



Industrial Park Nitra-North – Information Memorandum



NITRA INVEST
REAL ESTATE GROUP



Macro Location

Slovakia is right in the heart of Europe which provides a significant logistical advantage.



Nitra is located in Western Slovakia, close to Austria, Czech Republic and Hungary.





General Information

Key Facts Snapshot

Nitra Town population	80,500
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Nitra District population	160,000
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Nitra Region population	690,000
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Area available	~ 80 hectares
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Potential area expansion	~ 20 hectares
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Land areas available	1-28 hectares
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Maximum land build-up	60%
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Plot type	Ploughland and other land
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Leveling	Plane
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Earthquake area	No
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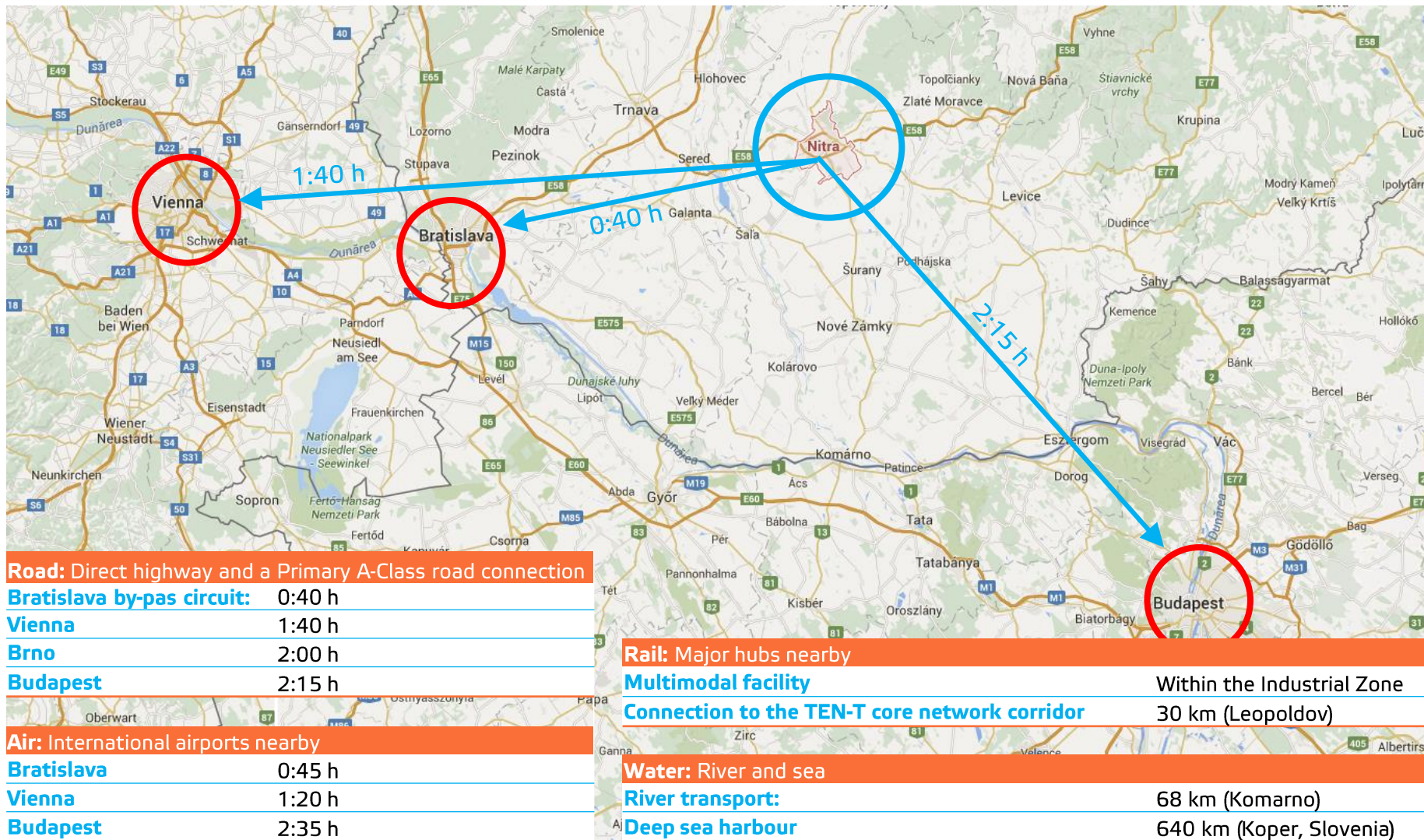
Contamination	No
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Flood area	No
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Master plan use	Industrial (production and warehousing) + retail and amenities
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Logistics





Site Location



The Industrial Park stretches alongside the Nitra Town's northern by-pas.



Gallery



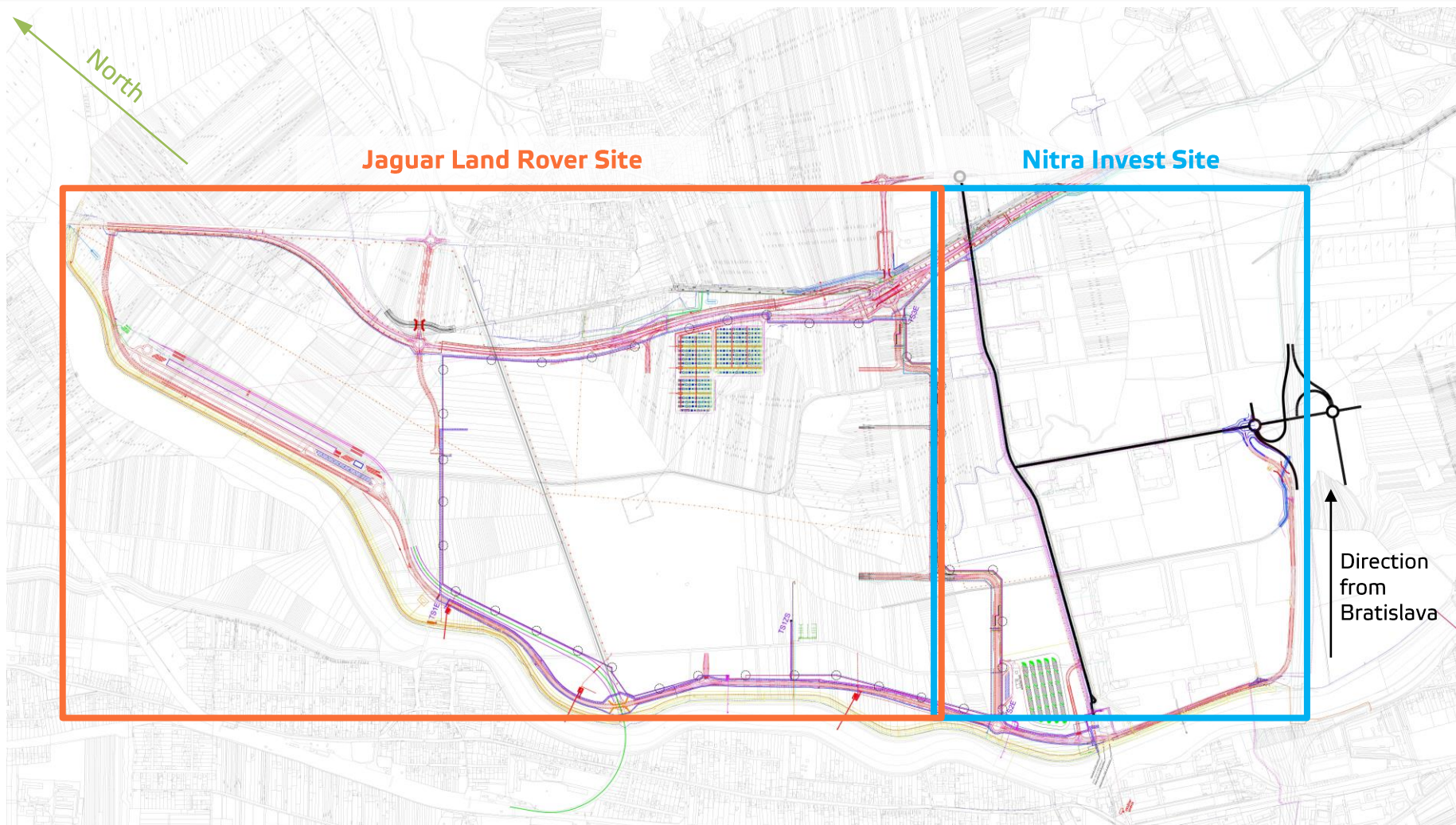


Surrounding Area





Strategic Park Snapshot







Infrastructure

All networks available at the land plots

Electricity 110 kV/ 22kV; 80 MW

Gas High pressure gas regulation station- DN 300; possibility of additional stations

Water 120 l/ s

Sewage Pressure sewage; sewage and rainwater

Telecom Digital; ability to link directly to optical fibre cable provided by a number of companies (GTS Slovakia, Slovak Telekom, etc.)



Optic



Water



Electricity



Gas



Sewage



All networks



Nitra Region Education System

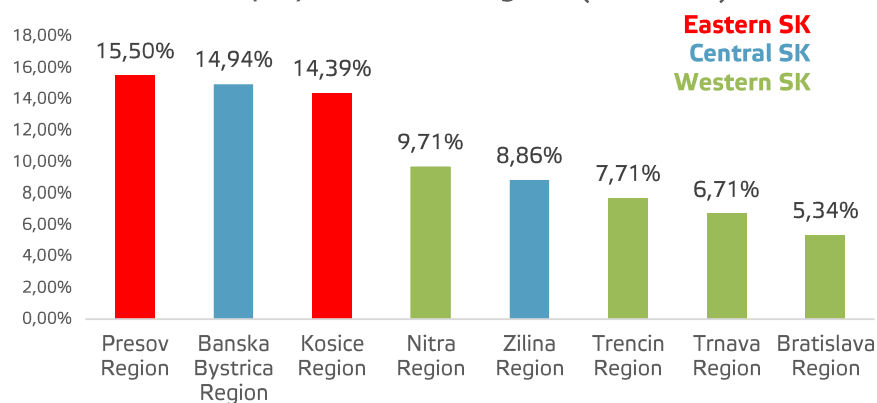
Type of Education	Number of Students	Education Focus
University education	22,000 students total	<ul style="list-style-type: none"> • Management • Mechanization • Economics • Arts • Culture • Education • Social work • Agronomy • Theology
Secondary professional education	4,700 graduates yearly	<ul style="list-style-type: none"> • Electronics • Mechanization • Trade • Economics • Construction • Hospitality • Gastronomy
Secondary vocational education	3,200 graduates yearly	<ul style="list-style-type: none"> • Machinery operations • Mechanical engineering • Plastic industry • Metalwork industry • Construction • Food industry
Secondary general education	3,500 students yearly	<ul style="list-style-type: none"> • General education, preparation for university studies





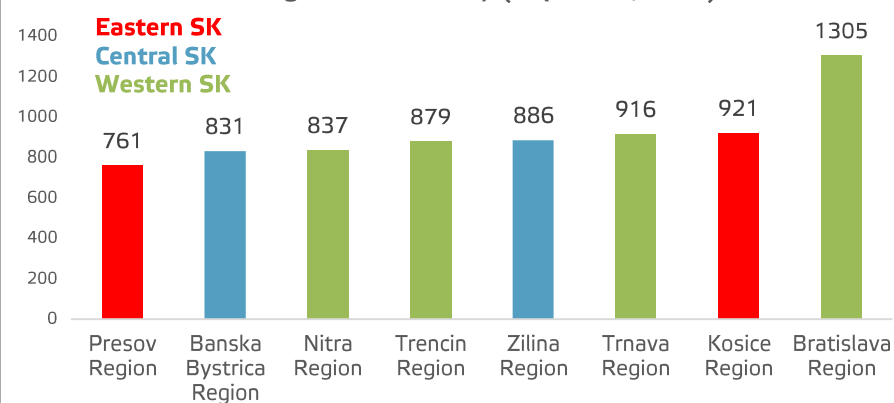
Labour Statistics

Unemployment in SK Regions (Dec 2015)

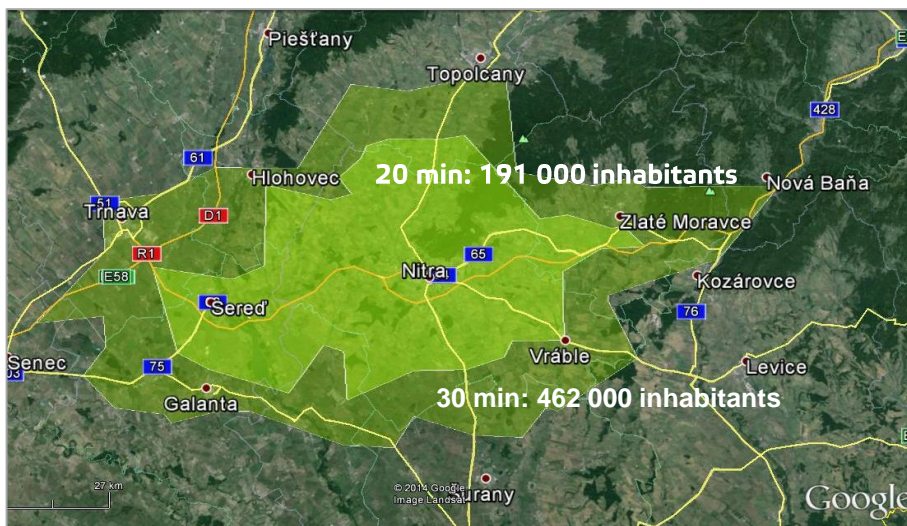


Nitra Region has the highest unemployment rate among the Western Regions and even higher than Zilina Region (Central Slovakia).

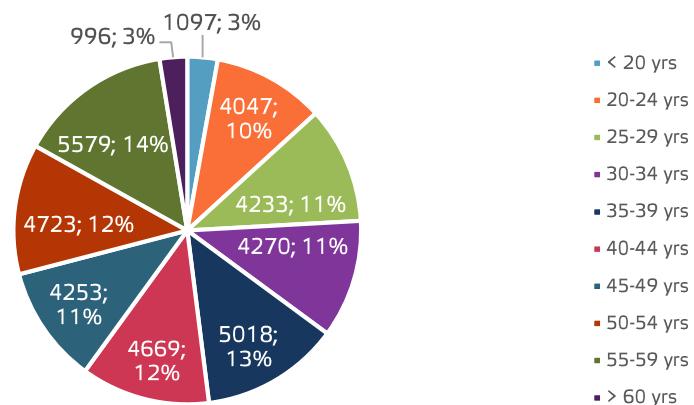
Average Gross Salary (2Q 2015; EUR)



The labour costs in the Nitra Region are the lowest among the Western Regions.



Nitra Region Job Seekers Age Structure (Dec 2015)





Occupiers

Occupier	Activity
3Pack Plastics	Packaging
Alas	Construction
DPD	Transport
DS Smith	Plastics
Ernst Keller	Components for restraint systems
Expres-Kurier	Transport
Farguell	Metalworking
Foxconn	Electronics
Gretsch-Unitas	Window and door technology
Horecup	Paper products
ICS Cabling	Cablings
Jasplastik	Plastics
Marel	Food processing equipment
Nitra Invest	Real estate
Quadrant Plastic Composites	Automotive
Real-K	Petrol station
Reydel	Automotive
Steep Plast	Automotive
Venda Stav	Construction



Occupiers

FOXCONN[®]
Advancing Through Innovation



Giesecke & Devrient



REYDEL
automotive



marel



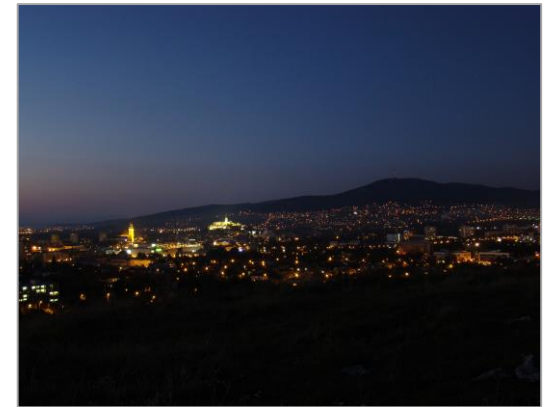
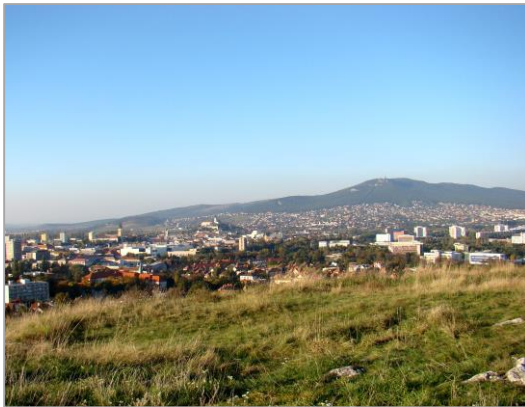
HORECVP a.s.





About Nitra

- **Nitra** is one of the oldest towns in Slovakia with a vibrant and energetic life. The most dominant sight of the town is the Nitra castle, which used to be a mighty fortress withstanding even Mongolian attacks. Entrance to the castle is from the Upper town. The Upper town is the most impressive part of Nitra, decorated with precious historical buildings, such as St. Peter's and Paul's Church, a Small and Large Seminary with a Diocesan library with hundreds of valuable books, first prints and manuscripts, Klucha palace, whose cornerstone is held up by the stone giant Atlanta, who is familiarly called Corgoň by the inhabitants of Nitra.
- Every year cultural, sport and social events are organised in Nitra, the most important are Nitra Summer of Culture, Nitra, Dear Nitra..., The International Theatre Festival Divadelná Nitra, Nitra Music Autumn, Christmas Nitra and many others. Annual expositions take place on the grounds of Agrokomplex, a unique expo facility for Slovakia.
- Nitra is also known as the City of Youth due to its exceptionally high share of young people who come here from other parts of the country to study at one of the two universities in Nitra which also belong to one of the largest in Slovakia.





Contact

- **Nitra Invest** real estate group has been operating in the Slovak property market since 1992. It focuses on investment, development and consulting primarily in the area of commercial real estate. Nitra Invest has utilized its rich experience to help a number of significant international and domestic companies to establish themselves in Slovakia.
- Work, leisure, and dwelling make up most of our daily lives, all of which require some kind of real estate. The more real estate is desired for a given activity the greater its value. Following this simple philosophy, at Nitra Invest, we strive to create profit by seeking opportunities for improving the quality of life in any given area. We strongly believe that this is a business model that makes Nitra Invest sustainable and profitable.



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