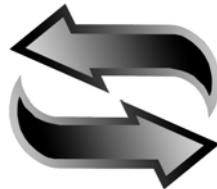


# Investment's Data Sheet

Name:	Satoraljaújhely Industrial Park – 1826/1 Green field area				
<b>LOCATION</b>					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	Ipar u.; 1826/1 lot numbers of site				
<b>OWNER'S DATA</b>					
Owner(s):	Local Government Sátoraljaújhely				
Operated by (name):	-				
Phone:	+36-47/ 525-185				
Fax:	+36-47/ 321-024				
E-mail:	ujhelpmh@axelero.hu				
Contact person:	László Gyarmathy				
<b>CHARACTERISTICS OF THE PREMISES</b>					
	Green fielding:	X	Brown fielding:		
Size of the premises (m <sup>2</sup> ):	-				
Size of the land (m <sup>2</sup> ):	13 665				
Built in (m <sup>2</sup> ):					
Remaining territory for construction (m <sup>2</sup> ):	4 000				
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
Distance from Budapest:	260 Km				
Nearest border(s):	6 Km				
Nearest highway:	78 Km				
Nearest airport:	81 Km	grass-runway	Concrete-runway <input checked="" type="checkbox"/>		
Own industrial railtrack:	No				
Nearest railway loading point:	1 Km				
<b>BRIEF DESCRIPTION:</b>	<p>It is located in the Industrial Park Sátoraljaújhely and is supplied with complex infrastructure.</p> <p>It is a triangle-shaped area. Its southern border route is the main road bypass the town.</p> <p>It is supplied with complex public utilities.</p> <p>Guide price: 2,500 HUF/m<sup>2</sup>.</p>				

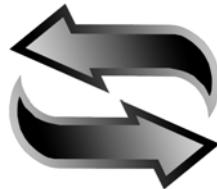
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# Investment's Data Sheet

<b>Name:</b>		Satoraljaújhely Industrial Park – Green field area					
<b>LOCATION</b>							
<b>Region:</b>	North-Hungary						
<b>County:</b>	Borsod-Abaúj-Zemplén						
<b>Statistical area:</b>	508 small area						
	<b>Postal Code</b>	<b>Settlement</b>					
	3980	Sátoraljaújhely					
<b>Address:</b>	Pétróleumgyár u. 15.; 1825 lot numbers of site						
<b>OWNER'S DATA</b>							
<b>Owner(s):</b>	Local Government Sátoraljaújhely						
<b>Operated by (name):</b>	-						
<b>Phone:</b>	+36-47/ 525-185						
<b>Fax:</b>	+36-47/ 321-024						
<b>E-mail:</b>	ujhelpmh@axelero.hu						
<b>Contact person:</b>	László Gyarmathy						
<b>CHARACTERISTICS OF THE PREMISES</b>							
	<b>Green fielding:</b>	X	<b>Brown fielding:</b>				
<b>Size of the premises (m<sup>2</sup>):</b>	-						
<b>Size of the land (m<sup>2</sup>):</b>	8325						
<b>Built in (m<sup>2</sup>):</b>							
<b>Remaining territory for construction (m<sup>2</sup>):</b>	3000						
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>							
<b>Distance from Budapest:</b>	260 Km						
<b>Nearest border(s):</b>	6 Km						
<b>Nearest highway:</b>	78 Km						
<b>Nearest airport:</b>	81 Km	<b>grass-runway</b>	<b>Concrete-runway</b>	X			
<b>Own industrial railtrack:</b>	No						
<b>Nearest railway loading point:</b>	0,5 Km						
<b>BRIEF DESCRIPTION:</b>	It is situated in the direct neighbourhood of the railway station. It is supplied with complex infrastructure. Guide price: 2,000 HUF/m <sup>2</sup>						

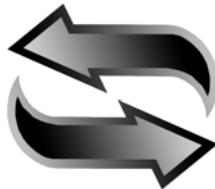
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# Investment's Data Sheet

Name:	Sátoraljaújhely Industrial Park – unbuilt area				
<b>LOCATION</b>					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	1844/2 lot numbers of site				
<b>OWNER'S DATA</b>					
Owner(s):	Perilla Bt.				
Operated by (name):	-				
Phone:	+36-47/ 321-544				
Fax:	+36-47/ 322-159				
E-mail:	-				
Contact person:	Jenő Susztrik				
<b>CHARACTERISTICS OF THE PREMISES</b>					
	Green fielding:	X	Brown fielding:		
Size of the premises (m <sup>2</sup> ):	-				
Size of the land (m <sup>2</sup> ):	5530				
Built in (m <sup>2</sup> ):					
Remaining territory for construction (m <sup>2</sup> ):	-				
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
Distance from Budapest:	260 Km				
Nearest border(s):	6 Km				
Nearest highway:	78 Km				
Nearest airport:	81 Km	grass-runway	Concrete-runway		
Own industrial railtrack:	No				
Nearest railway loading point:	1 Km				
<b>BRIEF DESCRIPTION:</b>	It is an area designed for green field investment in the 1st development site of the Industrial Park Sátoraljaújhely. It has a 46 metres long facade facing the street and is supplied with all public utilities. Suggestion for utilization: multi-functional. Purchase price is based on agreement.				

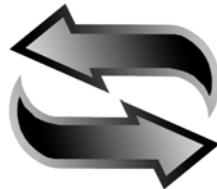
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# Investment's Data Sheet

<b>Name:</b>	Satoraljaújhely Industrial Park – Working hall for engine production				
<b>LOCATION</b>					
<b>Region:</b>	North-Hungary				
<b>County:</b>	Borsod-Abaúj-Zemplén				
<b>Statistical area:</b>	508 small area				
	<b>Postal Code</b>	<b>Settlement</b>			
	3980	Sátoraljaújhely			
<b>Address:</b>	Berecki u. 18-28.				
<b>OWNER'S DATA</b>					
<b>Owner(s):</b>	Certa Zárgyártó, Présöntő és Szerszámkészítő Kft.				
<b>Operated by (name):</b>	-				
<b>Phone:</b>	+36-47/ 525-280				
<b>Fax:</b>	+36-47/ 525-222				
<b>E-mail:</b>	lajos.rudnay@certa.hu				
<b>Contact person:</b>	Lajos Rudnay, managing director				
<b>CHARACTERISTICS OF THE PREMISES</b>					
<b>Building</b>	<input checked="" type="checkbox"/>	<b>Net area (m<sup>2</sup>):</b>	3000		
<b>Storehouse</b>		<b>Number of floors:</b>	1		
<b>Office building</b>	<input checked="" type="checkbox"/>	<b>Internal height (m):</b>	5		
<b>Other building</b>	<input checked="" type="checkbox"/>	<b>Year of building:</b>	1992		
<b>Price:</b>	-	<b>Rent (USD/m<sup>2</sup>/month):</b>	-		
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
<b>Distance from Budapest:</b>	260 Km				
<b>Nearest border(s):</b>	4 Km				
<b>Nearest highway:</b>	78 Km				
<b>Nearest airport:</b>	81 Km	<b>grass- runway</b>	<b>Concrete- runway</b>		
<b>Own industrial railtrack:</b>	No				
<b>Nearest railway loading point:</b>	2 Km				
<b>BRIEF DESCRIPTION:</b>	<p>It is a new, modern, heated multi-storeyed production hall including offices (300 m<sup>2</sup>) and lavatories changing rooms (300 m<sup>2</sup>).            The workshop hall can be reached independently and is supplied with complex public utilities.            Total area: 8,000 m<sup>2</sup>.            Purchase price is based on agreement.</p>				

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# Investment's Data Sheet

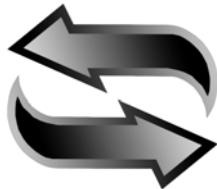
Name:	Satoraljaújhely Industrial Park – Warehouse for finished products				
<b>LOCATION</b>					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	Berecki u. 18-28.				
<b>OWNER'S DATA</b>					
Owner(s):	Certa Zárgyártó, Présöntő és Szerszámkészítő Kft.				
Operated by (name):	-				
Phone:	+36-47/ 525-280				
Fax:	+36-47/ 525-222				
E-mail:	lajos.rudnay@certa.hu				
Contact person:	Lajos Rudnay, managing director				
<b>CHARACTERISTICS OF THE PREMISES</b>					
Building		Net area (m <sup>2</sup> ):	1200		
Storehouse	X	Number of floors:	1		
Office building	X	Internal height (m):	4		
Other building		Year of building:	1988		
Price:	-	Rent (USD/m <sup>2</sup> /month):	-		
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
Distance from Budapest:	260 Km				
Nearest border(s):	4 Km				
Nearest highway:	78 Km				
Nearest airport:	81 Km	grass-runway	Concrete-runway		
Own industrial railtrack:	No				
Nearest railway loading point:	2 Km				
<b>BRIEF DESCRIPTION:</b>	<p>The warehouse building includes three parts and has its own office rooms and lavatories (warehouse building: 1,100 m<sup>2</sup>; office: 100 m<sup>2</sup>;). The middle-wing of the building can be operated as a workshop hall for production.</p> <p>It is supplied with complex infrastructure.</p> <p>Total area: 3,300 m<sup>2</sup>.</p> <p>Purchase price is based on agreement.</p>				

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# Investment's Data Sheet

Name:	Sátoraljaújhely Industrial Park – Premise				
<b>LOCATION</b>					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	Ipartelep út 10., 1834/1 lot numbers of site				
<b>OWNER'S DATA</b>					
Owner(s):	LAN-SZER Kft.				
Operated by (name):	-				
Phone:	+36-30/ 229-2580				
Fax:	+36-47/ 323-583				
E-mail:	marzenal@axelero.hu				
Contact person:	Mrs. Mária Fazekas				
<b>CHARACTERISTICS OF THE PREMISES</b>					
	Green fielding:		Brown fielding: <input checked="" type="checkbox"/> X		
Size of the premises (m <sup>2</sup> ):		4078			
Size of the land (m <sup>2</sup> ):					
Built in (m <sup>2</sup> ):		775 + 100			
Remaining territory for construction (m <sup>2</sup> ):		-			
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
Distance from Budapest:	260 Km				
Nearest border(s):	6 Km				
Nearest highway:	78 Km				
Nearest airport:	81 Km	grass-runway	Concrete-runway <input checked="" type="checkbox"/> X		
Own industrial railtrack:	No				
Nearest railway loading point:	1,5 Km				
<b>BRIEF DESCRIPTION:</b>	<p><b>Basic information on the premise, technical description:</b></p> <ul style="list-style-type: none"> <li>- Basic area of the property: 4.078 sq.m</li> <li>- Basic area of the main building: 775 sq.m. ( 25X31 metre)</li> <li>- Basic area of the outbuilding: 100 sq.m. (10X10 metre)</li> <li>- Concerning the approach to the plant, it is supplied with two large-sized gates, which facilitate the traffic of lorries in roundabout system; the yard is covered with asphalt surface.</li> <li>- The premise is situated in the Industrial Park Sátoraljaújhely</li> </ul>				



# Investment's Data Sheet

**Description of the main building:**

Its interior height is 5 metres, from which 3.2 metres is utilizable. In the building there are two large-sized workshop halls. Their sizes are 182 sq.m., 100 sq.m..

There are office rooms, dining room and lavatories in the building.

At present it is available to access 3X125 energy in the main building. With regard to winter weather condition total water and heating system of the building has been closed down.

**Description of the outbuilding:**

Area: 10X10 metres

Its interior height is 4 metres in one airspace.

Infrastructure to the building has not been installed yet.

**Other:**

There are two oil containers (each available to contain 5,000 litre of oil) in the area of the plant, and which have been built in the ground. Also, a water tank, available to contain 15,000 litre of water has been built in the ground.

The workshop is situated in the area of the Industrial Park and is supplied with complex infrastructural facilities.

**The Ukrainian border is 69 kms** far from the premise (border crossing point: Záhony).

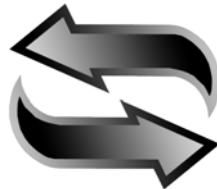
**The Romanian border can be approached within 125 kms** (border crossing point:Csenger)

Access to international airports: **Kosice (Slovakia)** – 84 kms far (one hour)

**Budapest –Ferihegy Airport** – 280 kms far (three hours)

It is possible to reach it directly via the main road, which bypass the town, leading towards the Bodrogköz region.

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# Investment's Data Sheet

Name:	Satoraljaújhely Industrial Park – Futép Bt. Warehouse base				
<b>LOCATION</b>					
Region:	North-Hungary				
County:	Borsod-Abaúj-Zemplén				
Statistical area:	508 small area				
	Postal Code	Settlement			
	3980	Sátoraljaújhely			
Address:	Pétróleumgyár u. 1-3.; 1814/1-2 lot numbers of site				
<b>OWNER'S DATA</b>					
Owner(s):	FUTÉP Bt.				
Operated by (name):	-				
Phone:	+36-47/ 322-402				
Fax:	+36-47 521-315				
E-mail:	-				
Contact person:	István Hideg				
<b>CHARACTERISTICS OF THE PREMISES</b>					
Building	X	Net area (m <sup>2</sup> ):	1 000		
Storehouse	X	Number of floors:	-		
Office building	X	Internal height (m):	6		
Other building	X	Year of building:	1975		
Price:	50 000 000 HUF	Rent (USD/m <sup>2</sup> /month):	-		
<b>TRAFFIC AND TRANSPORTATION FACILITIES (KM)</b>					
Distance from Budapest:	260 Km				
Nearest border(s):	4 Km				
Nearest highway:	78 Km				
Nearest airport:	81 Km	grass-runway	Concrete-runway		
Own industrial railtrack:	Yes				
Nearest railway loading point:	-				
<b>BRIEF DESCRIPTION:</b>	<p>It is an area ideal for warehousing or production purposes. Buildings available for utilization: workshop hall: 840 m<sup>2</sup>; warehouse: 60 m<sup>2</sup>; office: 60 m<sup>2</sup>; other buildings: 20 m<sup>2</sup>. It is supplied with industrial rail and a scales available to measure 20 tonne. Total area: 8,217 m<sup>2</sup>. Purchase price: 50 million HUF.</p>				

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