

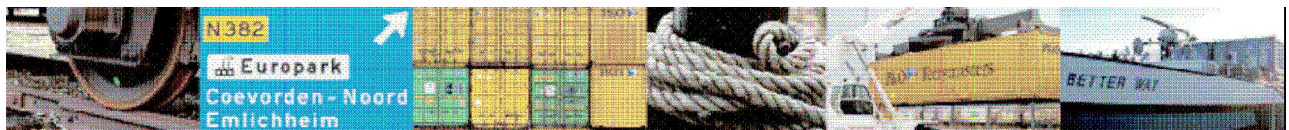


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There are 10 different Europark - Facts publications. Each provides you with specific information on a certain topic involving the Euro-park international industrial estate located between Coevorden and Emlichheim. The *EuroparkFacts* are factual and to-the-point. A list of these publications is provided on the back page..

Surfaces, Prices and Procedures

How big are the properties? What do they cost? Are options / reservations possible?



The Europark is a large trade area on the German-Dutch border, between Coevorden and Emlichheim. Two thirds are in Germany and one third in Holland. The strong points of the Europark are the situation, the logistical facilities and the subsidy possibilities for entrepreneurs. In this Europarkfact, we give information about the properties: property size, costs, option possibilities etc .

Middle to large enterprises

We firstly wish to emphasize the fact that Europark is ideal for entrepreneurs requiring quickly large areas. Even areas of 50 hectares or more are available. Size and shape can be coordinated on demand by Europark GmbH.

The concept of the Europark is geared to middle and large enterprises, which are dependant on transport and logistics. There is even the possibility of a rail siding on a company site.

This is the strength of the park. It is also geographically ideal, situated where the German and Dutch rail and road networks link as well as near the beschiffbaren canal. In addition the park has a trimodales terminal. The park is perfectly suited for distribution businesses, eg food manufacturers, assembly shops and so called increase in value logistics. Usually these are enterprises which need a large surface area.

The area for large businesses is especially in the German part of the park. Here further phases will be developed in future years. The Dutch part of phase 1 has already been substantially assigned. Some plots are still available at the port and the north east corner of the park. Overleaf, is an overview of the areas still available including relevant prices.

Multilateral

Although the Europark is very suitable for middle to large enterprises, heavily dependant on good logistics for their management, the Europark is not only limited to this target group. The park is versatile and is open in principle to every industrial business (up to category 4 or GI). There is however, a minimum area for the settlement of a business: the smallest property to be sold is 1 hectare. For entrepreneurs who need less area, the municipalities of Coevorden and Emlichheim have other trade areas available.

EUROPARK COEVORDEN- EMLICHHEIM

Taking business beyond borders

- Junction of rail, road and water
- Extremely large lots available
- Industrial harbour and container terminal
- Train connections to various European destinations

SURFACES AVAILABLE

The output of lots to the companies goes from north to south or from Coevorden to the Bahnhof street in Laar

Phase 1 (NL):

The first phase of the park is in the Northern part, where there is also the port and rail terminal. Phase 1 covers a total of approx 100 hectares. Most of the area in phase 1 has been assigned. 14 enterprises are settled. 3 settlements are in preparation.

◀ For the north-eastern part on the Dutch side are still a few lots available: two of approx 3.5 hectares and three of approx. 0.5 hectares. If requested the lots can be tailor made.

◀ At the harbour, on the north side of the Gramsbergener street, there is still another lot of approx 0.5 hectares, between 2 settled businesses, at a price of 60.00 €/m²

◀ In addition there are 2 areas available on the northeastern part of the Dutch side: one of approx 2.5 hectares and one of approx 7.5 hectares.

◀ On the German side, in phase 1, 8 hectares is still available. These areas adjoin phase 2 and can be offered linked to larger areas from both phases. The lot price is 18.50 €/m²

Phase 1 and 2:

◀ On the German part there are approx. 21 ha in the phases 1 and 2 available. For a part of these lots are options pronounced. The lot price here is 18.50 €/m² ex VAT. (price level 2009)

◀ Phases 1 and 2 cover gross approx 120 hectares.

Phases 3 and 4:

◀ These phases are south of phase 2. They are yet to be developed and opened up. The timing is dependant on the demand from the economy. Phase 3 is 97 ha and phase 4 40 ha.

Reserving a Property

If you are interested in acquiring a property for business settlement in the Europark and cannot make a definitive decision, but would like the security that the property will be available to you, you can use the attractive option facility of the Europark. This regulation contains that the property can be reserved, for a certain time, against a small fee. The fee paid will be credited and offset against the purchase price if land is bought.

Different conditions can be included in the option. In discussions the most suitable conditions are agreed. The major issues about the rights and obligations of both parties can be agreed and included in the option agreement.

We welcome the opportunity of informing you about the different option possibilities.

Additional costs

The following are the additional costs for the purchase of land.

In the Netherlands these are:

- ✓ Notary costs (see: www.notaris.nl),
- ✓ Transfer costs, 6 % of the plot price,
- ✓ Measurement and registration costs (see: www.kadaster.nl),

In Germany these are:

- ✓ Land acquisition tax, 3.5% of the land purchase price
 - ✓ Notary costs in accordance with the scale of charges, approx 1.0% of the land purchase price
 - ✓ Land register office fees in accordance with the scale of charges, approx 0.5% of the purchase price of the land
 - ✓ Survey charges
- You will find the tariffs on www.gll.niedersachsen.de
And /or www.hoia.de

Service

A business settlement is a large operation, necessitating much organization. You can count on the full support of Europark GmbH. We coordinate the official procedures of the property transaction from the notary to the legal registry. If you wish we assist in the requesting of conveyances and the licensing procedures. We have available all kinds of relevant information, from the addresses of the necessary organizations to statistics.

Tax Differences D-NL

In general it can be said that the German side of the Europark with the property costs, taxes and overheads, is somewhat more advantageous to entrepreneurs, but the differences are low in overall terms. This is one of the conclusions at which Serina Schuurmann arrived in their analysis. The HBO-student of the Hogeschool industrial management, based at Zwolle/NL compared the settlement and burden costs for businesses on both sides of the border in 2004 for the Europark Ltd. This report, in which all the subsidy possibilities were examined in more detail, is digitally available in Dutch. There is a German summary.

Digital Map Europark

The proprietary situation, developments and prices for the different properties in the Europark, is shown on a digital map. On request we can send this by email. The map was produced for presentation purposes; there can be no liability.

CONTACT AND INFORMATION

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Please ask for EuroparkNewsMail (monthly by email) or one of the Europark *facts*

- Nr. 1 The Europark-Concept
- Nr. 2 The Organisation
- Nr. 3 Strategy, development and planning
- Nr. 4 Logistic services
- Nr. 5 The Europark & Europe: the joint council and the removal of border barriers
- Nr. 6 Subsidies for businesses
- Nr. 7 Zoning plan, building and environmental codes
- Nr. 8 Lots, prices and procedures
- Nr. 9 Social-economic facts about the region
- Nr. 10 The partners and companies of Europark