Business ideas are born in the mind.

Business success matures in the Technology Park.
Every single business venture is born from an idea: a single concept motivates the entrepreneur to plan a sequence of events, striving to create something new and lasting and to succeed. This constant flow of concepts and ideas continuously revitalizes business.

On the other hand, however, business development will support the competitive edge of a region when, and only when, entrepreneurs can work in a favourable environment. Innovative ideas and concepts must develop and evolve into advanced technologies in a free and unconstrained environment. The Lower Silesian Technology Park is exactly what entrepreneurs need: a compact, environment-friendly system of inspiration, ideas and entrepreneurship.
Lower Silesia

is a region in the south of Poland that borders on Germany and the Czech Republic. The climate and charm of the mountain landscapes, combined with mineral water springs in health resorts, make it excellent place for leisure and recreation. Even so, this region features the highest urban concentration, with a population density rate 20% greater than all the remaining Polish metropolitan areas. The basis for trade and industry success in Lower Silesia should be sought not only in its natural qualities but also in its dynamic economic growth, leading to co-operation with its neighbours and other European Union countries. As many as three hundred thousand business entities operate in this region, some six thousand with foreign capital share.

Investment Opportunities

- Central European location with excellent transport links to Germany, the Czech Republic and the rest of Europe.
- Proximity of Prague, Berlin, Vienna, and Warsaw.
- Developed economy, based on diverse industries and sectors.
- Well-developed industry, specifically the electromechanical segment.
- High rate of investment initiatives; dynamic small and medium enterprises sector.
- Considerable educational, research, and cultural potential (Wrocław is the third-ranking Polish research and university centre).
- Availability of skilled employee base.
- Well-developed transport infrastructure (roads, railways, and air transport) and telecommunications.
- High urban density rate.
- Considerable tourism and recreation potential.

High-tech

Lower Silesia has well-developed, specialised scientific resources, located at several research and development centres and numerous industrial plants. The region has a 33% share in the total Polish IT production and service volume. An abundant skilled workforce, combined with a well-established tradition and experience as a result of earlier technical achievements, makes this region an attractive place for high-tech companies.

Electromechanical Industry

Lower Silesia supports the continuous development of good traditional practices connected with the growth of the electromechanical industry. An extensive network of prospective business partners and subcontractors add to the potential expansion of investment projects in this segment.

The opportunity to develop this industrial sector also benefits from the region’s excellent location on main communication routes: convenient road links; A4 motorway; international roads; expanded system of railway lines connecting, for example, Germany with the Ukraine; inland waterway system connecting Szczecin and Świnoujście with southern European countries; Odra River transport and transit waterway that connects Lower Silesia with Baltic Sea ports (Szczecin and Świnoujście), and a system of European inland waterways. Last but not least, the availability of a skilled workforce contributes to the success of operations in this region.

Automotive Industry

Car factories are among the most dynamically developing in the Lower Silesian economy. Many new production units that manufacture various sub-assemblies for vehicle systems have been set up in recent times. Given the ease with which potential investors can enter into business relationships, the opportunities for growth are more than promising in this segment. Finally, the existing communication background, as well as considerable investment in the development of the transport sector, has had a considerable impact on the development of the industry.

Key Data:

<table>
<thead>
<tr>
<th>Capital of the Region</th>
<th>Wrocław</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>19,948 km²</td>
</tr>
<tr>
<td>Population</td>
<td>2,884,200</td>
</tr>
<tr>
<td>including urban population</td>
<td>71%</td>
</tr>
</tbody>
</table>

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Support for Investors

A favourable investment climate makes Lower Silesia one of the most attractive Polish regions in terms of economics and finance.

Local government agencies follow a policy aimed at smoothing the entry of foreign investment into our market. Consequently, apart from interests in Polish companies under government control, the largest international corporations also decided to build their own green field subsidiary plants. Wide-ranging industrial traditions of the region, combined with the consistent use of advanced technologies, have made Lower Silesia a very attractive area for investment projects in Poland.

The well-developed road and railway communication networks, as well as the longest stretch of motorway in Poland, prompt investors to decide to locate their businesses in this part of Poland in order to have quick access to other European markets.

Wroclaw, the capital city of Lower Silesia, is expanding the international airport that handles 1.5 million passengers a year. Thanks to the dynamic development, the airport provides connections to many European cities, such as Barcelona, Bristol, Munich, London, Liverpool, Dublin, Glasgow, Frankfurt, Oslo, Copenhagen, and many others.

International corporations are increasingly active in the locating their research and development centres in Poland. This year, some 100 million USD will be invested in such R&D institutions in the country.

Consequently, there are more than 40 research and development centres in Poland. This number keeps growing and will continue to do so. Given that these institutions achieve excellent results their parent companies often decide to expand their existing base. The number of people employed in Polish R&D centres is likely to double by the end of 2010.

Multinational companies have listed Poland as one of the countries worth moving their off-production corporate functions to. Poland is becoming a European centre for advanced Business Process Offshoring (BPO) services. Call-centre (front-office) services are dynamically developing parallel to accounting and financial packages (back-office).

Health Resorts: Health Tourism in Lower Silesia

Poland is seventh in Europe in terms of the number of health resorts, most of them (as many as 11 treatment centres) being located in Lower Silesia. Tourists can choose from salt graduation towers, thermal swimming pools, pump rooms, wellness centres, and SPA parlours.

Lower Silesian health resorts offer:

- High standard of medical care
- The most advanced equipment
- High quality of therapy
- Affordable prices
- Qualified medical staff

---

Direct Foreign Investment in Lower Silesia

<table>
<thead>
<tr>
<th>INVESTOR</th>
<th>COUNTRY</th>
<th>SECTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allied Irish Bank PLC</td>
<td>Ireland</td>
<td>Banking</td>
</tr>
<tr>
<td>Credit Agricole</td>
<td>France</td>
<td>Finance, banking</td>
</tr>
<tr>
<td>Electricité de France Internationale (EDF)</td>
<td>France</td>
<td>Power engineering</td>
</tr>
<tr>
<td>LG Phillips LCD</td>
<td>S. Korea</td>
<td>Electronics</td>
</tr>
<tr>
<td>Prologis</td>
<td>USA</td>
<td>Logistics</td>
</tr>
<tr>
<td>LG Electronics</td>
<td>S. Korea</td>
<td>Electronics</td>
</tr>
<tr>
<td>Whirlpool</td>
<td>USA</td>
<td>Household appliances</td>
</tr>
<tr>
<td>Fagor Mastercook</td>
<td>Spain</td>
<td>Household appliances</td>
</tr>
<tr>
<td>Volvo</td>
<td>Sweden</td>
<td>Automobile industry</td>
</tr>
<tr>
<td>3M</td>
<td>USA</td>
<td>Pharmaceuticals</td>
</tr>
<tr>
<td>Wabco</td>
<td>USA</td>
<td>Automobile industry</td>
</tr>
<tr>
<td>Electrolux</td>
<td>Sweden</td>
<td>Household appliances</td>
</tr>
<tr>
<td>Siemens</td>
<td>Germany</td>
<td>R &amp; D</td>
</tr>
<tr>
<td>Skanska</td>
<td>Sweden</td>
<td>Construction engineering</td>
</tr>
<tr>
<td>Hewlett-Packard</td>
<td>USA</td>
<td>Finance</td>
</tr>
<tr>
<td>LG Chem</td>
<td>S. Korea</td>
<td>Chemicals</td>
</tr>
<tr>
<td>Toshiba</td>
<td>Japan</td>
<td>Electronics</td>
</tr>
<tr>
<td>Dong Yang Electronics</td>
<td>S. Korea</td>
<td>Electronics</td>
</tr>
<tr>
<td>Cargill</td>
<td>USA</td>
<td>Food industry</td>
</tr>
</tbody>
</table>
The Region of Wałbrzych

lies in the south-western part of Lower Silesia. With an area of more than 5,750 km², it has a population of more than 845,000. Its main metropolitan area is the city of Wałbrzych, the second urban agglomeration in Lower Silesia after Wrocław and the third city in terms of area (after Wrocław and Jelenia Góra). The metropolitan area of Wałbrzych is 85 km², with more than 126,000 inhabitants.

The city is located at a favourable meeting point: only 65 km to Wrocław, 200 km to Prague, 420 km to Warsaw, 390 km to Vienna, and 335 km to Berlin. Key communications junctions, such as crossings with the A4 motorway and the future S3 expressway, are situated 30 km and 15 km from the city, respectively. Only 20 km separates Wałbrzych from the Czech border; to enter Germany, you only need to go 130 km. Five big towns – Wrocław, Legnica, Jelenia Góra, Kłodzko, and Świdnica – surround Wałbrzych, within a 70 km radius.

Distance from Airports:
- Wrocław – International Airport – 70 km
- Mirosławice – Sports Aerodrome and Alternative Airfield for light planes – 30 km

Direct Railway Links:
Warsaw, Wrocław, Kraków, Lublin, Gdańsk, Katowice, Łódź, Opole.
Walbrzych – a dream place for entrepreneurs

Constant attention to creating a friendly atmosphere and favourable business environment means a lot to Walbrzych local government and local residents alike. Special focus is given to supporting the existing advanced industrial and service sectors in the region. Hence, the city has attracted such investors as:

- Toyota
- Ronal
- Faurecia
- Takata Petri
- Colgate-Palmolive
- Electrolux
- Bridgestone
- Henkel

As a local education centre, Walbrzych offers higher education at the following universities:

- Angelus Silesius Memorial National Vocational College in Walbrzych
- Management and Entrepreneurship College in Walbrzych
- Branch of Wrocław University of Technology
- Branch of Wrocław University of Economics.

Low costs of business operations, which result from the accessibility of the workforce and relatively low labour expenses, are a substantial incentive for prospective investors.

### Average plot prices in Walbrzych

<table>
<thead>
<tr>
<th>Type of Plot</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed building plot</td>
<td>40 PLN</td>
<td>60 PLN</td>
</tr>
<tr>
<td>Plain building plot</td>
<td>50 PLN</td>
<td>70 PLN</td>
</tr>
<tr>
<td>Developed recreation plot</td>
<td>10 PLN</td>
<td>15 PLN</td>
</tr>
<tr>
<td>Plain recreation plot</td>
<td>60 PLN</td>
<td>90 PLN</td>
</tr>
</tbody>
</table>

### Office space rental prices

<table>
<thead>
<tr>
<th>Location</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walbrzych</td>
<td>55 PLN</td>
<td>65 PLN</td>
</tr>
<tr>
<td>Wrocław</td>
<td>75 PLN</td>
<td>90 PLN</td>
</tr>
<tr>
<td>Poznań</td>
<td>85 PLN</td>
<td>95 PLN</td>
</tr>
<tr>
<td>Warszawa</td>
<td>95 PLN</td>
<td>110 PLN</td>
</tr>
</tbody>
</table>

### Teaching

- Economics and administration: 1,320
- Teaching: 1,396
- Social Sciences: 790
- Engineering: 490
- Political Sciences: 210
- Others: 1,397

### Structure of unemployment by age (3rd Q) in 2008

- Aged 24 and below: 12.3%
- Aged 25–34: 25.9%
- Aged 35–44: 17.2%
- Aged 45–54: 34.3%
- Aged 55 and above: 10.2%
Missions and Targets

Lower Silesian Technology Park – T-Park – is an attractive area for business operations and investment projects based on advanced technologies. The site complies with the standards adopted in other European Union countries. Its main features are: convenient location, modern infrastructure, and professional background services, including financial support systems.

Mission of T-Park
The Lower Silesian Technology Park T-Park endeavours to reinforce directly the competitive edge of the Wałbrzych region and simultaneously add strength indirectly to the entire Lower Silesia by supporting the spirit of knowledgeable entrepreneurship, to build up a model cooperation with local research and development centres, as well as to strengthen enterprises which contribute to the solid foundations of a long-term, sustained development of the region.

Other missions of T-Park also include the stimulation of professional activity in the local population, as well as improvement in economic micro-regional consistency with other areas of Lower Silesia, Poland and European Union regions.

The establishment and development of the Lower Silesian Technology Park should be essential milestones on the road to enhancing the appeal of the Wałbrzych region for future investors. T-Park will become a magnet for potential national and foreign companies, who will create new and attractive places of employment.

Objectives of T-Park
The most important objective of the Lower Silesian Technology Park T-Park consists in the creation of favourable conditions for the establishment and development of companies, whose main area of operations will be the commercialisation of scientific achievements, the use of advanced technologies, adaptation of the outcome of laboratory work, and the attraction of venture capital.

Targets of T-Park:
- Offering investment grounds with good, technical backup facilities to investors.
- Facilitating implementation of investment projects, acquisition of financial support, and public assistance.
- Support in launching and implementation of innovative business ventures.
- Creation of new undertakings, using advanced technologies with the contribution of regional research and development centres; the provision of professional and competitive backup and support services.
- Active support of work promoting companies that operate in the T-Park.
The Lower Silesian Technology Park T-Park offers a comprehensive package of business opportunities:

- Purchase or lease of investment plots.
- Rental of areas adapted to office, office & service, production, and storage purposes, on favourable conditions.
- Support of the establishment of international co-operation among entrepreneurs; participation in research and development projects.
- Easy access to training premises.
- Easy access to research and development back-up facilities of Wrocław University of Technology and other centres located near T-Park.
- Professional consulting in technology transfer and innovation.
- Professional consulting in organisation, economics, and legal matters, for companies based in T-Park.
- Organisation of training sessions and workshops in private company establishments and management, and in the implementation of innovations and new technologies.
- Co-operation in establishing structures that support lobbying in favour of entrepreneurship, especially in the spirit of innovation and transfer of advanced technologies.
- Appointment of expert panels ensuring exchange of experience, promotion, and professional practice in entrepreneurial development.
- Co-operation with national and foreign units with similar professional profiles.
- Organisation of business societies as a part of an industry cluster system.
- Office services.

T-Park Building
An office block featuring high quality design and a total area of more than six thousand square metres. It is composed of four Modules (A, B, C, and D), each of which is designed for a different purpose.

MODULE “A”
Module “A” is designed for companies and institutions from the business environment, which will support the operations of small and medium-sized companies based in T-Park, such as: consulting agencies, scientific consultants, law firms, tax advisors, and accounting offices, as well as Dolnośląska Agencja Rozwoju Regionalnego S.A. (Lower Silesian Regional Development Agency), a body responsible for the management of the Lower Silesian Technology Park.

MODULE “B”
Module “B” accommodates the Technology Incubator, which was established as a hotbed for new ideas generated by young technical companies featuring considerable innovative potential. Any company that implements its concepts in the Incubator will receive the relevant assistance in start-up and operation, until they reach economic maturity.

MODULE “C”
This is a perfect place for companies boasting a well-established market position. Their model of corporate operations will become a paragon of business for Incubator-based companies that have just begun their first independent activities.

MODULE “D” – WORKSHOP AND RESEARCH HALL
- Area: 785 m²
- Cubic space: 8,300 m³
- Height: 12 m
- Number of floors: one
- Admissible floor pressure: 10,000 kg/m²
- Electric power: 25.5 kW (and more, on request)
- Water
- Heating
- Two industrial gates (access road for heavy vehicles with entry portal leading directly to the hall)
- Overhead crane (lifting capacity: up to 3.2 T)
- Manoeuvring yard for commercial vehicles.
The investment grounds in the Lower Silesian Technology Park T-Park are located in the Szczawnno-Zdrój Economic Activation Zone. This zone has a good communications infrastructure that connects it with both the regional and national road networks, and direct access to the future Szczawnno-Zdrój Ringroad. Each plot has all the required utilities and is available for immediate development.

A company determined to build a new manufacturing plant in the investment grounds of the Lower Silesian Technology Park is eligible for the right to make use of public assistance in the form of tax exemption, as a result of implementing business activities within the structure of the Special Economic Zone.
## Summary of Investment Grounds Major Details:

<table>
<thead>
<tr>
<th>REAL ESTATE AREA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum available area (single segment), in hectares:</td>
<td></td>
</tr>
<tr>
<td>Plot No. 769/6 – 3.95 hectares</td>
<td></td>
</tr>
<tr>
<td>Plot No. 769/7 – 2.56 hectares</td>
<td></td>
</tr>
<tr>
<td>Plot No. 769/9 – 8.64 hectares</td>
<td></td>
</tr>
<tr>
<td>Plot No. 769/12 – 3.20 hectares</td>
<td></td>
</tr>
<tr>
<td>Plot No. 7/2 – 1.10 hectares</td>
<td></td>
</tr>
<tr>
<td>Plot No. 8/2 – 1.31 hectares</td>
<td></td>
</tr>
</tbody>
</table>

| Investment plot area may be changed: | Plots may be increased or decreased depending on the investor’s purposes. |

<table>
<thead>
<tr>
<th>INFORMATION ON REAL ESTATE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Valid plan of land development:</td>
<td>Yes.</td>
</tr>
</tbody>
</table>

| Purpose in local land development plan: | Production service area. The business must not have any negative impact on the natural environment. |

<table>
<thead>
<tr>
<th>EXISTING BACK-UP FACILITIES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Local electric power supply:</td>
<td>Yes.</td>
</tr>
</tbody>
</table>

- Distance between service line and plot boundary: Power supply terminals are located on the plots.
- Voltage: 380 [V].
- Existing power supply: Medium voltage 400 [kW].

<table>
<thead>
<tr>
<th>Gas:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes.</td>
<td></td>
</tr>
</tbody>
</table>

- Distance between service line and plot boundary: High-pressure gas pipeline is installed in the zone.
- Calorific value: Subject to terms and conditions offered by gas works.
- Pipeline diameter: DN 160/125 [mm].

<table>
<thead>
<tr>
<th>Water availability:</th>
<th>Water supply system is located on the plots. Water for household purposes.</th>
</tr>
</thead>
</table>

- Distance between service line and plot boundary: Water service lines are located on the plots.
- Available volume: Max 255 m³/24 h.

| Availability of sewage disposal system: | Yes. |

| Storm water drainage on the plots: Yes. Land drainage system is available. |

<table>
<thead>
<tr>
<th>Telephone lines:</th>
<th>Yes.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance between service line and plot boundary: Lines are located on the plots.</td>
<td></td>
</tr>
</tbody>
</table>

| Number of available analogue lines: Subject to terms and conditions offered by network operator. |

| Number of available ISDN lines: Subject to terms and conditions offered by network operator. |  |
Preferred Sectors:
- Business Process Offshoring (BPO)
- Information Technology (IT)
- Renewable Energy Sources (OZE)
- Health Resort Medicine
Strong Points of Investing in the Lower Silesian Technology Park

1. Unrestricted access to technical back-up facilities in the investment grounds.
2. Unequalled qualifications of the T-Park management team, ensuring comprehensive assistance and consultancy in the entire investment process.
3. Support offered by Dolnośląska Agencja Rozwoju Regionalnego S.A. (the institution that manages the Lower Silesian Technology Park).
4. Support in acquisition of European Union grants designed specifically for the residents of technology parks.
5. Competitive labour costs in the region.
6. Availability of qualified employees who have acquired experience in working with foreign interest companies.
7. Mobility of workforce in the region.
8. Favourable geographical position.
9. Well-developed communication infrastructure ensures quick access to:
   - The centre of Wałbrzych – 6 km
   - The centre of Wrocław – 65 km
   - The centre of Prague – 170 km
   - The centre of Berlin – 335 km
   - The centre of Vienna – 390 km
   - A4 Motorway – 30 km
   - The future S3 expressway – 15 km
   - Wrocław International Airport – 70 km
   - Nearest Poland-Czech border crossing – 20 km
   - Nearest Poland-Germany border crossing – 130 km
10. Availability of business support institutions.
11. Goodwill and assistance of local and central government administration.
12. Many sightseeing attractions in Szczawno-Zdrój municipality, the city of Wałbrzych, and the entire region.

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Offer of Dolnośląska Agencja Rozwoju Regionalnego S.A.

Consultancy services:
- Support of small and medium sized enterprises in multinational co-operation ventures;
- Acquisition of external financing of innovative ventures in the small and medium sized enterprise sector;
- Consulting, counselling, commercial and financial advice;
- Duty of contract engineer (use of Practical Guide... and FIDIC procedures);
- Feasibility studies, evaluation of investment projects, and analyses of viability;
- Consultancy in acquisition of European Union financial assistance (Information and Consulting Desk of the Lower Silesia Voivodeship Regional Operating Programme and Contact Desk of the National Service Network);
- Consultancy in development of application for additional financing of projects, project implementation, and statement of final project costs, in compliance with requirements set out by the European Commission;
- Strategic planning and risk evaluation of business ventures; consulting in principles of operation in the standardised European market.
Information Services:
- Law, marketing, finance, taxation, etc.;
- Available public assistance finance schedules, structural funds, and principles of applying for grants, especially:
  - Selection of applicable schedule as a source of project financing;
  - Range of investment process financing from a specific grant schedule;
  - Conditions necessary for fulfilling formal and administrative criteria when applying for assistance;
- External financing offer from banks and other financial institutions, such as credit funds, venture capital/private equity funds, equity funds, etc.

Training Services:
- Education in various aspects of business activity and of using European Union assistance schedules;
- Organisation of seminars, meetings, conferences, and workshops;
- Organisation of educational meetings and discussions that are forums for the exchange of experience and development of good practice;
- Training in improvement of professional skills of entrepreneurs, local government employees, unemployed persons, and representatives from other social groups.
Lower Silesian Technology Park

Managing Institution:
Dolnośląska Agencja Rozwoju Regionalnego S.A.