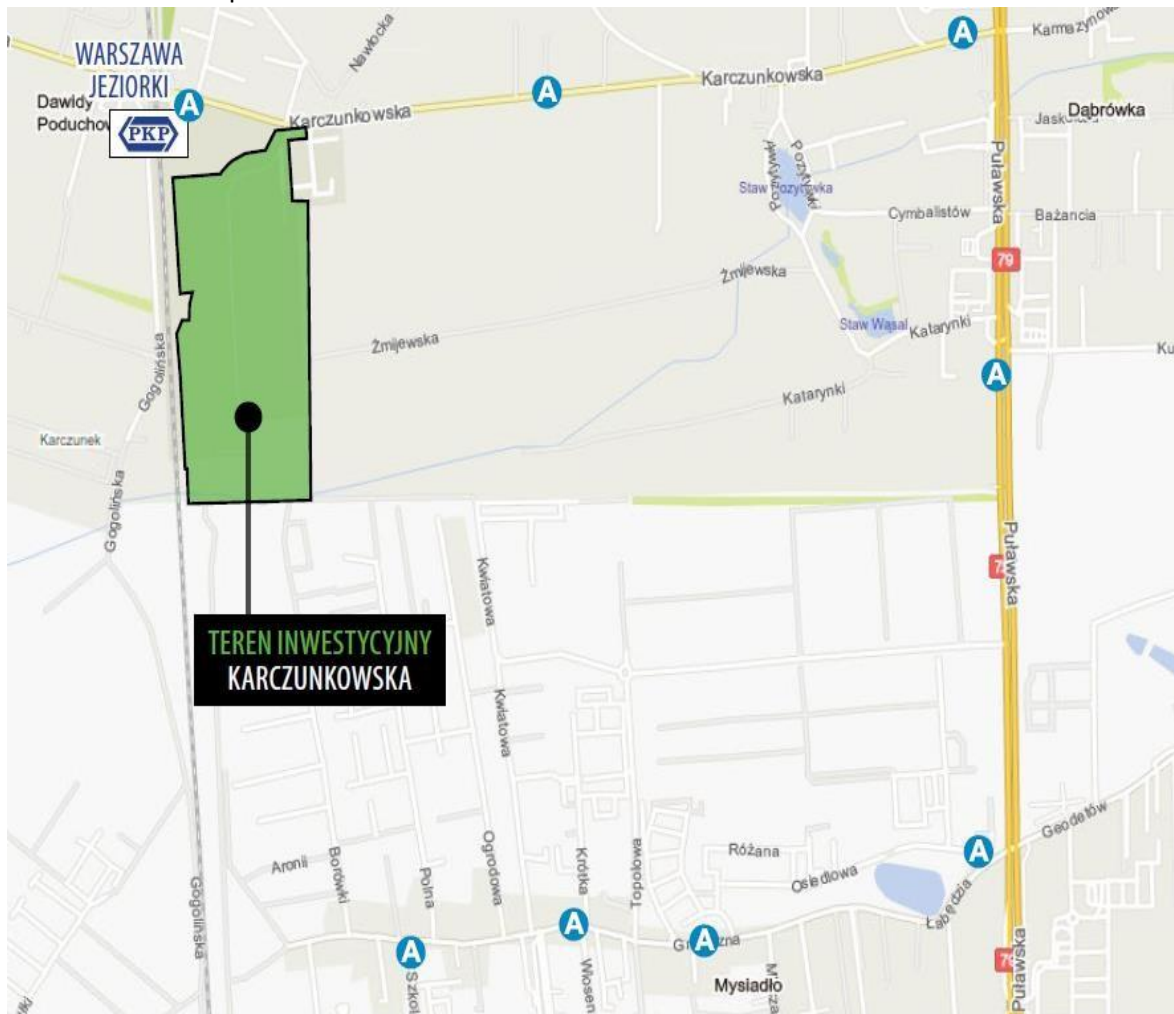


## Basic information about the real estate

- Location: Ursynów district of the capital city of Warsaw, Karczunkowska Street.
- Plot registration numbers/current land use:
  - plot no. 3/15 in 1-09-70 precinct, current land use: BP – urbanized non-built-up areas,
  - plot no. 9/5 in 1-09-75 precinct, current land use: Ba – industrial areas,
  - plots no. 3/5, 3/6 in 1-09-70 precinct, current land use: BP – urbanized non-built-up areas.
- Total surface area: 148 260 m<sup>2</sup>.

Demonstrative map:



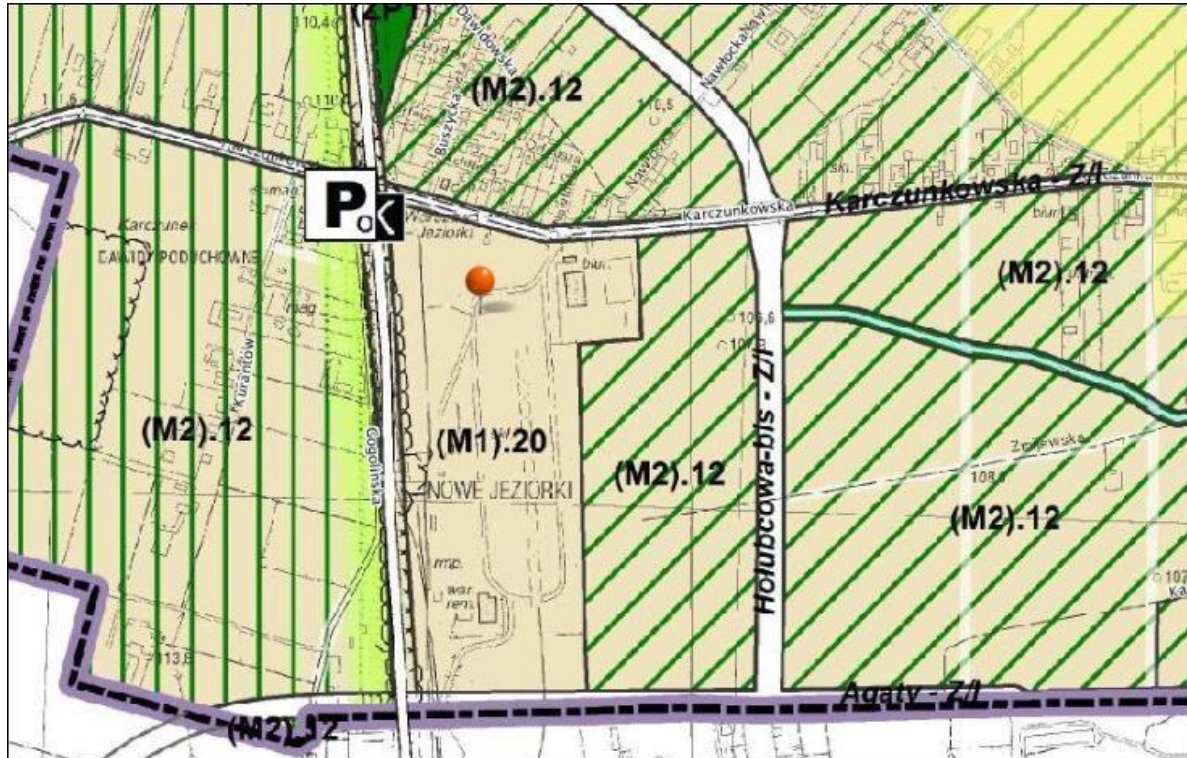
- The real estate has access to public road – Karczunkowska Street.
  - The area of the real estate is not wooded and is not located in the zone covered by preservation of nature.
- Karczunkowska Street is located about 15 km from Warsaw city center - distance by car through Karczunkowska Street to Puławska Street – about 1700 meters.
- The real estate is located close to Warszawa Jeziorki railway station and PKP Jeziorki 03 bus terminus – within 180 meters.

**Purpose of land:**

The real estate is not covered by the current Land Zoning Plan / Master Plan.

According to the study of conditions and directions of land zoning plan of the capital city of Warsaw, the real estate is located in the area marked with (M1).20 symbol – multifamily residential development areas.

Extract from the study map where the analyzed area is marked.



Two decisions have been issued for a part of the real estate regarding development conditions for the construction of multifamily building complex along with technical infrastructure and elements of land development. The decisions are legally binding.

These decisions have been agreed on with:

- Marshal of Mazowieckie Voivodeship with the intermediation of the Provincial Board of Land Amelioration and Water Facilities
- President of the Civil Aviation Office that issued the reservation that a possible use of a crane for the performance of investment, with a gauge over 162 m. above sea level, needs to be agreed on with the President of the Civil Aviation Office at least two months before the day of its planned use.
- Polish Air Navigation Services Agency
- Leadership of the Military Air Traffic Service Office within the scope of airforce