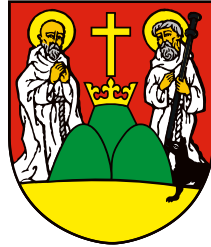


An aerial photograph of an industrial park with various buildings, parking lots, and roads. A central purple box contains the text 'SUWAŁKI' and 'INVESTOR'S GUIDE'. The image is framed by a thick purple outline and has several blue brushstroke-like shapes scattered across it.

SUWAŁKI

INVESTOR'S GUIDE



City of Suwałki



WELCOME TO SUWAŁKI

Suwałki is a city situated in the Podlaskie Voivodeship in northeastern Poland, on the Czarna Hańcza river, in the proximity of the borders with Lithuania, the Russian Federation and Belarus.

Suwałki is a city **with district rights**, the seat of the rural district and commune. The city covers the area of **65.5 sq.km** and is inhabited by ca. **70 thousand citizens**. It is the **second**, after Białystok, **largest city of the Podlaskie Voivodeship**.

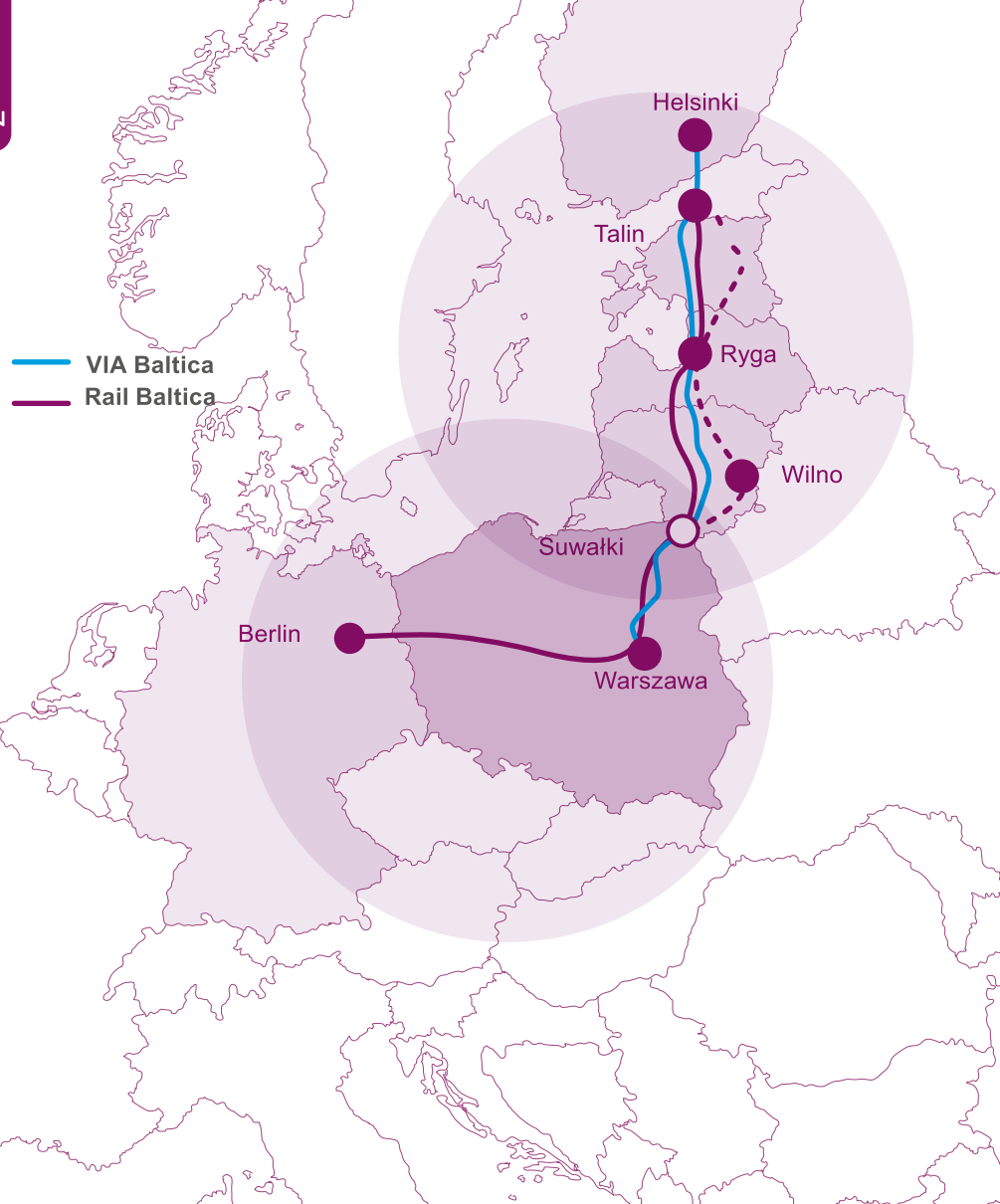
Suwałki is an **attractive place for business and commercial activity** and the development of all types of business activities.

Main advantages of investment in Suwałki:

- **favourable geographical location** of the city: near the borders with Lithuania, Kaliningrad Oblast of the Russian Federation and Belarus;
- **tax holidays and exemptions** for entrepreneurs offered by the city of Suwałki;

- **attractive investment offer** and **serviced investment plots** in the Suwałki Special Economic Zone and the Science and Technology Park Poland-East;
- **attractive grounds prices**;
- **rich educational offer** and **vocational trainings** in the local secondary and higher education schools;
- access to **well-educated** and relatively **cheap labour force**;
- **pro-development policy of the city authorities** and their open and friendly attitude towards potential investors;
- **easy access to building materials** (e.g. sand, aggregates) from local mines.

All these features contribute to the creation of **good conditions for business activity** and new investment initiatives.



LOCALIZATION AND ACCESSIBILITY

The important routes that run through the city are: from Berlin via Warsaw to St Petersburg and from Warsaw to Helsinki (the future transit expressway route **Via Baltica** connecting Baltic countries with the Western Europe), and a railway route (the future **Rail Baltica**).

The current transportation accessibility relies on the **national road No. 8** and **expressway No. S-61**, part of the international route **E-67** and **railway line** and also an **airfield**. Moreover, in 2019 beltway was created (12,83 km).

In 2019 Suwałki City finished construction works in local airport. It has 1320 m x 30 m hardened runway adjusted to the needs of air transport services, turnout, apron, taxiway and technical infrastructure. It can be used by passenger planes carrying up to 50 people and helicopters, gliders, power hang gliders, light aircrafts and small planes.



THE NEIGHBOURING COUNTRIES:

- **Republic of Lithuania:**

- border crossing in Budzisko — 28 km
- border crossing in Ogrodniki — 43 km
- railway crossing in Trakiszki — 33 km

- **Kaliningrad Oblast of the Russian Federation:**

- passenger border crossing in Gołdap — 68 km

- **Republic of Belarus:**

- cargo, passenger and railway border crossing in Kuźnica Białostocka — 125 km

THE NEAREST AIRPORTS:

- Kowno-Karmelava Airport, Lithuania – 140 km
- Vilnius, Lithuania – 180 km
- Olsztyn-Mazury, Poland – 191 km
- Warsaw, Poland – 270 km

THE NEAREST SEAPORTS:

- Kaliningrad, Kaliningrad Oblast – 210 km
- Klaipėda, Lithuania – 330 km
- Gdańsk, Poland – 350 km

INVESTMENT INCENTIVES AND FACILITATIONS OFFERED BY THE CITY OF SUWAŁKI

Suwałki is an **investor-friendly city**. The activities of the local authorities are focused on the **economic development of the city**. Considering the inhabitants and investors needs, **the infrastructure of the city and its area development plans are systematically developed and extended**. The elaborated area development plans mostly cover the residential estates and the grounds potentially attractive for investors, e.g. the grounds of the Science and Technology Park Poland-East in the southern part of the city.

The city covers the area of 6 551 ha, of which 1,500 ha is urbanized. **87,16 % areas of the urbanized area of the city have their own area development plans.**



The city of Suwałki offers:

- **De minimis aid programme** in a form of tax exemption from the property tax for entrepreneurs creating new worksites related to initial investment in the city of Suwałki;
- The City has elaborated and implements the Entrepreneurship development programme;
- **Preferential rates for cafe-gardens and stalls;**
- **rent reductions for entities operating at renovated streets and squares**, as a compensation for the inconvenience caused by the renovation works at the premises owned by the city of Suwałki;
- Actively operating business support institutions incl. Chamber of Industry and Commerce (associating approx. 100 entrepreneurs) and the Guild of Craftsmen and Entrepreneurs.
- The Economic Council, which is independent and advisory body at the Mayor of the City, acts for integration of local entrepreneurs na business support institutions. Moreover, the Cross Border Investors and Exporters Assistance Centre in Suwałki, which operate in the City Hall in Suwałki, helps and supports entrepreneurs.



BASIC DATA CONCERNING THE ACTIVITIES OF THE SUWAŁKI SUB-ZONE

17,85 ha

AVAILABLE
INVESTMENT GROUNDS

38

NUMBER
OF COMPANIES

do 70%

INCOME-TAX RELIEF

3 100

NUMBER OF EMPLOYED
WORKERS

1 606 951 919 zł

IMPLEMENTED INVESTMENT
COSTS

The figures as of 30.06.2020

SUWAŁKI SPECIAL ECONOMIC ZONE

Its reach covers the entire Podlaskie Voivodeship, two districts of the Warmian-Masurian Voivodeship: Elcki and Gołdapski, as well as four districts of the Mazovian Voivodeship: Łosicki, Ostrowski, Sokołowski and Węgrowski.

Convenient location - within the **immediate vicinity of the eastern border of the European Union**, the proximity of the borders of Russia, Lithuania and Belarus - is a great asset of this area.

Suwałki Sub-zone of SSEZ is a **modern industrial zone** occupying the area of ca. 179 ha, located on the outskirts of the city. It offers to investors industrial plots with **technical infrastructure and area development plans**, which are ready to locate production and services investments projects.

Entrepreneurs investing here have the opportunity to obtain the decision on the support of new investment, owing to which they may utilize state aid in the form of **income tax exemption** (PIT or CIT) even up to 70% of the invested capital (it is the highest rate of public aid, which is available for investors leading their business in special economic zones in Poland). The tax exemption varies depending on the district in which the investment project is implemented and ranges from 12 to 15 years.

Companies from Suwałki Sub-zone are operating in **various branches** e.g. timber, food processing, metal, plastics, clothing, machinery, precision mechanics, building materials, printing, aquarium and electronics.

More information concerning the activities of the Suwałki Special Economic Zone is available on the website: www.ssse.com.pl.

THE SCIENCE AND TECHNOLOGY PARK POLAND-EAST IN SUWAŁKI PRIVATE LIMITED COMPANY

The Science and Technology Park in Suwałki seeks and implements **new technological solutions** at the interface between science and business. It is a **place of cooperation** between economic, social, scientific, research and local government entities as well as co-action between local entrepreneurs and foreign partners.

The Park consists of **group of experts** offering consulting, research and pro-investment services. It provides **legal and accounting services**, supports entrepreneurs in the field of **intellectual property**, in cooperation with the Patent Office. Park's Advisors create and analyze **business plans**, look for ways to **finance business activities**. As part of the Park's Academy, training courses, professional and **business workshops** are conducted (e.g. MBA studies).

The complex of the Park consists of:

- **Technology Incubator** - Park offers rental of office space in a modern, four-floor office building.
- **Conference&Exhibition Centre** - a complex of business rooms that creates an ideal space for the organization of all kinds of meetings, training sessions and conferences.

- **Chemical Product Research Laboratory** - it creates opportunities of researches in the fields of household, automotive and material chemistry.
- **Multimedia Platform Laboratory** - it gives opportunities to conduct research and development activities, experimental production and education having regard to issues including data presentation and multimedia information.
- **Medical Laboratory** - research facilities of medical simulation methods and evaluation of the use of medical equipment and apparatus.
- **Renewable Energy Laboratory** - creates the opportunity to conduct researches and developing new methods of producing fuels from biomass and waste.
- **Hall of Logistic and Production Processes** - can be used to not burdensome production or as high bay warehouse.

The Park directs its offer mainly to companies from IT systems and telecommunications networks, electronics, materials engineering technologies, healthcare and medical engineering technologies, as well as the pharmaceutical industry. Another group are innovative companies operating in the field of advanced technologies.

More information is available on the website:

www.park.suwalki.pl



PARK
NAUKOWO
TECHNOLOGICZNY
POLSKA - WSCHÓD
W SUWAŁKACH SP. Z O.O.



TECHNICAL INFRASTRUCTURE OF SUWAŁKI

Power supply network

The city is supplied with electrical energy by four 110/20kV stations, with power reserves for new users. The infrastructure is systematically modernized and extended in line with the development of the city

Heat supply network

The inhabitants of Suwałki are supplied with heat by the Heating Company in Suwałki Private Limited Company which covers 70% of the city heat demand. The municipal heating network is over **97 km long**, with 1063 heat distribution substations servicing 1 334 buildings of the total space of 1 818 485 m².

Gas supply network

Suwałki hasn't been connected to the main nationwide gas pipeline system. There is construction of **pipeline in a process, which will intergrate gas systems of Poland and Lithuania** and it will create possibility of connecting the city to the main nationwide gas pipeline system.

The investment completed by the Polish Gas Company Private Limited Company (with co-financing of EU funds) included the construction of ca. **93 km** of pipelines and a gas regasification station in Zielone Kamedulskie with two pressure reduction and metering stations. The extension of the gas network will be continued to 2030.

LNG regasification stations have been built in the Suwalki Special Economy Zone area by private entities. The construction of gas supply network on the area of Suwałki Sub-zone of Suwalki Special Economic Zone is in a process.

Water-supply and sewage network

The water-supply and sewage infrastructure have been considerably extended over the recent years. At present, the city has **247,5 km of waterpipes** and **166,3 km of sewerage**. The network allows provision of services to almost 100% of the inhabitants as regards the supply of the running water and sewage collection. Supplementary to the water supply and sewage networks are municipal water intakes, a water treatment plant and a modern sewage treatment plant.



THE ECONOMY OF SUWAŁKI

At the end of December 2019, Suwałki had **7 086** registered businesses, of which nearly **96,3%** belonged to the private sector. The vast majority of businesses entities (ca. 75%) are natural persons running business activities.

The driving force behind the economic development of the city are **small and medium-sized enterprises** operating in the area of trade and services. There are a few larger companies operating for years in the city, including some in the Suwałki Special Economic Zone.

The major companies are:

- **food industry:** Animex – Animpol SF Sp. z o.o., Spółdzielnia Mleczarska MLEKPOL, PPHU Lactopol;
- **wood industry:** Tanne sp. z o.o., Padma 3.0 sp. z o.o. sp. k., Padma Art Sp. z o.o., CDM sp. z o.o., Novigo Sp. z o.o. sp. k.
- **metal industry:** Malow Sp. z o.o., Aspi Tech Sp. z o.o.;
- **electric industry/precision machinery:** Fabryka Przewodów i Kabli ELPAR II Sp. z o.o., Aquael Sp. z o.o.;
- **construction industry/plastics:** Atlas Sp. z o.o., Salag Sp. z o.o. sp.k.;
- **furniture production:** Fabryka Mebli Forte S.A., ADB Furniture Sp. z o.o.

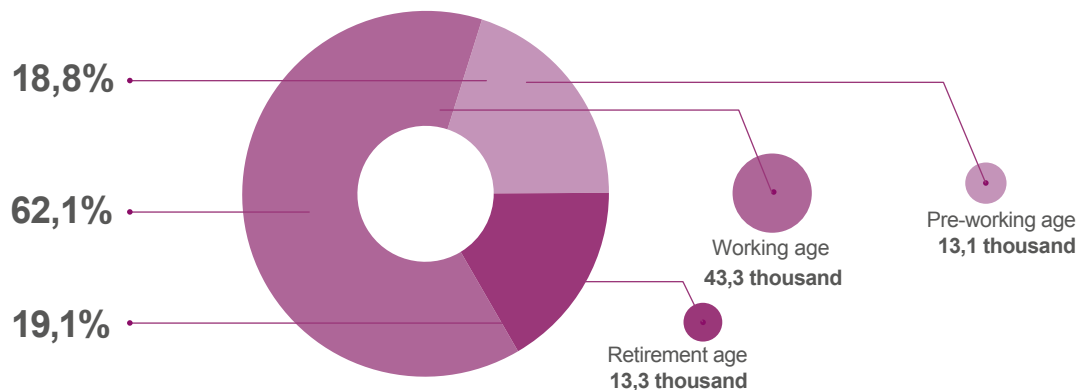
LABOUR MARKET

At the end of 2019, Suwałki had **69 758 inhabitants**. It is the **second largest**, in terms of population, city of the **Podlaskie Voivodeship** (after the regional capital, Białystok).

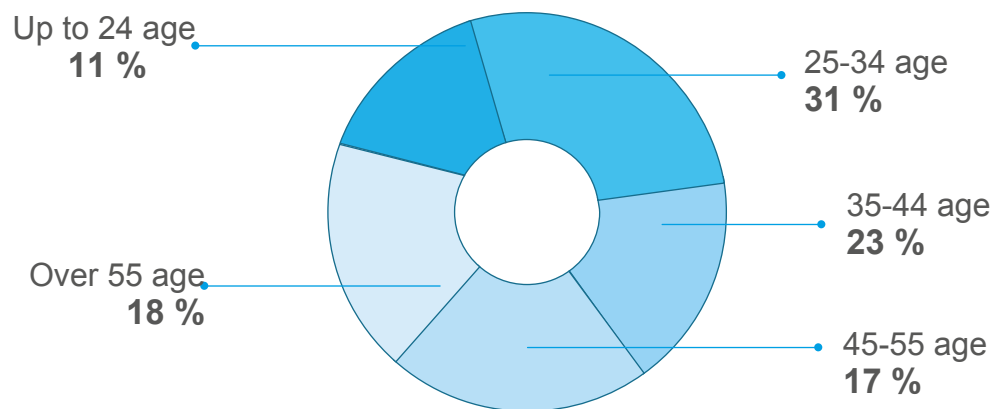
The **unemployment rate in Suwałki** in September 2020 (5,9%) was lower than the Poland's unemployment rate (6,1%) or the unemployment rate in the Podlaskie Voivodeship (7,6%).

The average monthly gross salary in Suwałki in 2019 amounted to 4 297,01 PLN. The average monthly gross salary in Suwałki in 2019 equalled 83% of the average monthly salary in Poland.

Population by age (2019)



Structure of unemployment by age (Figures as of 30.06.2020 r.)



EDUCATION

Suwałki technical and vocational schools educate **skilled workers**, adapting their offers to the needs of the labour market. The City of Suwałki supports the development of vocational training - there is the possibility of direct cooperation between schools and employers with vocational profiles, technical skills trainings or patronage classes that can be run for the needs of a particular investor.

Popular technical studies offer the **degree of technician** in: mechanics, electronics, construction electricity, mechatronics, ICT, sanitation, wood technology, logistics, economy, trade, environment, and tourist services, as well as technical skills training, e.g. fitting-in and construction finishing works, machinery and equipment operation, fitting of installations and sanitary systems, carpenter.

The **State Higher Vocational School** operates in the city, name of prof. Edward F. Szczepanik in Suwałki. Almost 2,000 people study there. It is both undergraduate students full-time (bachelor's, engineering and master's), part-time, as well as postgraduate.

The school offer includes 13 engineering and bachelor's courses on 3 faculties: Economics, Finance and Accounting, English-Russian Philology, Pedagogy, Construction, Production Engineering and Management, Portage, Nursing, Emergency Medical Care, Cosmetology, Internal Security, Logistics, Production and Processing of Agricultural Raw Materials. It also offers 3 master studies: Economics, Internal Security and Pedagogy. The structure of State Higher Vocational School in Suwałki contains **Academic Schools**, which offers medical and social degree courses. At the university also operate **Suwałki Children's University** and the **University of the Third Age**.





SUWAŁKI — A CITY WORTH VISITING

Suwałki is **surrounded by attractive and precious land features**, from both natural and tourist point of view (post-monastic complexes, ruins of palaces and manor-houses, ornamental objects of wooden folk architecture and historical religious monuments as well as lakes, rivers, woods, and three primeval forests: Augustów, Romincka and Borecka). **Next to the city are located two nature parks**: Wigry National Park and Suwałki Landscape Park which make Suwałki an ideal starting point for exploration for the most beautiful sites of the Suwałki region and Eastern Masuria.

Suwałki is also a city of **active leisure** with a rich calendar of cultural events, among which the most famous is the **Suwałki Blues Festival** held each year in mid-July.

Several significant investments implemented in the recent years have fundamentally altered the face of the city: the **modern Aquapark** with swimming pools, a **multi-purpose concert and theatre hall**, **modernized city stadium**, and reconstructed Maria Konopnicka Square in the city centre. The city has, the largest in the region, sports and entertainment hall with 2,121 seats - Suwałki Arena.

Five new three star hotels provide accommodation for participants of conferences, exhibitions, seminars, presentations and business meetings.

We invite you to **Suwałki** — a city friendly to entrepreneurs, rapidly growing, hospitable and safe place, the city worth investing.



NOTES



Contact details

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www.um.suwalki.pl/for-investor/

