



LOGISTICSPOINT
RASZYN

WAREHOUSE SPACE PROPOSAL





Dear Sirs,

Thank you for the opportunity to present the property solutions offered by **Peakside Capital Advisors**. We are pleased to share our proposal for the newly developed warehouse and production facility in Raszyn, near Warsaw. This proposal includes the technical specifications and commercial terms for the **Logistics Point Raszyn** property.

We look forward to your feedback and to working with you on refining the details further. Should you have any questions or require clarification regarding our proposal, please do not hesitate to contact the undersigned.

Yours Faithfully,

Olga Wałkiewicz

Leasing Director

+48 603 777 516

ABOUT US

Peaksid Capital Advisors stands out with a unique business model, referred to as a "one-stop shop" and "operating partner".

The Company specializes in the logistics sector and offers comprehensive services, from investment concept development to project and asset management, with a particular emphasis on ESG trends.

OUR OFFER:

- o Investment management
- o Asset Management
- o Property management
- o ESG Project management
- o Real estate development

OUR BUSINESS GOAL

- create an industrial platform

As active investors operating in the warehouse market of Poland, our goal is to build an industrial platform based on modern City Logistics, Big box and BTS (Built-to-Suit) assets.

OUR APPROACH

We are real estate entrepreneurs - active investors. In accordance with our holistic approach to asset management, we take charge of the entire investment process for our investors.

In logistics, we have specialized teams on the ground who are currently focusing on expanding our investment portfolio through acquisitions and developments of industrial projects in Germany, Poland and Central- and Eastern Europe. We have extensive practical experience with the common fund and investment structures and their regulatory and administrative requirements, as well as with all stakeholders involved in the logistics space, ranging from land owners, developers, tenants and occupiers, to authorities.

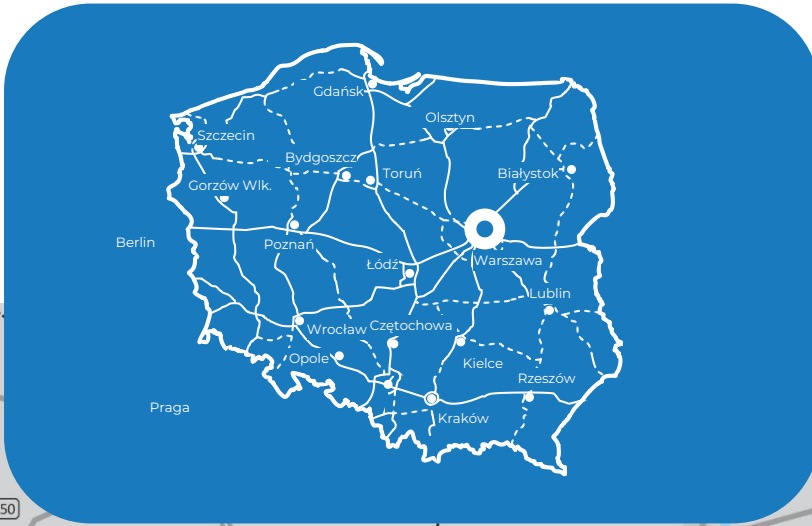
WE ARE INTERESTED IN ALL FORMS OF COOPERATION IN THE LOGISTICS SECTOR:

- o Tenants who seek a partner to rent space or develop a built-to-suit warehouse
- o Investors, who want to sell their warehouse properties or seek a partner with whom to purchase a warehouse or a plot of land
- o Developers, who are interested in developing warehouse projects
- o General constructors with experience in building warehouses and industrial facilities
- o Land owners willing to sell the land or consider a potential joint venture

Our investment strategy is focused on Poland. The Czech Republic Hungary, Romania and Slovakia are secondary target markets for Peaksid. Given Peaksid's track record investments in Germany and CEE will also be considered.



LOCATION



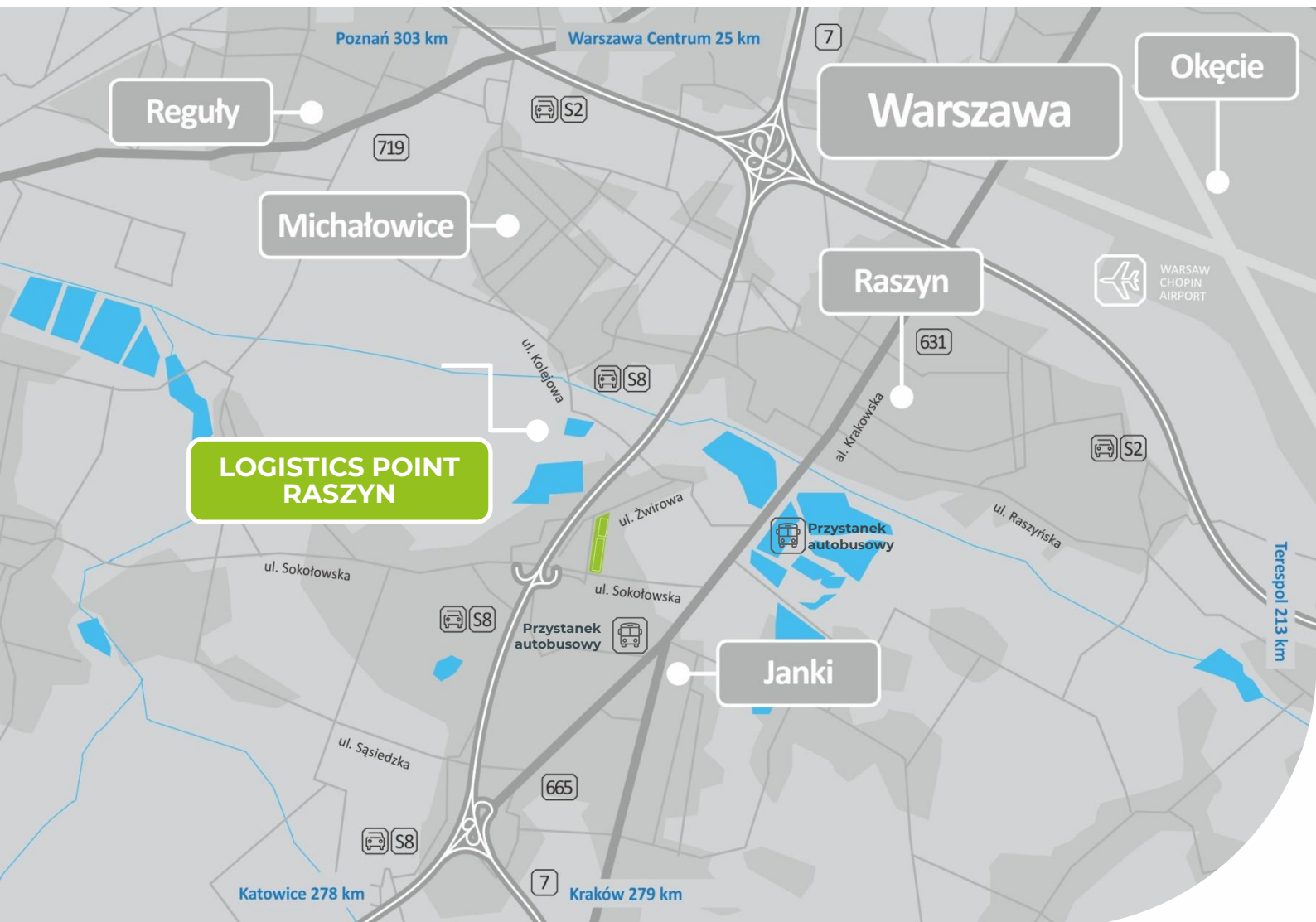
ACCESS

One of the key advantages of Logistics Point Raszyn is its **strategic location on the south-western border of Warsaw**.

The property is situated just **5.5 km from Chopin Airport** and in close proximity to the **S2 expressway**, providing direct access to the airport as well as the national road network.

This makes the facility particularly attractive as both a local and regional logistics hub.

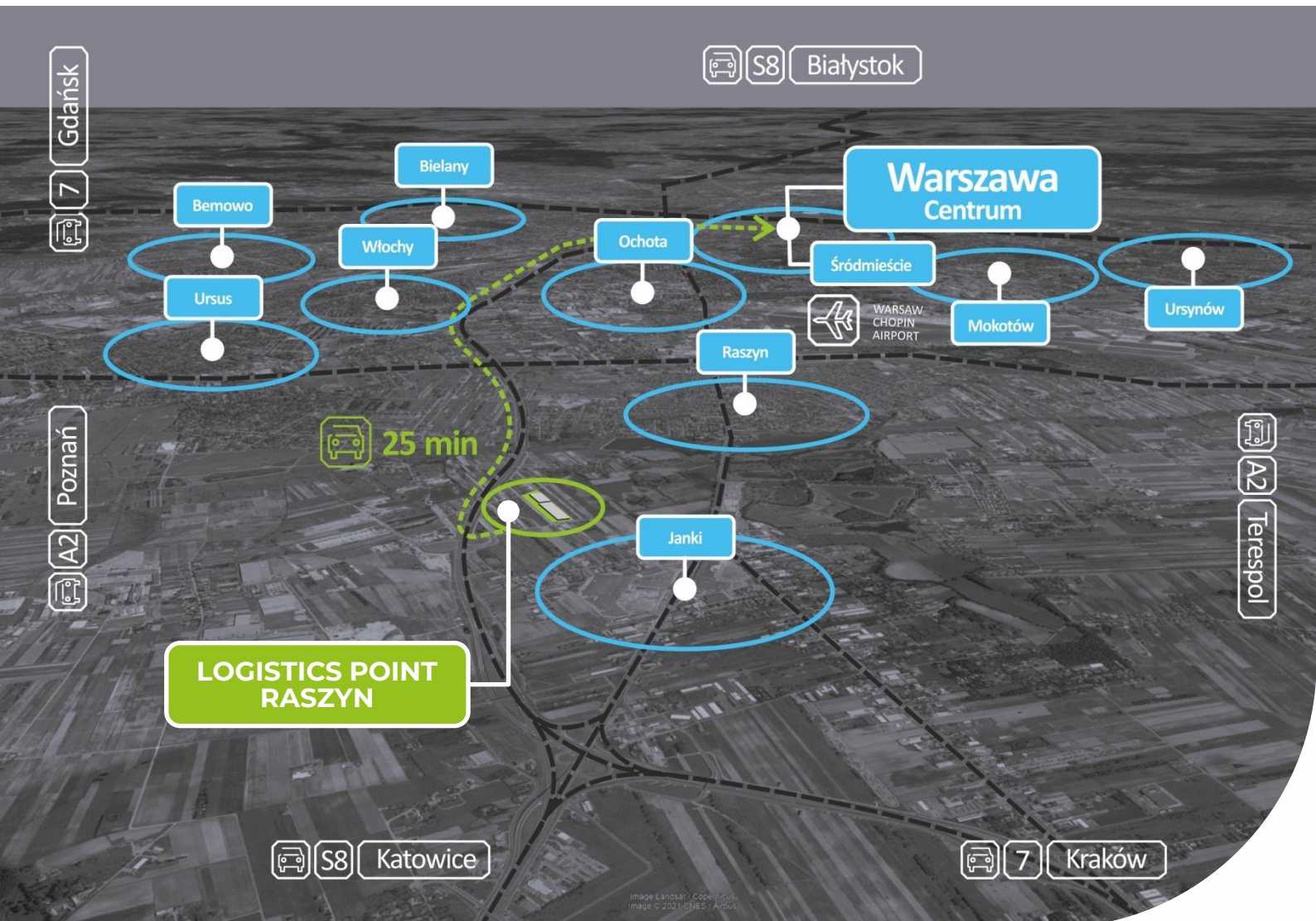
Logistics Point Raszyn is located **only 800 metres from Aleja Krakowska** and 500 metres from the Sokołowska junction on the S8 expressway, ensuring excellent road connectivity



CONNECTION

Logistics Point Raszyn is located **12 km from Warsaw city centre**

.Its proximity to both the city centre and the Janki retail complex provides convenient access to a wide range of shopping and dining options, offering an additional benefit for tenants and potential employees.



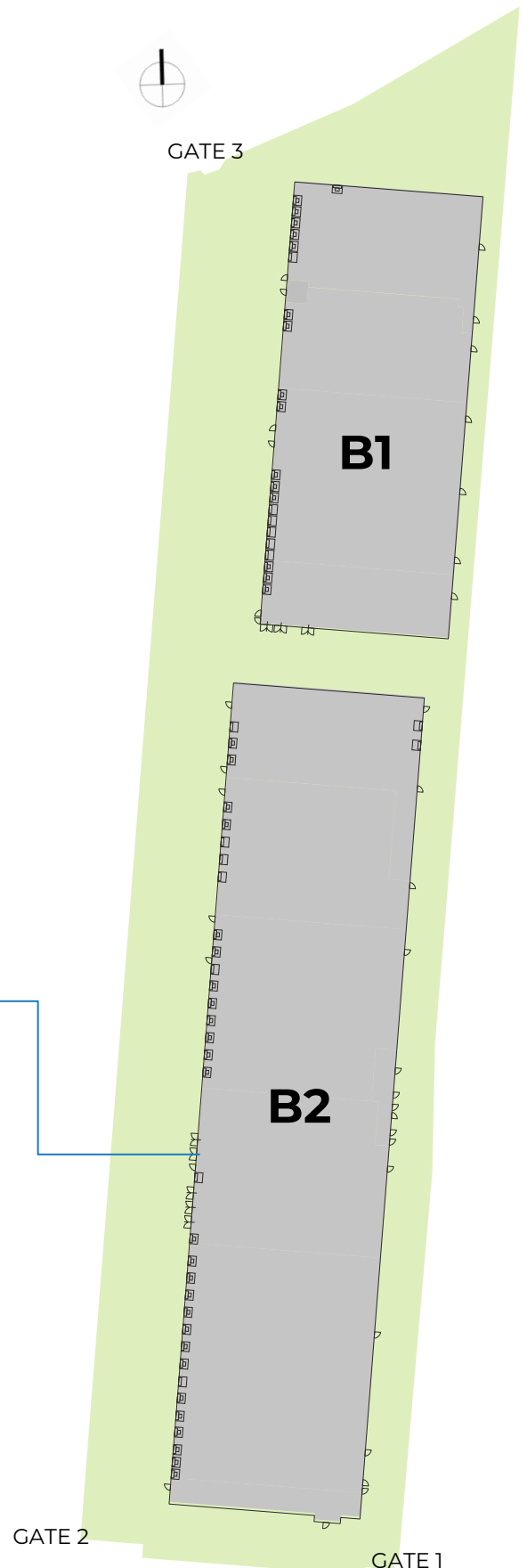
SITE PLANS

Logistics Point Targówek offers XXX sqm of warehouse and office space.

The warehouse facilities provide a total of XXX sqm, complemented by XXX sqm of modern office space.

The park features XXX on-site parking spaces, providing comfortable access for employees and visitors.

31 000 mkw.



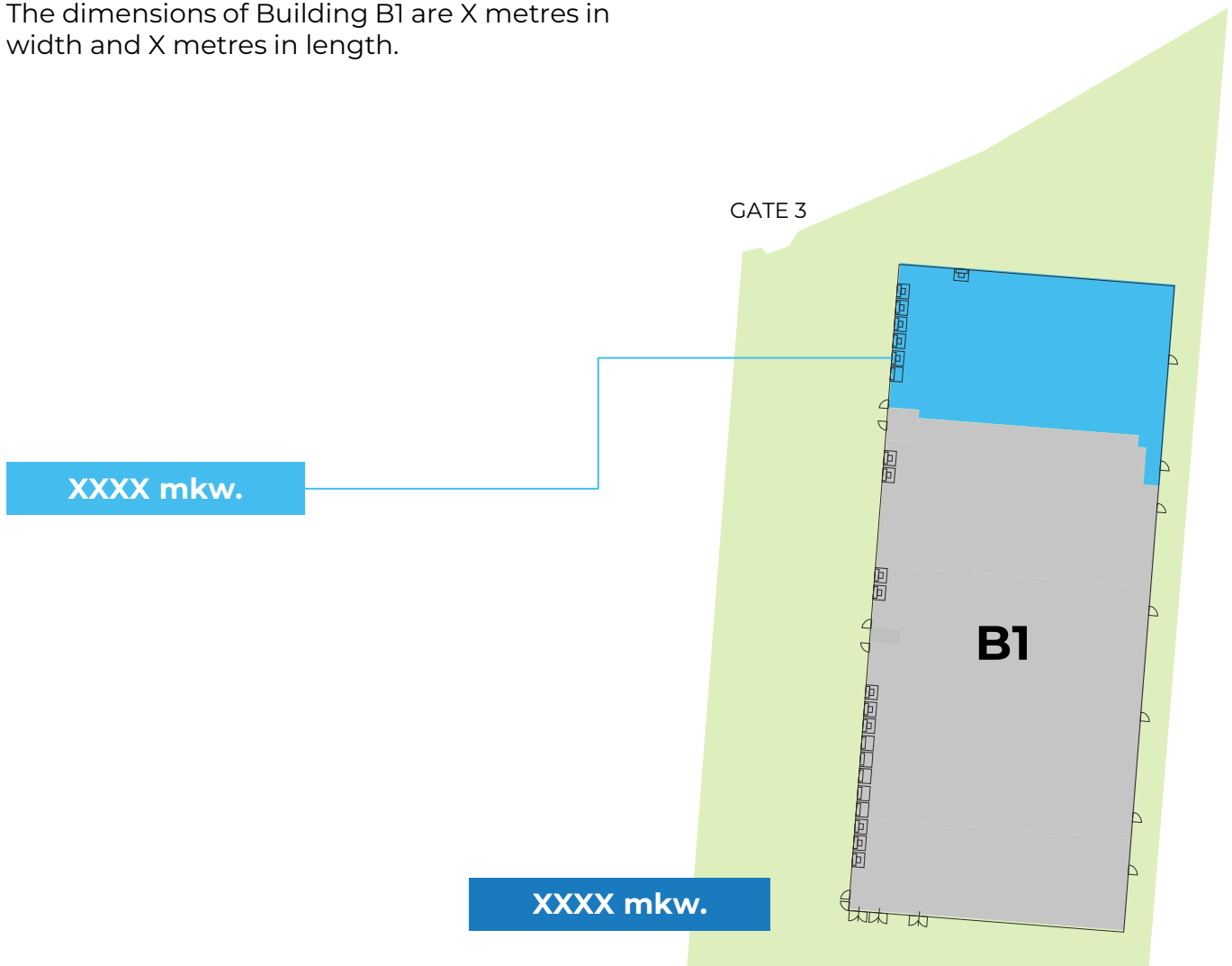
SITE PLANS

Building B1 comprises XXX sqm of warehouse and office space.

The site offers a total of XXX parking spaces.

The building is equipped with X loading docks and XX courier gates.

The dimensions of Building B1 are X metres in width and X metres in length.

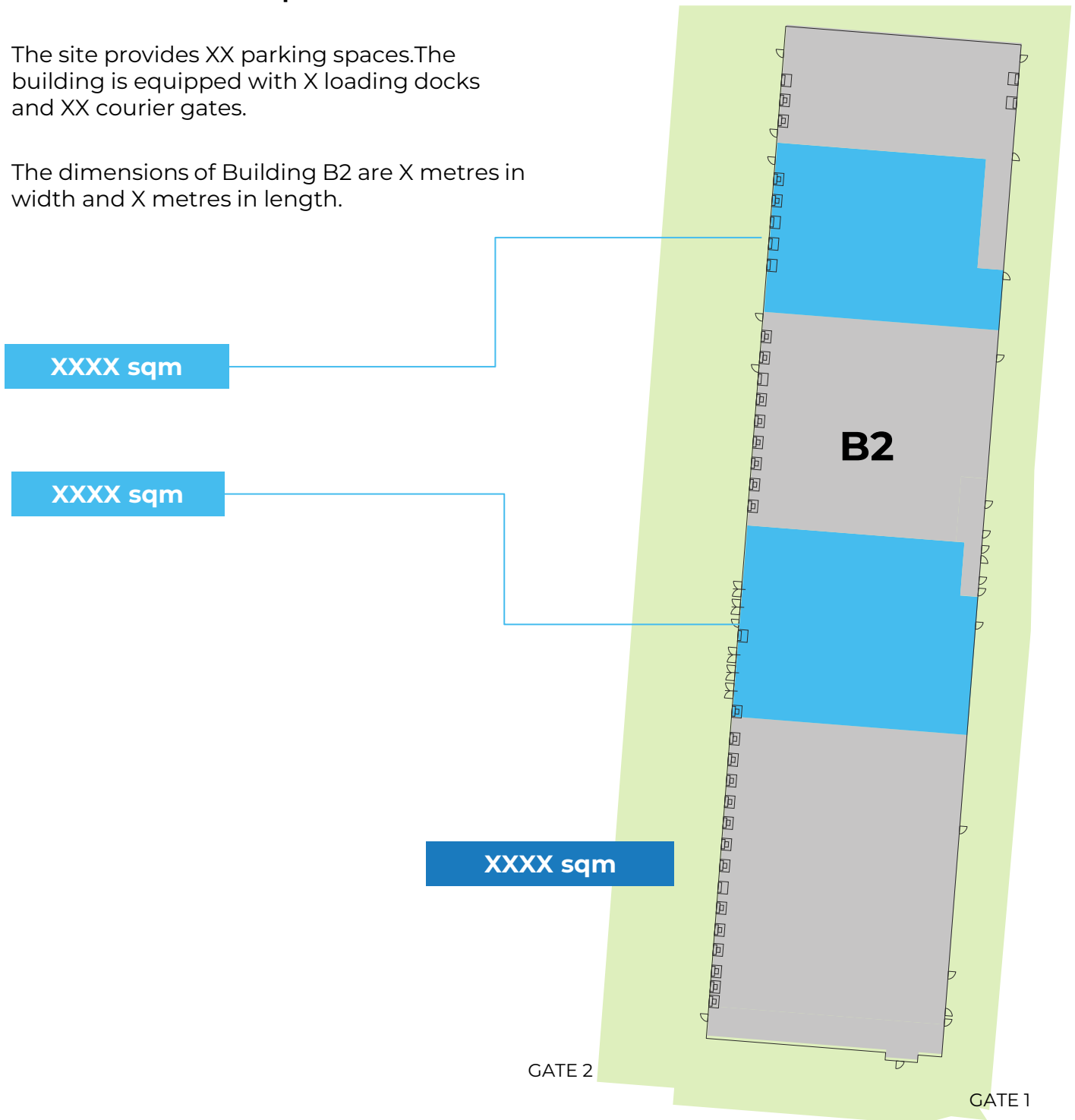


SITE PLANS

Building B2 comprises a total of XX sqm of warehouse and office space.

The site provides XX parking spaces. The building is equipped with X loading docks and XX courier gates.

The dimensions of Building B2 are X metres in width and X metres in length.



TECHNICAL SPECIFICATIONS

High storage warehouse

LAND DEVELOPMENT

1. PARK AREA

- Entrance to the Park area Barriers at the entrance
- Width of truck court minimum 33m (minimum 26m manoeuvring area, 7m two-way road)
- Bio-diverse green areas within the park including flower meadows, planting of local tree, shrub or perennial species and insect hotels. Depending on DUŚ guidelines, climbing plants may appear on a section of the building façade.
- Recreation area according to the layout.

2. BUILDINGS

- Single storey industrial buildings with a fire load density exceeding 4000 MJ/m². Fire load densities of up to 4000MJ/m² or up to 2000MJ/m² are permitted in special cases.
- The standard height of an industrial building is 10m measured from the finished floor level to the underside of the bottom of the roof truss.

3. EXTERNAL FACADES

- The façade of industrial buildings made of sandwich panels in a horizontal arrangement with thermal insulation with a PIR or mineral wool core.
- In office areas, glass mullion and transom façade, aluminium, modular or other
- Aluminium profile windows with a minimum height of 1.7m. On average, every second quarter openable.
- Doors to the hall rooms solid steel with stainless steel fittings.

INTERIORS

1. CONSTRUCTION

- Reinforced concrete column grid 22.50 x 12m. Permitted: 24m x 12m or 12m x 28m.
- Roof arrangement of steel trusses supported on precast reinforced concrete columns. Permitted: roof arrangement of girders reinforced concrete or reinforced concrete and steel girders.

2. INDUSTRIAL HALL FLOOR

- Monolithic, seamless, floor expansion joints as required
- Uniform distributed load 70kN/m²
- Forklift dynamic load 35kN/wheel (wheel at 100cm spacing)
- Surface hardened, dust-free, silicate. Floor trowelled with a dry mixture of quartz and carborundum aggregates and cement.
- Floor flatness in accordance with DIN 18202

TECHNICAL SPECIFICATIONS

High storage warehouse

INSULATION

1. THERMAL INSULATION	<ul style="list-style-type: none"> Thermal insulation in accordance with the requirements of the Regulation of the Minister of Infrastructure on technical conditions to be met by buildings and their location
2. ROOF WATERPROOFING	<ul style="list-style-type: none"> PVC membrane roof insulation
3. SKYLIGHTS, LIGHT STRIPS AND SMOKE DAMPER	<ul style="list-style-type: none"> Smoke dampers and skylights with a nominal size of 1.5 x 2.5 m, glazing of the dampers and skylights a minimum of 2% of the roof area, and in the adjacent zone (minimum 12m from the dock wall) a minimum of 5% of the roof area, taking into account para. 57 of the technical conditions to be met by buildings and their location

WINDOW AND DOOR JOINERY

1. DOORS	<ul style="list-style-type: none"> Doors to the hall rooms of solid steel with stainless steel fittings Doors to office premises in solid chipboard
2. DOCK DOORS AND DRIVE-IN DOORS	<ul style="list-style-type: none"> Sectional, electrically-operated, panelled with insulating foam infill, with three plastic glazed, eye-level quadrants. External colour from standard colour palette, internal colour light grey. Metal bumper posts at each door, powder-coated with black and yellow warning stripes. Each gate with a number plate on the outside and inside. Dock gates fitted with aprons/flange
3. GLASS FACADES AND WINDOWS	<ul style="list-style-type: none"> Aluminium profile windows. On average, every other quarters open. Post-and-beam glass façade, aluminium, modular or other
4. ADDITIONAL EQUIPMENT	<ul style="list-style-type: none"> Anti-panic lock and door closer on every escape and fire door, doors with Master Key system.

STANDARD OF OFFICE, HYGIENE AND TECHNICAL FINISH

1. OFFICES	<ul style="list-style-type: none"> Internal walls in modular system. At the tenant's request, 12.5 cm GK dry lining is allowed, with wool up to the full height (to the ceiling or roof), in wet rooms with waterproof panels. Carpet or linoleum on floor Walls painted with acrylic paint Open ceiling. A suspended ceiling is permitted at the tenant's request.
2. CORRIDORS, COMMUNICATION	<ul style="list-style-type: none"> On the floor unglazed stoneware tiles, at least 30x30cm or 60x60cm, terrazzo tiles or linoleum Walls painted with acrylic paint Open ceiling. A suspended ceiling is permitted at the tenant's request

TECHNICAL SPECIFICATIONS

High storage warehouse

3. HYGIENE AND SANITATION ROOMS

- On the floor unglazed stoneware tiles, at least 20x20cm, 30x30cm or 60x60cm
- Walls with utensils and adjacent tiled to suspended ceiling, at least 30x30cm
- Waterproof suspended ceiling at a height of 2.5m

4. STORAGE HALL

- Internal partitions for the full height of the hall made of PIR sandwich panels 6cm thick, on a substructure embedded in the main column grid
- Full-height internal partitions made of 6 cm thick PIR sandwich panels on a substructure embedded in the main grid of columns
- Sandwich panels from the height of the underside of the smoke curtain with mineral wool

DOCK DOORS EQUIPMENT

- Sectional, electrically opened, panel with insulation foam filling, with three plastic glazed panels at eye level.
- Dimensions
 - Width 3.00m
 - Height 3.20m
- External colour from standard colour palette, internal colour light grey
- Metal bumper posts 120mm diameter and 850mm high at each gate, powder-coated with black and yellow warning stripes
- Rubber bumpers 250x500x100mm, two per gate, on the outside between the gates
- Gates fitted with aprons/flanges
- Doors fitted with electrically operated landing platforms. Minimum load capacity 6t (dynamic) and 10t (static). Steel construction, black finish
- Ground level at dock gates: -1,20m
- At each platform, arm-mounted LED luminaire to illuminate the interior of the trailer

SANITARY INSTALLATIONS

1. WATER AND SEWAGE SYSTEM

- Each office reserve equipped with a plumbing approach.
- PE drinking water pipes
- Leak detection system on water systems
- Rainwater drainage via a vacuum system, protected at 4m from the roof by a ragged insulation. Heated drains located at the lowest points of the roof

TECHNICAL SPECIFICATIONS

High storage warehouse

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- Industrial section equipped with sprinkler system, smoke extraction system and interlocking fire detection and monitoring system made to NFPA 13 and NFPA 204 standards.
- 2. FIRE PROTECTION**
- Openings and aeration gates equipped with certified power supplies (UPS)
 - ROP pushbuttons and acoustic signalling in accordance with regulations
 - Building equipped with fire hydrants.
 - Hydrants and sprinkler valves protected by bumpers
 - All building elements NRO
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- 3. HEATING AND VENTILATION**
- Heating from district heating network or other, subject to availability of medium and MPZP guidelines.
 - Heating and ventilation by water fed from the local heating plant or other, depending on medium availability and LSDP guidelines.
 - Offices, meeting rooms, server rooms provided with air-conditioning. Air-conditioning provided for 100% of the office premises.
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ELECTRICAL INSTALLATIONS

- Set of sockets (1x400V+ 2x230V) for 3000 m2 of hall
 - Office premises: 2 clean sockets and 2 dirty sockets 230V, 2xRJ45 5 category per 8m2 of clean office area.
 - Corridors, sanitary rooms, utility rooms, technical rooms: one clean socket per 20m2 of area
 - Kitchenettes: 4 sockets
 - Dining rooms: 4 sockets, but no less than 1 socket per 20 eaters
 - LED lighting
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- 1. GENERAL DATA:**
- External lighting from LED luminaires with photovoltaic panels on poles or on building facades, controlled by twilight sensor with manual override; façade-mounted luminaires positioned horizontally; LED lighting colour 2700-3000K.
 - Illumination of 200 lux in the warehouse prior to switching, minimum 4 light lines in the standard aisle, LED linear. A different number of light lines is permitted by agreement with the developer.
 - Lighting of 150 lux in technical rooms, LED side lights
 - Emergency lighting/signage as per regulations
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- 2. LIGHTING**
- Photovoltaic installation with power agreed with the Tenant in the lease agreement.
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- 3. PHOTOVOLTAIC**

TECHNICAL SPECIFICATIONS

High storage warehouse

SUSTAINABLE CONSTRUCTION

- 1. GENERAL GUIDELINES FOR BUILDING MATERIALS**
 - A minimum of 20% of all building materials calculated at cost should be environmentally certified, e.g. EPD, ISO 14001, ISO14024, PEFC, FSC, or recycled.
 - Wood and wood-based building materials are PEFC or FSC certified

 - 2. CHARGING POINTS FOR ELECTRIC CARS**
 - Chargers for electric cars in an amount of 3% of all parking spaces
 - Preparation of the conduits for the wiring of electric car spaces in the amount of 20% of all parking spaces (according to the Electromobility Act)

 - 3. WASTE COLLECTION AREAS**
 - An external waste collection area is provided for each Tenant to allow for waste segregation

 - 4. BICYCLE SHEDS**
 - Bike shelters will be located within the park at a distance of max. 100m from the entrances to the office buildings

 - 5. SUSTAINABLE DEVELOPMENT**

The facility will apply for certifications, ratings and more:

 - BREEAM for new buildings, minimum Excellent level
 - LEED for new buildings, Gold level
 - WELL HSR if applicable
 - Compliance with EU Taxonomy
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CONTACT

OLGA WAŁKIEWICZ

Leasing Director

+48 607 777 516

olga.walkiewicz@peakside.com



THANK YOU