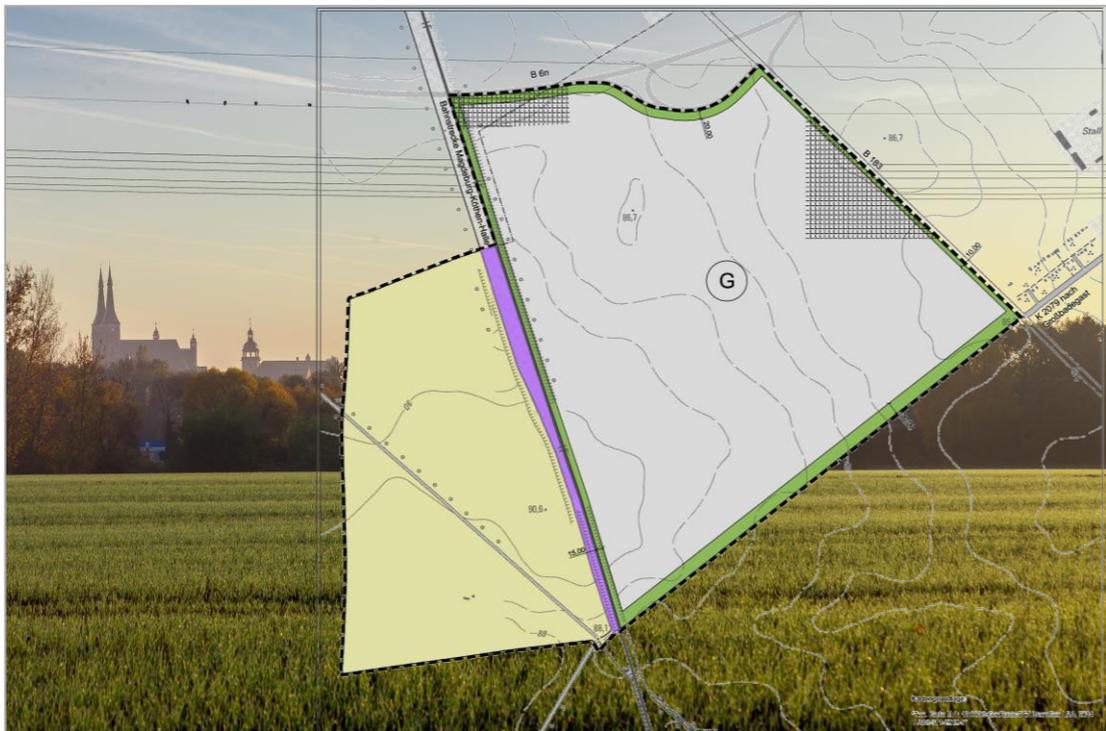




# INVESTMENT WITH ADDED VALUE

IN STANDORT KÖTHEN (ANHALT)

## SITE EXPOSÉ „INDUSTRIAL PARK“ KÖTHEN SÜD“ ON THE B 6N



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## OPTIMAL WORKING AND LIVING CONDITIONS

As the administrative seat of the district of Anhalt-Bitterfeld, Köthen (Anhalt) is the innovative center with approximately 26,500 inhabitants. The town is well-situated geographically and offers ideal working and living conditions. Particularly sustainable site features include the Anhalt University of Applied Sciences and the transportation routes to the metropolitan area of Halle and Leipzig. In past years, the experienced workforce available here has drawn a variety of businesses to locate themselves in Köthen (Anhalt).

On the Köthen campus of the Anhalt University of Applied Sciences, around 3,500 students study practical technical subjects that represent the innovative, future-oriented fields of global economic development. Following the motto that science is fascinating, the Anhalt University of Applied Sciences collaborates closely with many local businesses in Köthen, including innovative software developers, agricultural companies, and those pursuing trades and crafts. Synergetic effects are created through active networking, and these networks in turn strengthen the participating businesses, especially in terms of the digital revolution.

Köthen (Anhalt) looks back on an impressive history in which culture, science and enterprise have always been prominent. World famous figures once lived here, such as the composer Johann Sebastian Bach and the founder of homeopathy, Samuel Hahnemann.

People of all ages feel at home in Köthen (Anhalt). Our town has developed into a creative and active one - always seeking new ideas and people who can change the world in positive ways.

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More information about Köthen as a business location can be found in the brochure entitled “Investment with Added Value”

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*View of the historic old town featuring the Town Hall tower*

## BETTER CONNECTED IN THE FUTURE

The new “INDUSTRIAL PARK KÖTHEN SÜD” is part of the strategy to optimize the regional economic effects as a result of improving the accessibility to the national transportation routes in Anhalt-Bitterfeld in Saxony-Anhalt. The need for improvements to traffic infrastructure lay in the post-reunification economic changes which made major structural change necessary.



*Köthen's Mayor Hauschild symbolically connects himself to the network to mark a business expansion in Köthen.*

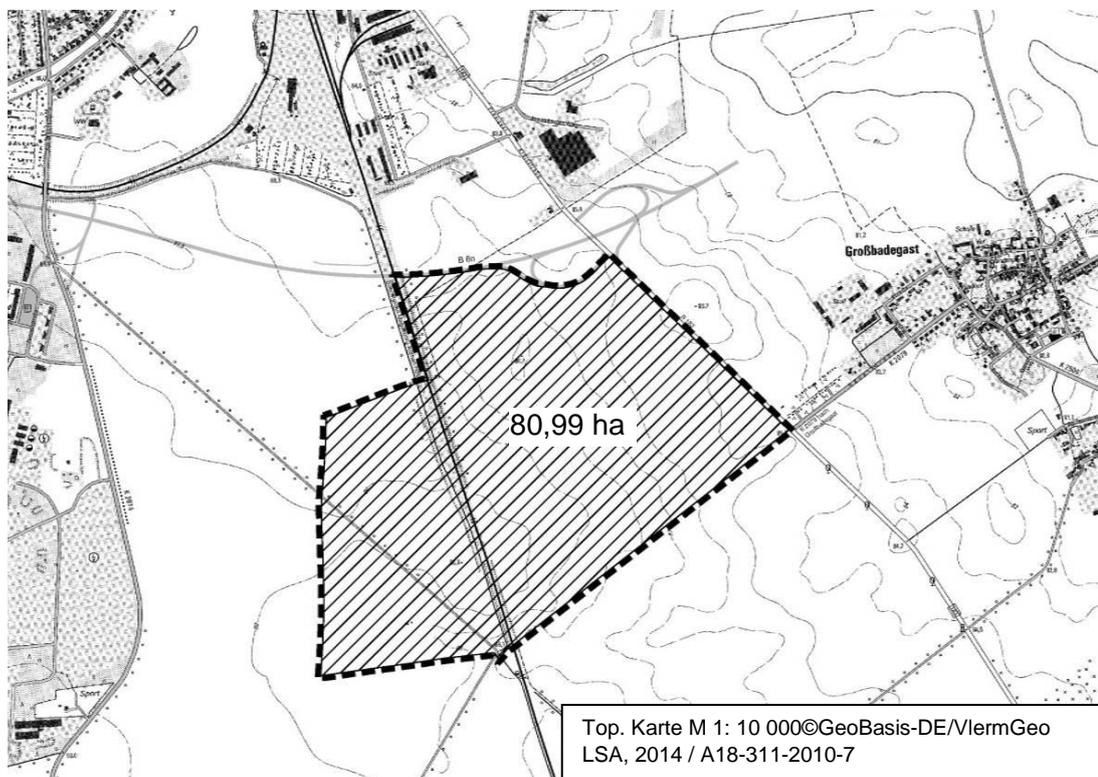
For businesses in Anhalt the roadways are by far the most important aspect regarding infrastructure. Nearly all goods are transported by road, and for this reason businesses choose to locate themselves on the highways.

Experts ascribe major importance to Anhalt's roadways based on its routes to the metropolitan area of Halle and Leipzig in the south and to Berlin in the north, and as the gateway to the countries of Eastern Europe (major Autobahn juncture at Scheuditzer Kreuz), and with routes to the adjacent western German regions. With the completion of the B 6n, the improved connections to the A 9 and A 14 will have a significantly positive effect on the region, primarily in the area surrounding Köthen.

By developing a new industrial park, Köthen aims to create the essential and easily quantifiable “hard” factors for attracting businesses to locate here, namely the requisite property sizes, property prices, network connections, utilities, proximity to suppliers and customers, and the availability of skilled workers. The soft factors, such as shopping opportunities, cultural programs and the presence of workers, are already present in the town as long-established structures. The new industrial park is meant to have national importance.



Location of the "INDUSTRIAL PARK KÖTHEN SÜD" in the urban area

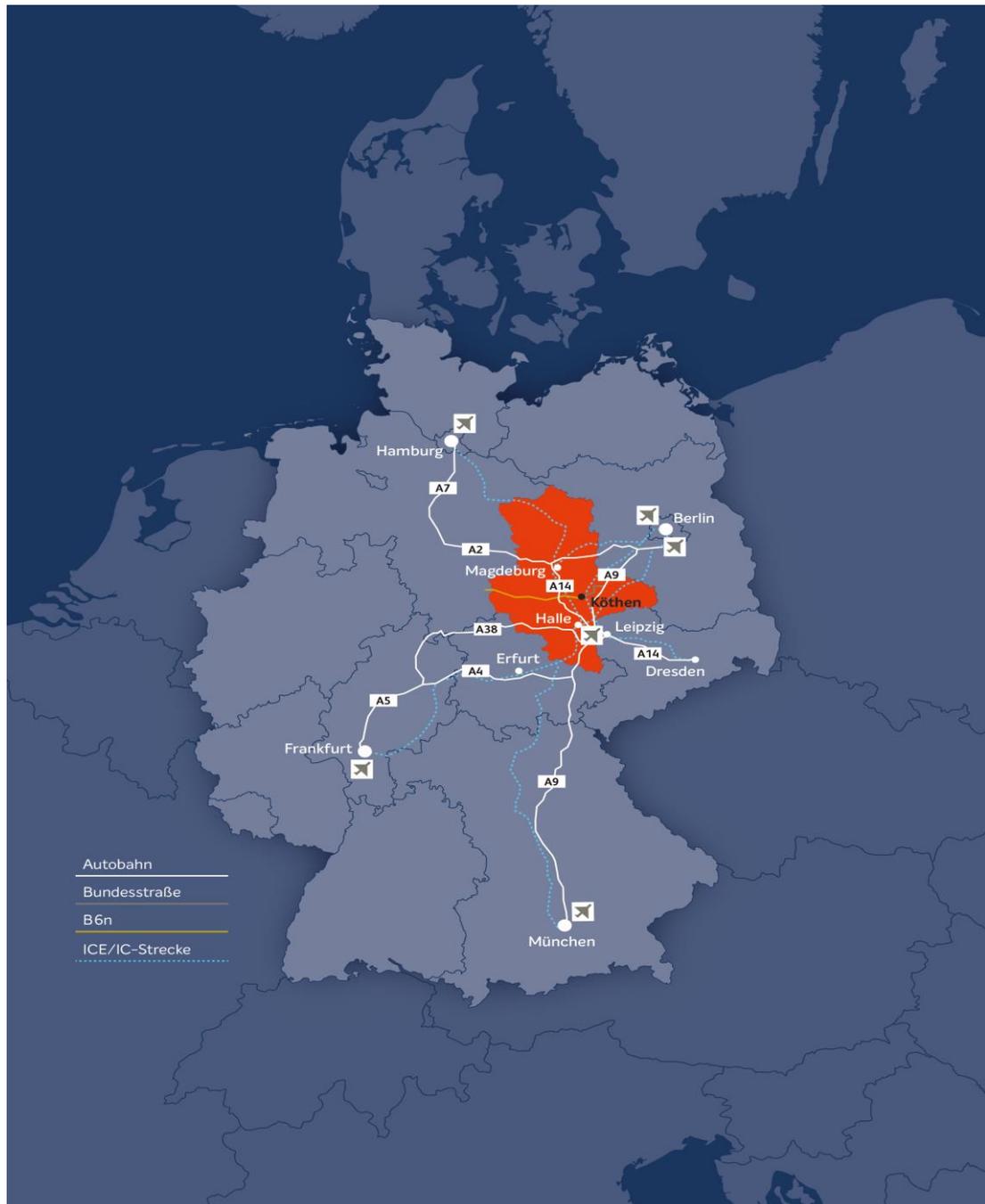


"INDUSTRIAL PARK KÖTHEN SÜD"

## LOCATION AS NEW SITE ADVANTAGE

The region of Anhalt is centrally located in the central eastern part of Germany. To the south the region borders on the metropolitan areas of Leipzig and Halle to which there is a direct route via the A 9, also the main route north to Berlin. To the west there is access to the A 14 and with it to the transcontinental network of roadways. Within two years the gap in the access to the north-south A9 axis will also be closed.

**This offers significantly better accessibility not only for businesses, but also new development opportunities for skilled professionals and managers.**



*Köthen's Accessibility by Road*

## AN OVERVIEW OF TRANSPORTATION ROUTES TO AND FROM KÖTHEN

The region can rely on its favorable location. Anhalt has the advantage of bordering on the cities of Leipzig and Halle to the south and of being situated between the two urban centers of Leipzig and Berlin. The economic developments in Berlin and Leipzig have recently taken on a strong upward dynamic. This positive development is expected to continue and to make itself evident in the surrounding regions as well.

**To profit from this dynamic, it is important to have well-developed traffic infrastructure.**

- ✓ Road: new construction of the B 6n as a direct east-west axis between the A 14 and A 9. As a consequence, a direct connection can be ensured between new and existing industrial areas. These can be tailored specially to fit the needs of the logistics sector.
- ✓ Rail: Köthen is the hub for various railway routes that enable direct connection to the inland port of Aken (Elbe), Chemiepark Bitterfeld-Wolfen, the industrial park in Heideloh, and Magdeburg's industrial areas. Köthen's position as a hub distinctly simplifies the transport of goods to and from more distant places.
- ✓ Waterway: Köthen has a direct connection to the inland port in Aken (Elbe) via rail and the B187a.
- ✓ Air: The Leipzig/Halle Airport, an established logistics center, is easily accessible via the A 14 and A 9. Köthen has a small special-purpose airfield; other small airports are also quickly accessible, e.g. Halle-Oppin and Magdeburg.

## BENEFITS AND SECTORS

Site studies have shown that, with the completion of the B 6n, Köthen is suitable as a location for logistic companies due to the time saved regarding transport. In addition, the logistics sector belongs to the most important ones in Germany, measured by its direct and indirect impact on the overall economy. It is also one of the growth sectors. This speaks for the long-term effect that the location of a logistic company can have on a region and thus for the importance of the site chosen by the logistic company.

The crucial criterion for ascertaining the attractiveness of a region is the presence of good connections to the Autobahn or a comparable highway. In particular, with the construction of the national roadway B 6n, a significant improvement of the location's attractiveness to logistic enterprises can be expected. Connections to the new national roadway have already been planned so that they pass directly by the industrial areas of Köthen.

## DECISIONS AND STATEMENTS BY THE REGIONAL PLANNING BOARD

Within the scope of revising the regional development plan for Anhalt-Bitterfeld-Wittenberg, the industrial park on the B 6n has been described as a regionally significant site for industry and commerce and a regionally significant, prime location for

logistics. The B 183, the national roadway leading to Bitterfeld passing by the east edge of the industrial park, is classified as a nationally important, major traffic route. The B 6n on the north edge is a newly constructed connecting route along the north Harz that joins the A 7 via Goslar to the A 14 near Bernburg, with an extension via Köthen to the A 9 and B 184 to the south of Dessau. The aim is to develop the entire north Harz roadway infrastructure and the connecting routes between the Harz region and east, west, north and central Germany. In addition, the B 6n is the national axis road to Eastern Europe in the direction of Poland.

## SITE DESCRIPTION AND ITS ENVIRONS

The developable land is **80.99 hectares**. The property is located in the outlying area on the eastern edge of Köthen (Anhalt). To the north is the newly built B 6n route, to the west is the Magdeburg-Halle rail route, and to the east is the B 183. To the north-east is the intersection of the B 6n and B 183 with access and exit points. The B 6n stretches visibly over higher ground and as a result there is no direct line of sight between this property and the town. Nearby, within the planned area there is a storage facility with tower silo belonging to the road maintenance depot directly on the B 183.

The property is otherwise level, cleared farm acreage. To the south of the property there are other large-scale acreages and green land. To the east along the railway, which is level with the land, are small groves of trees and forest areas along approximately half of the rail route from north to south.

The surrounding land has a former military airfield to the west of the railway about one kilometer away. North of the B 6n is the neighboring industrial park “Köthen Ost.” Next to that is then the town center of Köthen. To the east of the property, about 600m away, is the village of Grossbadegast which belongs to the town of Stadt Südliches Anhalt. At the intersection of Grossbadegast’s main street and the B 183 is a garden allotment. About a kilometer away lie Arensdorf and Baasdorf to the south and southwest, respectively.

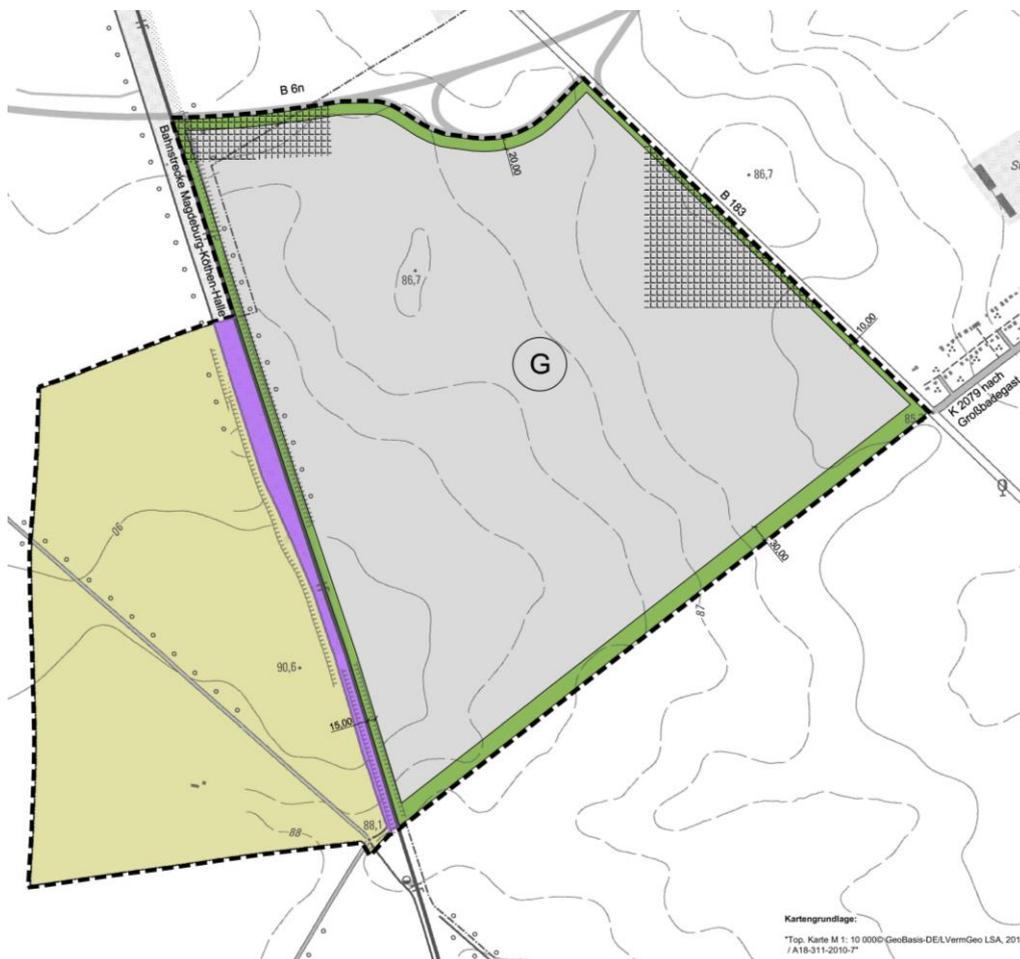


*View to the north from the southeastern-most corner of the property.*

## LEGAL SITUATION REGARDING ZONING

On April 27, 2017, the Köthen Town Council approved the 4<sup>th</sup> Amendment to the Town's Land Use Plan (4. *ERGÄNZUNG DES FLÄCHENNUTZUNGSPLANES DER STADT KÖTHEN (ANHALT)*) in compliance with § 1 (3) and § 2 (1) of the German Building Code (*Baugesetzbuch*).

This resolution was passed in February 2019 with the approval of the town council and thus has legal force. Based on the Land Use Plan, land-use planning projects can be developed concretely with the aim of **creating planning regulations for the location of industry and commercial businesses.**



*Excerpt of the Land Use Plan*

## SUMMARY OF SITE SUITABILITY FOR INDUSTRIAL AND LOGISTICS USE

- ✓ The property is located directly on the B 6n and on the unelevated and intersection-free entry and exit of the B 6n - B 183 juncture, which is passable for heavy-goods vehicles. This is a highly attractive locational feature. Quick access to the A 14 and A 9 is via the B 6n.
- ✓ Likewise, there is a railway directly next to the property. The **existing freight yard in the southeastern part of the town can be used.**
- ✓ The property is level and thus **can be commercially developed and built on** with little preparation. It is compact and geometrical (square, rectangular), thus opening up the **largest possible freedom in positioning buildings, outlying structures and open areas.** The soil's good infiltration capacity is due to the distance of more than 5 m between the surface of the ground and the ground water.
- ✓ With the exception of the garden allotment to the southeast, the property lies **away from sensitive residential zones requiring protection.** Only small or extremely small negative effects on the adjacent usage is assumed. In relation to the Town of Köthen, the higher roadbed of the B 6n serves as a physical and visual shield. The embankment also protects the town center from any potential noise pollution coming from the future industrial park.
- ✓ Agglomeration effects will be created when the property is developed commercially. To the north of the B 6n there is already an industrial and commercial area, “Köthen Ost,” making **commercial concentration possible** that also leads to infrastructural institutions for common use.
- ✓ The property **can be connected to the road network and also to utilities with little change to the existing network** (water, wastewater, power, gas, and telecommunications) since important supply lines have already been laid along the B 183 in close proximity.
- ✓ There are **no known contaminated sites, archeological monuments, subterranean or aboveground lines, buildings or structures on the property which must be secured, removed or relocated.** As a result, unrestricted use of the property is possible without first having to clear it.
- ✓ The Land Use Plan has legal force.
- ✓ Construction plans for concrete projects can be developed based on the Land Use Plan.
- ✓ Investments in property acquisition and development are to be made.