

INVESTMENT PROPOSAL

FOR A NEW HOTEL AND CONFERENCE CENTER

In central Poland, between the two largest cities, Warsaw and Łódź, the largest indoor water park in Europe, **Suntago Park of Poland**, has been established, attracting around 10,000 visitors daily. The total cost of this impressive investment amounted to approximately € 150 million.



Ownership Change

The complex is currently undergoing ownership changes. **The new owner will be the American investment firm Centerbridge Partners.** Centerbridge manages investments focused on private equity, private credit, and real estate worldwide.

Planned Expansion

An extensive expansion of the entire complex is planned, including:

- Construction of a hotel
- Addition of new attractions

Currently, there is a significant shortage of hotel services near Suntago. The existing holiday cottages are almost fully booked all the time.

Suntago Park Expansion Plan

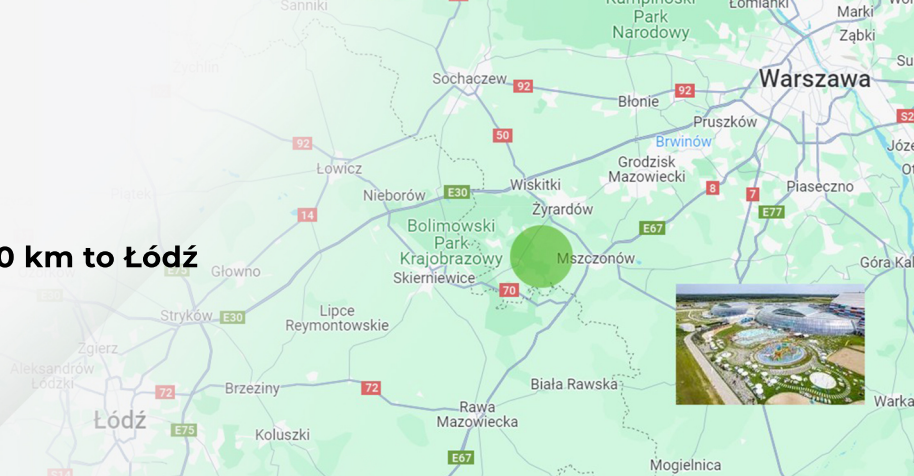
The spatial development **plans allow for the construction of towers up to 150 meters high and hotels and casinos up to 25 meters high.** In the near future, this area may develop into a "mini Las Vegas".

Attractive Location

> 60 km to Warsaw

> 60 km to Łódź

> Approximately 40 km to the planned Central Airport



Investment Attractiveness

Currently, the price of land in close proximity to Suntago is still attractive, ranging from approximately **€10 to €35 per square meter**.

Due to our excellent knowledge of the surrounding area, **we can acquire larger quantities of land at attractive prices and efficiently carry out the entire investment process.**



Ideal Location for Hotel and Conference Facilities

This location is ideal for building hotel and conference facilities. Additional attractions can include recreational and sports facilities such as tennis courts, squash courts, padel courts, or other amenities. There is also the possibility of setting up holiday cottages for rent.

Currently, such an investment pays off within 2 years!

If you are interested, we can quickly send a detailed investment business plan!

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