

THE INVESTMENT PROSPECT



Fact Sheet



Centralny Tor Wyścigowy

Łódź, Poland



The Description of the project



The project „**Centralny Tor Wycigowy Łódź**” set-up building professional racing running track of fulfilling requirements Formula 1, the centre of improvement of the drivings technics, multi-funkctionality building of the highest class, joining a funktion of trade; services and amusement, the hotel***** and the yearlong ski slope. Introduced objects will be build on the parcel about the surface 140 ha location in the Łódź , among streets: Krańcowa from East Side, Biegunowa Od północy



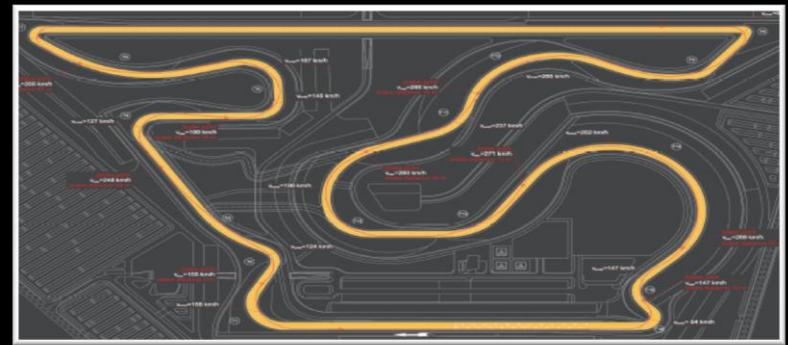
From Nord side, Przygraniczna from West side and the terrains of allotment gardens from South side. The originator and subject realizing the project is **CTW – Invest** located in Łódź.



Formula 1



The project of running track has been order the studio architectural's Hermann Tilke in Aachen , Germany. This is currently sole unique partner of the organization Formula 1 , which the projects get positive approval FIA and agreement on playing the contest Formula 1 . Hermann Tilke the projects of running track in Nürburgring, Szanghai, Malaysia, Turkey and recently open in Abu Dhabi. Running truck of Łódź distinguishes oneself elegance and speed and delights architecture to the tradition of the city. The contract with the studio of Hermann Tilke assure us exclusive rights on the terrain of Poland on the study of the project.



Why Formula 1 ?

- One of the most highly valued marks in the world.
- The elitist 17 cities to which Łódź will add.
- The houndreds of thousands in the audience persons and billions in front of TV sets.
- The growth of the interest the motor sport serves the safietes of the road movement to the improvement.



MAIN TRACK FORMULA 1	
2D Centre Line:	4.524m
2D Ideal Line:	4.456m
Average Speed:	195 km/h
Lap Time:	82,24sec

The Trade & service surface

The project foresees creating **80.000 sq.m** of the **trade and service surface** about the multiple destination . The huge offer of the moulds of development in the connection with sport objects creates the unique chance for their commercial using.



The yearlong ski slope

Proposal of investment assuring using of the object by **365 days in the year**. 2 mln skiers and snowboarders will find for oneself proposal for practicing favorite sport whatever the weather.

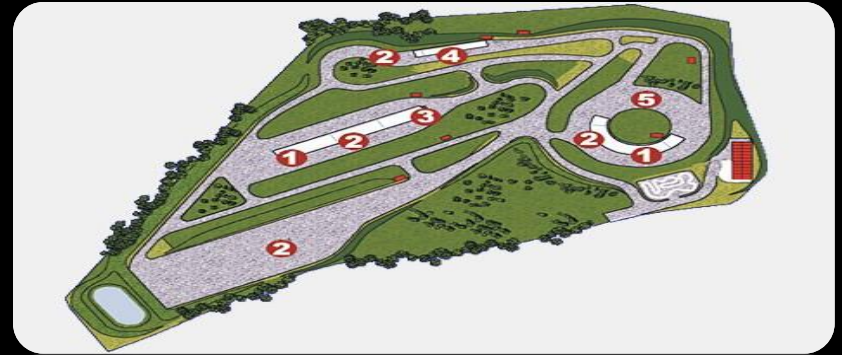
Length 400 m
Width 60 m.
Elevation : 80 m
The internal temperature - 3°C
Artificial covering with snow
Half pipe
Chairlift



The centre of improvement of the drivings technics



The Poland occupies one from last places in Europe under in relation to the safety of the road movement. The hundred dead and thousands wounded in road accidents , this the cost of many years negligences in the driving training. The professional training centre is priceless input in the improvement of the safety and every road incident less this the huge profit.



1 The slippery surface

The piece of the practices of the technics of the track runs on moistens the water of the surface from the material , which causes , that the car already near the speed approx. 40 km/h falls in lost motion , what he lets react on the dangerous situation. More far advantages; the insignificant waste of tyres.

2 The control by computer aquatic obstacle

Additionally to the existing surface , we can instal the aquatic obstacle „puddle” which appears in the way unexpected brief-cases as the obstacle in the normal road movement.

3 The simulator of shocking

The simulator of the damages of the surface is the heart of the our centre , and the car introduces as this results from the name in shocking caused damages. In conection with water required froma driver of the highest attention.

4 The section with the fall

In the connection with water and slippery surface , he answer in the spippy practice the mountain road.

5 Roundabout running track

We have the possibility of the drive after the turning , and the tests of slow down in the extreme situation.

The Hotel*****

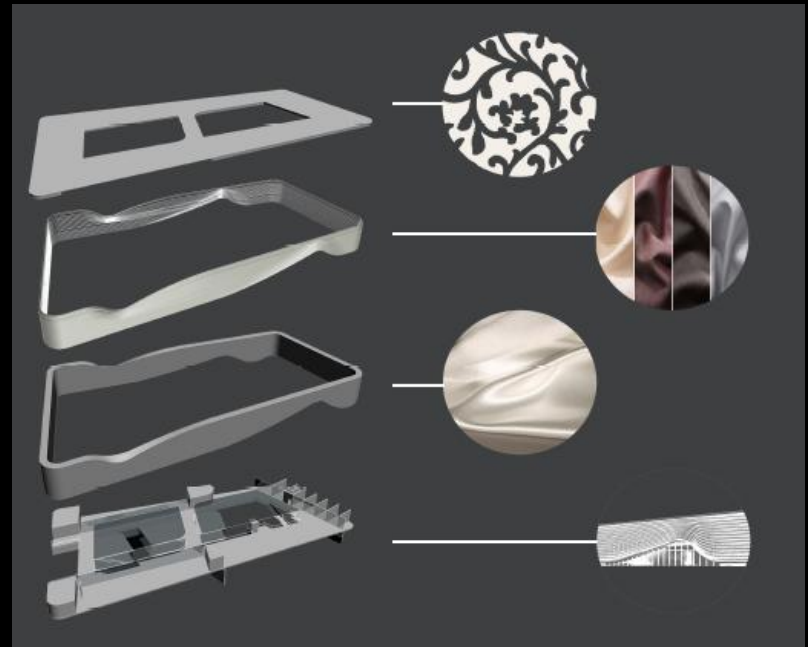
One of the most exciting building of the complex. 500 - bed hotel, located in the center of the track, rooms, suite , conference rooms with the highest – standard , he will establish the offer for guests not only during race. The architecture of the hotel is still the secret, but already soon come in ,that in Poland being the object nothing not retiring hotels on the Arabian peninsula.



Excellent architecture



Architectural detail - modern and thrifty in the mould.



The architecture of projected objects links to the Łódź's tradition. e.g. by project of the clod od buildings in the shape of the soft, crushed clod of the material.



The protection of the environment

The project presents a completely innovative approach to environmental protection through passive energy design:

- Energy autonomy assuming the use of solar and wind energy for their own land use and waste heat.
- Use of techniques to lower power consumption during peak hours .
- Recycling and the total solid waste and liquid.
- Collection and use of rainwater for their needs.
- Noise reduction to the level of permissible standards by a specific landform and earthworks around the track with the screens.
- Behaviour greens high in the adjoining piece to the housing buildings.
- The operate of the building without the violantion of aquatic relation.



The cost calculation of investment.

Prices in €.



Opis elementu	Wielkość	Cena
Project works and project's management	13,4%	100.000.000
Repurchase land under investment	140 ha	32.000.000
The Running Track of the Formula 1 with objects concurrent	4,5 km	310.000.000
The center of improvement of the driving technic.	30.000 m ²	13.000.000
Objects with the trade and service surface	80.000 m ²	187.000.000
Covered, yearlong ski slope	25.000 m ²	58.000.000
Hotel*****	500 łózek	66.000.000
Transport and technical infrastructure		106.000.000
Resist	10%	88.000.000
Total:		960.000.000

The Stages of the investment

Prices in €

Year	Capital
2011	132.000.000
2012	250.000.000
2012	250.000.000
2013	250.000.000
2014	78.000.000
Total:	960.000.000

STAGE I

Project works

1 kw. 2011 – 2 kw. 2012

STAGE II

Building and assembly works

1 kw. 2012 – 4 kw. 2013

STAGE III

Commercialization and starting

1 kw. 2014

STAGE IV

1st game of Formula 1

2 lub 3 kw. 2014

The Good Business

- rating of investment

LTV – *Loan to Value*

IRR – *Internal Rate of Return*

The description of the unit	LTV	IRR
The Running Track of the Formula 1 with objects concurrent	64,8%	10%
The center of improvement of the driving technic	51,5%	10%
Objects with the trade and service surface	55,5%	36%
Covered, yearlong ski slope	58,3%	27%
Hotel*****	58,7%	30%

The profitability EBITDA of the consolidated project achieves 78% in 5th year of investment.

The Company

CTW Invest – ŁÓDŹ Sp.z o.o.

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