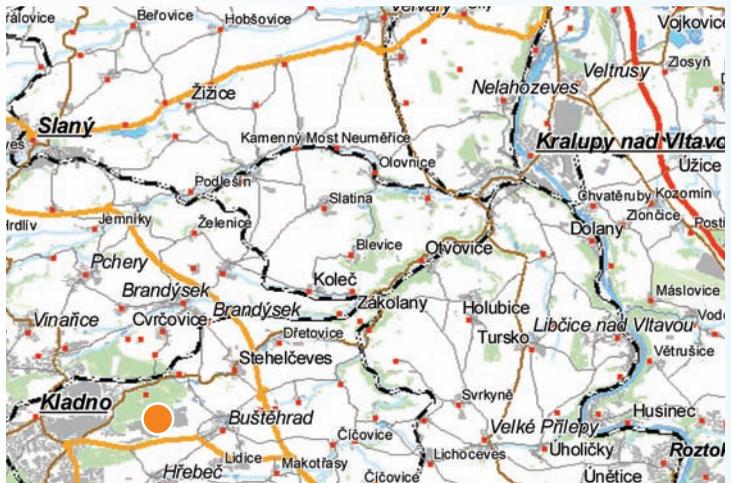


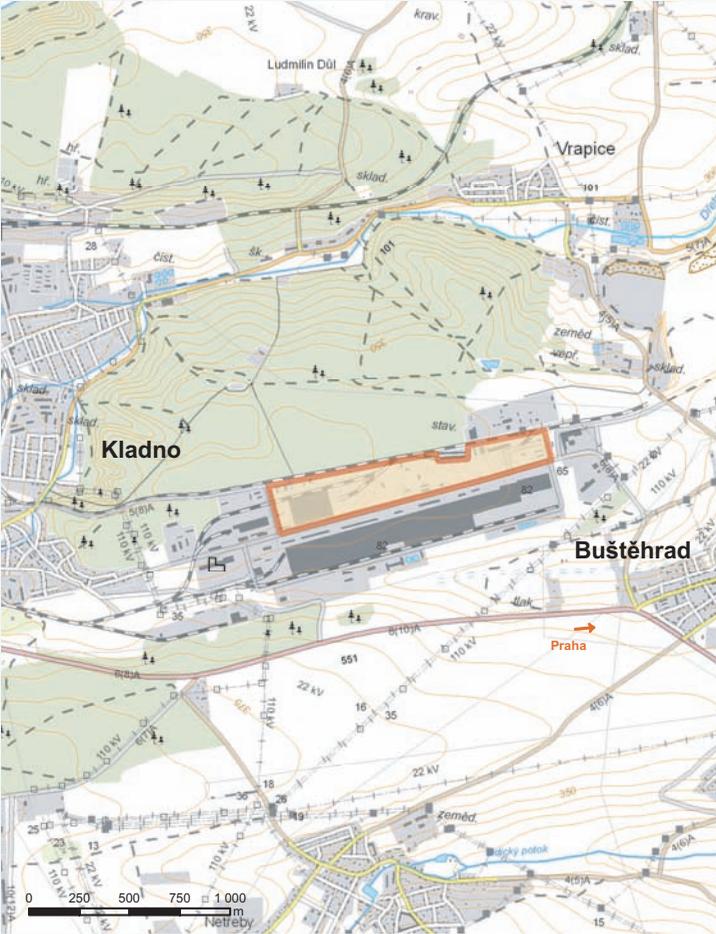
Kladno and Buštěhrad

Kladno-Dříň Commercial Zone 27.7 ha for industrial production, storage

Kladno, a regional industrial centre with a population of approximately 70,000, is the largest town in the Central Bohemia Region. Originally a small village, it developed into an important mining centre following the discovery of coal and iron ore deposits (the Poldi Foundry, founded in the 19th century, produced world-famous, superior steel). Following the decline in heavy industry, the service sector has begun to develop; many people commute to Prague for work.
Buštěhrad, a historical town with a population of 2,000 between Kladno and Prague

The development site is located on a part of the former Poldi II Foundry Kladno-Dříň. This is the last Poldi development area and is equipped with modern facilities with minimal environmental impact and an exceptional infrastructure. The available areas, which are being gradually vacated, are located between the medial road to the south and the railway connection to the north.





Kladno and Buštěhrad

Population: (census 1 March 2001/1 January 2007)

71,132/69,276 and 2,273/2,441

Workforce: 38,098 and 1,213 (census 1 March 2001)

Workforce in the region: 592,600 (Central Bohemia Region – annual average 2006)

Average rate of registered unemployment: (2006) 8.0% (Kladno District), 8.1% (Czech Rep.)

Average gross monthly wage: (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)

Local businesses: ECKG (power engineering), Dr. Oetker (food industry), Showa Aluminium Czech, Lego, Celestica, Sochorová válcovna TŽ

Distance: Prague 15 km, Slaný 15 km

Sochorová válcovna TŽ

Important industrial complex with 710 employees. In 2004, it produced 254,000 tonnes of iron rods.

Municipality with extended powers (3rd tier): Kladno

Municipal office (2nd tier): Kladno

Building authority: Kladno

Financial office: Kladno

Trade licensing office: Kladno

Investment zone

Principal data

Area: total area of the Kladno-Dříň commercial zone 27.7 ha

Anticipated use: industrial production, storage or other commercial activity

Zone location: last of the most modern plants of the former Poldi II Kladno-Dříň Foundry, located to the east of Kladno and with two-thirds of its registered area in neighbouring Buštěhrad; access to the area from the east and west.

Current use and land ownership: This development zone is a part of the area owned by Sochorová válcovna TŽ, a.s. The area stretches from the east to the west and is split into a northern part and southern part by a medial road. Production still takes place in the southern part. The northern part, bordered by the siding line to the north, is available for additional development. It is a large area of available land. The existing buildings are being gradually recultivated, and the land is ready for commercial use with no restrictions.

Urban plan – regulations, restrictions

Land use complies with the valid urban plan (industrial production, industrial services, and mining).

Transportation

Roads: good access to quality road network – 2 km to the

R7 expressway Prague– Chomutov and 7 km to the R6 expressway Prague– Karlovy Vary

Railways: railway lines no. 093 (Kladno–Kralupy nad Vltavou) and no. 120 (Prague–Kladno–Chomutov); zone is 4 km from the Kladno-Dubí railway station, at which point a sidetrack connects to the zone

Airports: Prague-Ruzyně international airport 15 km, small sports airfield Velká Dobrá 7 km

Infrastructure

The site is connected to all utilities, independent of existing operations and consumption; capacity can be increased if required.

Water: DN 150 potable water with a minimum daily capacity of 9,600 m³; service water (pipeline from the Vltava) is 500 m away

Sewer system: full system available on the site

Electricity: 6kV, 100MW

Natural gas: 45,000 m³/hour with a pressure of 20 kPa

Heat supply: hot water pipeline on the site

Industrial waste: industrial waste storage 0.5 km away (REAL Leasing Kladno)

Contacts

Municipal Office of Kladno:

nám. Starosty Pavla 44, 272 52 Kladno, phone: +420 312 604 111, Department of Transport and Services, phone: +420 312 604 621–2, www.mestokladno.cz

Municipal Office of Buštěhrad:

Hřebečská 660, 273 43 Buštěhrad, phone: +420 312 250 301, www.mestobustehrad.cz

Sochorová válcovna TŽ, a.s.:

272 01 Kladno-Dříň, phone: +420 312 643 209, fax: +420 312 643 004

Regional Office of the Central Bohemia Region:

Regional Development Department, Zborovská 11, 150 21 Prague 5, phone: +420 257 280 111, www.kr-stredocesky.cz

Building authority:

Municipal Office of Kladno, nám. Starosty Pavla 44, 272 52 Kladno, phone: +420 312 604 121