

**FACT SHEET TRADE AND INDUSTRY – terms of sale****Site designated for industrial purposes at Sneserevej,
Tappernøje**

**Title no. 7e, Snesere By, Snesere and part of title no. 18e, St. Røttinge By, Snesere
Urban area development plan framework 2.1 E4.1**

Recommended price:

(approx. 100,000 m²) DKK 250 /m² exclusive of VAT and connection charges

Included in the basic price:**Parcellation costs:**

None.

Sewer services:

None.

Water supply:

Private general water supply, Tappernøje waterworks.

Electricity supply:

There is a supply network in the area.
Cerius.

Not included in the basic purchase price:**Parcellation costs:**

Fee for land surveyor of own choosing and expenses for parcellation of lot purchased, any segregation of roads etc.

Sewer services.

Connection charges, wiring on own property and until the connection point designated. Connection charges are paid per 800 m² cadastral area or part thereof. The size of the connection charges is calculated based on the list of rates applicable from time to time from NK-Spildevand A/S and amounts to DKK 59,746.09 exclusive of VAT per 800 m² cadastral area or part thereof in 2023.

Water supply:

Establishment costs, connection charges etc. and wiring on own property and until the connection point designated. The costs are calculated based on the list of rates applicable from time to time and are paid directly to the utility company.

Electricity supply:

Connection charges, wiring on own property and until the connection point designated. The size of the connection charges is calculated based on the list of rates applicable from time to time from Cerius A/S and is settled directly with the utility company. In 2023, connection charges for the low-voltage distribution network for 25A amount to DKK 16,400 exclusive of VAT.

**Heat supply:**

None.

Telephone/Internet/fibre:

None.

Road access and street lighting:

None.

Bank guarantee/declaration:

None.

Heat supply:

All costs for the establishment of the heat supply. The area has been designated for individual supply.

Telephone/Internet/fibre:

The Buyer contacts the supplier and pays all costs for the supply.

Road access and street lighting:

All expenses for road construction on own property and expenses for the design and establishment of the required crossing and any supplementary road access.

Bank guarantee/declaration:

Expenses for bank guarantee/declaration. See below.

Bid:

The property is sold in a combination of price and project. The bid form prepared by the Seller MUST state the fixed price and be signed when submitting a bid. The bid must be accompanied by the project specification etc. It is possible to agree on an option to purchase all of or part of the site for up to 24 months against payment of an option premium of 5% of the purchase price bid inclusive of VAT. The Buyer must contribute to preparing the local area development plan and the addendum to the urban area development plan. The material must be submitted on demand by the Seller.

Payment of the purchase price:

Of the cash purchase price, 10% of the purchase price exclusive of VAT, however, a minimum of DKK 70,000.00, must be paid at the time of the signing of the purchase agreement, in the alternative when informing the Seller that the Buyer would like to exercise its Option to Purchase. The deposit is paid to the Seller's financial institution, Danske Bank: account no.: **4343 102 170 40** (payment to be marked with the address of the property sold and the buyer's name).

The remaining purchase price is paid via an invoice not later than at the date of possession, however, not later than on the Seller's signing of the title deed.

Default interest:

The Buyer pays interest based on the lending rate of the Danish central bank in case of payment after the time-limit set with the addition of the added interest determined at any time according to the provisions of the Danish Interest Act (*renteloven*).

Soil conditions:

The Seller declares not being aware of the condition of the soil. The Seller is exempt for liability for any soil contamination or soil conditions or other environmental conditions at the



Property (including at and in buildings, facilities and installations). The Seller is not liable for any remains of buildings/constructions on the site, above or below ground level. All costs in those regards fall on the Buyer. The Buyer is entitled to and recommended to, at its own expense, arrange for a soil survey to be carried out based on the Buyer's drawings and descriptions of the planned construction and its location at the Property. If the survey shows that the intended construction for foundation requires 50% more in costs than for normal foundation conditions, the Buyer is entitled to withdraw from the sale within 90 days from the date of completion against giving the result of the survey to the Seller. For normal foundation, expenses for levelling around the foundation must be included due to any terrain inclination at the Property. The Property will then have to be delivered in a restored condition, free of foundations, earth mounds and the like. Costs already paid in relation to the sale are irrelevant to the Seller. The Seller does not give any reduction in the purchase price due to poor load-bearing capacity or contamination or other conditions, and no contributions for additional foundation or the like are given.

Building requirement:

There is a requirement to initiate construction for industrial purposes according to the project specification within 2 years from when a final, politically approved local area development plan granting the building right is available, and the construction works must then be advanced as much as possible. If the deadline for initiating construction is not observed, the Seller may require the property reconveyed against repayment of the purchase price paid with no extra charge less 3%, however, a minimum of DKK 10,000. If the Seller does not wish to buy back the property, the Buyer must be given the possibility to either resell in an undeveloped condition or be given an extended deadline to initiate construction. The Seller can make its own choice in those regards, see the covenant.

Prohibition against reselling:

The property may not be resold in an undeveloped condition but must be offered to the municipality on the same terms as re. repurchase and the building requirement.

Documentation and criteria for choosing the tenderer:

At its discretion, Næstved Municipality may require documentation from the Buyer to prove that the purchase is for industrial purposes as that is generally a condition for the property being used in the operations of the owner's business. When assessing the most favourable bid, significant importance will be attached to the compliance of the type of business with the intentions of the urban area development plan framework, adaptation to the local area and the utilisation of any remaining sites in the area. Individual importance will be attached to a

**Open tendering:**

tenderer being able to present references with expansive industrial development. Furthermore, importance will be attached to the Buyer's circumstances such as the financial capacity and the ability to attract jobs attractive to the local area, a development plan and the architectonic appearance of new buildings.

The tender is executed according to section 68 of the Danish Municipality Government Act (*lov om kommunernes styrelse*) and Executive Order No. 396 of 3 March 2021 on open tendering when selling the municipality's and the region's, respectively, real estate and in accordance with the terms that follow from these tender documents and its appendices. The Municipality reserves the right to freely choose among bids received, including rejecting them all.

Application of the area:
Urban area development
plan framework 2.1 E4.1

The area has been designated as an industrial area with specific application for heavy industry with a maximum plot ratio of 50 of a maximum of 2 storeys on the buildings and a maximum height of the buildings of 8.5 metres. Næstved Municipality has approved in principle the preparation of a local area development plan for the site as well as preparation of a proposal for an addendum to the urban area development plan that allows a building height of up to 15 metres within the local area development plan area.

The Buyer must contribute to the preparation of a local area development plan granting the building right and an addendum to the urban area development plan for the entire site put up for tender.

Environmental approval

Certain particularly polluting companies must apply for special approval.

Requirements will be made for anti-pollution measures against smoke, noise and other pollution. Observance of the requirements will be a condition for being granted a building permit.

Road access:

Road access to the property is via Sneserevej, which is a municipal road. The future location and build of a road junction must be approved by Næstved Municipality. In those regards, requirements will be made for, inter alia, preparation of a road safety audit of the build of the road access. The permit for the road access may be made conditional on, for example, the establishment of a left-turn slip lane at Sneserevej. Note that the Danish Road Directorate (Vejdirektoratet) is entitled to institute proceedings if a location is requested near the motorway slip road junction to Sneserevej. In connection with the Danish Road Directorate's consideration of the road junction, requirements may also be made for the establishment of traffic measures. All expenses related to the establishment of the road access and any associated traffic measures must be paid by the Buyer.

**Supply:**

The area must be connected to a separate sewer system, see the sewage plan, with a drainage coefficient of approx. 70%. Exceeding the drainage coefficient will mean requirements for the establishment of private, internal retention basins on own property.

Sewerage of the area will be in cooperation/coordination with NK-Spildevand.

The area is supplied by a private, general water supply plant, Tappernøje waterworks.

The area has been designated for individual water supply.

Wires, pipes and lines:

NK Forsyning has a partially declared pressure pipe located within the road building line.

The Buyer is responsible for the identification and handling of existing wires and pipes in accordance with the conditions applicable to the wire, pipe and line owners.

Archaeological specimens:

Museum Sydøstdanmark has conducted preliminary surveys and found, inter alia, a settlement from the Iron Age as well as graves etc. from the Bronze Age. The finds must be excavated before any construction works, and the Buyer arranges and pays all expenses in those regards.

If other significant archaeological specimens are found during the development of the property, the Buyer must tolerate that work is being stopped to the extent that it affects the archaeological specimen, and the museum/relevant authority must be summoned in accordance with current legislation, see Part 8 of the Danish Museum Act (*museumsloven*). Any costs imposed on the Buyer in those regards are irrelevant to the Seller.