INVESTMENT AREAS
in SZCZECIN
MS Mutual Funds Society (MS MFS) manages the group of shipyard and offshore production companies located in Szczecin and Świnoujście and in Tricity in Poland.

MS MFS entered into a joint-venture investment project with the German building company Bilfinger AG, and formed the new company Bilfinger Crist Offshore (BCO) that will start the production of wind off-shore steel structure foundation at Gryfia Business Park.

MS MFS through the Mars Finance 1 Company (MF1) controls the Mars Most Brdowski Sp. z o. o., the company that was set up to built a bridge from the city shore side to the Gryfia Island.
We offer for sale

the investment area, in the form of sale of right of perpetual usufruct of land property,

which constitutes a southern part of Gryfia Island, situated in the Oder River, inside corporate limits of Downtown district in Szczecin.
Offered parcel:
The offered real property consist in total area 14,2607 ha, located within 3025 (Nad Odrą 25) Ludowa 13 str. in Szczecin. Our land is properties of the State Treasury and is in perpetual use by Mars Finance 1 Ltd.

Sąd Rejonowy w Szczecin Prawobrzeże i Zachód in Szczecin, X Land and Mortgage Register, maintains the land and mortgage register entry for the real property under number SZ1S/00217995/7.
## General Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kind of real property</td>
<td>right of perpetual usufruct of developed land property</td>
</tr>
<tr>
<td>Record marking</td>
<td>area within 3025 Nad Odrą on land plot No 40/2, 40/6, 40/7, 40/8</td>
</tr>
<tr>
<td>Area</td>
<td>land plots total area 14,2607 ha</td>
</tr>
<tr>
<td>Location</td>
<td>Szczecin, ul. Ludowa 13</td>
</tr>
<tr>
<td>Main function in MPZP</td>
<td>There is an possibility to obtain Planning Permit (WZT)</td>
</tr>
</tbody>
</table>
Gryfia Business Park – Yard in the island

MSR GRYFIA (Gryfia) the area of which includes the offered real property, is located within Sea Port, about 36 nautical miles from the Oder River estuary to the Baltic Sea, near the canal leading to Szczecin Port. It consists of two islands: Gryfia and Ostrów Brdowski linked by a narrow dike in the Odra River, and Wulkan berth on the mainland. Total area of operational zone located on the islands amounts to about 41 ha.
Gryfia Business Park – Location

- Grabowo - Drzetowo – is a sub district of Szczecin, located in north-east part of Downtown district by the Oder River.

- Communication with other parts of the city is provided by bus and tramway connections.

- In the zone close to the Oder River, in the area of Drzetowo-Grabowo district, there are objects connected with maritime economy, mainly with shipbuilding and ship-repairing industry.
Gryfia Business Park – Location

**Land**

The area of the Gryfia Island is flat, hardened in large part of built-up area.

**Access**

The access to the island is possible only through waterway. Communication with the mainland is provided by regular ferry connections, both car ferry and passenger ferries, whereby two places on the mainland are used for car ferry connection. There is built a new bridge with the road infrastructure, which in 2015 will connect Szczecin and Gryfia Island.
Location

The investment area is in a favorable geographical location. Nearby arteries of the City joint the real property with express road S3, motorway A6, and road No 10, ensuring first class domestic road links, and direct motorway link with Germany.

https://www.google.pl/maps/
Size of investment area

INVESTMENT AREA

Emerging Bilfinger Crist Offshore production plant

Brdowski bridge under construction

INVESTMENT AREA

REPAIRING BASIN

DOCK 3

FERRY HARBOUR FERRY BASIN

LUDOWA STREET

THE ODER RIVER
Local plan for special development

In 2007 City Council adopted a resolution on preparation of local plan of spatial development for areas: Żelechowo, Drzetowo – Grabowo, Yards, which included also the Island, but the plan has not been started until now.

A study of conditions and directions of spatial development of Szczecin determines predominant functions of this area as: production, stores, bases. In the same time, describes it as “potential investment area” and the form of its development remains to be shaped freely, as the result of its function.

There are no objects on the offered investment area entered in the Conservation Register, or protected by law under other legal titles. Provisions of the Study regard individual protection of registered objects.
## Utilities

<table>
<thead>
<tr>
<th><strong>Electricity</strong></th>
<th>Island is reinforced by GZP żelechowa with two average voltage cables with 15 kV and profile 3x240 mm², present infrastructure gives posibility to access power up to 6 MW.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gas</strong></td>
<td>Pipeline de125PE average compression 0,15 – 0,35 Mpa gas high-methane GZ-50. Gas pipeline could support needs from 178 m³/h up to 1 538 m³/h of gas.</td>
</tr>
<tr>
<td><strong>Technical Gases</strong></td>
<td>In the area, access points for oxygen, acetylene and compressed air are available.</td>
</tr>
</tbody>
</table>
## Utilities

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<tr>
<td><strong>Water</strong></td>
<td>Island is supported by deep intake – 4 wells. Water could be use for drinking, cleaning and industrial purposes. Capacity: 100 m³/h according to the permission restriction. Near Gdyńskie quay, 2 wells are located for industrial use and capacity Q d max 3248 m³/d</td>
</tr>
<tr>
<td><strong>Sewage system</strong></td>
<td>Pipeline Dn150 is use for collecting sewages to mechanical biological treatment plant. Q d max of treatment plant is 1728 m³/d, Q h and max is 72 m³/h.</td>
</tr>
</tbody>
</table>
Land condition

- Soil consists mainly of sandy deposits. Under their layer, there are organic soils – peats, aggradate muds, and deeper, sands of river-pool plains. Top layer consists of antropogenousical soils. Base course is at the depth of about 15 m. Above there are clays, aggradate mud, top layer of soil.

- Existing buildings are situated on piles, new buildings require piles as well.
Contact

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