

International vision.
Local focus.



Panattoni at glance



Core business of Panattoni:

- Land development and acquisition
- Construction and leasing of industrial
- Build-to-suit and build-to-own projects
- Property management and investment platform

We have a proven international track record in the development and management of industrial, office and build-to-suit projects. While enjoying the benefits an international development firm, our operational and financial responsibilities reside at the local market level. Having a local presence is a key factor in our success, as it provides in-depth local market level. Having a local presence is a key factor in our success, as it provides in-depth local market knowledge and fosters relationships, thus generating a broad spectrum of business opportunities.

Panattoni Development Company

Europe

- Over 400 real estate professionals operating from 21 offices
- Over 10,000,000 sq m of developed warehouses since 2005
- Over 1,600,000 sq m under construction
- 98% occupancy rate
- Over 4,200,000 sq m under property management





Panattoni is among the market leaders in development of sustainable industrial buildings

- LED lighting with zoned controls
- Outstanding facade and roof insulation
- Modern low-emission gas heating systems
- Thermographic measurements to eliminate heat loss
- Water saving bathroom fixtures
- Smart metering utilities
- Sustainable construction methods

Panattoni No. 1

BREEAM New Construction

BREEAM certification like
Panattoni standard

Certified

568 680 sq m

| Developer | Panattoni | Market |
|---------------|-----------|--------|
| BREEAM 2009 | 0 | 3 |
| BREEAM 2013 | 3 | 17 |
| BREEAM 2016 | 19 | 6 |
| ● Good | 0 | 1 |
| ● Very Good | 11 | 4 |
| ● Excellent | 7 | 1 |
| ● Outstanding | 1 | 0 |

Repeated business over Europe



8 BTS totaling
976 000 sqm



2 BTS totaling
224 000 sqm



3 BTS totaling
170 000 sqm



2 BTS totaling
137 000 sqm



3 BTS totaling
86 600 sqm



4 BTS totaling
80 000 sqm



3 BTS totaling
60 000 sqm



3 BTS totaling
64 000 sqm



3 BTS totaling
85 000 sqm



BTS (3 phases)
68 500 sqm



5 BTS totaling
85 100 sqm



2 BTS totaling
126 600 sqm

NEW LOCATIONS

| LOCATION OVERVIEW – GENERAL INFORMATION | | |
|--|---------------------------------------|---|
| | Panattoni Park Týniště | Panattoni Park Ostrava Airport |
| Available space | 16 300 m ² | 115 500 m ² |
| Current permit | Planning permit in place | EIA in proces |
| Clear height | 10.5m | 20m |
| GPS coordinates | Týniště - google maps | Ostrava Airport - google maps |
| 360° view | - | - |

Panattoni Park Týniště





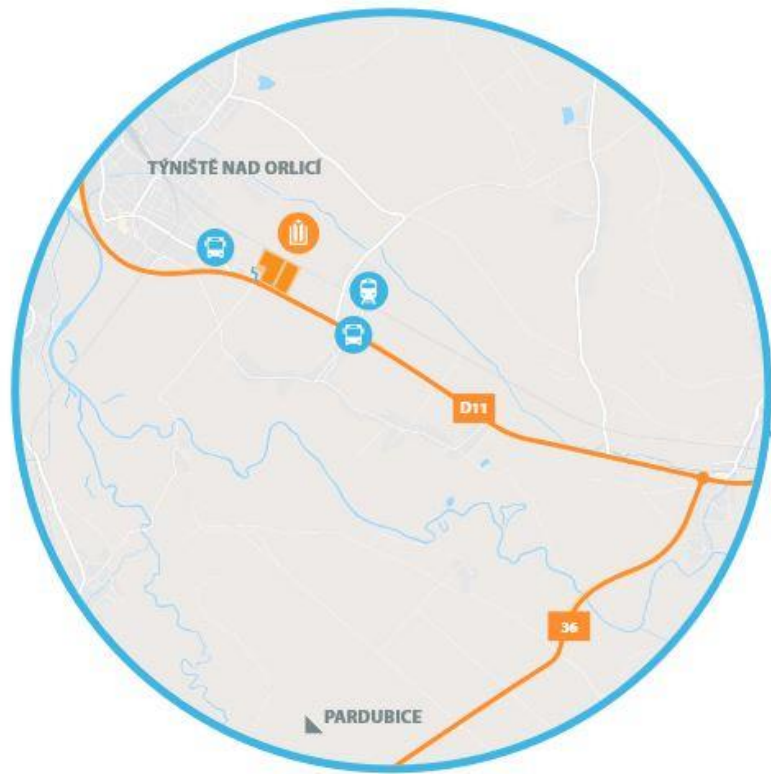
 CATERPILLAR

PARK ENTRANCE

A

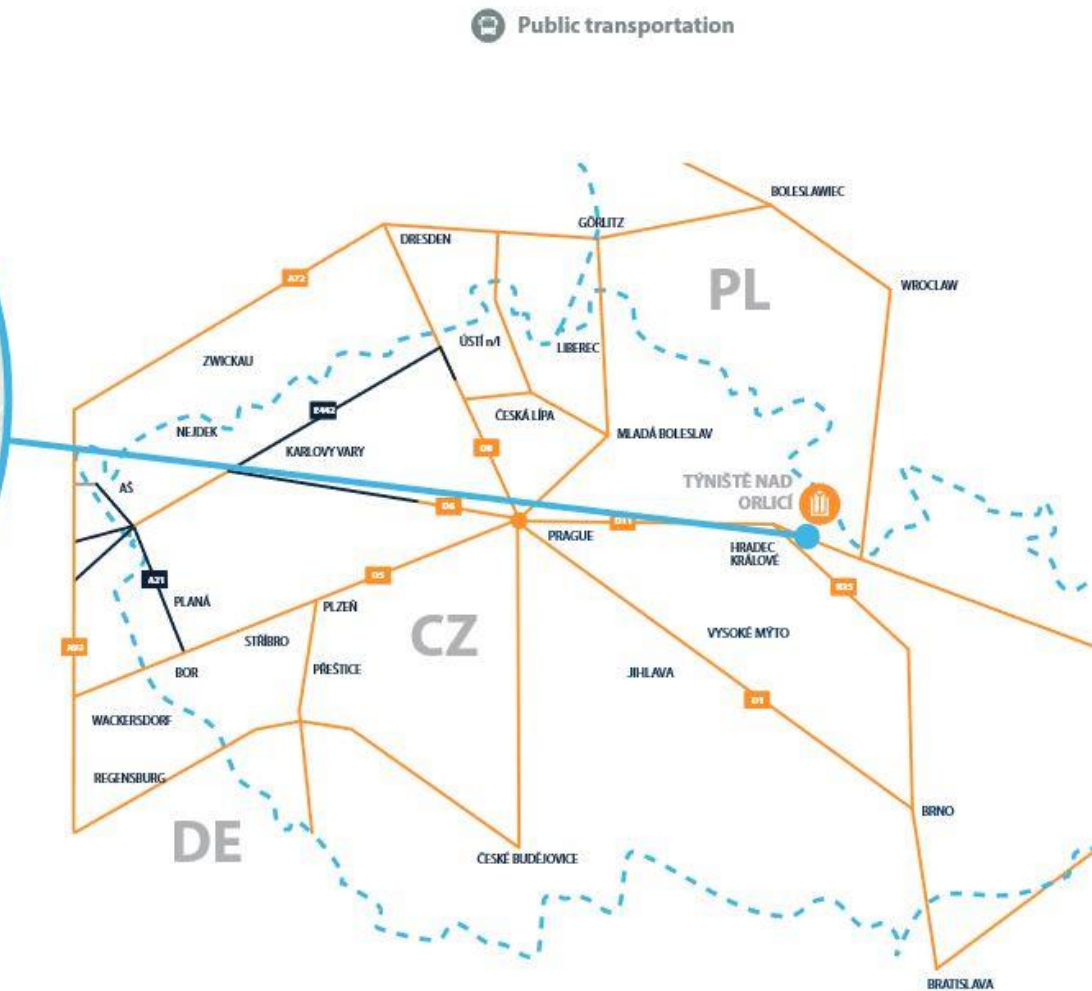
 11





Key distances

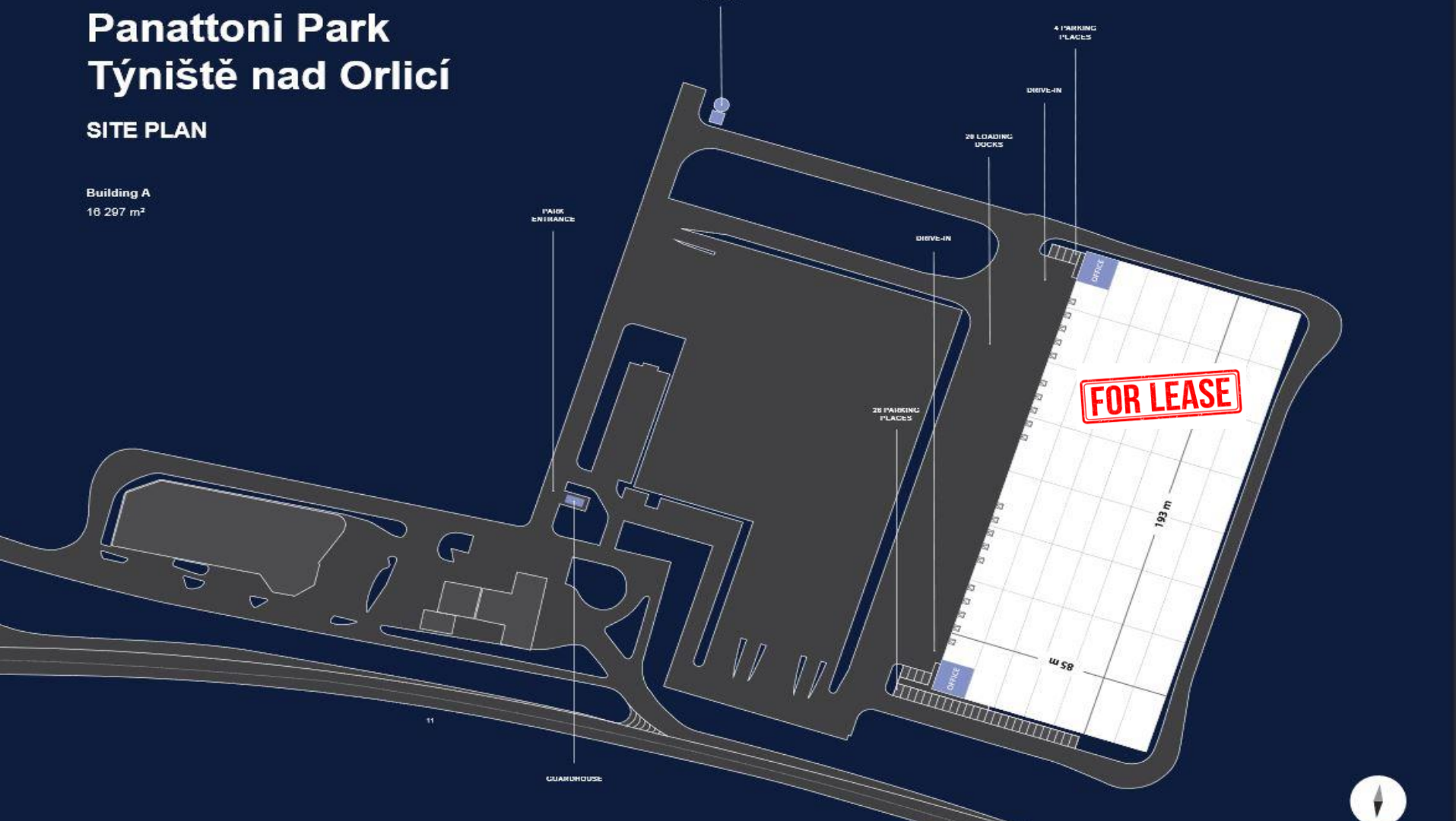
- Kvasiny 18 km / 18 minutes
- Hradec Králové 25,5 km / 29 minutes
- Pardubice 36,8 km / 39 minutes
- Polish Border 42,3 km / 45 minutes



Panattoni Park Týniště nad Orlicí

SITE PLAN

Building A
16 297 m²



Panattoni Park Ostrava Airport



MOŠNOV

Train & Bus
Station

Ostrava
Airport

Gas
Station

Planned
Container Terminal

A

RAIL SIDING

58

Brno (156 km, 1 hr 30 min)

Bratislava (278 km, 2 hrs 45 min)

Prague (357 km, 3 hrs 30 min)

Ostrava City Centre (20 km, 20 min)

Katowice (113 km, 1 hr 20 min)

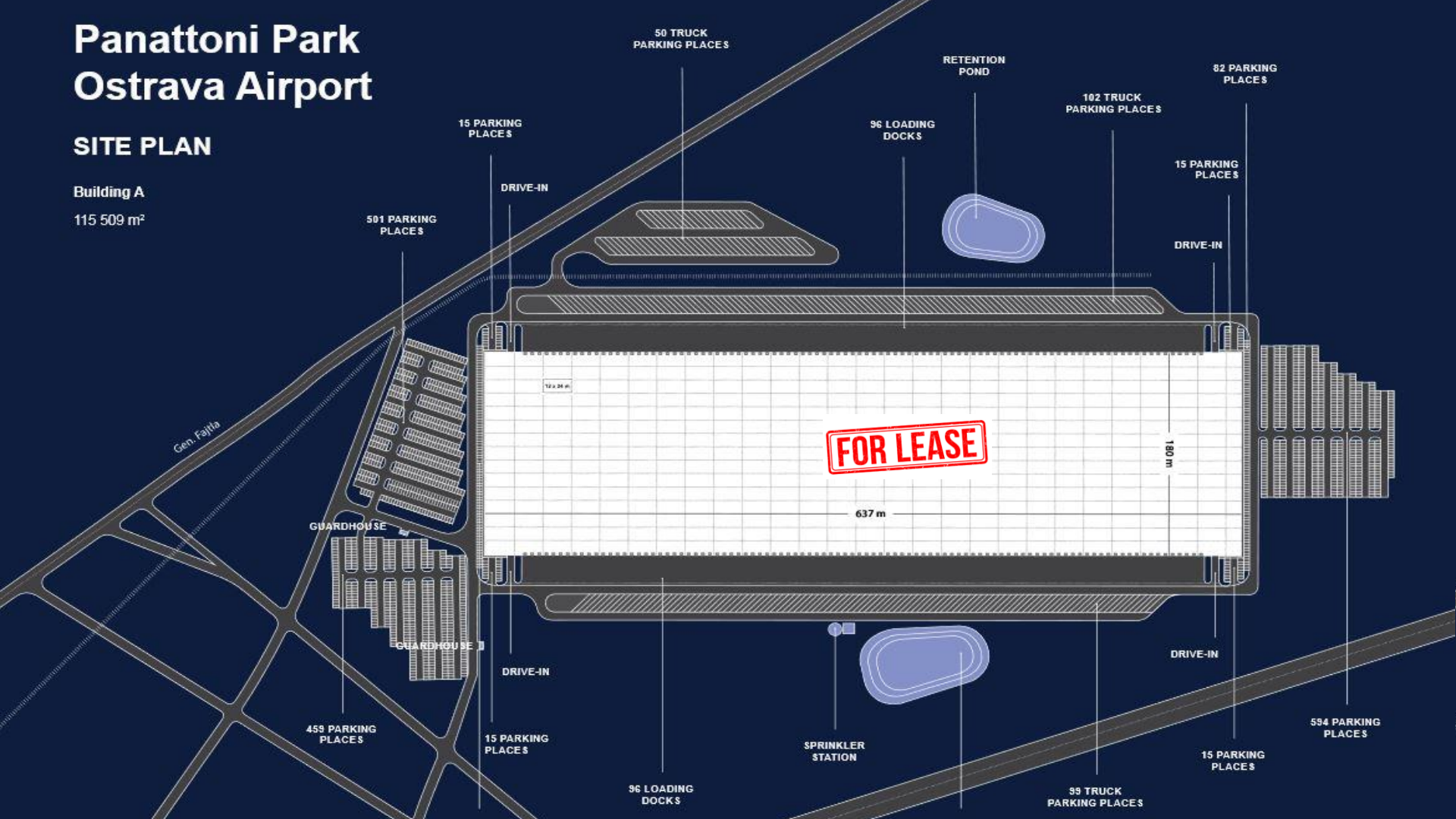


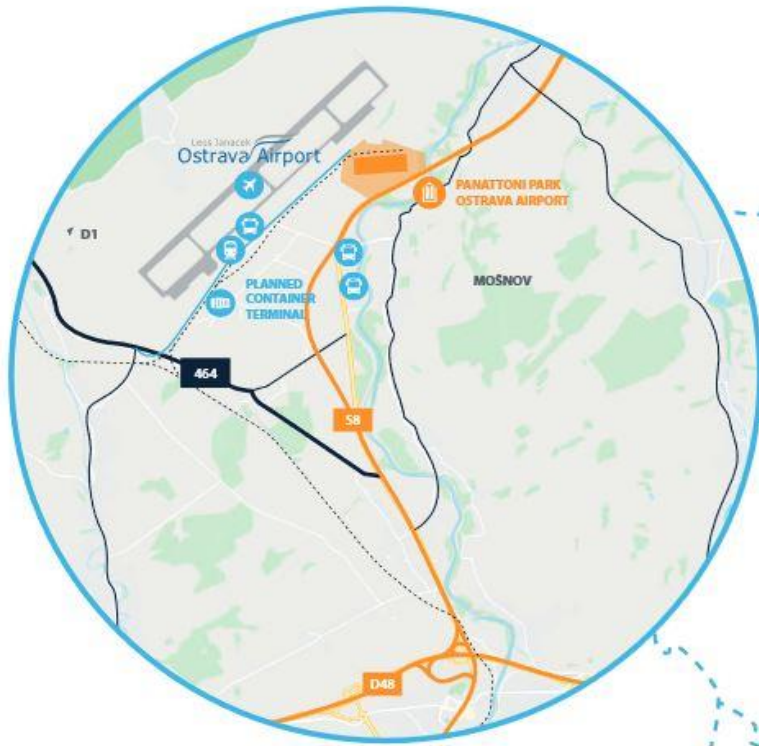
Panattoni Park Ostrava Airport

SITE PLAN

Building A

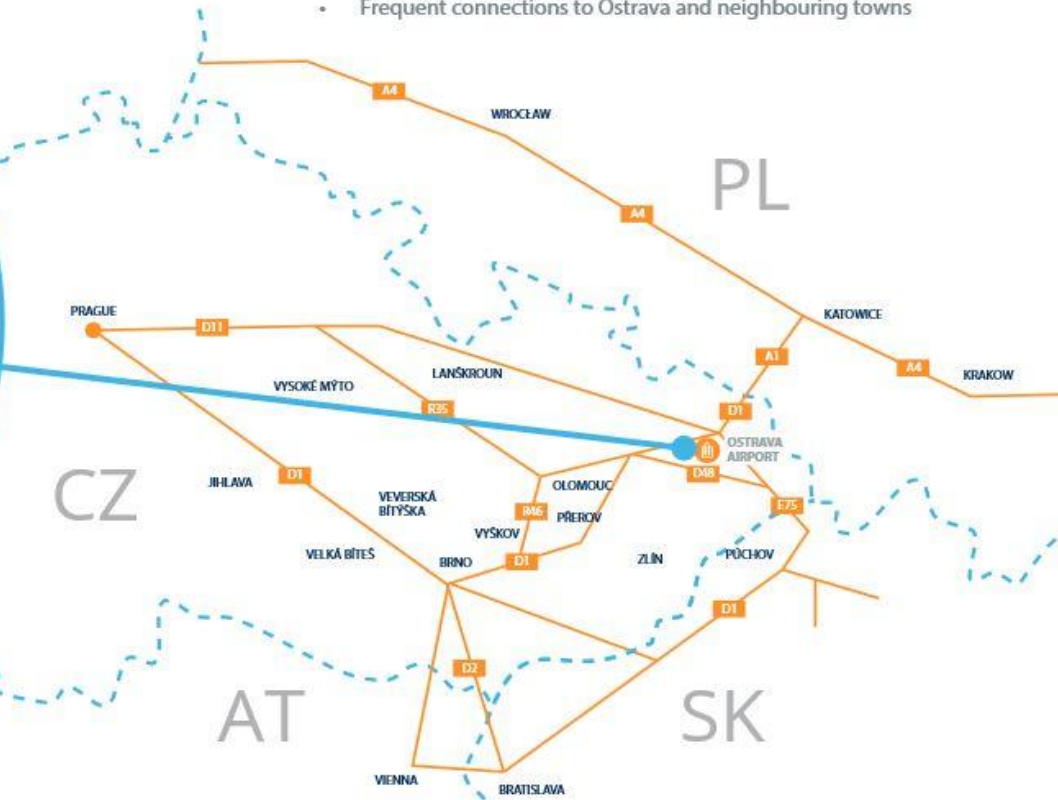
115 509 m²





 **Public transportation**

- Airport, train station and bus station 500 m from site
- Frequent connections to Ostrava and neighbouring towns



Key distances

- Ostrava 20 km / 20 min
- Katowice 113 km / 1 hr 20 min
- Brno 156 km / 1 hr 30 min
- Bratislava 278 km / 2 hr 45 min
- Prague 357 km / 3 hr 30 min

 **Leoš Janáček Ostrava Airport**

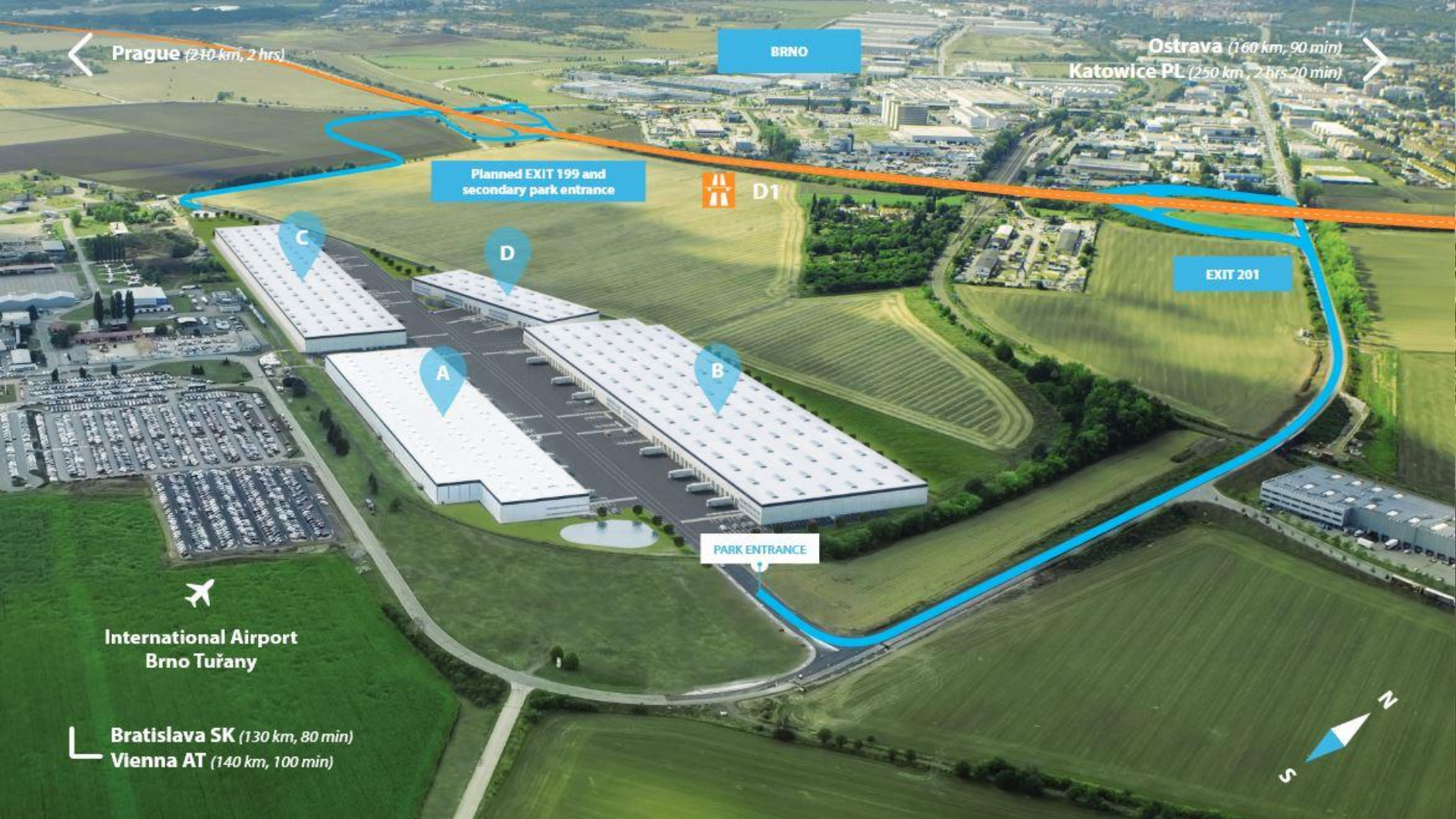
- Runway length: 3,500 sq m
- 24/7 no restriction operations
- Aircraft handling without dimension limits (including B747, An124, IL-76)
- Full cargo handling, customs clearance / IATA IMP standard / landside logistics

LONG TERM PANATTONI PARKS

| LOCATION OVERVIEW – GENERAL INFORMATION | |
|--|---|
| SOUTH – MORAVIAN REGION | Brno Airport |
| Available space | 4 300 m ² (building B) further development in the location possible |
| Current permit | Under construction |
| Clear height | 11.2m |
| GPS coordinates | Brno Airport - google maps |
| 360° view | - |

Brno Airport





← Prague (210 km, 2 hrs)

BRNO

Ostrava (160 km, 90 min)
Katowice PL (250 km, 2 hrs 20 min) →

Planned EXIT 199 and secondary park entrance

D1

EXIT 201

C

D

A

B

PARK ENTRANCE



International Airport
Brno Tuřany

Bratislava SK (130 km, 80 min)
Vienna AT (140 km, 100 min)



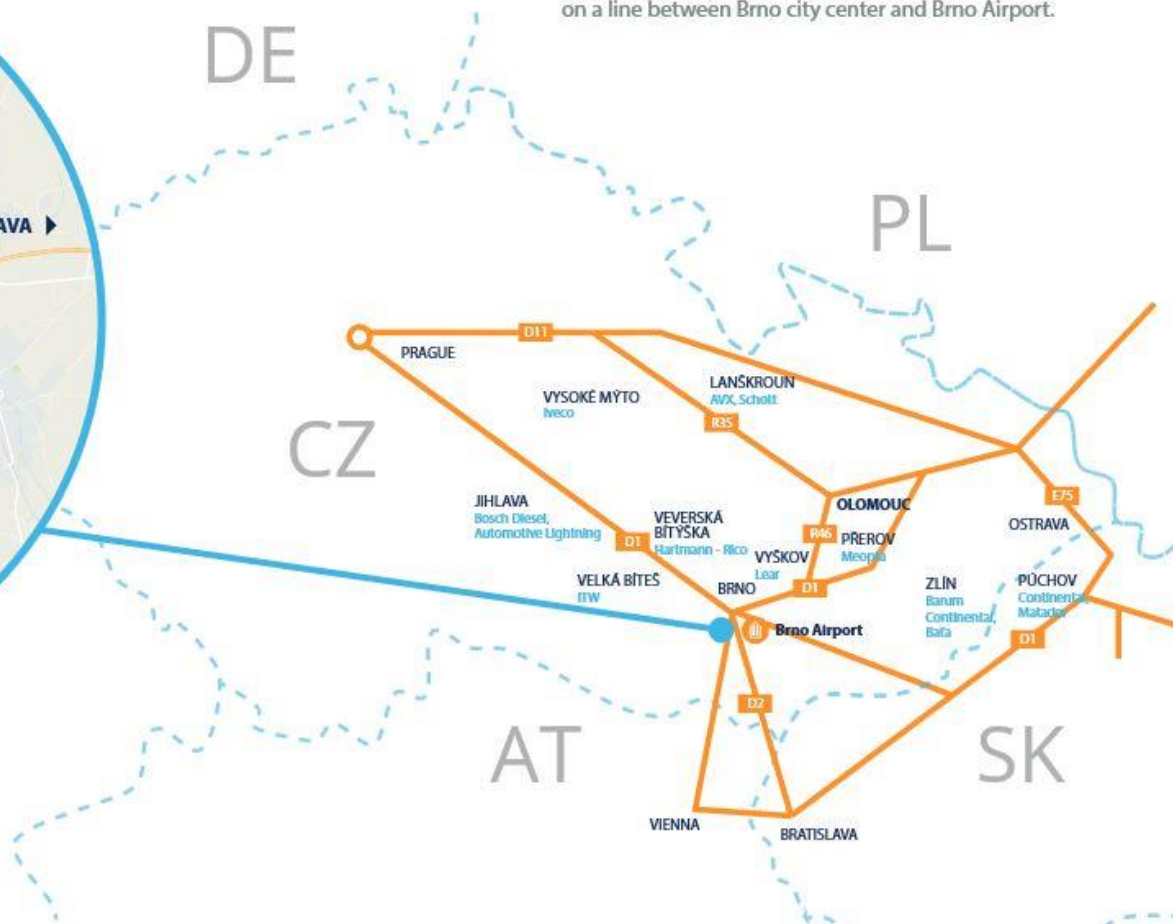
 **Public Transportation**

Existing public bus connection, operating frequently on a line between Brno city center and Brno Airport.



 **Key distances**

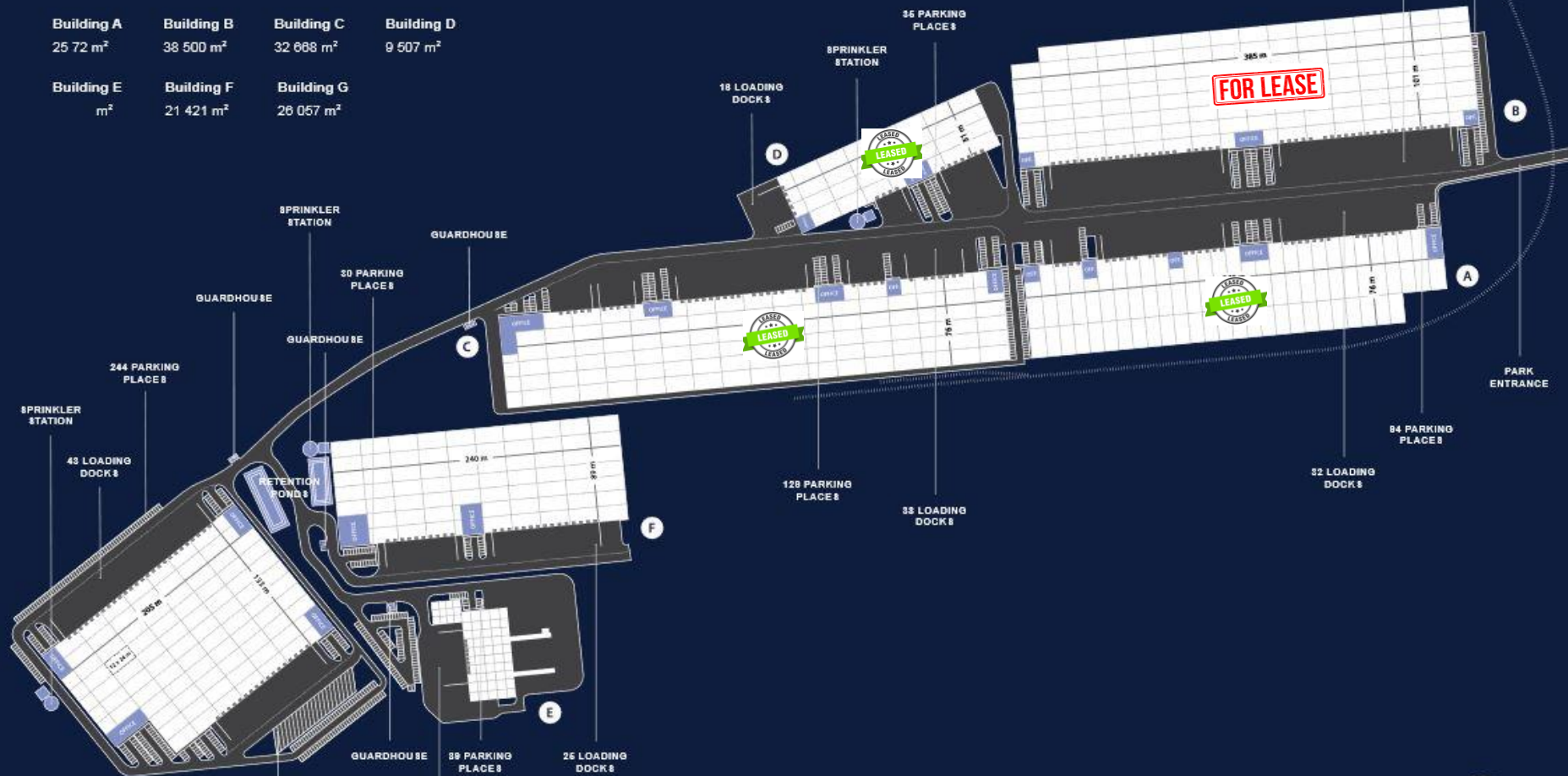
- Prague 210 km / 2 hrs
- Vienna AT 140 km / 100 minutes
- Bratislava SK 130 km / 80 minutes



Brno Airport

SITE PLAN

| | | | |
|----------------------|-----------------------|-----------------------|----------------------|
| Building A | Building B | Building C | Building D |
| 25 72 m ² | 38 500 m ² | 32 688 m ² | 9 507 m ² |
| Building E | Building F | Building G | |
| m ² | 21 421 m ² | 28 057 m ² | |



LOCATION OVERVIEW – GENERAL INFORMATION

| ÚSTÍ REGION | Panattoni Park Teplice South | Panattoni Park Podbořany | Panattoni Park Chomutov North | Panattoni Park Rumburk |
|------------------------|---|--|--|---------------------------------------|
| Available space | 25 844 m ² (building A) | 20 923 m ² (building A) & 18 324 m ² (building B) | 53 609 m ² (building A) & 35 900 m ² (building B) | 49 100 m ² |
| Current permit | Building permit in process | Planning permit in place | Building permit in place | Planning permit in place |
| Clear height | 10m | 10m | 10m | 10m |
| GPS coordinates | Teplice South - google maps | Podbořany - google maps | Chomutov North - google maps | Rumburk - google maps |
| 360° view | - | - | Chomutov North - 360 view | - |

Panattoni Park Chomutov North



Go to 360°
Park View



Chomutov (7 km, 8 min)

Pilsen (104 km, 100 min)

Chemnitz (75 km, 60 min)

Karlovy Vary (63 km, 50 min)

JIRKOV

Strategically located close to the city of Jirkov (1 km), city of Chomutov (7 km), city of Most (15 km) and German borders (30 km).

Located at the exit and speedway E442 – new roundabout within project scope.

Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany.

Great connection to Czech highways (D7, D8, D6) allowing easy access to Ústí nad Labem, Karlovy Vary, Cheb as well as to Prague.

The connection among Chomutov, Jirkov, Most and Litvínov is provided by regular railway and bus lines. Bust stop right next to the site.

Units available from 8 000 sq m up to 50 000 sq m under one roof with possible expansion.

Suitable for logistics, warehousing and production operations.

Availability of skilled labour force due to the area's large population base, long industrial tradition and high unemployment.



B

A

E442



Bus stop



Prague (115 km, 90 min)

Most (18 km, 17 min)

Ústí nad Labem (60 km, 50 min)

Dresden (110 km, 90 min)



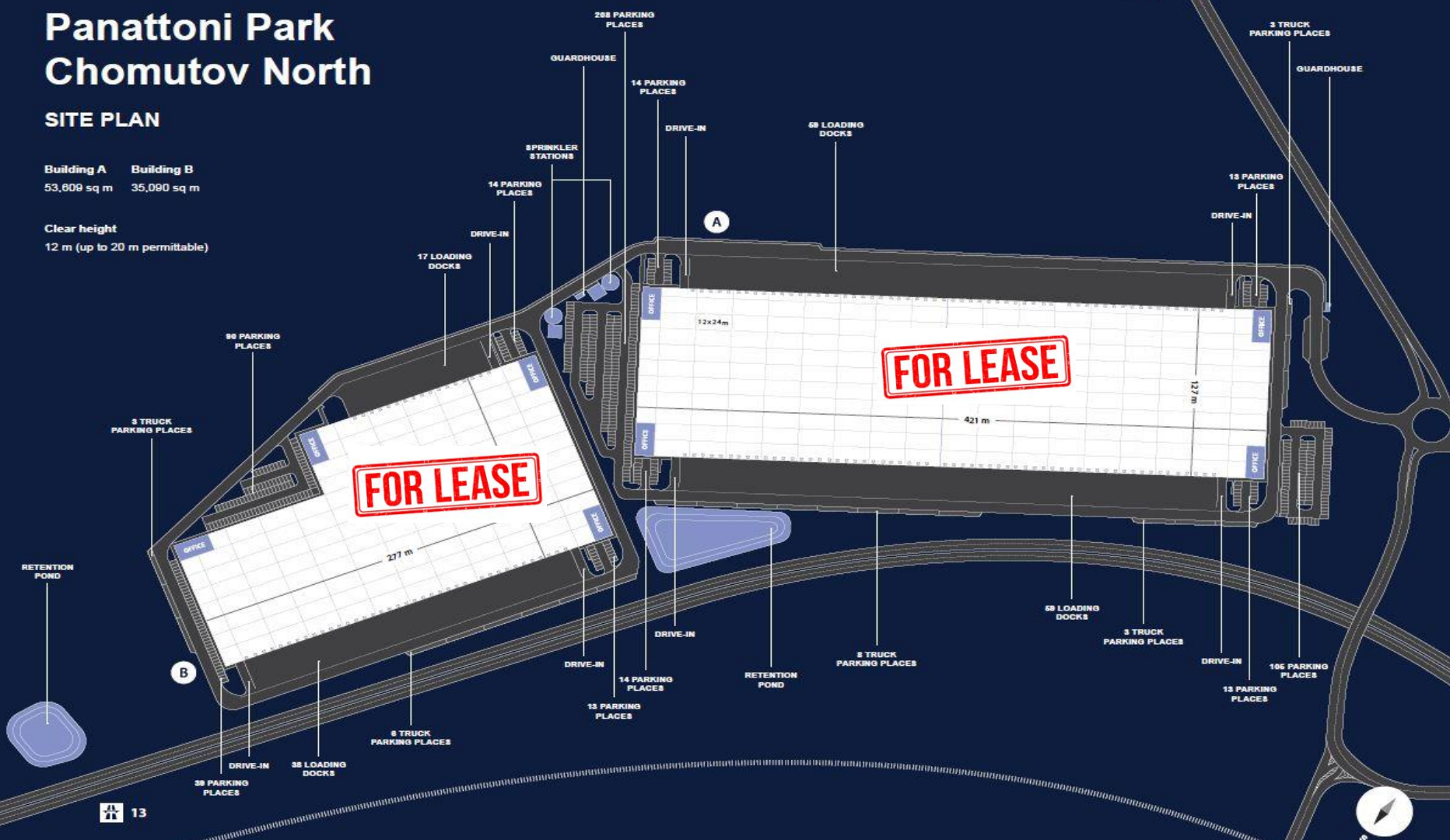
EXIT

Panattoni Park Chomutov North

SITE PLAN

Building A Building B
53,609 sq m 35,090 sq m

Clear height
12 m (up to 20 m permissible)



Population

PANATTONI PARK CHOMUTOV NORTH

PANATTONI PARK
CHOMUTOV NORTH



AVAILABLE
WORKFORCE

15 - 29
YEARS

30 - 44
YEARS

45 - 59
YEARS

60 +
YEARS

| | | | | |
|--------------|---------|---------|---------|---------|
| 0 - 15 MIN. | 15 166 | 17 997 | 16 228 | 15 654 |
| 15 - 30 MIN. | 38 739 | 46 924 | 41 854 | 44 324 |
| 30 - 45 MIN. | 35 192 | 44 194 | 38 650 | 43 164 |
| 45 - 60 MIN. | 61 827 | 79 124 | 68 684 | 78 291 |
| 60 - 90 MIN. | 400 732 | 523 715 | 395 150 | 456 206 |



Panattoni Park Teplice South



▼
Bilina (5 km, 6 min)
Most (18 km, 19 min)
Chomutov (38 km, 34 min)

TEPLICE

Teplice (8 km, 12 min)
German border (24 km, 26 min)
Dresden (85 km, 65 min)

Lovosice (27 km, 25 min)
Ústí nad Labem (28 km, 22 min)
Prague (87 km, 76 min) ▶

N

S



E442

entrance to the park

Bus stop
Hostomice, sklárna

AVAILABLE SPACE

HOSTOMICE

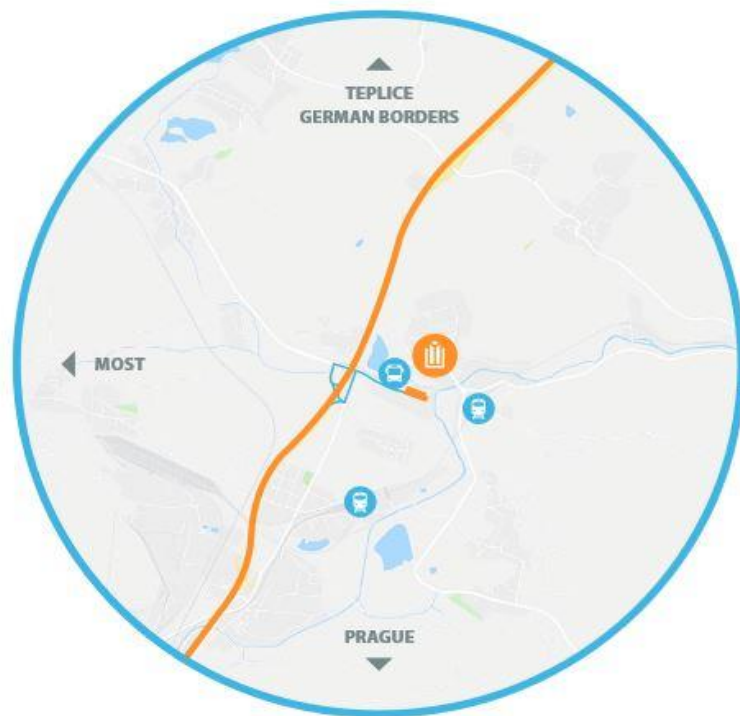
Train stop
Hostomice nad Billnou



EXIT

- Located in Hostomice and among cities with long-term industrial history – city of Duchcov (6 km), city of Bilina (5 km), city of Teplice (8 km), city of Most (18 km)
- Located at the exit and speedway E442
- Great connection to Czech highway D8 allowing easy access both to capital city of Prague and Germany
- Units from 8 000 sqm up to 31 500 sqm under on roof
- Layout allowing cross docking operations
- Bus stop at the entrance of the site with regular connection to Teplice, Bilina and Duchcov
- Train station within regular connection from Bilina to Ústí nad Labem – 15 min walking distance
- Great connection to German highways (A17, A4, A13 and others) allowing easy access both to southern and northern part of Germany
- Suitable for logistics, warehousing and production operations
- Availability of skilled labour force due to the due to these areas large population base, long industrial tradition and high unemployment
- Multimodal terminals close to the site - Most (16 km), Lovosice (27 km)

GREAT VISIBILITY FROM E442 MOTORWAY



Bus connection

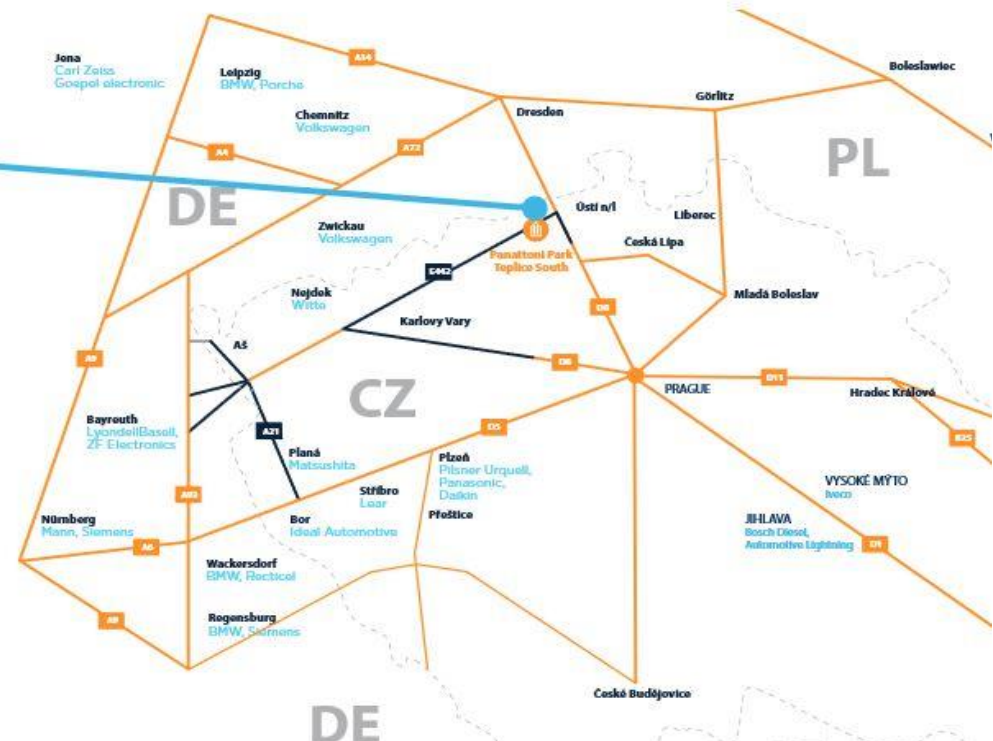
- Bus stop at the entrance of the site with regular connection to Teplice, Bilina and Duchcov

Train connection

- Train station within regular connection from Bilina to Usti nad Labem - 15 min walking distance

Key distances

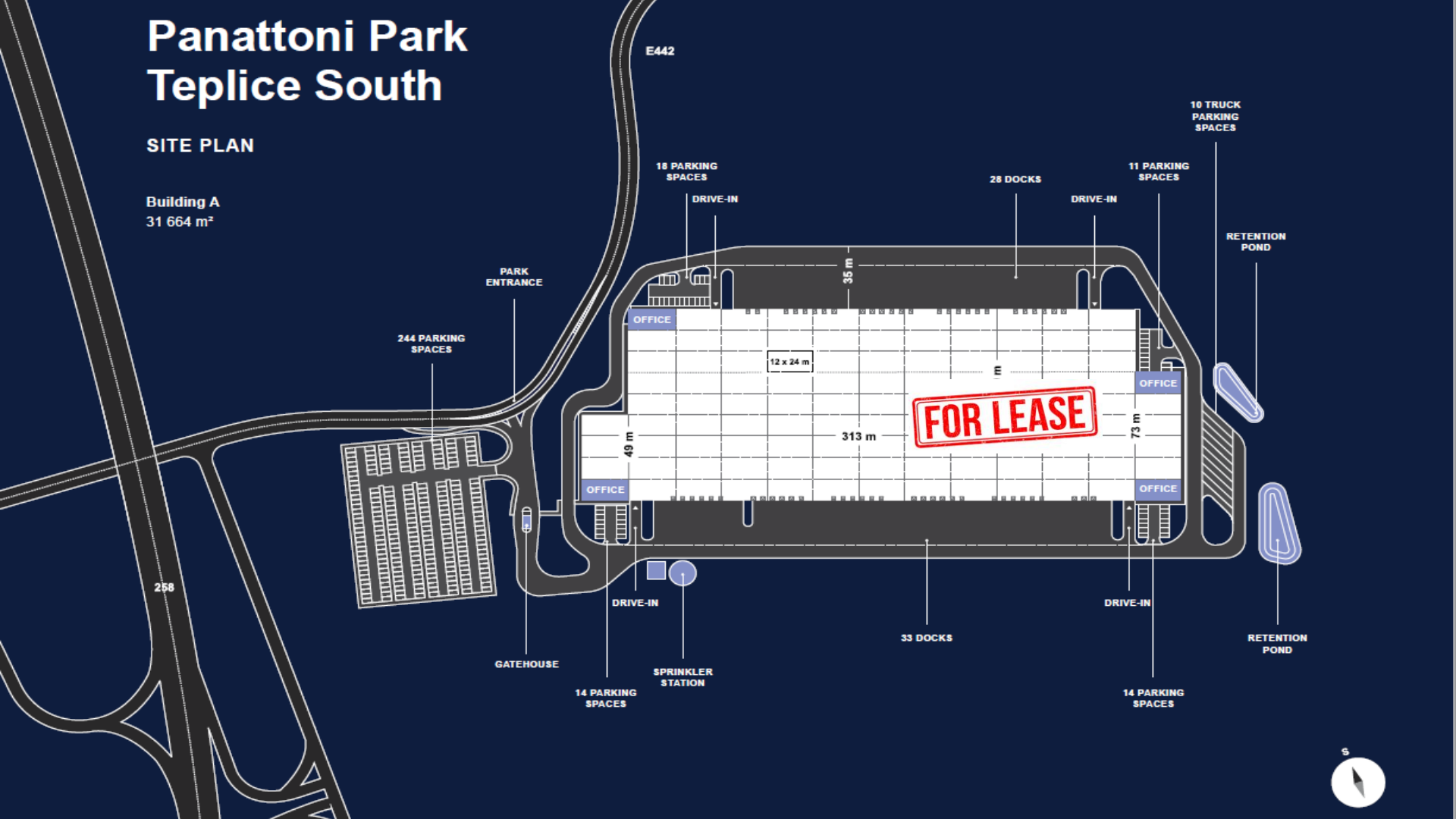
- Bilina 5 km / 6 min
- Teplice 8 km / 12 min
- Most 18 km / 19 min
- German border 24 km / 26 min
- Lovosice 27 km / 25 min
- Ústí nad Labem 28 km / 22 min
- Prague 87 km / 76 min
- Dresden 85 km / 65 min
- Nuremberg 300 km / 3.5 hrs
- Leipzig 190 km / 120 min
- Berlin 280 km / 3 hrs
- Munich 380 km / 4.5 hrs



Panattoni Park Teplice South

SITE PLAN

Building A
31 664 m²



Panattoni Park Podbořany



Chomutov (30 km, 30 min)
Most (37 km, 36 min)

Žatec (16 km, 19 min)
Prague (60 km, 60 min)

Train stop
Podbořany

PODBOŘANY

226



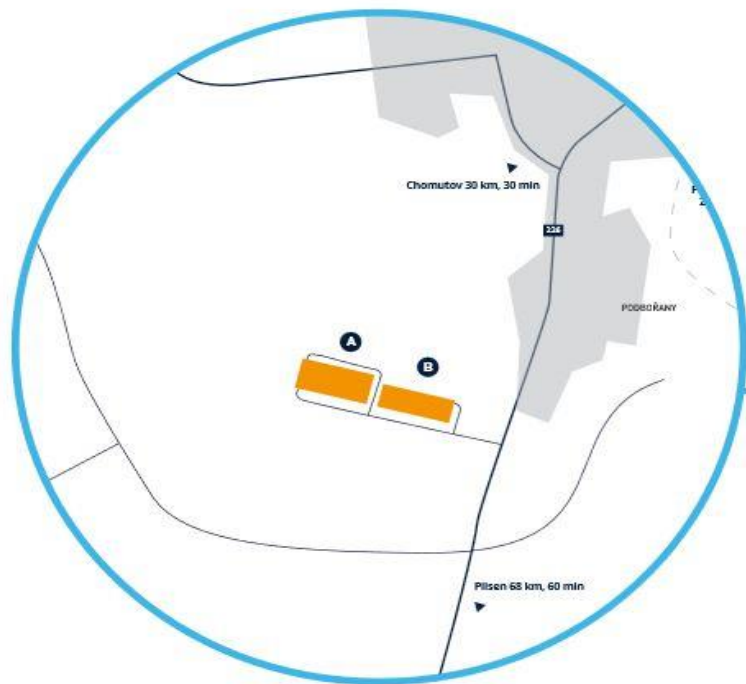
- The site is located within the region of Ústí nad Labem, small city Podbořany, one hour driving distance to the capital city of the Czech Republic Prague and the German borders. The park is based only 15km from the road I/6 connecting Prague and Karlovy Vary.
- Great potential for skilled labour force within the Ústí nad Labem region.
- Current unemployment rate of nearly 8% belongs to the highest in the Czech Republic.

Karlovy Vary (50 km, 45 min)

Pilsen (68 km, 60 min)

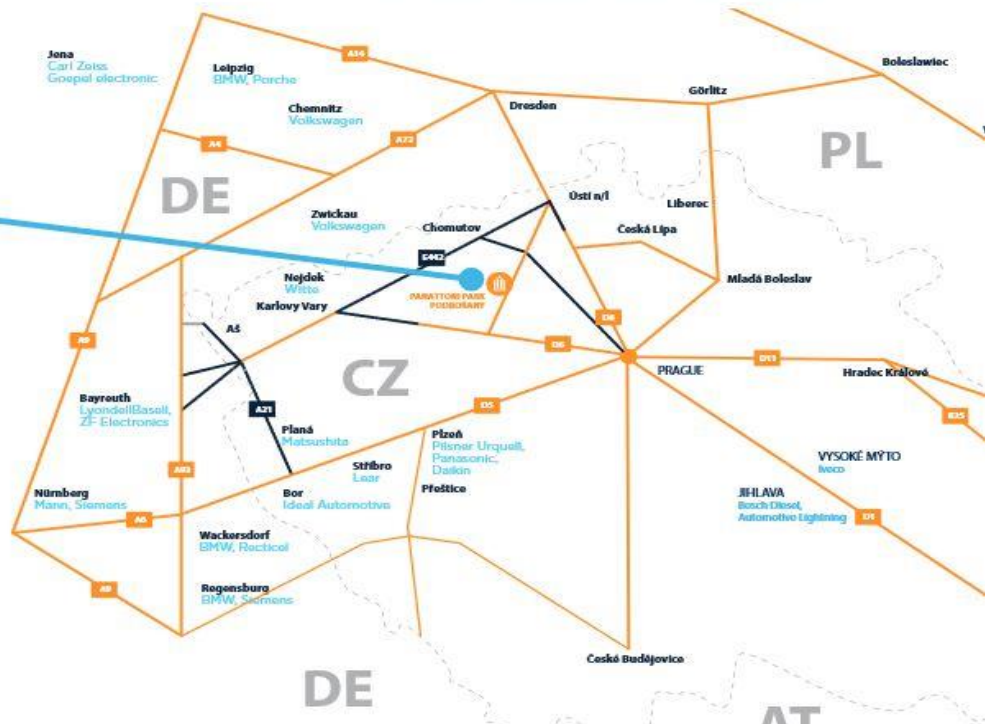
PERFECT ACCESS TO GERMAN BORDER

GREAT VISIBILITY FROM 226 MOTORWAY



Train connection

- Bus stop 'Podbořany, ČSAD' located 10 minutes by foot from the park
- Direct connection from Žatec
- Train station 'Podbořany' based nearby the park



Key distances

- Pilsen 68 km / 60 min
- Prague 60 km / 60 min
- Karlovy Vary 50 km / 45 min
- Most 37 km / 36 min
- Chomutov 30 km / 30 min
- Žatec 16 km / 19 min

Panattoni Park Podbořany

SITE PLAN

Building A
20 923 m²

Building B
18 324 m²





German border (4 km, 2 mln)
Berlin (270 km, 180 mln)

Dresden (110 km, 75 mln)

RUMBURK

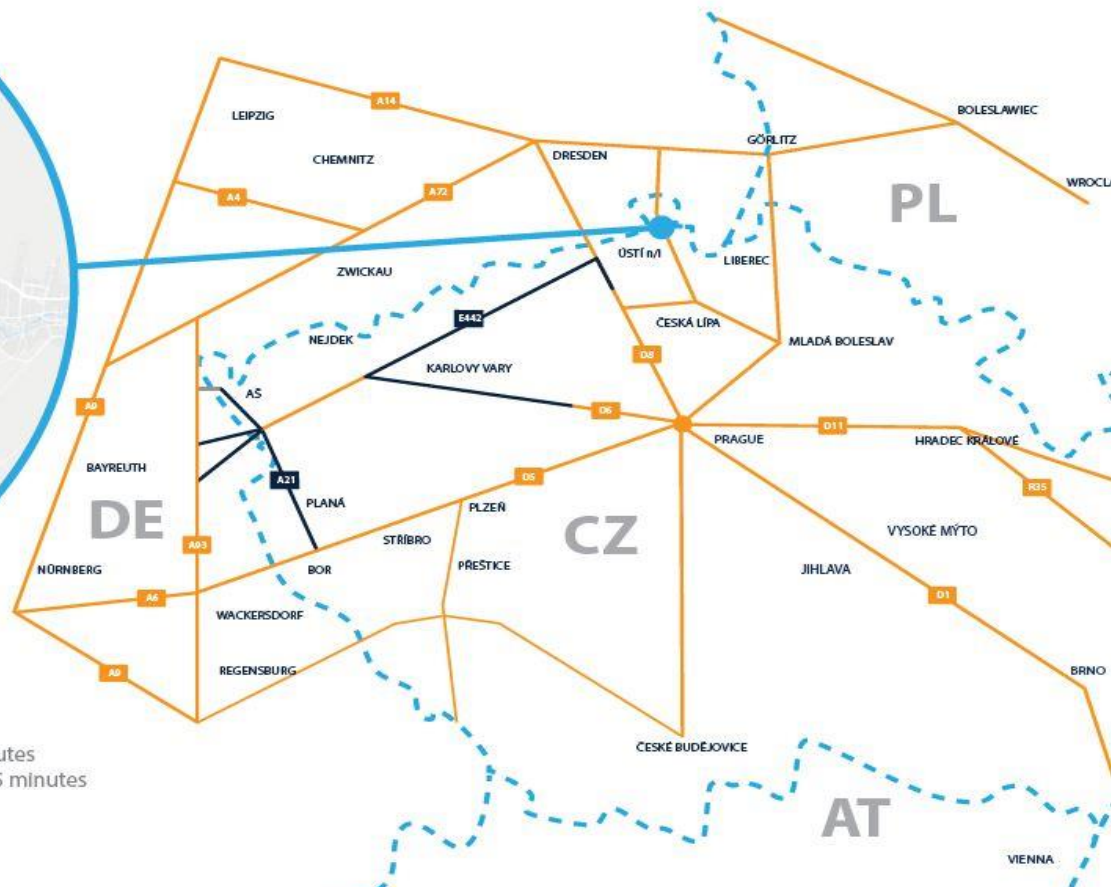
park entrance

263

Mladá Boleslav (80 km, 70 mln)
Prague (125 km, 100 mln)



IDEAL LOCATION TO SUPPLY GERMANY, CZECH AND POLAND



Key distances

- Dresden 110 km / 100 minutes
- Berlin 270 km / 3 hrs
- Leipzig 210 km / 2,5 hrs
- Prague 125 km / 100 minutes
- Mladá Boleslav 80 km / 75 minutes
- Wrocław 220 km / 3 hrs

Development concept

Total built-up area 40 900 sqm

Building A 40 900 sqm

Car parking places 370

Truck parking places 20

Docks 90

Drive-Ins 4

SUSTAINABILITY TRENDS

LED lighting

BREEAM Very Good certified

WAREHOUSE

Column grid 12 m x 24 m

Light intensity in the hall 200 lux

Skylights min 2%

Floor loading 5t/sqm

OFFICE PREMISES

Clear height 2,7 m

Light intensity 500 lux

Build to suit

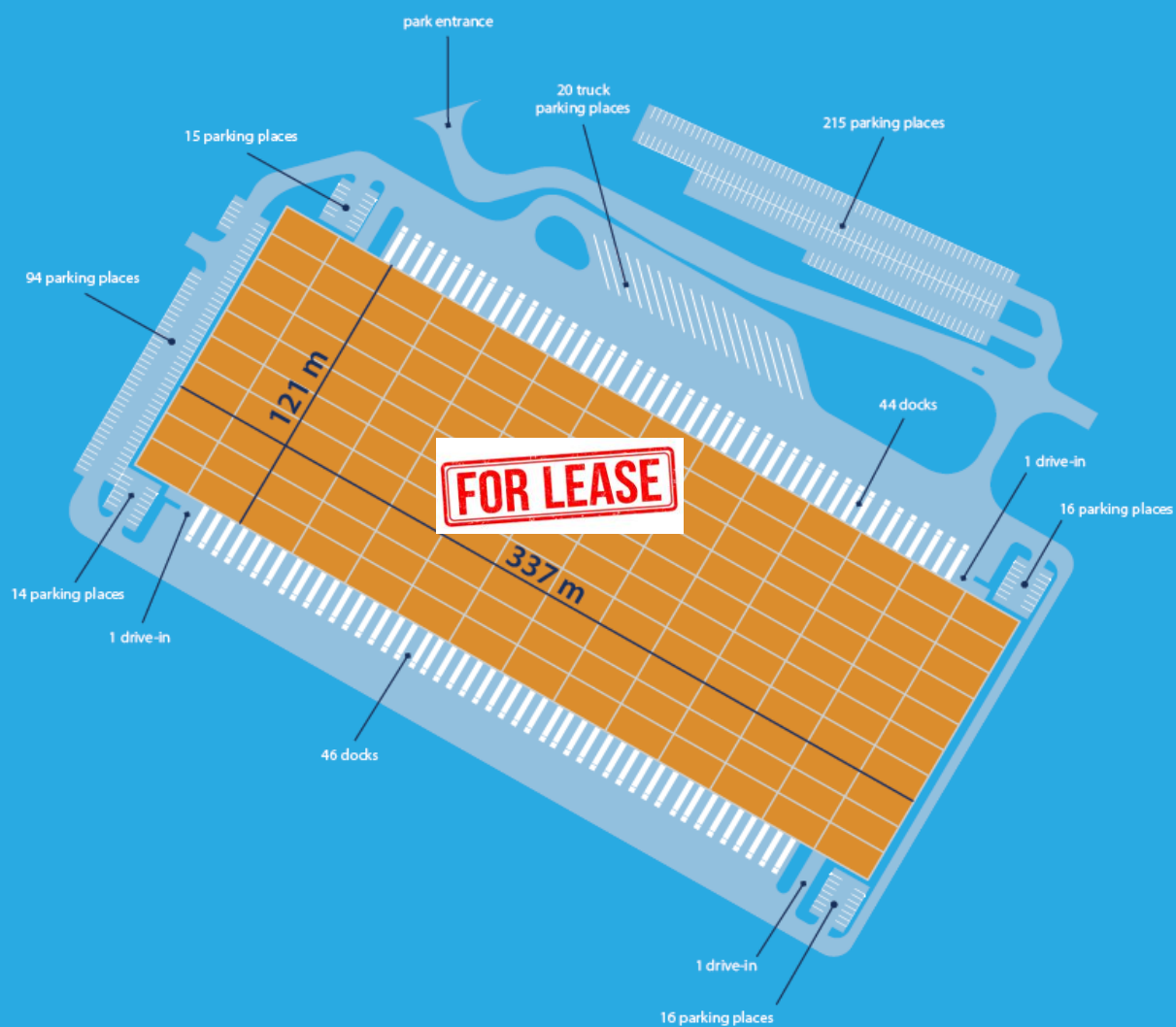
BUILDING STANDARDS

Clear height 10 m

Loading docks 1/1 000 sqm

Floor loading capacity 5t/sqm

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- Office space with facilities according to the clients requirements



LOCATION OVERVIEW – GENERAL INFORMATION

| PILSEN REGION | Panattoni Park Stříbro I | Panattoni Park Stříbro II | Panattoni Park Pilsen City | Panattoni Park Klatovy |
|------------------------|---|---|---|---------------------------------------|
| Available space | 9 425 m ² (building C.II) | 7 125 m ² (building N) & 34 000 m ² (building M) | 13 960 m ² (building A) | 14 089 m ² (building A) |
| Current permit | Building permit in process | Planing permit in process | Existing building | Planning permit in place |
| Clear height | 10m | 10m | 5.5m & 8.5m | 10m |
| GPS coordinates | Stříbro I - google maps | Stříbro II - google maps | Pilsen city - google maps | Klatovy - google maps |
| 360° view | Stříbro I - 360 view | Stříbro II - 360 view | - | - |

Panattoni Park Stříbro I



German borders
(44 km)

Pilsen (28 km)
Prague (123 km)



H3

KION GROUP

G

STEELCASE

ASSA ABLOY

IDEAL AUTOMOTIVE

C

LEONI

EXIT 107



D5

Bus stop

ASSA ABLOY

LEAR CORPORATION

IDEAL AUTOMOTIVE

Bus stop

Residential development



- Panattoni Park Střbro offers more than 100 000 m² of industrial space suitable for logistics and production activities
- Located in Ostrov u Střbra just 23 km from the border of Pilsen, regional city with 188 000 residents
- Excellent and easy access to motorway D5 connecting the Czech Republic and Germany (exit 107)
- Qualified labor force available due to the close proximity of Pilsen city with Technical university
- Historically industrial region with strong tradition mainly in mechanical engineering
- Existing bus transport providing quick connection to Pilsen city and its surroundings
- Container terminal in Nýřany just 12min away

SITE PLAN

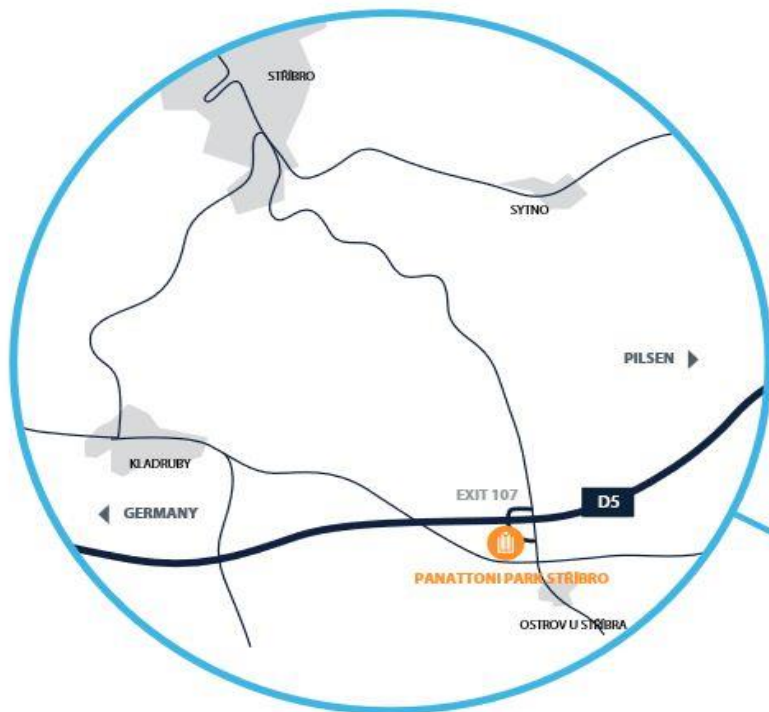
Building A 5 472 sq m
 Building B 13 639 sq m
 Building C 33 556 sq m
 Building D 19 794 sq m

Building E 24 784 sq m
 Building F 11 650 sq m
 Building G 23 264 sq m
 Building H 23 264 sq m

Building I 41 117 sq m
 Building J 7 125 sq m
 Building K 60 586 sq m

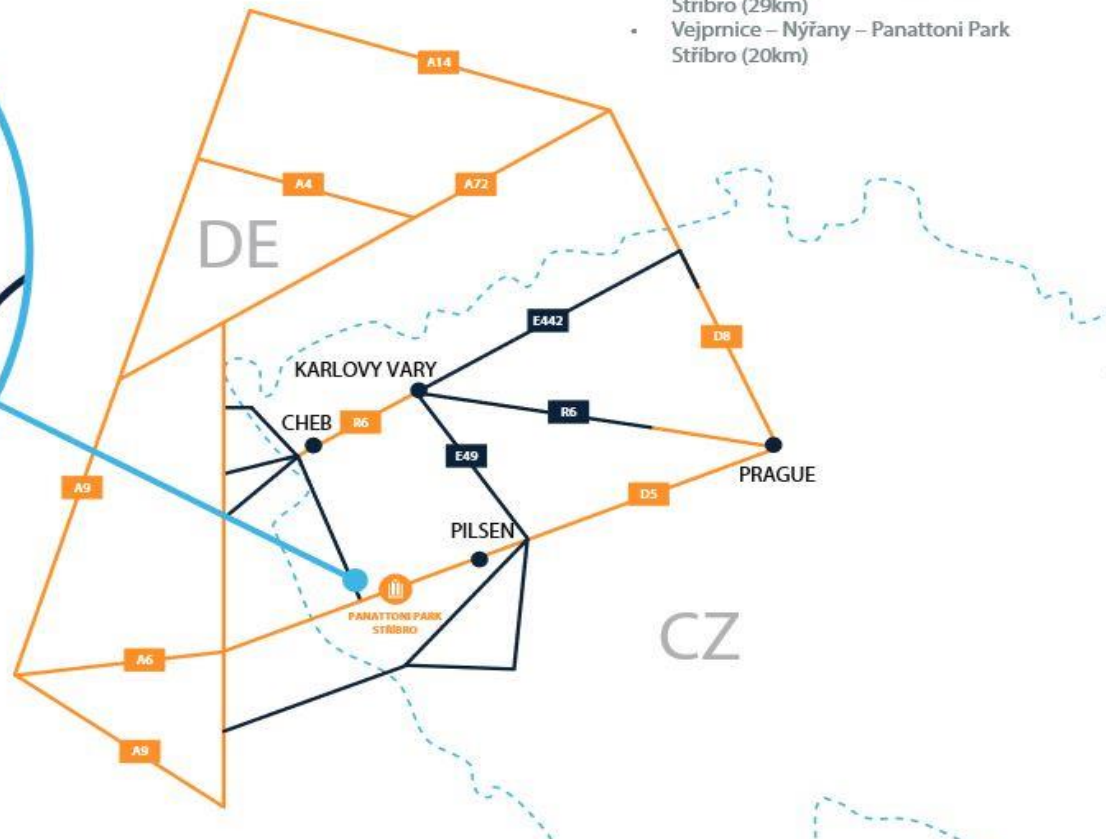


GREAT VISIBILITY FROM D5 MOTORWAY



Key distances

- Pilsen 24 km / 15 minutes
- German borders 45 km / 24 minutes
- Prague 110 km / 60 minutes



Panattoni Park Střibro is serviced by a bus transportation scheduled precisely according to the shifts of the companies located within the Park.

Existing connections include:

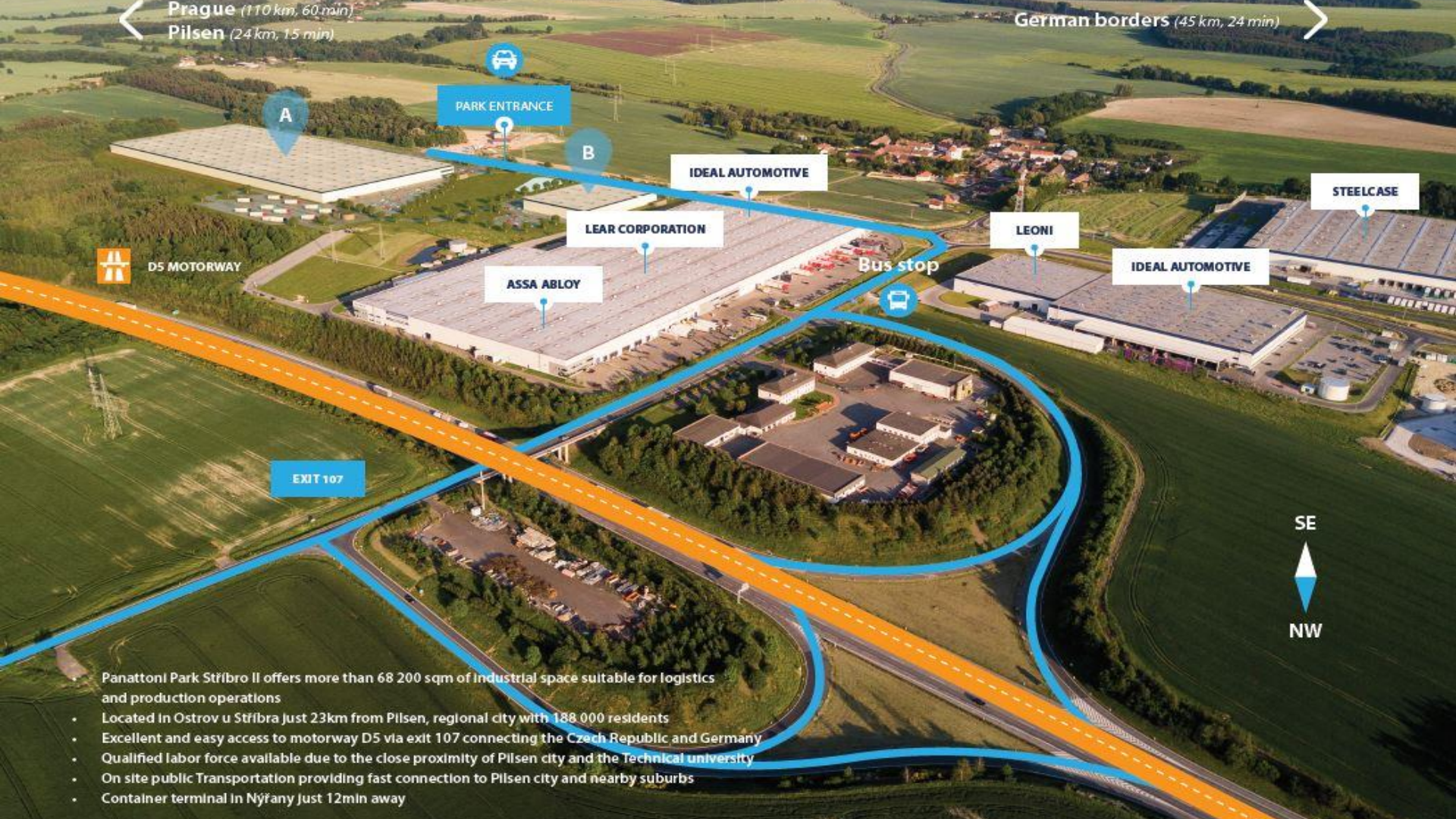
- Střibro – Kladruby – Panattoni Park Střibro (11km)
- Pilsen – Panattoni Park Střibro (28km)
- Pilsen – Nýřany – Panattoni Park Střibro (29km)
- Vejpřnice – Nýřany – Panattoni Park Střibro (20km)

Panattoni Park Stříbro II



Prague (110 km, 60 min)
Pilsen (24 km, 15 min)

German borders (45 km, 24 min)



PARK ENTRANCE

IDEAL AUTOMOTIVE

LEAR CORPORATION

ASSA ABLOY

LEONI

IDEAL AUTOMOTIVE

STEELCASE

Bus stop

EXIT 107

SE

NW

- Panattoni Park Střbro II offers more than 68 200 sqm of industrial space suitable for logistics and production operations
- Located in Ostrov u Střbra just 23km from Pilsen, regional city with 188 000 residents
- Excellent and easy access to motorway D5 via exit 107 connecting the Czech Republic and Germany
- Qualified labor force available due to the close proximity of Pilsen city and the Technical university
- On site public Transportation providing fast connection to Pilsen city and nearby suburbs
- Container terminal in Nýřany just 12min away

Panattoni Park Stříbro II

SITE PLAN

Building A
60 180 m²

Building B
7 125 m²



GREAT VISIBILITY FROM D5 MOTORWAY



Key distances

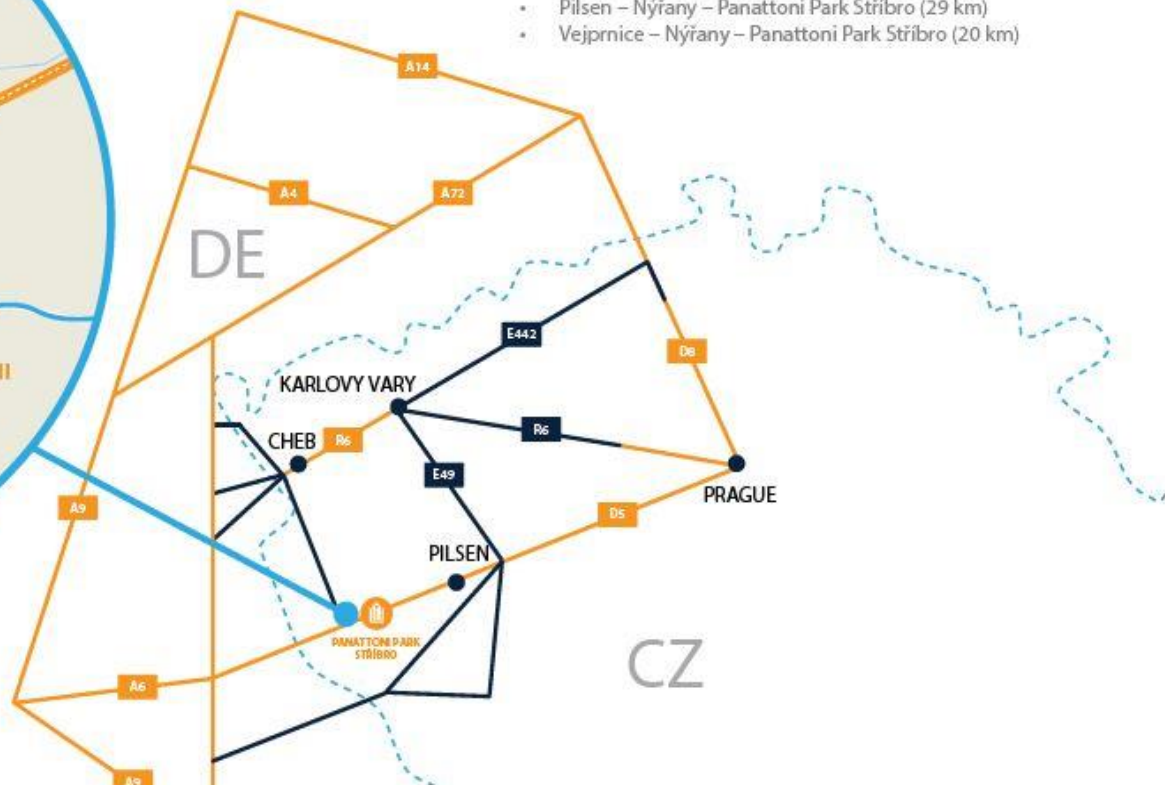
- Pilsen 24 km / 15 minutes
- German borders 45 km / 24 minutes
- Prague 110 km / 60 minutes



Bus connections

Panattoni Park Stříbro is serviced by a bus transportation scheduled precisely according to the shifts of the companies located within the Park. Existing connections include:

- Stříbro – Kladruby – Panattoni Park Stříbro (11 km)
- Pilsen – Panattoni Park Stříbro (28 km)
- Pilsen – Nýřany – Panattoni Park Stříbro (29 km)
- Vejprnice – Nýřany – Panattoni Park Stříbro (20 km)



Panattoni Pilsen City



Prague (90 km, 50 min)

Prague International Airport (100 km, 60 min)

German border (65 km, 40 min)

Nuremberg (200 km, 110 min)



D5

- Unique location in the city of Pilsen
- Perfect spot for R&D, light manufacturing and logistics
- Onsite public transportation and International Eurocity and Intercity trains connecting Pilsen with Frankfurt, Munich and Zurich
- Easy access to the E50/D5 motorway to Germany and the capital of the Czech Republic, Prague
- Available skilled workforce – presence of high schools and the University of West Bohemia in Pilsen is well known for its Faculty of Mechanical Engineering and Faculty of Applied Science in particular
- Family friendly – International schools, including kindergartens, leisure activities – galleries, theatres, cinema

PILSEN CITY CENTER

Shopping area

ŠKODA PILSEN

Folmavská

Borská pole industrial zone

Obchodní

Bus stop



Bus stop



Bus stop



Bus stop



entrance to the park

Development concept

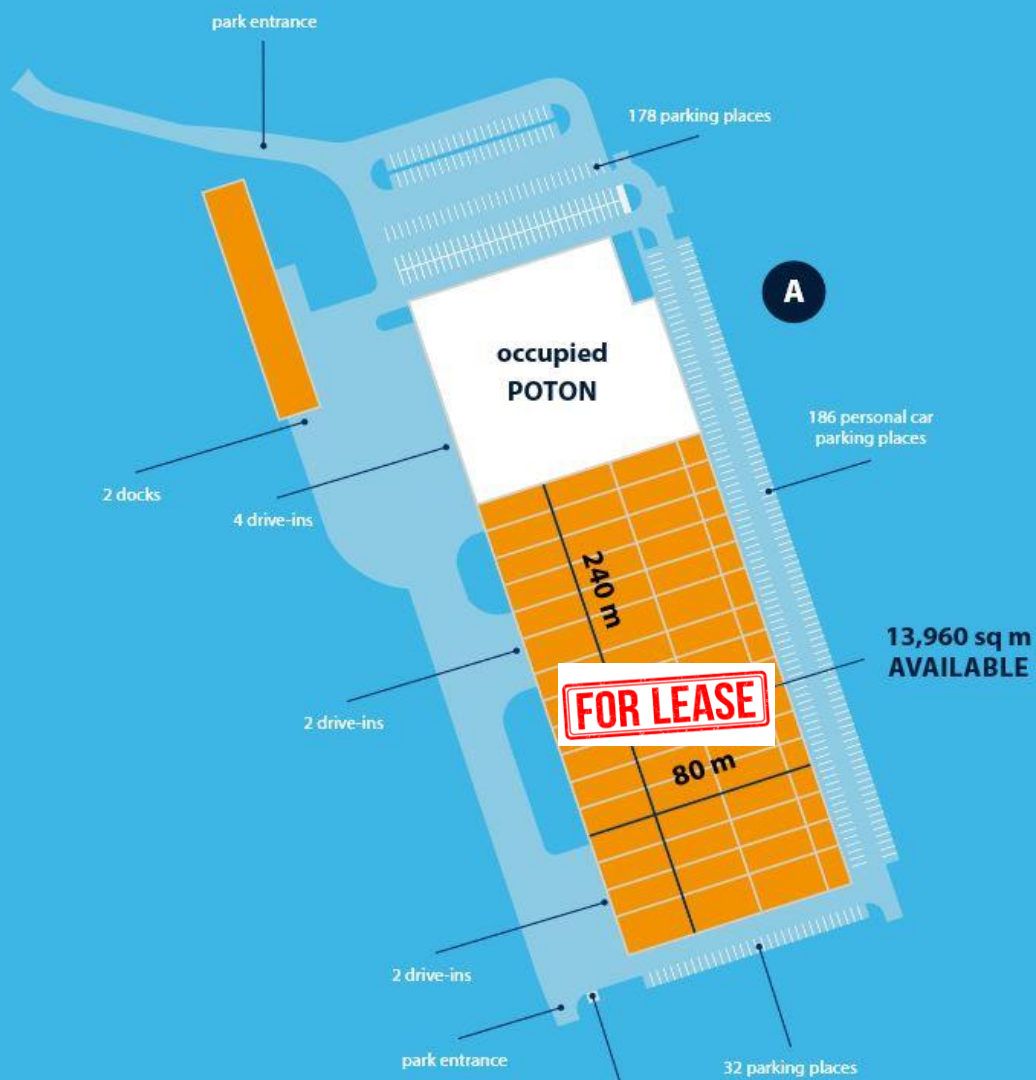
Total built-up area 19 555 sq m
Building A 19 555 sq m
13,960 sq m AVAILABLE

Car parking places 390
Docks 2
Drive-ins 8

WAREHOUSE
Column grid 10 m x 25 m

OFFICE PREMISES
Clear height 2,7 m
Light intensity 500 lux
Existing in "as is" conditions

BUILDING STANDARDS
Clear height 5,5 m / 8 m
Existing in "as is" conditions



PERFECT ACCESS FROM EXIT 80 & 89 OF HIGHWAY D5

SUPERB LOCATION WITHIN PILSEN INDUSTRIAL ZONE



Bus connections

- Frequent public bus connection to the city center and other nearby destinations



Key distances

- Chomutov 100 km / 110 minutes
- Karlovy Vary 82 km / 80 minutes
- Prague 90 km / 50 minutes
- German border 68 km / 47 minutes
- České Budějovice 140 km / 120 minutes
- Tábor 120 km / 120 minutes
- Nuremberg 200 km / 120 minutes
- Munich 286 km / 3 hrs
- Leipzig 325 km / 3.5 hrs
- Dresden 207 km / 3 hrs
- Deggendorf 130 km / 120 minutes
- Linz 225 km / 200 minutes

Panattoni Park Klatovy



Germany (94 km, 60 min)

Prague (128 km, 98 min)
Pilsen (40 km, 39 min)

KLATOVY

E53

ACCESS TO E53

PARK ENTRANCE

INDUSTRIAL ZONE
KLATOVY

A

E

W

- Panattoni Park Klatovy – Pod Borem offers 14 089 m² of industrial space suitable for logistics and production activities
- Located in Klatovy - 40 km from the border of Pilsen, regional city with 188 000 residents
- Close to motorway D5 connecting the Czech Republic and Germany (exit 80)
- Qualified labor force available due to the close proximity of Pilsen city with Technical university
- Historically industrial region with strong tradition mainly in mechanical engineering
- Existing bus and train transport providing quick connection to Pilsen city and its surroundings
- Buildings will be designed and constructed according to client's specific requirements, in order to meet and adapt the available space to the highest modern standard

Development concept

TOTAL BUILD-UP AREA 14 089 m²

BUILDING A 14 089 m²

WAREHOUSE

Column grid 12 m x 24 m
Clear height 10 m – higher building possible
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/sqm

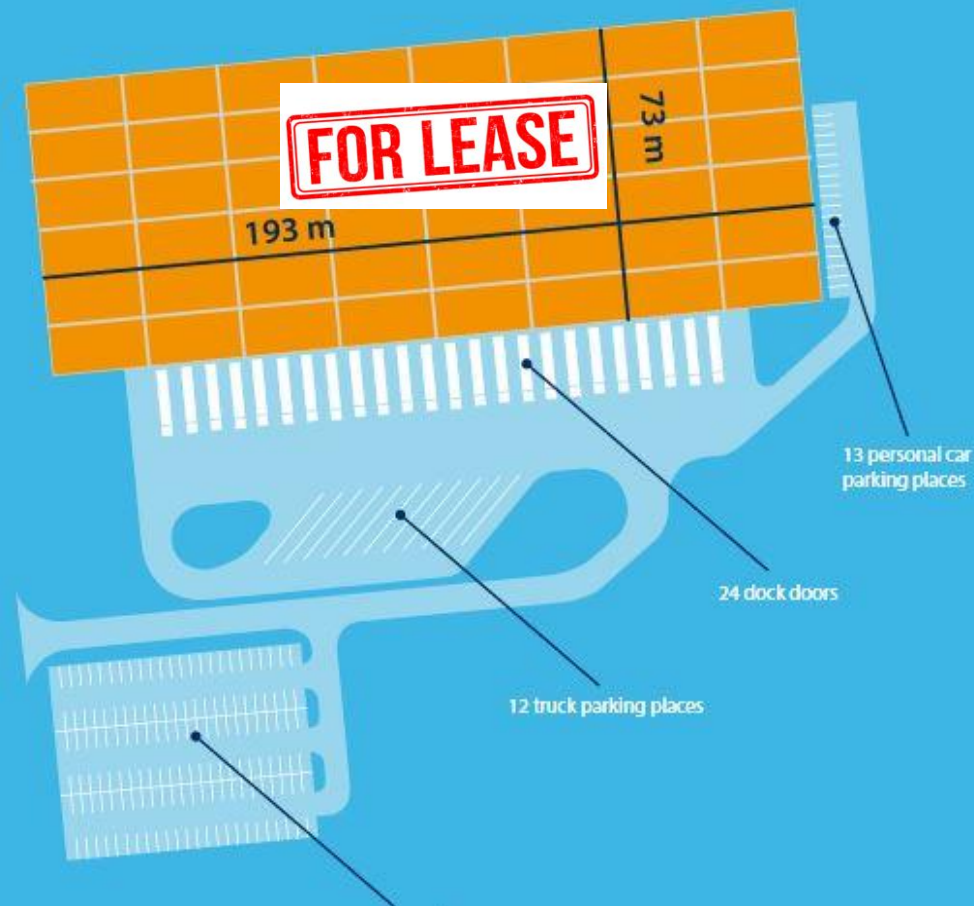
OFFICE PREMISES

Clear height 2,7 m
Light intensity 500 lux
Built to suit solution

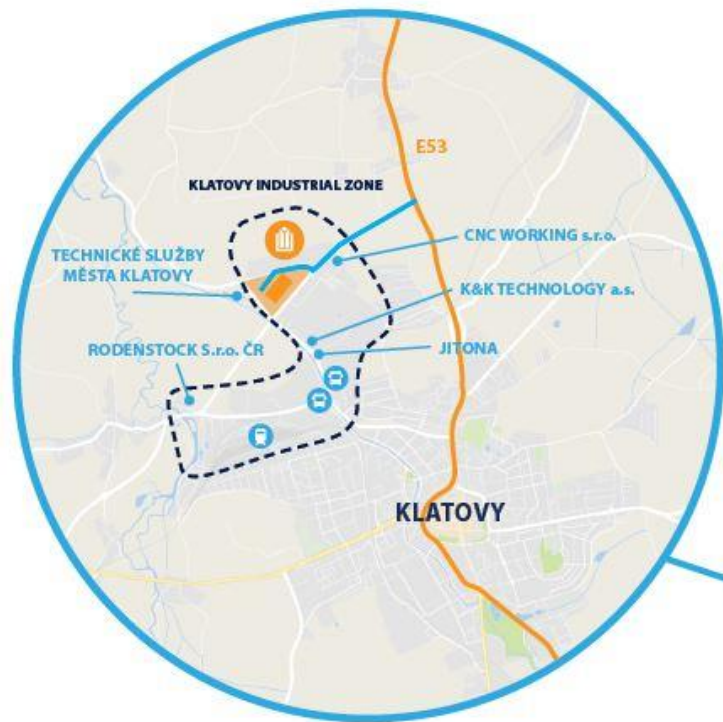
SUSTAINABILITY TRENDS

LED lighting
BREEAM Very Good certified

- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 24/7



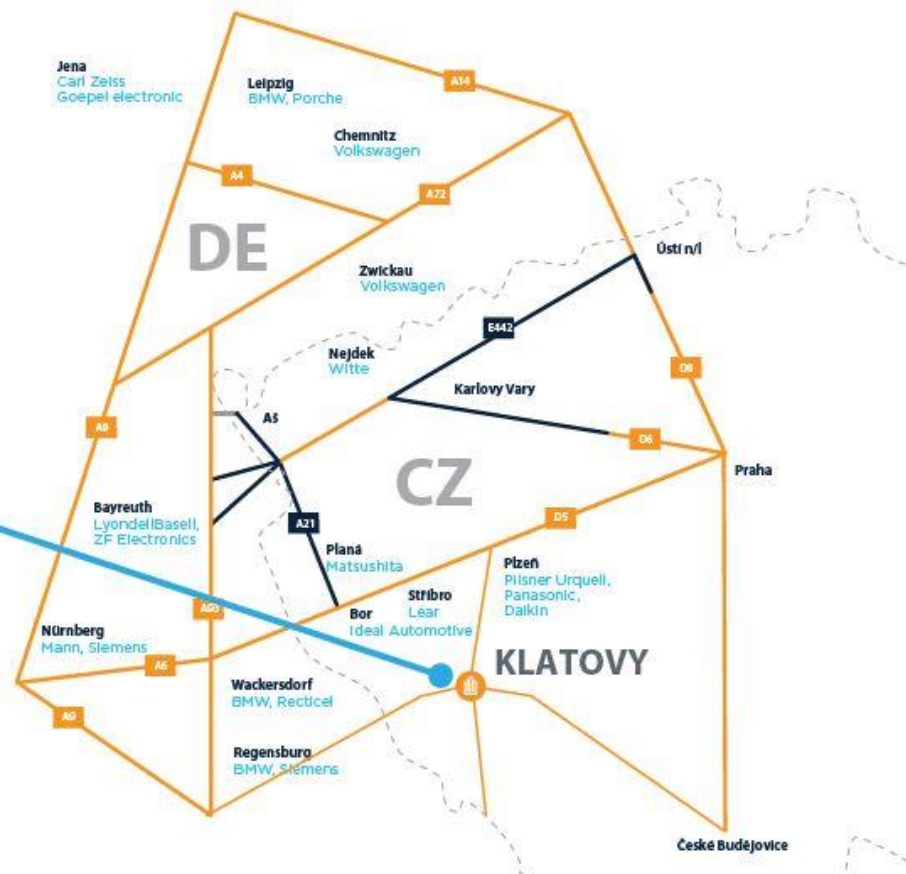
PERFECT CONNECTION TO GERMANY



Public Transportation

Bus connection to Klatovy – Chudenice

Train connection Klatovy – Pilsen Train station



Key distances

- Pilsen 40 km / 39 minutes
- Prague 128 km / 98 minutes
- Germany 94 km / 60 minutes

| LOCATION OVERVIEW – GENERAL INFORMATION | | | |
|--|--|--|--|
| KARLOVY VARY REGION | Panattoni Park Cheb I | Panattoni Park Cheb South | Panattoni Park Ostrov North |
| Available space | 107 097 m ² (building F) | 25 563 m ² (building B) & 31 636 m ² (building C) | 102 284 m ² (building A) |
| Current permit | Planning permit in place | Building permit for building B and EIA in place for Building C | Building permit in place |
| Clear height | 12m | 12m | 12m |
| GPS coordinates | Cheb I - google maps | Cheb South - google maps | Ostrov North - google maps |
| 360° view | - | Cheb South - 360 view | Ostrov North - 360 view |

Panattoni Park Cheb



Go to 360°
Park View



German borders
(14,3 km, 10 min)

Sokolov (25 km, 19 min)
Karlovy Vary (40 km, 28 min)
Prague (155 km, 120 min)

City of Cheb (5,1 km, 11 min)

EXIT 164

D6

APT CHEB

ZIMMER

SCHNEEBERGER

PLAYMOBILE

HF CZECHFORGE

JSP INTERNATIONAL

REIFFEISEN SERVICE

HSV PACKAGING ESTO CHEB S.R.O.

DHL

BWI

TCHIBO

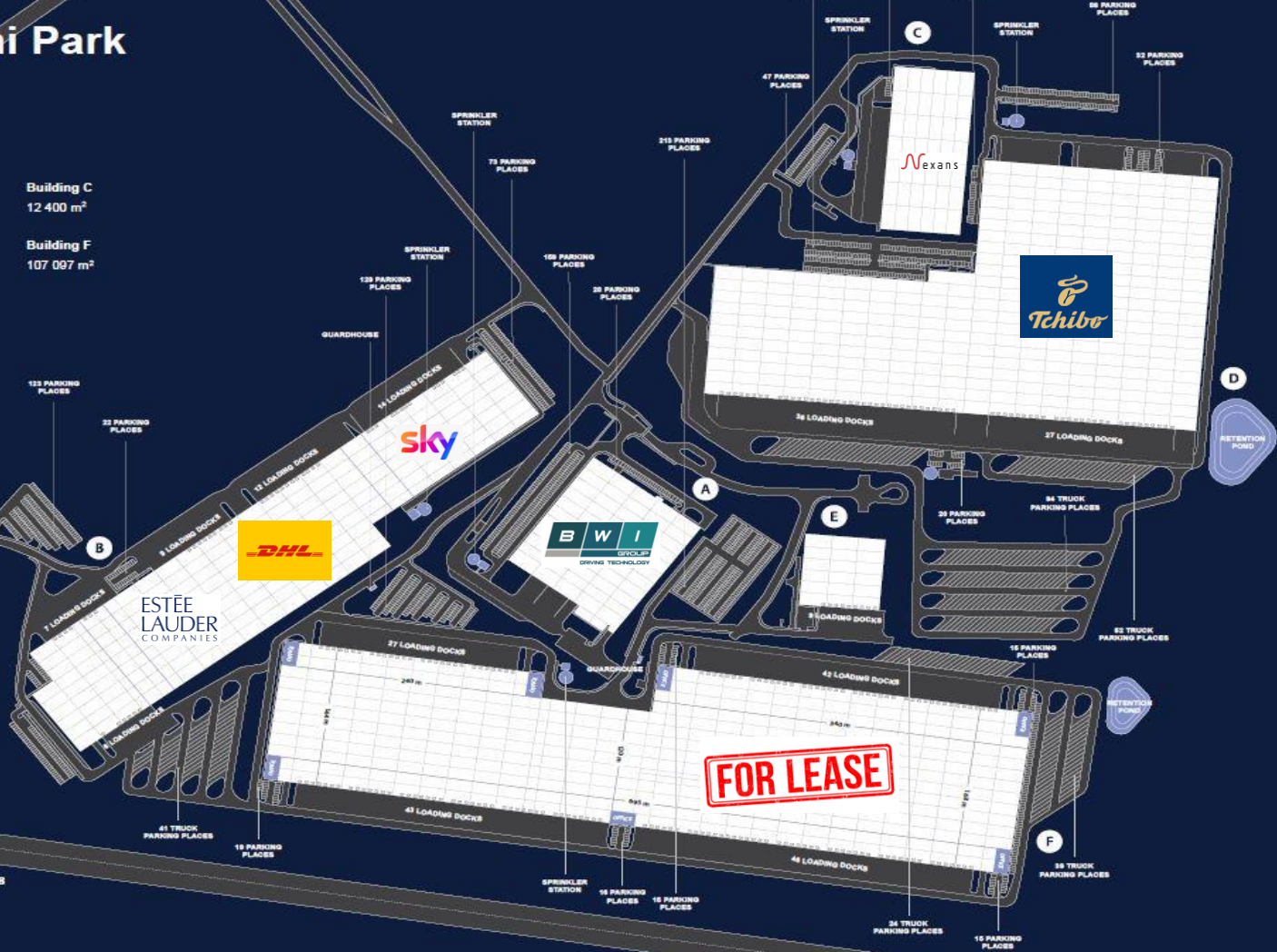
- Park Cheb offers more than 163 800 sqm of potential development space suitable for logistics and production activities
- Located just 2 km from the border of city Cheb with 32 000 residents
- Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Cheb - Germany (Exit 164)
- Ideal location to supply Germany due to the close proximity of German borders - just 14 km from the site.



Panattoni Park Cheb

SITE PLAN

| | | |
|-------------------------------------|-------------------------------------|--------------------------------------|
| Building A 16 721 m ² | Building B 54 032 m ² | Building C 12 400 m ² |
| Building D 89 950 m ² | Building E 5 330 m ² | Building F 107 097 m ² |



Panattoni Park Cheb South



Go to 360°
Park View



German borders (14.3 km, 15 min)

Cheb city (3 km, 11 min)

FUTURE TRAIN
TERMINAL/CARGO

PODHRADSKA

INDUSTRIAL ZONE

PARK ENTRANCE

39 500 sqm

32 500 sqm

- Panattoni Park Cheb South offers approx 74 404 sq m of industrial space suitable for logistics and production activities.
- Ideal location for European DCs and to supply Germany due to close proximity of German borders.
- E42 (Nürnberg) – Cheb – Sokolov – Karlovy Vary – Prague (built as a four speed D6), and on the I/21 communication as a feeder to the D5 motorway (Rozvadov – Pilsen – Prague).
- Qualified labor force from Sokolov city (29 km) and Karlovy Vary (40 km).
- Container terminal in Hof just 54 km away from the site.
- International airport in Karlovy Vary 45 minutes drive.

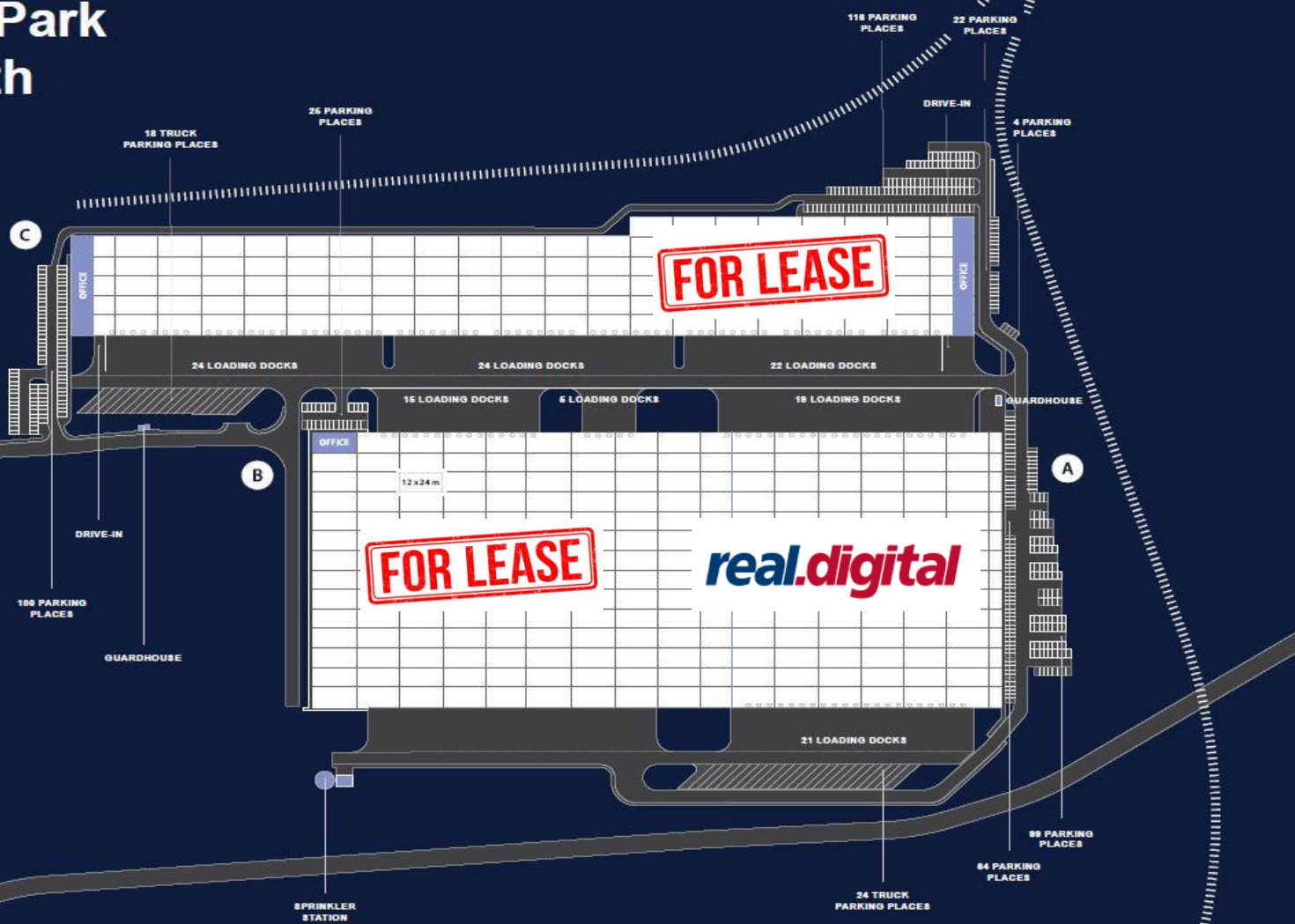
Sokolov (29 km, 20 min)
Karlovy Vary (40 km, 30 min)
Pilsen (111 km, 2 hrs 20 min)
Ústí nad Labem (165 km, 2 hrs 5 min)
Prague (173 km, 2 hrs 30 min)

Panattoni Park Cheb South

SITE PLAN

Building A 23 127 m²
Building B 25 563 m²

Building C 31 636 m²



FOR LEASE

FOR LEASE

real.digital

12x24 m

18 TRUCK
PARKING PLACES

26 PARKING
PLACES

118 PARKING
PLACES

22 PARKING
PLACES

4 PARKING
PLACES

C

B

A

100 PARKING
PLACES

DRIVE-IN

GUARDHOUSE

GUARDHOUSE

24 LOADING DOCKS

24 LOADING DOCKS

22 LOADING DOCKS

16 LOADING DOCKS

6 LOADING DOCKS

19 LOADING DOCKS

21 LOADING DOCKS

SPRINKLER
STATION

24 TRUCK
PARKING PLACES

99 PARKING
PLACES

84 PARKING
PLACES

Podhradská



S

Population

PANATTONI PARK CHEB



AVAILABLE
WORKFORCE

15 - 29
YEARS

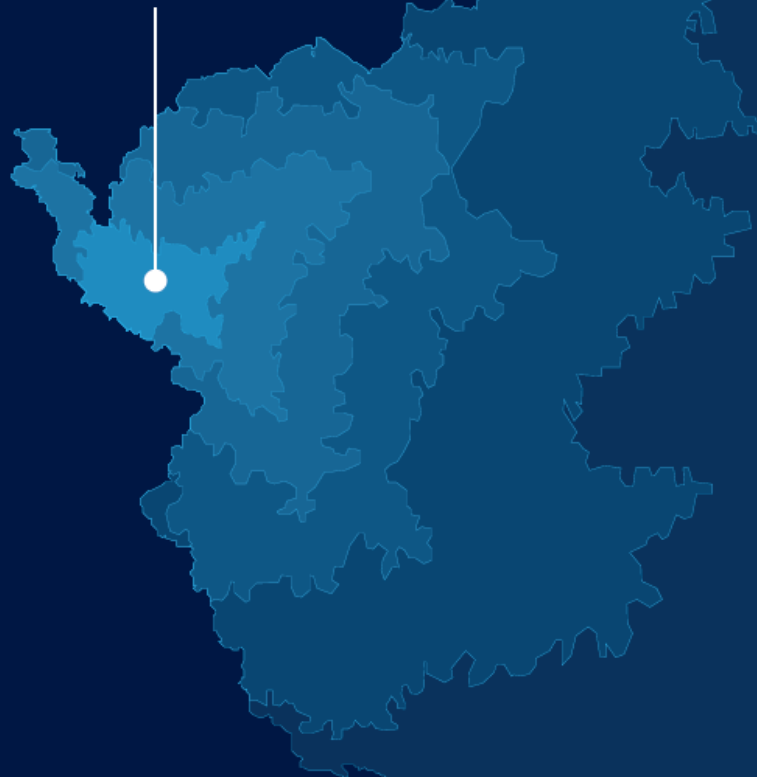
30 - 44
YEARS

45 - 59
YEARS

60 +
YEARS

| | | | | |
|----------------|---------|---------|---------|---------|
| ● 0 - 15 MIN. | 9 949 | 12 552 | 10 516 | 11 252 |
| ● 15 - 30 MIN. | 29 011 | 36 021 | 33 979 | 37 512 |
| ● 30 - 45 MIN. | 15 468 | 18 574 | 17 173 | 17 345 |
| ● 45 - 60 MIN. | 14 577 | 17 047 | 15 552 | 15 365 |
| ● 60 - 90 MIN. | 122 514 | 150 414 | 131 642 | 145 575 |

PANATTONI PARK
CHEB



Panattoni Park Ostrov North



Go to 360°
Park View





OSTROV NAD OHŘÍ

← Klášterec nad Ohří (24 km, 24 min)
German borders (via Chomutov 38 km, 39 min)

German borders (via Karlovy Vary 65 km, 40 min) →

E 442/13 EXPRESSWAY

102 676 sq m

entrance to the park

25 EXPRESSWAY

B

19 357 sq m

Ostrov Horní Ždár



✓ German borders (via Jáchymov 16 km, 20 min)

- more than **120 000 sq m** of space
- 11 KM FROM** Karlovy Vary
- EASY ACCESS TO** Karlovy Vary - Chomutov - Most - Teplice
- CLOSE TO ALL IMPORTANT CITIES** of the region
- IDEAL LOCATION** due to the close proximity of German borders
- AVAILABILITY OF LABOR POOL** for reasonable costs
- PUBLIC TRANSPORT** providing quick connection to Karlovy Vary

Panattoni Park Ostrov North










SITE PLAN

Building A 102,284 sq m
Building B 19,357 sq m

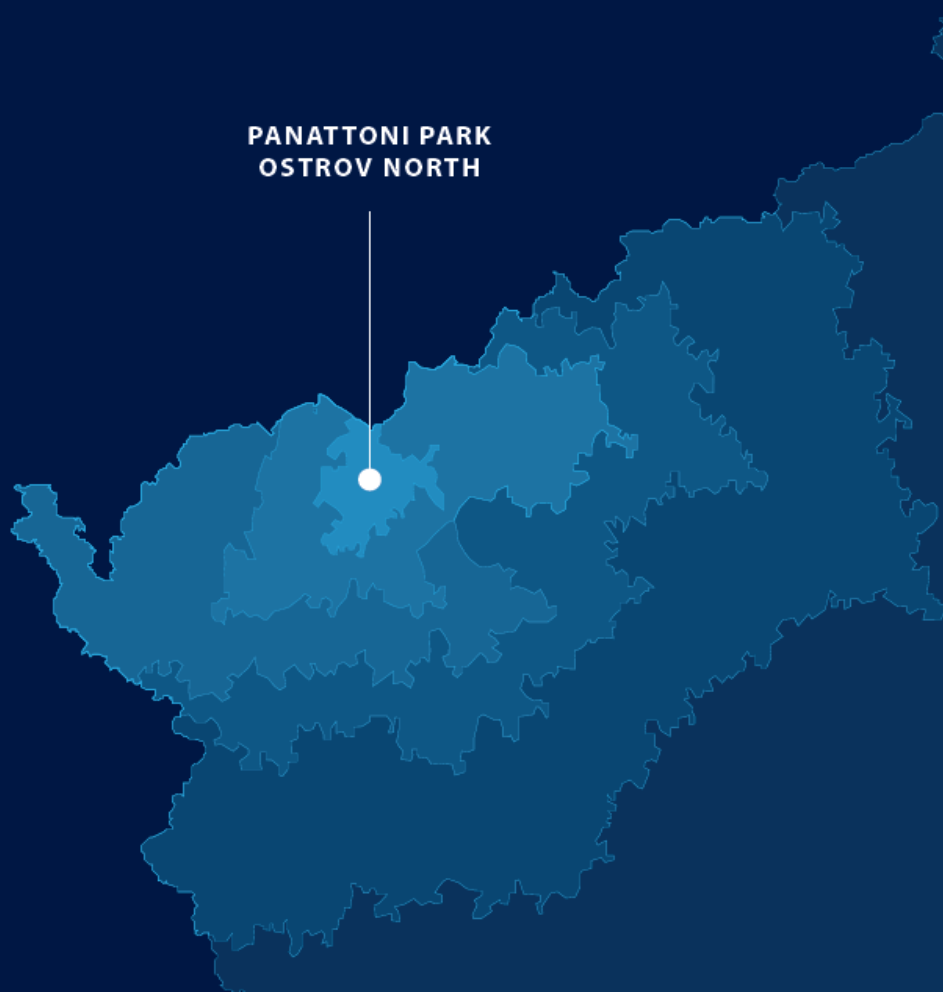


Population

PANATTONI PARK OSTROV NORTH

| AVAILABLE WORKFORCE |  15 – 29 YEARS |  30 – 44 YEARS |  45 – 59 YEARS |  60 + YEARS |
|--|--|--|--|---|
|  0 – 15 MIN. | 11 247 | 13 940 | 13 529 | 14 876 |
|  15 – 30 MIN. | 24 369 | 29 868 | 26 567 | 28 138 |
|  30 – 45 MIN. | 29 953 | 36 300 | 32 191 | 32 678 |
|  45 – 60 MIN. | 42 066 | 50 472 | 47 260 | 50 206 |
|  60 – 90 MIN. | 136 333 | 172 221 | 145 308 | 167 339 |

PANATTONI PARK OSTROV NORTH



| LOCATION OVERVIEW – GENERAL INFORMATION | | |
|--|---------------------------------------|---|
| CENTRAL BOHEMIAN REGION AND PRAGUE | Panattoni Park Zdice | Panattoni Park Prague Airport II |
| Available space | 49 263 m ² (building B) | 9 600 m ² (building F4) |
| Current permit | EIA in process | Planing permit in process |
| Clear height | 10m | 10m |
| GPS coordinates | Zdice - google maps | Prague Airport II - google maps |
| 360° view | - | - |

Panattoni Park Zdice



ZDICE



MAIN TRAIN TERMINAL



D5

EXIT 28

PARK ENTRANCE

B

A

Central location in Bohemian Region on the E50/D5 highway, exit 28 between Prague and Pilsen

A-class warehouse/light production units

Designed and constructed to the highest standard based on clients needs and requirements

Units from 10 000 sqm up to 50 000 sqm under one roof

Available skilled labor force

BREEAM certified – sustainability - 'very good'

Onsite facility management – available on a day to day basis

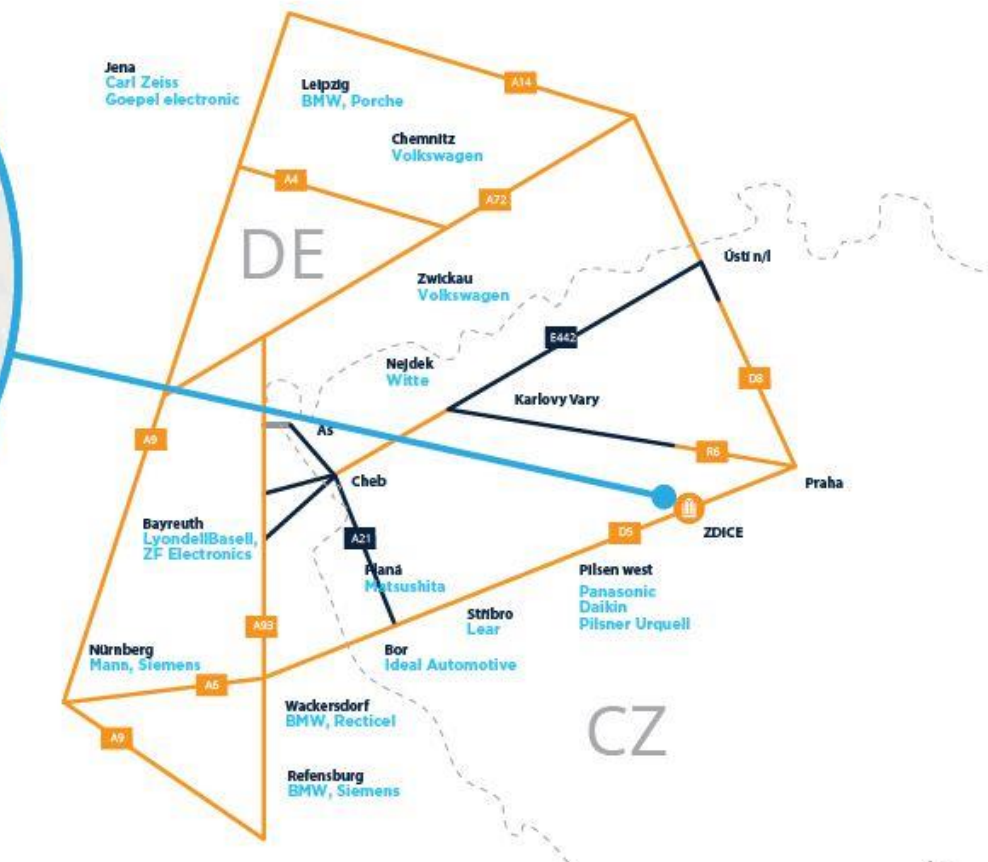
Accessibility 24/7



Horovice (12,9 km, 12 min)
Pilsen (54,4 km, 38 min)



GREAT ACCESSIBILITY FROM D5 HIGHWAY



Key distances

- Zdice City Center 1,8 km / 4 minutes
- Horovice 12,9 km / 12 minutes
- Pilsen 54,4 km / 38 minutes
- Prague 49,9 km / 43 minutes

Development concept

TOTAL BUILT-UP AREA 62 574 sqm

BUILDING A 13 309 sqm

Car parking places 150
Truck parking places 11
Docks 22
Drive-Ins 2

BUILDING B 49 263 sqm

Car parking places 195
Truck parking places 17
Docks 78
Drive-Ins 4

WAREHOUSE

Column grid 12 m x 25 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/sqm

OFFICES

Clear height 2,7 m
Light intensity 500 lux
Built to suit solutiont

BUILD-TO-SUIT DESIGN

- Designed and constructed to the highest A class standard
- Suitable for logistics and distribution activities
- Accessibility 24/7



Panattoni Prague Airport II



Germany (distance 165 km, duration 2 hrs)
Karlovy Vary (distance 107 km, duration 75 mins)

Prague ring road (distance 11 km, duration 10 mins)
Václav Havel Airport Prague (distance 17 km, duration 15 mins)



pedestrian path
4 min on foot



Pavlov

train station and bus stop
link from Prague city centre and Kladno

- Park Prague Airport II offers more than 18 000 m² of potential development space suitable for logistics and production activities
- Located in Pavlov municipality, Prague West, just 7km from the border of capital city Prague
- Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Germany (exit 7)
- Prague Ring Road providing excellent connection to highway network only 11km from the site
- Qualified labor force available due to the close proximity of Prague
- Existing public transport providing quick connection to Prague (both train and bus)



Development concept

Total Built-up area 162 264 sqm

| | |
|-------------|------------|
| Building F4 | 9 634 sqm |
| Building L4 | 8 883 sqm |
| Building L1 | 8 032 sqm |
| Building L2 | 45 488 sqm |
| Building L3 | 21 800 sqm |
| Building F1 | 11 146 sqm |
| Building F2 | 2 000 sqm |
| Building F3 | 15 800 sqm |

- Excellent access to the exit from highway
- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 24/7

WAREHOUSE

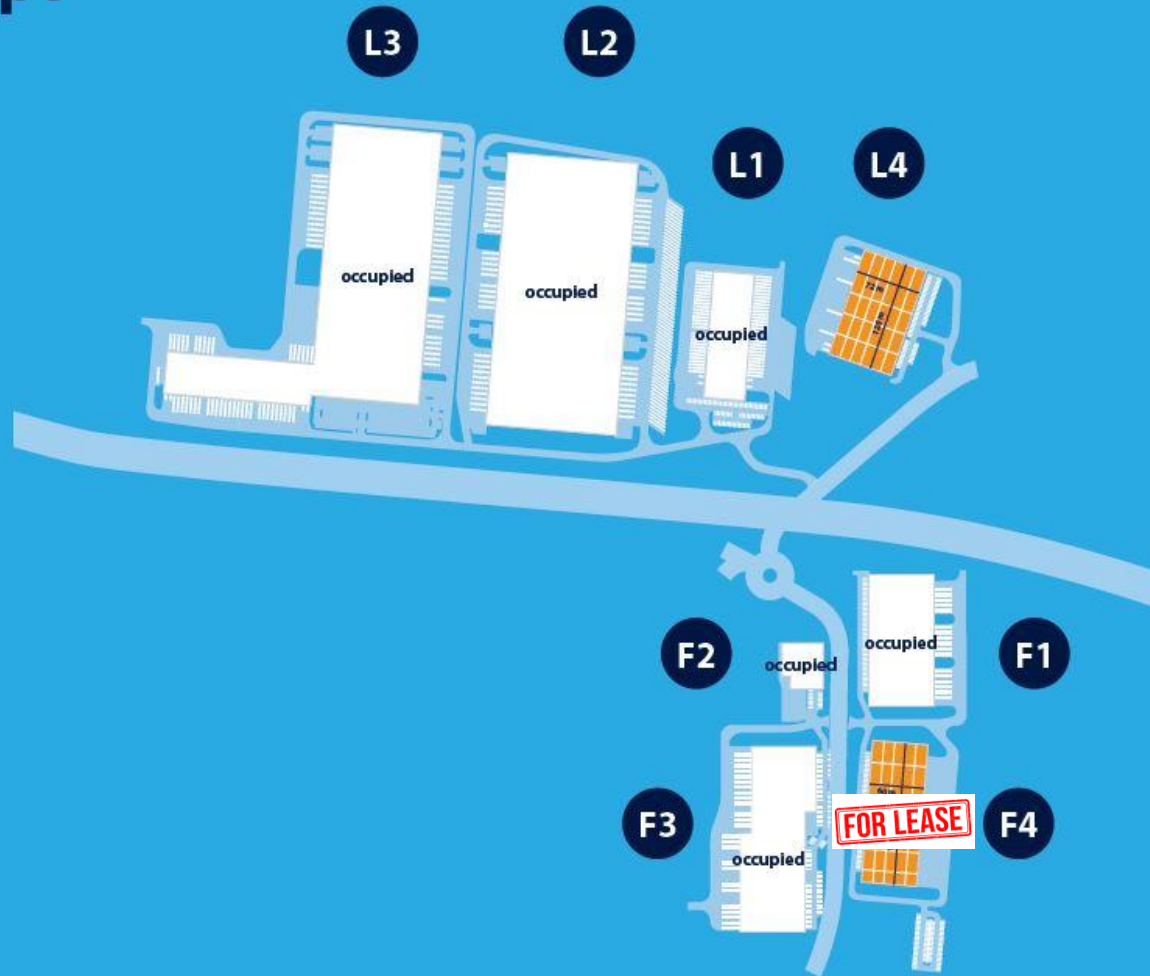
| | |
|-----------------------------|-------------|
| Column grid | 12 m x 24 m |
| Clear height | 10 m |
| ESFR sprinkler system | |
| Light intensity in the hall | 200 lux |
| Skylights min | 2% |
| Floor loading | 5t/sqm |

OFFICE PREMISES

| | |
|------------------------|---------|
| Clear height | 2,7 m |
| Light Intensity | 500 lux |
| Built to suit solution | |

SUSTAINABILITY TRENDS

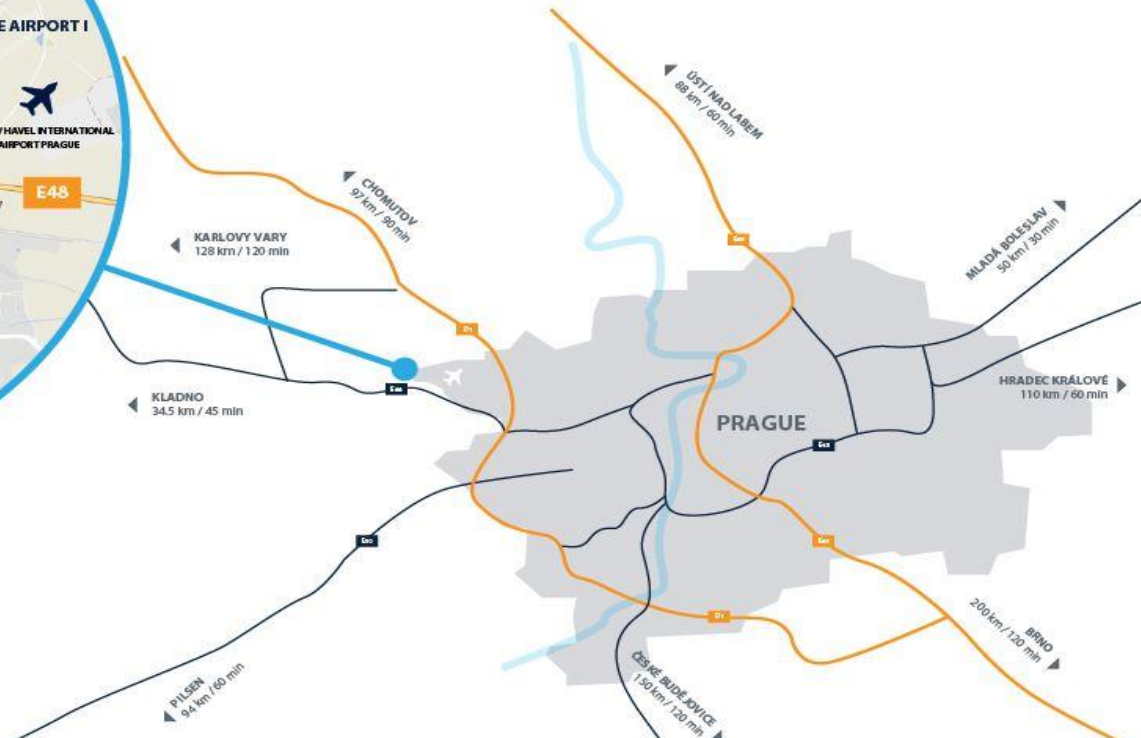
LED lighting
BREEAM Very Good certified



PERFECT ACCESS FROM D6 MOTORWAY

Public Transportation

- Train at least every hour from 5 AM to 12 PM
- Duration 43min from/to Prague City Centre
- Train/Bus stop within short walking distance



Key distances

- Prague Ring Road 11 Km / 10 minutes
- Václav Havel Airport Prague 17 Km / 15 minutes
- Kladno 10 Km / 10 minutes

CZECH REPUBLIC**Panattoni**

Šporkovský palác, V Celnici
1034/6

110 00 Prague 1

Czech Republic

czinfo@panattoni.com

www.panattoni.cz

www.panattonieurope.com/cz

SLOVAKIA**Panattoni**

Eurovea Central 3, Pribinova 10
811 09 Bratislava

Slovakia

skinfo@panattoni.com

www.panattoni.com

www.panattonieurope.com/sk