

Olsztyn



Polish Cities
– unlocking
the potential



Polish Investment
& Trade Agency
PFR Group



Introduction

**Marcin Fabianowicz**

Managing Director
Direct Investments Department
Polish Investment and Trade Agency

Ladies and Gentlemen,

In recent years, Poland has experienced incredible interest from investors from all over the world, who are constantly looking for new investment areas and a host of experienced and educated talents. The country's potential is expressed by the strength of Polish regions and Polish cities. In accordance with EU policy, member states care about sustainable development, which is supported by locating foreign direct investments throughout the country. All the more so because in recent years, investors are increasingly reaching for locations that have not been discovered by them before.

Olsztyn, the capital of Warmia and Mazury, a city located at the intersection of important national roads, with its economic and educational potential is undoubtedly one of the locations on the map of Poland that foreign investors will be more and more willing to visit in the coming years.

I invite you to read the content of this study, as the first in a series devoted to the investment potential of Polish cities.





Piotr Grzymowicz

Mayor of the City of Olsztyn

The dynamic growth of Olsztyn has underscored its considerable investment potential, rendering it an appealing destination for investors. Enhancements in Olsztyn's transportation infrastructure, coupled with strategic investments in recreational amenities and public spaces, have significantly bolstered the city's allure. Wanting to leverage Olsztyn's investment advantages, we have resolved to activate an additional sector encompassing non-intrusive industry, highly skilled services, innovation, and trade. This initiative will be facilitated through the establishment of the Olsztyn Industrial Park.

The construction of the Park is reserved for an area in the eastern, industrial part of the city, adjacent to the East junction on the southern bypass of Olsztyn. Its true assets were revealed by the construction of this artery, allowing for very good communication and enabling the development of over 65 hectares of land. These functions are outlined in the Local Spatial Development Plan, and the land itself remains under the jurisdiction of the Olsztyn Municipality, the National Support Centre for Agriculture, and the Special Economic Zone. These key stakeholders are deeply vested in the launch of the Industrial Park, recognizing its alignment with their organizational objectives.

In the preceding year, the city was awarded a grant totaling 90 million from the Strategic Investment Program for the implementation of the project titled „Development of industrial areas in the eastern part of Olsztyn - northern part.” Its implementation will be a significant contribution to the readiness of the Olsztyn Industrial Park to attract further investments.



Basic data

As the seat of the Municipal Government and the capital of the region, the Warmian-Masurian Voivodeship, with a population of nearly 170,000, Olsztyn is a thriving cultural, economic and educational center on the map of Poland.

The city is well connected with the rest of the country and is on an important railway junction of the region, lies close to the S7 expressway, connecting Warsaw with the Tri-City, in addition, the next stages of the S16 and S5 expressways are under construction, which will speed up the road connection with the eastern and western parts of the country in the future. The city also has the Olsztyn-Mazur airport, with domestic flights as well as international flights to Germany and the UK.



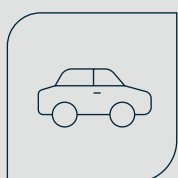
Capital

Warmian-Masurian region



168,212

inhabitants



S7 | S16 | S5 | S51

expressways



Olsztyn-Mazury

airport

Road Infrastructure



Key

- existing
- under construction
- out for tender
- planned
- existing national roads

Air transport

Olsztyn-Mazury Airport

| Domestic flights



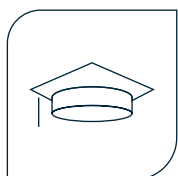
| International flights



Education

The city is also a strong Academic Center. Olsztyn is home to: the University of Warmia and Mazury, Korczak University, Gdansk University and Olsztyn University, Prof. Tadeusz Kotarbinski University of Information Technology and Management, and the University of Information Technology and Economics of the Common Knowledge Society.

At the universities, among a wide range of different majors, there are majors related to information technology first and second-degree studies. At a time when Poland is strengthening its position as Europe’s technological “hub”, these are particularly important majors that provide excellent career and job prospects for cutting-edge IT investment projects, which have been located in Poland with increasing frequency in recent years.



7 Institutes of Higher Education

83 degree courses

17,236 students



Office Market



60,000 m²

Available office space

30,600

Registered business entities

8-14 € / m²

The cost of monthly rental of office space

6,5%

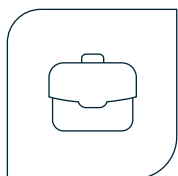
Vacancy rate

| Selected office facilities

| Building | Completion date | Address | Area for rent (m ²) | Occupancy level (%) |
|--------------------------------------|-----------------|------------------|---------------------------------|---------------------|
| Cezal Business Park A & B | 2012 | Wyszyńskiego 1 | 13,000 | 85 |
| Centaurus | 2023 | Piłsudskiego 36 | 10,500 | 94 |
| Europa Center | 1995 | Dworcowa 3 | 8,000 | 93 |
| Koszary Park A B C | 2014 | Kotańskiego 6 | 5,600 | 100 |
| Sigma | 2006 | Piłsudskiego 44A | 4 300 | 100 |



IT market



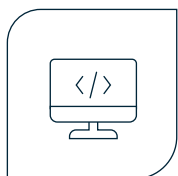
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Business Centers



1,800

number of employed



25

IT companies
with 5+ employees



450

highest number of employees
in any IT company

| Major employers



Investments

Olsztyn's investment potential was recognized years ago by Business Services companies such as Transcom, Citi Bank and Billenium, which have been operating Business Centers in the city, strengthening their position on the Olsztyn scene of the modern services and technology sector.

In addition to the above, the Michelin tire plant, food production of the Indykopol group of companies, printing, furniture, clothing and building materials production are located in the city.

Not insignificant for the region's economy is the activity of the Warmia-Mazury Special Economic Zone, which, in addition to the availability of investment land (15 offers in PAIH's investment land database for Olsztyn and the surrounding area), supports investors by granting tax exemptions (CIT exemption), after investors meet quantitative and qualitative criteria.



The maximum level of State Aid for large companies in the region is 50%



Case study – Citi Bank

Citi plays an important role in the Olsztyn business scene, employing more than 1,900 people in two important companies: Bank Citi Handlowy and the Citi Solutions Centre. Both of these units have been operating in the capital of Warmia and Mazury since 2000.

Citi's Olsztyn headquarters provides comprehensive operational services for banking products for both retail and corporate clients of Bank Handlowy. In addition, it provides operational services for Citi clients worldwide. This rapidly growing centre is constantly looking for talented employees.

Citi's cooperation with the University of Warmia and Mazury is also an important aspect of the American giant's activities in Olsztyn, including summer internships, apprenticeships and study visits.



Elżbieta

Czetwertyńska

Citi Country Officer,
Polska

Olsztyn is a fantastic place to live and work. We are immensely proud to be part of this vibrant city. Olsztyn's progress supports the continued progress of Citi, which for the past 20 years has expanded its operations in this city.





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