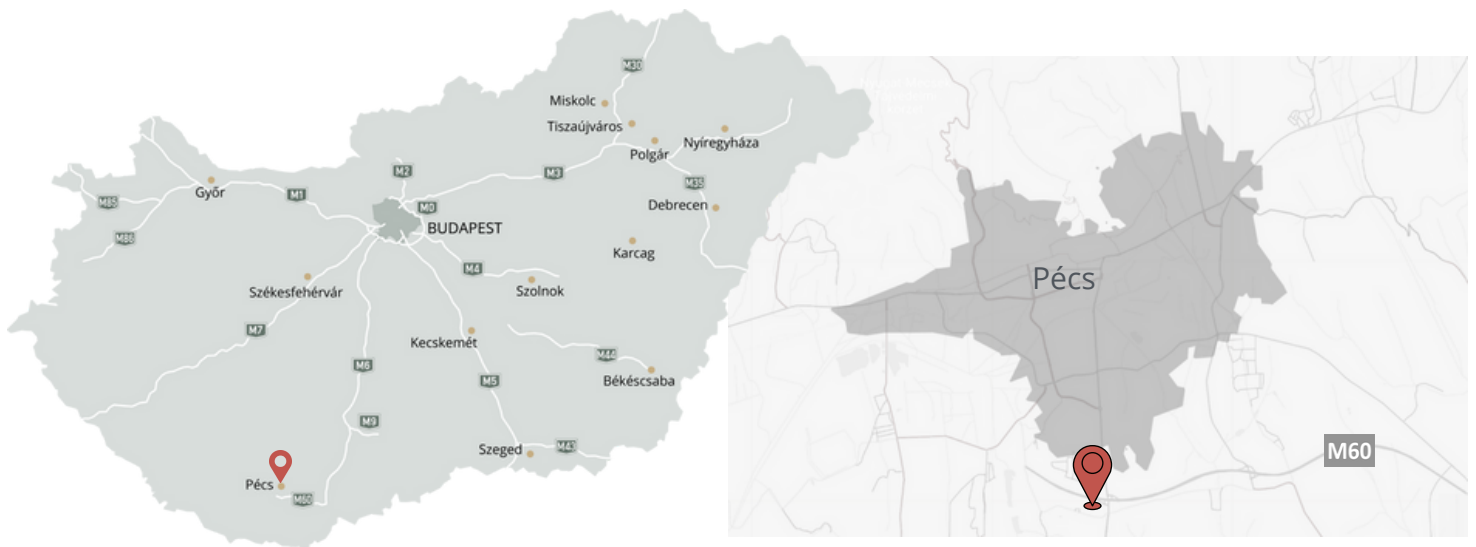




THE PARK

IGPark Pécs is located in the southern edge of Pécs and can be reached directly from M6 motorway via M60 highway (Budapest is 235km). The industrial park has established infrastructure and a neighbouring rail spur.

DEVELOPMENT ZONE

- Zoning: Gip-e-1X67 (MIP), industrial area
- Maximum built-in ratio: 50%
- Green ratio: min 30%
- Maximum building height: 15-20m

01 High quality

High-quality halls with state-of-the-art offices and ancillary space

02 Strategic location

Our developments are located in strategic locations along TEN-T highways and artery routes

03 Customized solutions

Customized solutions for clients tailor-making the buildings to the needs

04 Environmental consciousness

Environmentally conscious solutions in both construction and operation

05 Accessibility

Besides excellent road access, the parks are served by public transport networks

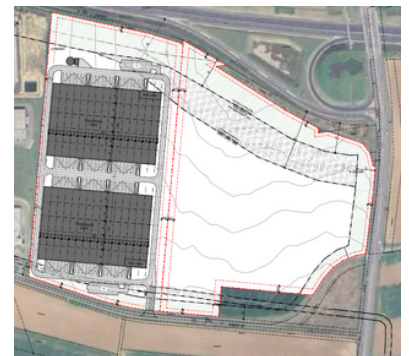
ADVANCED LOCATION IN ESTABLISHED INDUSTRIAL AREA

The Park comprises a total of 20 ha of industrial land in a designated industrial park area. The full area has 100 000 m² built in potential. First phase building permit is being prepared allowing near start of construction. Neighbouring companies are automotive suppliers as Hanon and Seiren.



100 000 m² BUILT IN POSSIBILITY ONGOING BUILDING PERMITTING - 1st PHASE HANDOVER 2026 Q3

- 20 - 40 000 m² hall area developed as phase 1
- Hall suitable for logistics warehousing and light industrial use with docking units
- Min. 10m clear internal height
- Floor load capacity: 60 KN/m²
- ESFR roof-top sprinkler suitable for further extension
- Besides docks canopy and levelled gates for automotive industry users
- Sufficient utility capacities available
- Flexible and turn-key solutions



WE CAN