

**Non-residential premises with undeveloped land
property**

Warszawa

5 Sygietyńskiego street



Source: photo documentation of the Company

Veolia Energia Warszawa S.A.

REAL PROPERTY OFFER – Sygietyńskiego

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Veolia Energia Warszawa S.A.

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Information about Veolia Energia Warszawa S.A.

Who we are?



Source: <https://energiadlWarszawy.pl/>

Veolia Energia Warszawa S.A., a part of the international Veolia Group, manages the largest heat distribution network in the European Union which delivers system heat and hot water to 80% of buildings in Warsaw. Today, Veolia has 60 years of experience in the heat industry, more than 850 employees who ensure safe and secure operation of 1800 km of the heat distribution network in the capital of Poland.

What makes us different?

At the Veolia Group we are taking advantage of a global company's strengths on local markets and at the same time at each step of our activities we take special care of the natural environment. Our goal is to provide our clients with effective solutions and ongoing support for the development of Polish industry.

Veolia Energia Warszawa S.A.

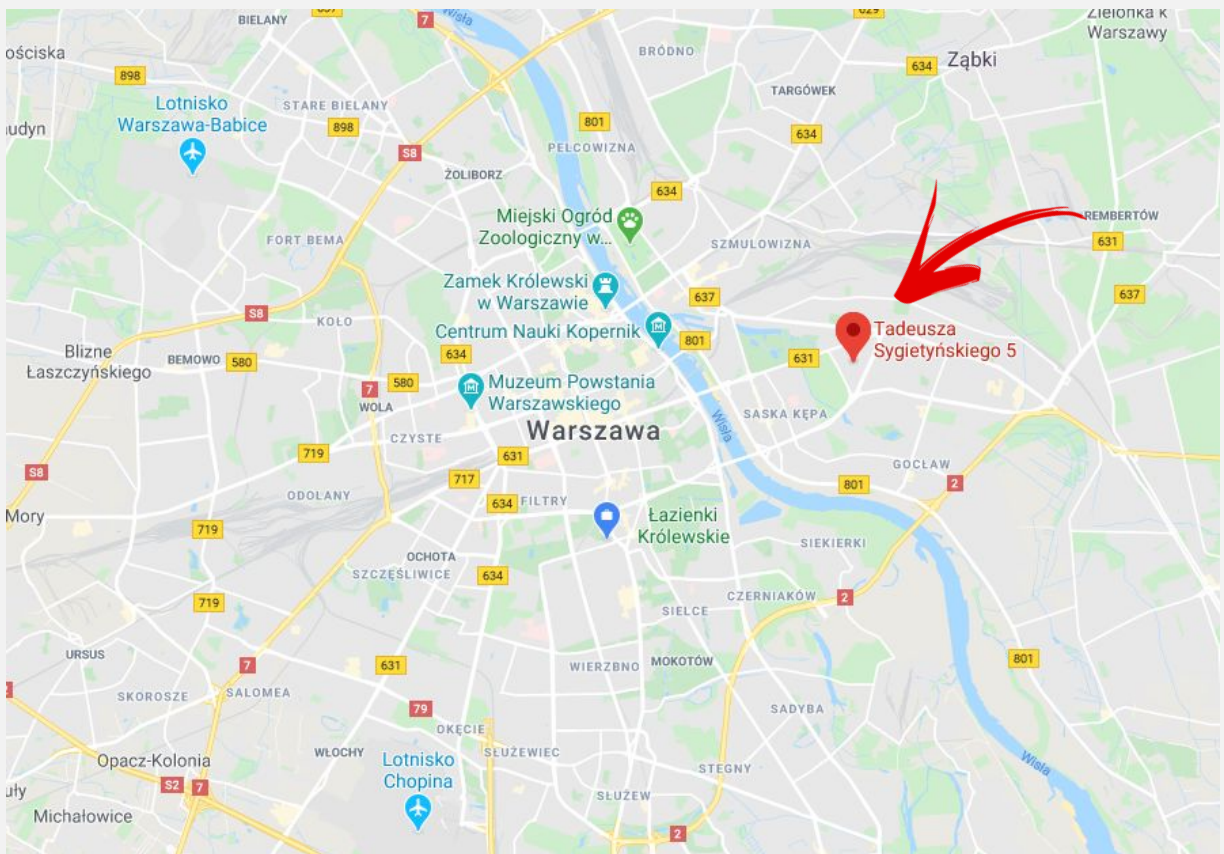
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Information about real property

Location

As a part of this offer, the premises and the undeveloped plot of land are located at 5 Sygietyńskiego street in Warsaw, in the Praga Południe quarter.

The neighbourhood features multi-family residential buildings. The property is located close to traffic routes key for the southern part of Warsaw: Al. Stanów Zjednoczonych, Al. Waszyngtona, Wał Miedzeszyński, and Ignacego Mościckiego (Marsa) roundabout. Next to Wiatraczna roundabout there are numerous service facilities and restaurants.



Source: <https://www.google.pl/maps>

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Non-residential premises with usable space of 382.46 m² located on the ground floor of a four-storey residential and service building. The premises feature a mezzanine that is approx. 2.2 m high and contain rooms that used to act as offices. The premises are connected to the water and sewage system, the power grid, and the district heating network.

The undeveloped plot of land with the area of 330 m², located right next to the building, today is used as parking lot. The surface of the plot is hardened with sett paving and fenced. There are two gates in the fence.

Other advantages of the property include:

Excellent location

Good connections to the city centre

Large parking lot

382 m² area of the premises



Source: photo documentation of the Company

Veolia Energia Warszawa S.A.

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Formal and legal information

- Part of plot no. 58/1 from section 3-05-11
- Cadastral plot no. 58/2 from section 3-05-11



Source: <http://mapa.um.warszawa.pl/>

The premises come with the right of perpetual usufruct of plot no. 58/1 from section 3-05-11 with the area of 647 m² and in the ownership of the building constituting a separate property with the usable area of 1611.20 m². The premises subject to sale do not have a separate land and mortgage register.

The undeveloped cadastral plot no. 58/2 adjacent to the residential and service building is in perpetual usufruct of Veolia Energia Warszawa S.A. This plot does not have direct access to a public road.

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Local Area Development Plan

For the area on which the premises and the undeveloped plot of land are located **there is currently no Local Area Development Plan.**

On 10 October 2006, by virtue of Resolution LXXXII/2746/2006 the Warsaw City Council adopted the Land Use Plan for the Capital City of Warsaw for the area in question, amended by Resolution no. L/1521/2009 dated 26 September 2009.

According to this Land Use Plan the area on which stands the residential and service building with Premises and the undeveloped cadastral plot we offer, is labelled as M1.30 – area with dominating multi-family residential development.

Contact data

To obtain additional information regarding the property please contact directly the following representatives of the Company:

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