

YOUNG CITY
GDANSK

AN INVESTMENT OPPORTUNITY AT
**THE BIRTHPLACE OF
NEW EUROPE**

WHITEBURN GDANSK ARE SOLE AGENTS SEEKING
DEVELOPERS / INVESTORS FOR THE YOUNG CITY
GDANSK PROJECT

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Whiteburn **GDANSK**



YOUNG CITY GDANSK

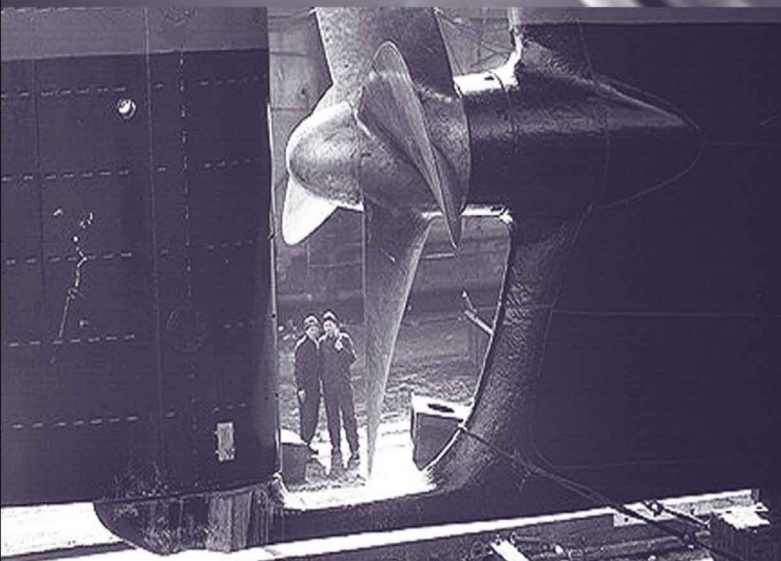
A WATERFRONT DEVELOPMENT OPPORTUNITY

OFFERS INVITED FOR MIXED-USE DEVELOPMENT
OF OVER 450,000 SQM GROSS BUILDABLE
AREA.

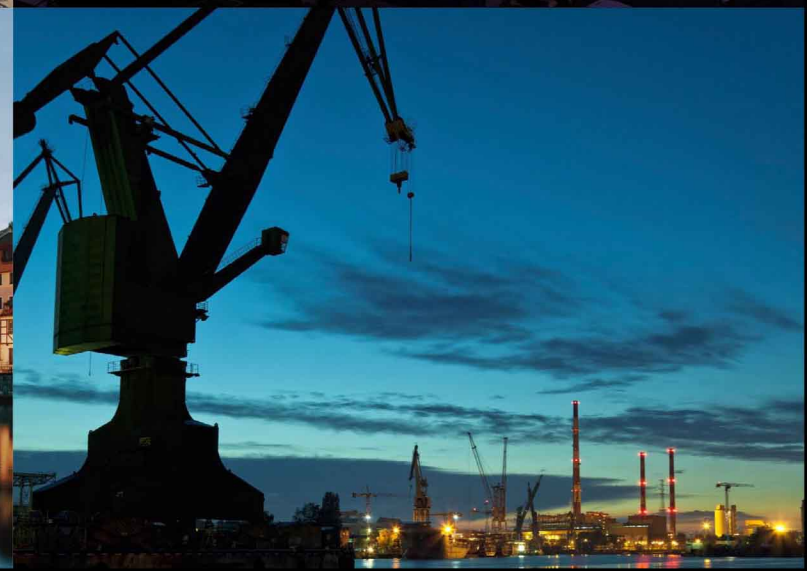
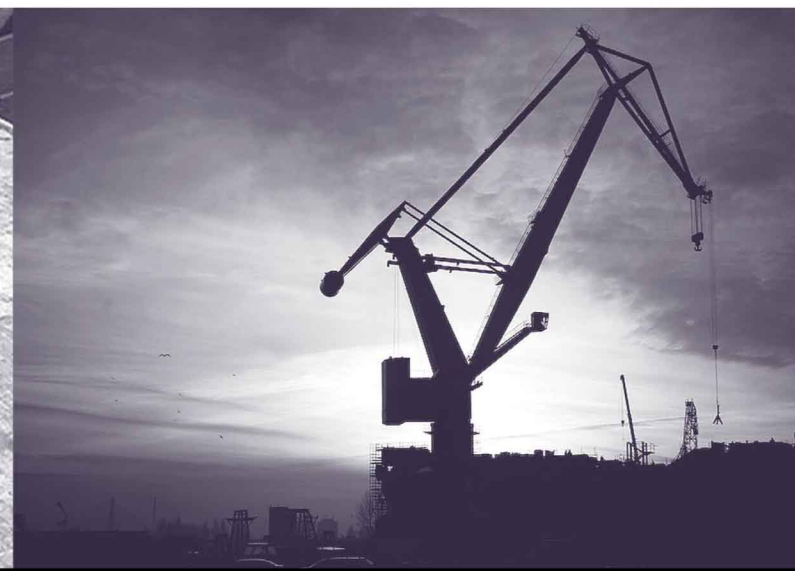
LOCATED ON THE 22 HA FORMER SOLIDARITY
SHIPYARD SITE IN THE HEART OF POLAND'S TRI-
CITY METROPOLITAN REGION.

FOR SALE AS A WHOLE SITE OR AS INDIVIDUAL
DEVELOPMENT PLOTS.





In December 1970, Gdansk was the scene of anti-regime demonstrations which led to the downfall of Poland's communist leader Władysław Gomułka. During the demonstrations in Gdansk the military and police opened fire on demonstrators killing dozens. Ten years later, on August 31, 1980, the Gdansk Shipyard was the birthplace of the Solidarity trade union movement, whose opposition to the Communist regime led to the end of Communist Party rule in 1989 sparking a series of protests that successfully overturned the regimes of the former Soviet bloc. Solidarity's leader, Lech Wałęsa became President of Poland in 1990. Today the site is considered the birthplace of new Europe: with the European Solidarity Center, the World War II Museum and the "Road to Freedom" all attesting to the Shipyard's very special place in world history.





IT'S A UNIQUE LOCATION IN
THE GREATER TRI-CITY REGION
AT A KEY BALTIC SEA PORT

THE AREA

Young City Gdansk adjoins the historic Old Town, along the banks of the Motlawa River, within the sheltered inland harbour.

The Young City Gdansk project will restore, conserve and rejuvenate the best of the renowned 1870's dockside buildings – for a variety of new uses – and introduce an exciting range of new buildings. This will capture the history and forge a new destiny for Young City Gdansk.

Young City Gdansk's main artery – the Nowa Walowa street – is now underway and due for completion in spring 2014 – enabling a phased development of the project.



PUBLIC SERVICE INSTITUTIONS

1. CITY HALL
2. CITY COUNCIL
3. VOIVODESHIP OFFICE
4. NATIONAL BANK OF POLAND
5. POLICE HEADQUARTERS
6. COURT OF APPEAL
7. DISTRICT COURT
8. CITY LIBRARY

CULTURAL CENTRES

9. NATIONAL MUSEUM
10. WW II MUSEUM
11. BALTIC PHILHARMONIC
12. NATIONAL THEATRE
13. SHAKESPEARE THEATRE
14. EUROPEAN SOLIDARITY CENTRE

LANDMARKS

15. ARTUS COURT
16. NEPTUNE'S FOUNTAIN
17. OLD TOWN CITY HALL
18. ST. MARY'S CHURCH
19. GREAT ARMORY
20. GOLDEN GATE
21. GREEN GATE
22. GREAT CRANE
23. FALLEN SHIPWORKERS MONUMENT



A MAJOR NEW INNOVATION CAMPUS – WHERE THE TECHNOLOGY, RESEARCH AND ENTERPRISE COMMUNITIES CAN THRIVE



HOTELS AND A CONVENTION CENTRE – WHERE PEOPLE CAN MEET AND IDEAS CAN PROLIFERATE

A DEVELOPMENT VISION SUPPORTED BY THE CITY OF GDANSK

THE OPPORTUNITIES



NEW WORKERS' HOUSING AND CITY APARTMENTS – FOR LIVING IN A NEW CITY DISTRICT



BARS, RESTAURANTS, ARTS AND ENTERTAINMENT – WHERE PEOPLE CAN MIX AND ENJOY LIFE



A VIBRANT WATERFRONT SETTING – WITH EASY LINKS TO MUSEUMS AND THE OLD TOWN



A SERIES OF PLAZAS AND PUBLIC SPACES INTERCONNECTED BY FOOTWAYS AND CYCLE PATHS



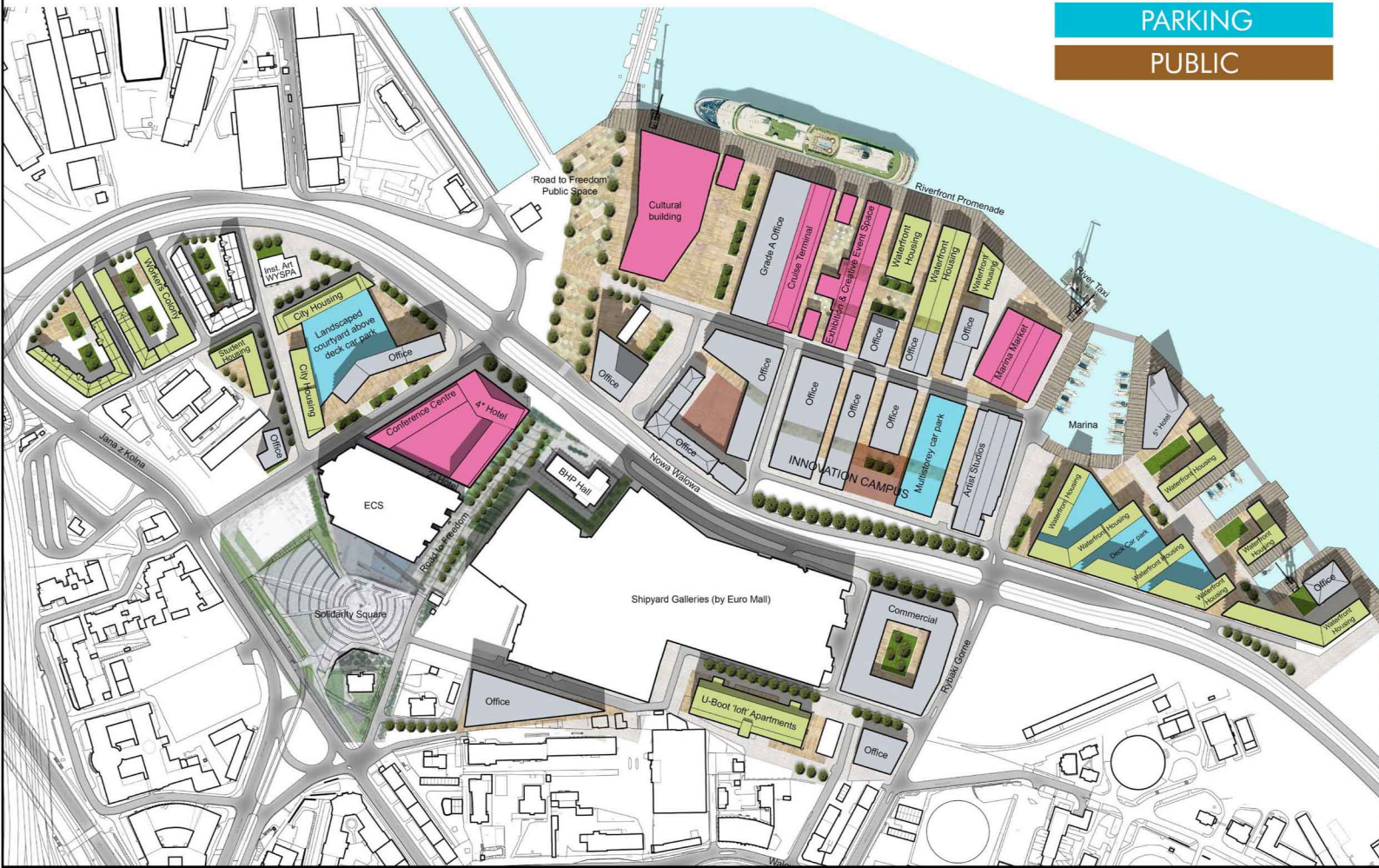


THE POTENTIAL

450,000

GROSS SQM OF DEVELOPMENT AREA (375,000 SQM NET)

- BUSINESS
- LIFESTYLE
- RESIDENTIAL
- PARKING
- PUBLIC



155,000 sqm

OFFICES / STUDIOS / WORK SPACE



140,000 sqm

RESIDENTIAL DEVELOPMENT



45,000 sqm

HOTELS / CONFERENCE FACILITIES



65,000 sqm

SPECIALISED RETAIL / MARKET SPACE



45,000 sqm

ARTS AND CULTURE SPACE



50,000 sqm

CAR PARKING

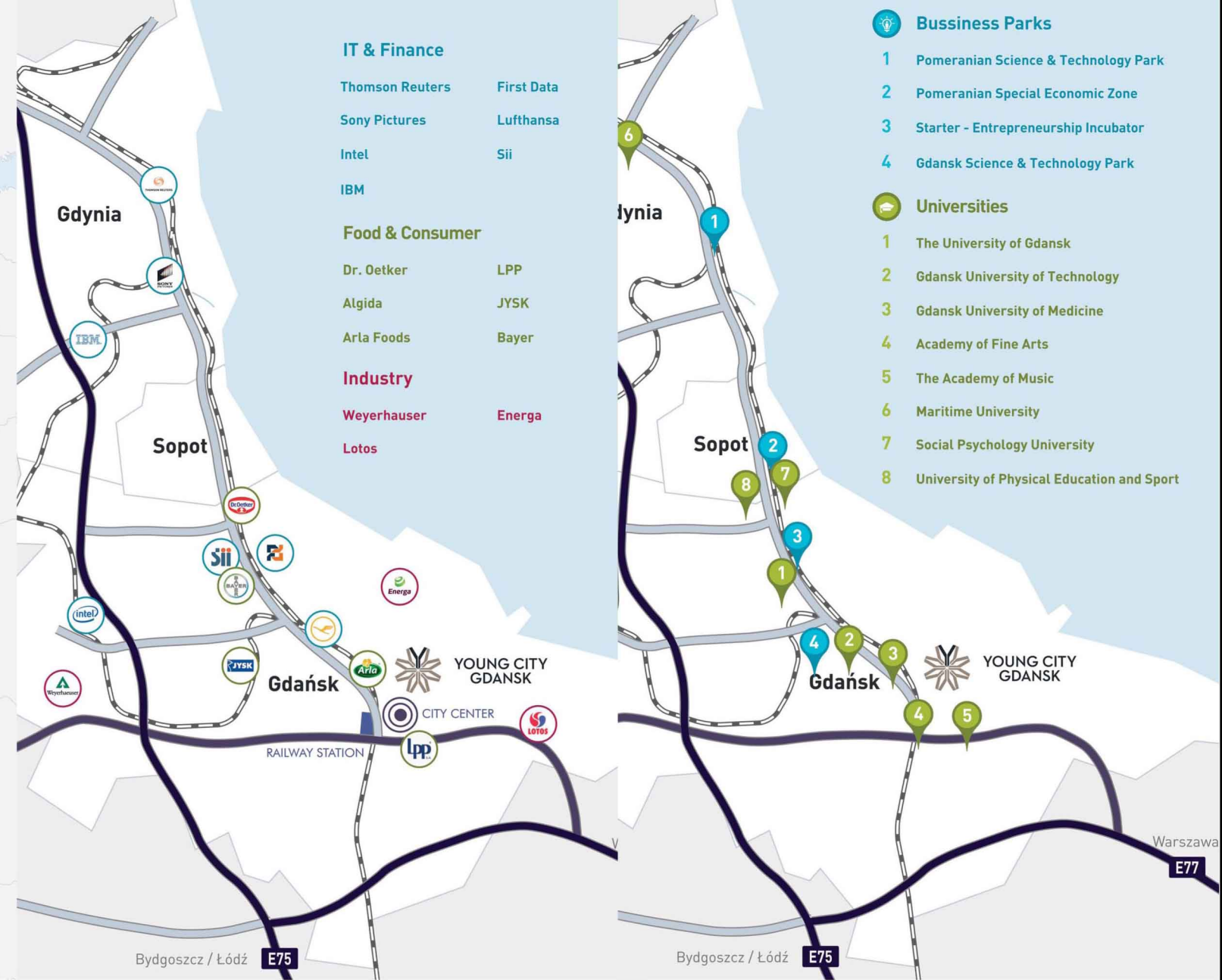


FLIGHT CONNECTIONS

 **40+ direct flight connections.**

In the year 2011, the Lech Walesa airport in Gdansk reached the throughput of ca. 3.5 million passengers and the number is prognosticated to go up to 5 million in 2016. The cargo transport has more than doubled over the recent decade reaching nearly 5 million tonnes.

The Gdansk Lech Walesa Airport today offers direct flights between the GMA and 40 other airports in Poland and Europe, including international transit ports from where you can head for any site world wide.



WHY POLAND?

Most stable business location in Europe – avoided recession in 2009 and experienced highest GDP growth in Europe

Outside the Eurozone – retaining its own currency the Zloty

Full member of NATO since 1999 and European Union since 2004

Over 62 bln USD EU grants in the years 2007-2013 most likely to be continued in 2014-2020

First destination to locate international outsourcing centres in Europe

Largest target for FDI in Central Europe – stable banks and A-rated gov't bonds

WHY GDAŃSK?

Tri-City (Gdansk, Sopot and Gdynia) fourth-largest metropolitan area in Poland

Combined population of over 1.2 million people, around 500,000 living in Gdansk


Around one fourth of Tri-City's population is between 20-35 years old


A well-educated and multi-lingual workforce of circa 95,000 students


Lowest level of unemployment in Poland

Over 3 million tourists from all over world every year

 Poland's 3rd busiest airport – Lech Walesa airport – with 3 million passengers in 2012 and over 50 direct connections

 Major motorway links between East-West and North-South

 High speed rail links underway

 Poland's principal seaport – with the largest deep water container terminal on the Baltic Sea.



PICTURES ON PAGE 3/4:

FIRST ROW FROM LEFT:

ogonowski.com
Stanislaw Skladanowski / European Solidarity Center
beresewicz.pl
Gareth Hoskins Architects / INVI

SECOND ROW FROM LEFT:

First two pictures Zenon Mirota / European Solidarity Center
Last two pictures istockphoto.com

THIRD ROW FROM LEFT

Gareth Hoskins Architects / INVI

FOURTH ROW FROM LEFT

ogonowski.com
Zenon Mirota / European Solidarity Center
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istockphoto.com

MAPS AND GRAPHIC SIGNS DESIGNED BY STUDIO A PROPOS