

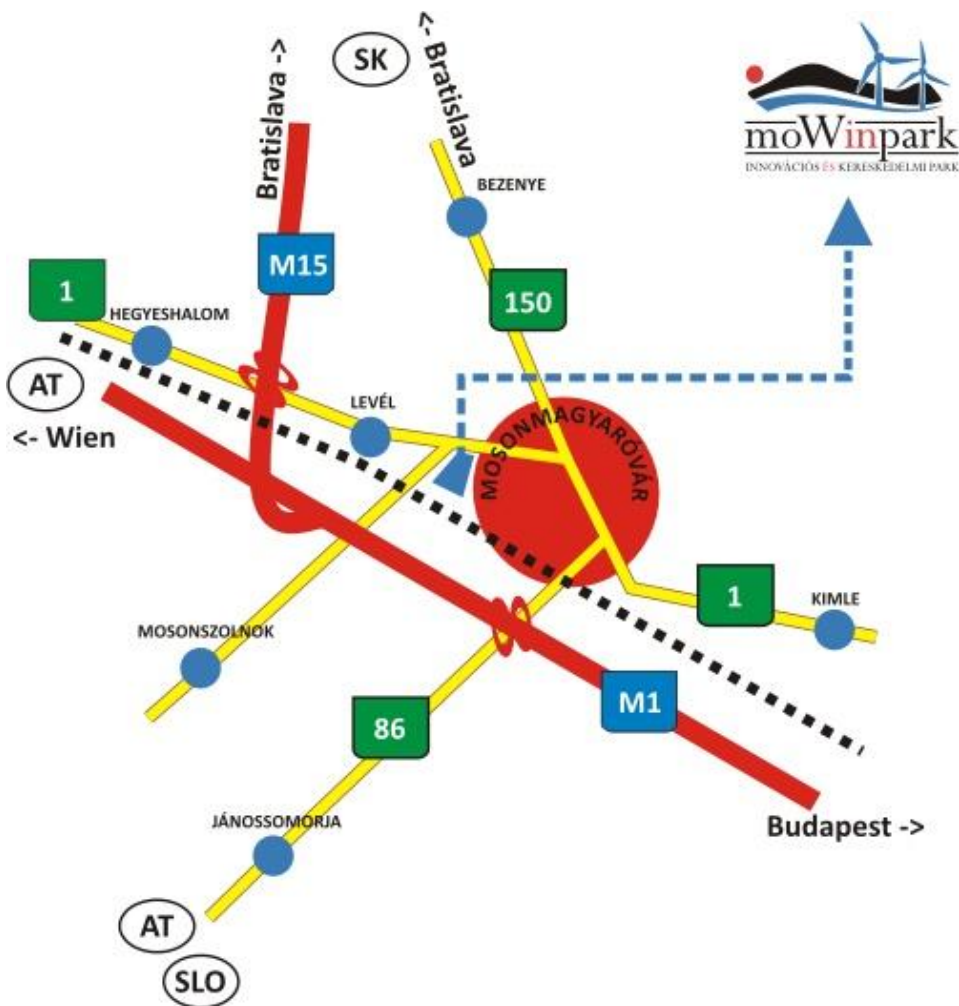


# MoWinPark Development

10 years of an innovation and commerce park



Living in Mosonmagyaróvár	0-10 km distance (within 5-12 minutes)	10-20 km distance (within 12-18 minutes)	20-30 km distance (within 18-25 minutes)
31.000 people	12.000 people	22.000 people	10.000 people



#### Traffic Connections

Public Road	Distance	Remark
M1/E60 Highway	5 km	(Via N° 1 Main Road)
M15/E75 Highway	5 km	(Via N° 1 Main Road)
N° 1 Main Road	0 km	Direct access
N° 86 Main Road	3 km	-
N° 150 Road	1 km	-
N° 8505 Road	100 m	-

#### Nearest Airports

Airport	Distance	Remark
Pozsony/Bratislava	43 km	International
Győr/Pér	53 km	Regional
Fertőszentmiklós	65 km	Regional
Bécs/Schwechat	85 km	International
Budapest/Ferihegy	168 km	International

## Development Consortium

Municipality of Mosonmagyaróvár (45%)

Movinnov Kft. / Development company of Mosonmagyaróvár (32%)

Private owners, represented by GA\ **VIMMO** (23%)

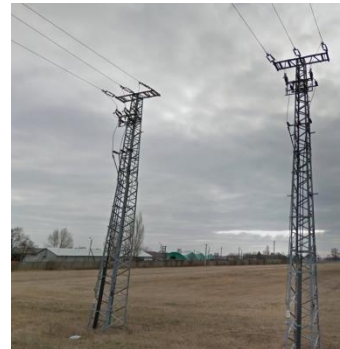
## Total Area at Launch

35 ha (350.000 m<sup>2</sup>)

## Infrastructure investment

Total cost approx. **4 million EUR**

Including gas and power utilities, exchange of former aerial power cabling for ground cables, recovery of land area formerly in use by the Mosonmagyaróvár Gun Powder Factory (early 20th century) and construction of 2875 m internal road network with intersection to state road #1.



## Infrastructure investment

Total infrastructure cost / available area for sale: approx. **15 EUR / m<sup>2</sup>**

(Part of the calculated cost is attributable to using gross park area for road construction.)

## Preparation of Works:

approx. **12 months**

## Construction Works:

approx. **12 months** (including land recultivation)



## Design Phase (2004-2007)

**Infrastructure plans** (civil engineering, road construction etc.)

**Business planning** (preliminary needs analysis, company and service survey, positioning, zoning etc.)

**Financial planning** (documentation for credit applications etc.)

**Project development** (documentations for application to EU and national grants co-financing the infrastructure component)

**Marketing tools** (multilanguage launch brochures, website, corporate identity elements etc.)





## EU Grants Won

Construction of **internal road infrastructure**

(Total cost: 1.1 Million EUR, EU Support: 350.000 EUR)

Construction of 850 m<sup>2</sup> **Business Incubator facility**

(Total cost: 570.000 EUR, EU Support: 400.000 EUR)



## Initial Zoning Concept

Zone Marking	Smallest Plot of Land	Total Surface of the Zone	Maximum Built-up Ratio	Max. Height of Buildings
A - commercial	15 000 m <sup>2</sup>	81.903 m <sup>2</sup>	50 %	16 m
B - commercial	10 000 m <sup>2</sup>	26.260 m <sup>2</sup>	50 %	16 m
C - commercial, SME	1 500 m <sup>2</sup>	7 972m <sup>2</sup>	50 %	16 m
D - commercial, SME	1 700 m <sup>2</sup>	7 253 m <sup>2</sup>	40 %	7.5 m
E - for premises	10 000 m <sup>2</sup>	87 439 m <sup>2</sup>	50 %	16 m
F - for premises	9 000 m <sup>2</sup>	35 775 m <sup>2</sup>	50 %	16 m
G - for premises, SME	1 600 m <sup>2</sup>	21 374 m <sup>2</sup>	50 %	16 m
H - for premises, SME	900 m <sup>2</sup>	7 866 m <sup>2</sup>	40 %	7.5 m
I - for premises, SME	1 600 m <sup>2</sup>	13.504 m <sup>2</sup>	40 %	7.5 m
J - for premises	10 000 m <sup>2</sup>	21 873 m <sup>2</sup>	50 %	16 m

The zones in the northern part of the area are offered for **commercial activities** (retail investments on the continuation of the axle of Királyhidai Street are able to attract a larger number of population).

The zones in the southern part of the territory are considered to be **premises of manufacturing / service enterprises**.

Zones with an **SME focus** include smaller minimal lot sizes for purchase to attract local enterprises.



## MoWinPark Overview



7/25/2017

2016

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## Property Sales (2007-Present)

Total area sold: **26.3 ha | 75%** (42 lots purchased | 28 buildings erected)

First sales: 12.2007 (Rekultív Kft | 4000 m<sup>2</sup>; Spedimax Kft. | 6000 m<sup>2</sup>)

Sales by the end of 2008:	13.000 m <sup>2</sup>	} Effects of the worldwide economic crisis negligible
Sales by the end of 2010:	110.000 m <sup>2</sup>	

## Key Companies

**SMR Automotive Mirror Technology Hungary Bt.** (purchased 19.174 m<sup>2</sup> for the first stage of a 15.000 m<sup>2</sup> manufacturing facility in 2010)

**Continental Hungary** (purchased 38.500 m<sup>2</sup> via real estate developer NATIBAR for the construction of a 18.000 m<sup>2</sup> logistic facility in 2011)



## Available Property (2017)

Most of the area still available is intended for commercial/retail companies.

## Top Seller Property (2007-)

The most attractive lot size is **between 2000 m<sup>2</sup> and 5000 m<sup>2</sup>**

(These were taken by local enterprises which were growing to a size where they could not continue former operations in residential areas of the city)



Thank You for your Attention!