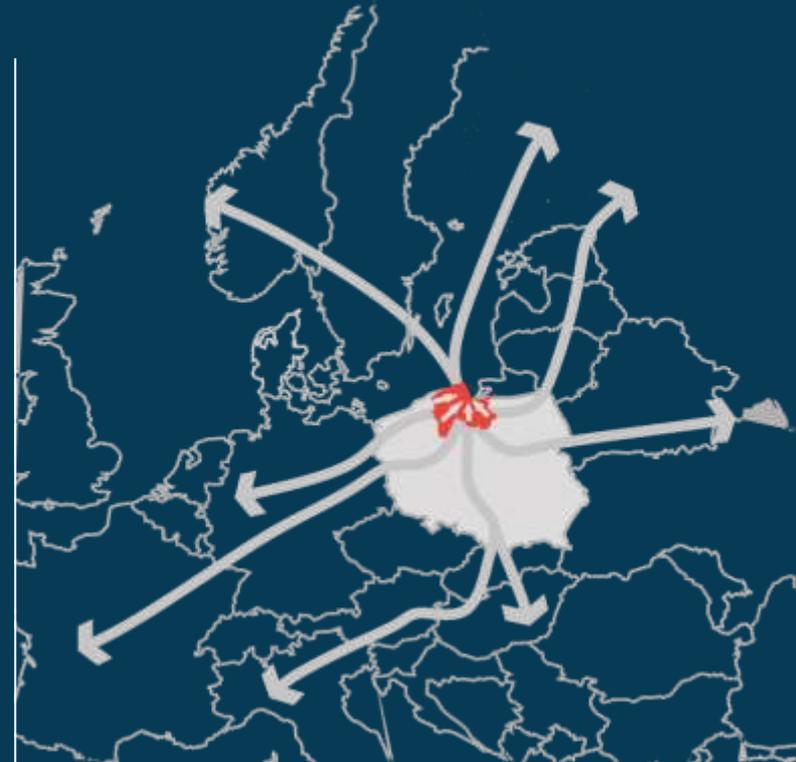


Czarna Woda, Pomerania Investment Offer



Basic Info & Location Benefits

- Pomerania – approx. 2,2 million people;
- In between End Markets in Western Europe, Scandinavia and CEE;
- Within 1,5 days distance by truck or ship, a circle of approx. 800 km around Pomerania, there are:
Berlin, Copenhagen, Prague, Bratislava, Lviv, Minsk, Vilnius, Riga, Tallinn, Helsinki, Stockholm and Oslo;
- European Union member state (500 million people, free trade market – no customs).





Sea Ports and Container Transhipments

- Tide- and ice-free all year-round;
- Over 1,9 m. TEU transhipped in 2014 – 2nd place in the Baltic Sea Region;
- Handling and storage facilities of all cargo;
- Four container terminals, including state-of-the art **Deepwater Container Terminal DCT Gdansk**;
- Target handling capacity: 6 mln TEU;

BCT AND GCT GDYNIA

- **Terminals servicing feeder connections:** Germany, the Netherlands, Russia, UK, Estonia, Latvia, Finland, Belgium, Spain;
- Port of call of all major shipping companies, including: CMA CGM, MSC, OOCL, Unifeeder, APL, Hapag-Lloyd, Hamburg Sud, Team Lines, Mannlies;
- **Regular connections with major European hubs** ensuring easy access to ports worldwide (Hamburg – 5 times/a week, Bremerhaven – 5 times/a week, Rotterdam – 4 times/a week, Saint Petersburg – 5 times/a week);
- Consistent investments in infrastructure.





Sea Ports and Container Transhipments

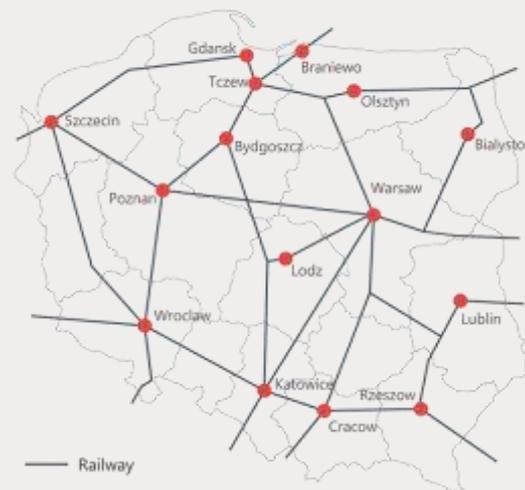
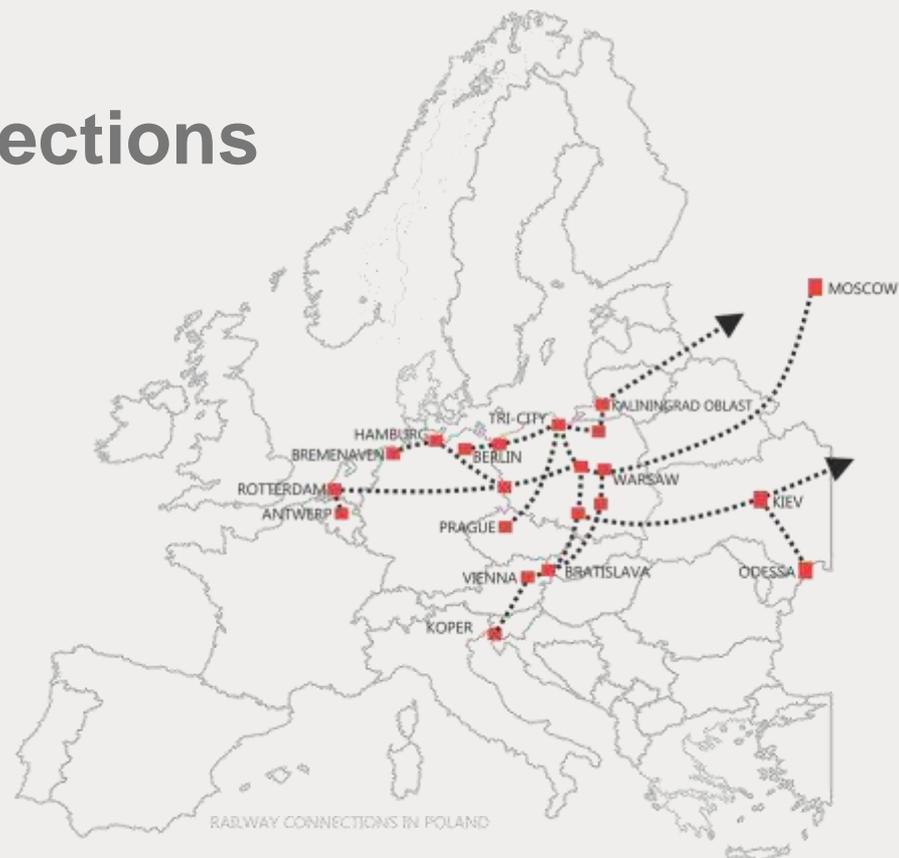
DCT GDANSK – YOUR GATEWAY TO CENTRAL AND EASTERN EUROPE

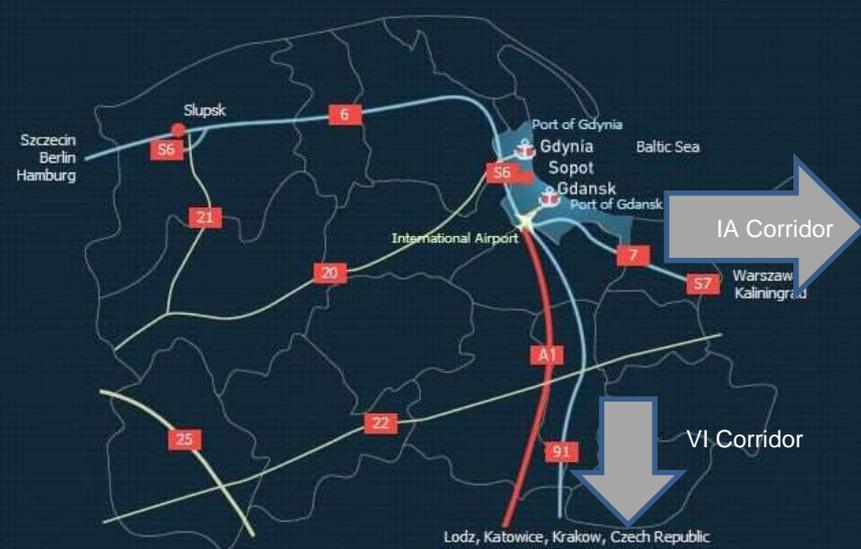
- **Port hub for CEE - direct weekly connections with Asia by Maersk Line** – Busan, Kwangyang (Korea), **Ningbo, Shanghai, Shenzhen (China)**, Tanjung Pelepas (Malaysia), Suez Canal (Egypt), Rotterdam (the Netherlands), Bremerhaven (Germany), **Gdansk (Poland)**, Aarhus (Denmark), Gothenburg (Sweden), Bremerhaven, Rotterdam, Port Tangier (Morocco), Suez Canal, Tanjung Pelepas, Shenzhen, Hong Kong, Busan;
- Shanghai – Gdansk – 32 days;
- **Feeder connections** with Russia, Germany, the Netherlands, Estonia, Latvia, Morocco;
- **Direct seasonal connections with Latin America:** Veracruz, Altamira (Mexico), Port of Big Creek (Belize), Manzanillo (Panama), Puerto Moin (Costa Rica);
- DCT Gdansk – the only facility located Danish straits Eastwards that handles vessels of the capacity of 18.000 TEU ensuring:
 - economies of scale (cost reduction)
 - time reduction
 - energy efficiency – low fuel consumption



Intermodal Connections

- **International railway routes:**
 - To Adriatic countries (route Gdansk/Gdynia Koper via Vienna);
 - To Berlin via Szczecin;
 - To Moscow via Kutno;
 - To Kiev via Katowice;
 - To Bratislava via Warsaw and Cracow;
 - To Kaliningrad via Olsztyn;
 - To Belarus via Bialystok;
- 5 weekly rail connections to the German hinterlands;
- Rail connections with **all major Polish cities and inland terminals** including Warsaw, Poznań, Wrocław, Kutno and Katowice;
- Inland terminals located in Ports of Gdansk and Gdynia serve approx. 1/3 of Polish intermodal transport.





Road Transport

Favorable location of Pomerania at the intersection of the two Pan-European Transportation Networks:

- IA Corridor linking Gdansk with Baltic countries;
- VI Corridor linking Nordic countries with South and Eastern Europe;

Most important routes:

- A1 Motorway (connects Pomerania with Czech Republic via Katowice);
- S7 Expressway (connects Gdansk with Warsaw);
- 6/S6 Expressway (connects Gdansk with Berlin).



Direct Flight Connections to All Major European Airports

- Lech Walesa International Airport serves connections with the most important European cities;
- Among all Polish airports, Gdansk offers the greatest number of air connections with the Scandinavian countries;
- Over three million passengers served in 2014;
- Over 50 direct connections including major European hubs such as Copenhagen, Munich, Frankfurt, Helsinki, Oslo.





Talent Pool

- 28 higher education schools including Gdansk University of Technology and the University of Gdansk;
- 99 thousand students;
- 28 thousand graduates;
- Faculties include: architecture and construction, material science.
- Vocational Schools; including nearly 1300 students at architecture & construction speciality.





They Have Already Trusted Us

Automotive, IT&Electronics, Maritime, Pulp&Paper, FMCG, Logistics,
Business Services

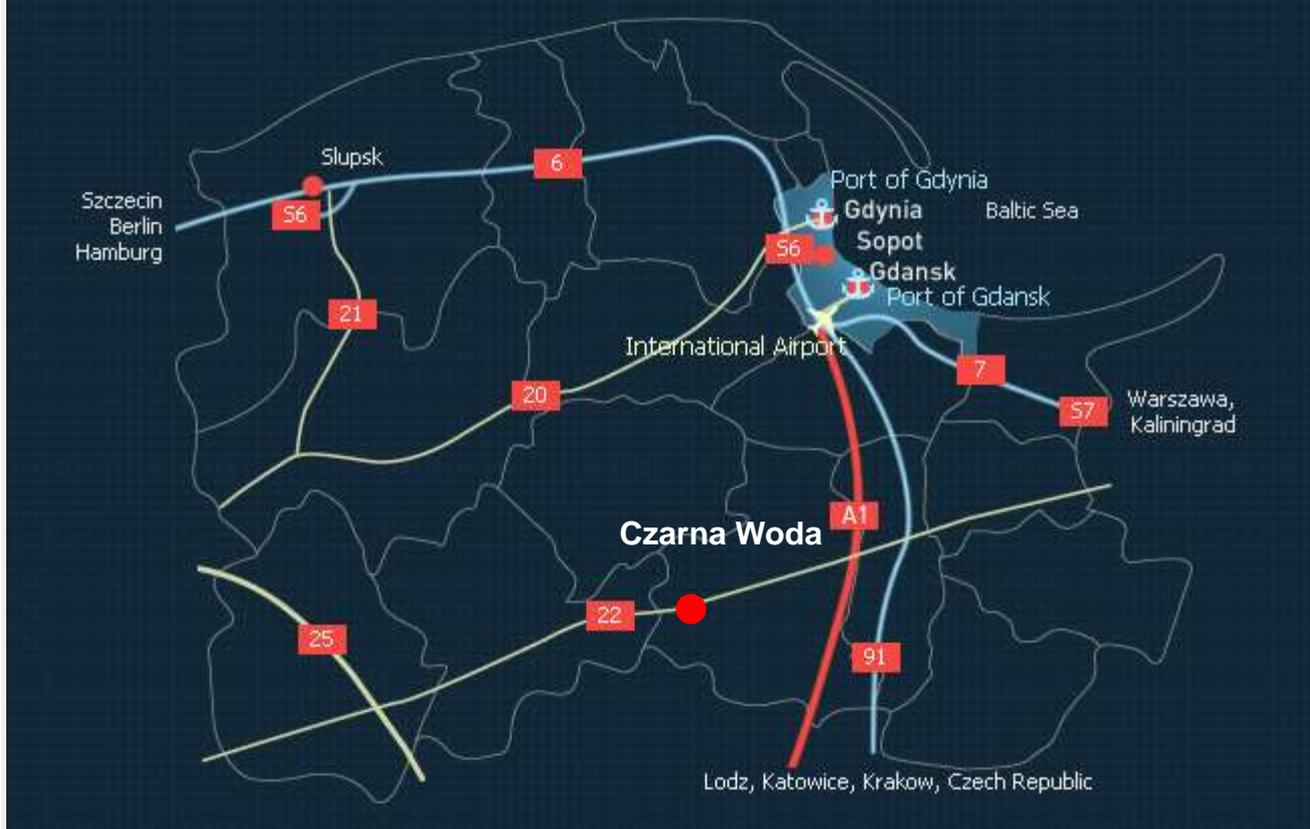


Czarna Woda

Information on the municipality

- **3500 residents;**
- Located by **National Road No. 22** (Berlin-Kaliningrad);
- Located by **Railway Line No. 203** (Tczew – Piła);
- Located in Kociewie (the third biggest Polish region in terms of forest areas) - **easy access to timber;**
- **Fiberboard production** facility since the 50s' – currently STEICO;
- Close cooperation between the municipality and investors – new STEICO facility has been covered with **SEZ status**, STEICO offered their products to build a school in the town;
- **Touristic entourage** – located within Tuchola Pinewoods and by the river Wda.





Czarna Woda

Location

- Starogard Gdanski – 30 km
- Chojnice – 40 km
- A1 (Swarozyn) – 45 km
- Tczew – 61 km
- Grudziadz – 85 km
- Gdansk – 80 km

Czarna Woda

Key investors in the area

STEICO – CZARNA WODA

- Production of insulation boards from natural wood fibres, LVL technology wood products;
- **305 employees in the facility in Czarna Woda;**
- German company, listed at Frankfurt stock exchange.



POLPHARMA – STAROGARD GDAŃSKI

- One of the top 20 world producers of generic drugs;
- Around 1500 employees in the facility in Starogard Gdański;
- R&D centre.



MOSTOSTAL CHOJNICE

- Steel constructions manufacturer;
- Products for the mining industry – both offshore and onshore;
- Around 300 employees.

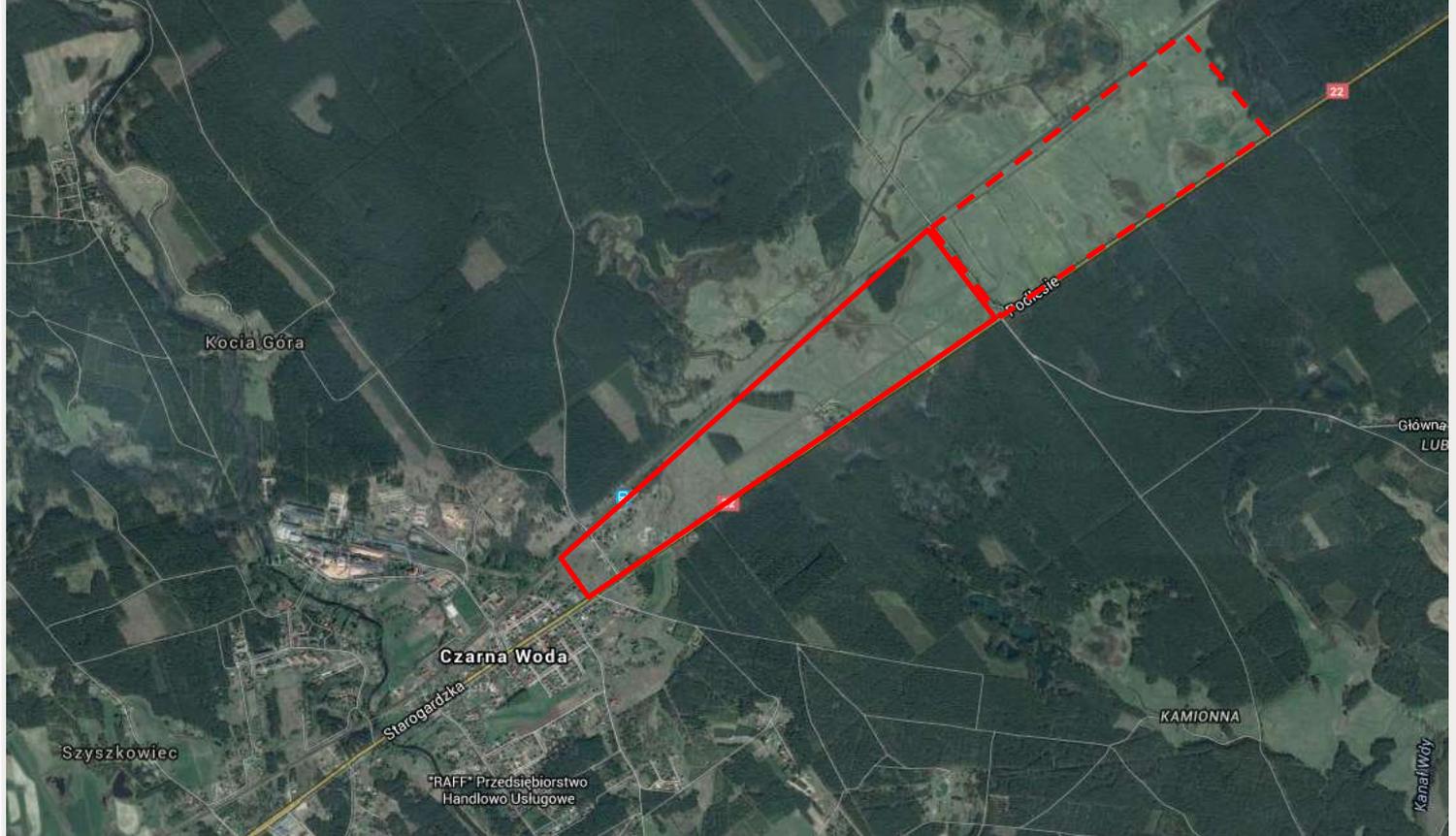


Investment Plots in Czarna Woda

Key features

- Over 60 ha;
- Possibility to extend the area by another 70 ha;
- Plots adjoin National Road No. 22;
- **There's possibility to cover the are with Special Economic Zone status;**
- Zoning:
 - industry, storage, craftsmanship and services (55,8 ha)
 - Car traffic services, inculding a filling station (1, 82 ha)
 - Services and craftsmanship (2,5 ha)
- Flat land;
- 15kV electric line (the overhead line is planned to be hidden underground);
- Water and sewege system (the infrastructure needs to be adjusted to industrial purposes);
- Ownership: municipality, private, Agricultural Property Agency;
- Price: PLN 11 – 43/m2 gross.





Investment Plots in Czarna Woda



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Investment Plots in Czarna Woda

[Birds view on the plots](#)



Czarna Woda as Timber Processing Centre

Aims

- Czarna Woda is the leading Polish centre of wood processing;
- The industry is focused around STEICO production facility;
- Investment plots are purchased by STEICO subcontractors and clients;
- These new investors locate their manufacturing facilities in Czarna Woda;
- Investors take financial advantage of operating within SEZ;
- Investors closely cooperate with the local municipality;
- Local vocational schools adjust their curriculum to investors needs;
- Investors together with Pomeranian universities launch R&D activities in scope of timber processing and wood architecture;
- The whole array of business operations is supported by Timber Cluster.





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www.investinpomerania.pl



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