



Spoločnosť Accentis Námestovo s.r.o. (ďalej len „Spoločnosť“) vznikla v roku 1996 pod názvom 3E Slovakia, spol. s.r.o.. Od roku 2008 je vo vlastníctve spoločnosti Accentis Property International NV a od decembra 2013 zmenila názov na Accentis Námestovo s.r.o. (v rokoch 2001 - december 2013 bol jej oficiálny názov Punch Campus Námestovo, spol. s.r.o.). Sídlo spoločnosti je na severe Slovenska v meste Námestovo.

V minulosti sa spoločnosť orientovala na výrobu, predaj a distribúciu elektronických, mechanických súčiastok a iných hardware komponentov a výrobkov.

Od roku 2007 je hlavnou činnosťou spoločnosti prenájom nehnuteľností spojený s poskytovaním iných ako základných služieb. Spoločnosť má dva priemyselné parky Campus Námestovo a PAN Vavrečka.

Company Accentis Námestovo s.r.o. (hereafter "The Company") was founded in 1996 and named 3E Slovakia, spol. s.r.o. Since 2008 it has been owned by Accentis Property International NV and in December 2013 its name was changed to Accentis Námestovo s.r.o. (between 2001 and December 2013 its official name was Punch Campus Námestovo, spol. s.r.o.). The seat of the company is in the north of Slovakia in Námestovo.

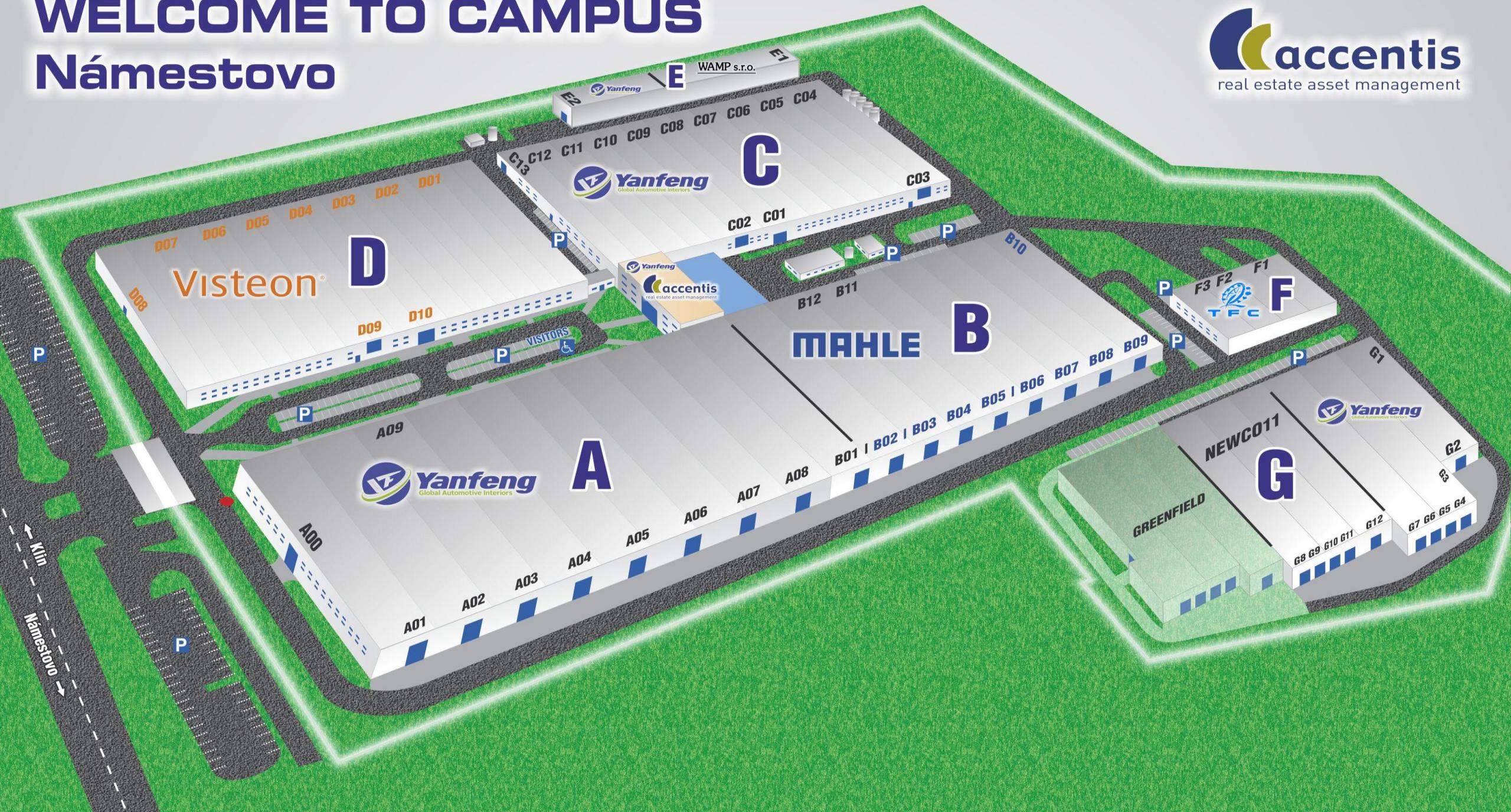
In the past, the company focused the production, sale and distribution of electronic, mechanical components and other hardware components and products.

Since 2007, the company's main activity has been the rental of real estate associated with the provision of other than basic services. The company owns two industrial parks Campus Námestovo and PAN Vavrečka.



# WELCOME TO CAMPUS Námostovo

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# CAMPUS Námestovo Priemyselný park

Priemyselný park Campus Námestovo sa nachádza na severnej časti mesta Námestovo rozprestiera sa na ploche takmer 258 187 m<sup>2</sup>. Prvá etapa bola postavená v roku 2002 takmer 24tis.m<sup>2</sup>. V druhej etape roku 2004 sa postavila hala a kancelárie 33tis.m<sup>2</sup> ďalšia etapa pokračovala roku 2006 priestormi s rozlohou 22tis.m<sup>2</sup>. Cez krízu v roku 2010 bola výstavba pozastavená a Campus mal 80tis.m<sup>2</sup> s obsadenosťou 40%. Do roku roku 2014 sa prenajali všetky voľne priestory a vybudovalo sa 23tis. m<sup>2</sup> + rekonštruovalo sa 5tis.m<sup>2</sup>. V roku 2016-2017 sa postavili skladové haly na východnej strane parku o rozlohe 1500m<sup>2</sup>. V 2018 sa vybudovala nová hala pre klienta TFC 5.235m<sup>2</sup>, ktorý sa prestáhoval z priemyselného parku vo Vavrečke.

Pre rozšírenie výroby hlavného nájomcu Yanfeng v roku 2019 sa spustila fáza 6 na Páleničkach halu C 10.664m<sup>2</sup>. V roku 2020 sa dokončí hala 6 B o rozlohe 11,4tis.m<sup>2</sup>.

Naši nájomcovia využívajú priestory v celkovej výmere takmer 129tis.m<sup>2</sup>.

Hlavný nájomcova sú spoločnosti:



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Industrial park Campus Námestovo is situated in the northern part of Námestovo town and its area is 258,187 m<sup>2</sup>. Its first stage was built in 2002 and its area was 24,000 m<sup>2</sup>. During the second stage in 2004, its area reached 33,000 m<sup>2</sup> and it consisted of a production hall and offices. In 2010, during crisis, the construction was suspended and at that time Campus had 80,000 m<sup>2</sup> and occupancy of 40%. By 2014, all available premises were rented, another 23,000 m<sup>2</sup> were constructed and 5,000 m<sup>2</sup> were restored. Between 2016 and 2017, two warehouses were built in the eastern part of the park with the area of 1,500 m<sup>2</sup>. In 2018 a new warehouse was built on an area of 5,235 m<sup>2</sup> for our client TFC, which moved from the industrial park situated in Vavrečka.

In 2019, due to expanding production of our main tenant, Yanfeng, PHASE 6 was launched at Páleničky, where a new production and storage hall C was built, occupying the area of 10,664 m<sup>2</sup>. In 2020 a hall B with the area of 11,400 m<sup>2</sup> will be finished.

Total area of premises which are used by our tenants reaches almost 129, 000 m<sup>2</sup>.

Our main tenants are companies:



Yanfeng Automotive Interiors is a global leader in automotive interiors, established in 2015, headquartered in Shanghai. Based in 110+ locations in 19 countries with 33,000+ employees. Shareholders – Yanfeng & Adient. The plant in Námestovo was established in 2004- Punch, from 2006 Johnson Controls and from July 2015 Yanfeng Automotive Interiors and has been enlarged with a second production hall in 2014. In 2019 third production hall was build. The plant employs around 1,000 people. Serving customers like Daimler, PSA- Opel, Fiat, Volvo, BMW, Skoda, Suzuki. The main products manufactured in Námestovo are vehicle door panels, floor consoles, glove boxes and instrument panel components.



The main activity of the plant in Námestovo is production of Exhaust Gas Recirculation and OIL Coolers. Battery cooling in electric and hybrid cars is being developed in the plant. Production is focused on welding, soldering and assembly of coolers. The production is equipped with new technologies, lasers and robots. Currently, 349 employees works in the plant.



Visteon is a global technology company that designs, engineers and manufactures innovative cockpit electronics and connected car solutions for the world's major vehicle manufacturers. Visteon is a global leader in cockpit electronic products including digital instrument clusters, information displays, infotainment, head-up displays, telematics, SmartCore™ cockpit domain controllers, and the DriveCore™ autonomous driving platform. Visteon has approximately 10,000 employees at more than 40 facilities in 18 countries.



TFC is widely regarded as a premier contract electronics manufacturer. We are a long established leading multi-sited manufacturer of: Custom Cable Assemblies & Cable Harnesses, Wiring Harnesses & Wiring Looms, Electrical & Electronic Sub Assemblies, Box Build & Valued Added Assemblies.



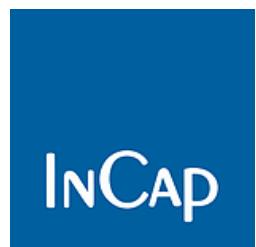


- In October 2019 we starts build new hall for tenant 9859 sqm warehouse /productions and 1626 sqm offices

# PAN Vavrečka Priemyselný park

Priemyselný park PAN Vavrečka sa nachádza medzi mestom Námestovo a obcou Vavrečka. Rozloha parku je 26tis. m<sup>2</sup> z toho budova má plocha je 14.390 m<sup>2</sup> na troch poschodiach.

Nájomcovia sú spoločnosti:



Industrial park PAN Vavrečka is situated between Námestovo and Vavrečka. Its total area is 26,000 m<sup>2</sup> out of which the main building with its three floors occupies 14,390 m<sup>2</sup>.

The tenants are:





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