



SLOVAKIA · CENTRAL EUROPE

Your Gateway to European Manufacturing

Slovakia provides the ecosystem. NeoPark delivers the ready-to-build industrial platform.

#1 IN THE WORLD

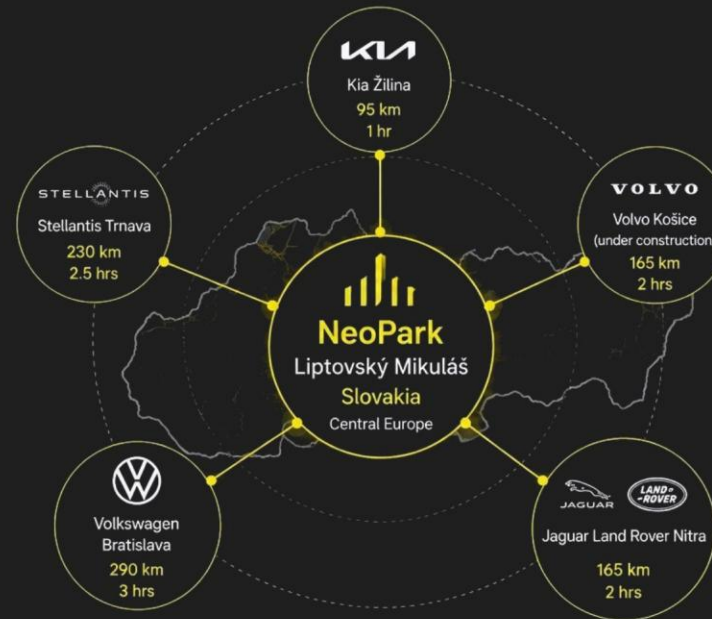
Slovakia ranks #1 in the world in passenger car production per capita and has become one of Europe's strongest manufacturing economies.

Located in the heart of Europe, Slovakia provides direct access to more than 450 million EU consumers while operating under the Euro currency and within the Schengen Area.

NeoPark transforms these national advantages into a ready-to-build industrial platform for manufacturers expanding across Europe. You focus on production—we prepare everything else.

Automotive Powerhouse

Five global OEMs and hundreds of Tier 1 & Tier 2 suppliers make Slovakia one of Europe's most concentrated automotive manufacturing ecosystems.



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5 Global OEMs

- Volkswagen Slovakia (incl. Porsche Cayenne production)
- Kia Slovakia
- Stellantis Slovakia
- Jaguar Land Rover Slovakia
- Volvo Cars Slovakia (under construction)

NeoPark is located in Liptovský Mikuláš on the D1 motorway, providing excellent access to all major Slovak automotive plants.

This ecosystem creates continuous demand for robotics, automation, intralogistics and advanced manufacturing technologies.

Excellent motorway access also makes NeoPark an ideal location for logistics and distribution operations serving the Slovak and EU markets.

NeoPark – Built Around Your Manufacturing

Your production line. Our facility. NeoPark delivers a ready-to-build facility designed around your production technology and operational requirements. Your equipment arrives, is installed, connected — production begins.

NeoPark Delivers

- Ready-to-build industrial platform
- Ready for building permit submission
- Complete turnkey facility construction
- Reserved electrical capacity: 485 kW
- Modern offices & employee facilities
- Loading areas and logistics infrastructure
- Facility tailored to your manufacturing process
- One development partner from concept to handover

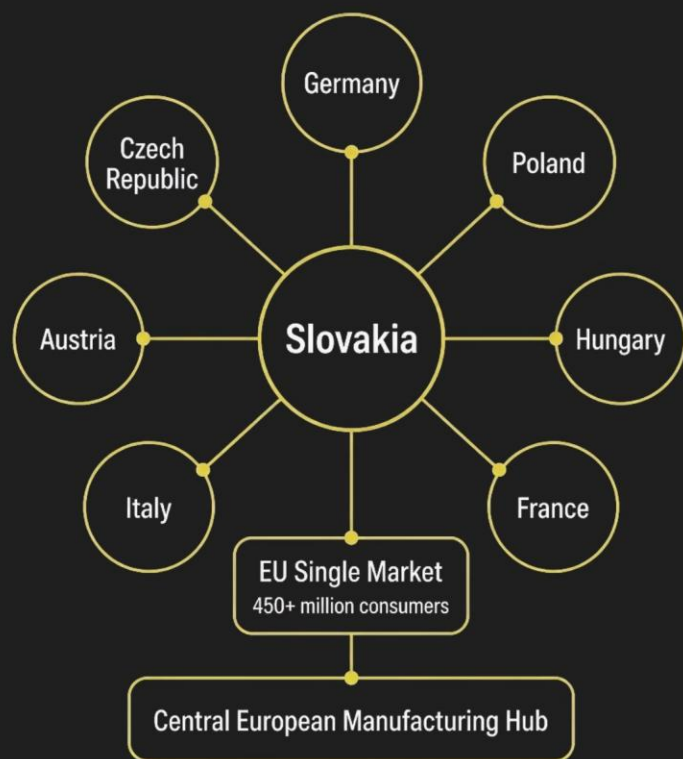
You Deliver

- Production technology
- Robotic cells
- Automation systems
- Manufacturing equipment
- Engineering know-how
- Products
- Customers
- Business growth

📌 Your engineers should build products—not industrial buildings.

Advanced Manufacturing Ecosystem

Manufacture in Slovakia. Serve the entire EU market of 450+ million consumers without customs barriers. Slovakia is already home to many of the world's leading automation companies.



Global Automation Leaders in Slovakia

FANUC · KUKA · ABB · Yaskawa · Siemens · Bosch Rexroth · SCHUNK · Festo · SMC · ifm electronic · Beckhoff · SEW-EURODRIVE · Balluff · SICK

The Ecosystem Supports

- Industrial Robotics & Factory Automation
- Collaborative Robots & Motion Control
- Machine Vision & AGVs/AMRs
- Warehouse Automation & Smart Manufacturing
- Energy Storage, Power Electronics & Battery Systems
- AI Hardware & Computing Infrastructure
- Agricultural Machinery Assembly & Localization
- Industrial AI, Smart Manufacturing & Digital Factory

Engineering Talent & Technical Education

Access to Slovakia's Engineering Talent

Slovakia's engineering universities educate thousands of graduates every year in mechanical engineering, electrical engineering, robotics, mechatronics, AI and smart manufacturing, creating a continuous pipeline of highly qualified talent.

ENGINEERING TALENT ECOSYSTEM



Engineering Talent Sources

- **UNIZA Žilina** — Mechanical, Transport, Logistics, Smart Manufacturing (95 km / ~1 h)
- **STU Bratislava** — Mechanical, Electrical, Robotics & AI (290 km / ~3 h)
- **TUKE Košice** — Robotics, Automation, Smart Manufacturing (165 km / ~2 h)
- **Academy of Armed Forces (Liptovský Mikuláš)** — Mechanical, Electrical, IT, Cyber Security (located in NeoPark's home city)
- **Technical Secondary School (Liptovský Hrádok)** — Electrical Engineering, Automation, Mechatronics, CNC (12 km / ~15 min)

Engineering talent is one of Slovakia's strongest competitive advantages for advanced manufacturing.

Average gross monthly wage (2025): €1,620, providing an attractive balance between labour cost competitiveness and engineering quality.

Source: Statistical Office of the Slovak Republic (2025).

Why Liptovský Mikuláš?

NeoPark combines direct motorway access, proximity to Slovakia's major automotive plants and engineering centres with an exceptional quality of life.



Why This Location Works

- Direct D1 motorway access
- Central location for serving both Western and Eastern Europe
- Within 1-3 hours of all major Slovak automotive plants
- Fast motorway connections to Czech Republic, Poland, Austria and Hungary
- Strong regional engineering tradition
- Immediate access to engineering education and technical schools

Excellent quality of life helps attract and retain skilled employees.

📍 One location. Connected to the entire European market.

BUILDING 2 – FY

Facility Designed for Advanced Manufacturing

Purpose-built Class A facility — Building 2 – FY · 7,545 m² — designed for advanced manufacturing, robotics and automation, while also suitable for machinery assembly, agricultural manufacturing, localization and spare-parts distribution.

Building permit documentation prepared, 30+ binding approvals already obtained. Ready-to-build.



- Building footprint: **6,525 m²**
- Optional overhead crane: up to 8 t
- Integrated office & employee facilities
- Flexible production & logistics layout

7,545 m²

Total usable area

10 m

Clear internal height

≥ 5 t/m²

Floor load capacity

485 kW

Reserved electrical capacity

NeoPark: Two-Building Platform

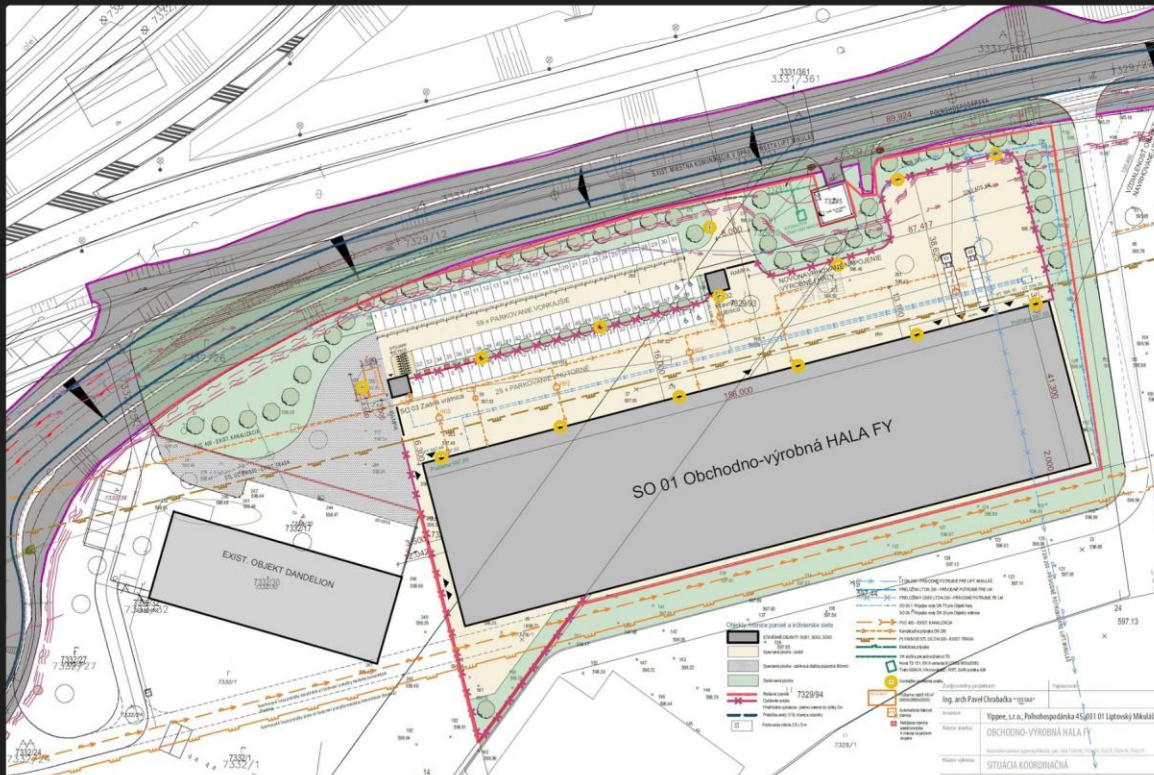
NeoPark consists of two buildings. Building 2 – FY is the ready-to-build 7,545 m² facility offered for advanced manufacturing, machinery assembly, localization, spare-parts distribution and other European operations. The adjacent Building 1 – DANDELION (1,399 m²) is a completed and leased building currently hosting an established agricultural machinery sales and service operation.



- Agricultural machinery showroom
- Machinery and equipment sales
- Service and technical support
- Spare-parts and customer support

Building 2 – FY: Site Layout & Access

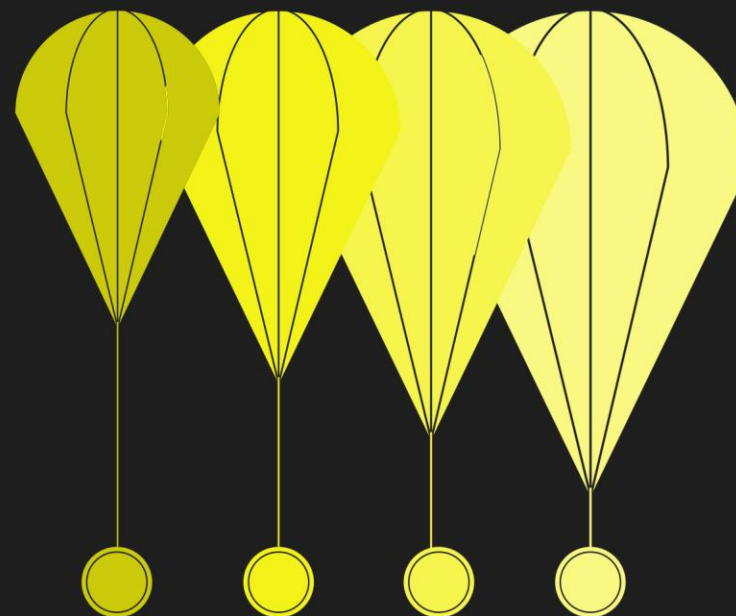
The site plan shows the ready-to-build Building 2 – FY within NeoPark, including internal access roads, loading areas, parking and its relationship to the completed Building 1 – DANDELION.



- Direct connection to the local road network and D1 motorway
- Dedicated loading and dispatch areas
- Flexible internal access and entrance configuration
- Separate parking and operational zones
- Adjacent completed Building 1 – DANDELION
- Layout adaptable to future tenant requirements

Investment Ready

Expanding manufacturing into Europe often takes years. NeoPark removes these barriers — the critical preparation phase is already complete, allowing your production schedule—not permitting—to determine the project timeline.



From decision to production — shorter timeline, lower risk, predictable delivery.

✓ Ready-to-build project

Building permit documentation prepared, 30+ binding approvals already obtained

✓ Reserved utilities

Direct D1 motorway access, reserved electrical capacity, flexible building layout

✓ One development partner

Reduced management complexity — focus on manufacturing, not development

YOUR PLATFORM

Your European Expansion Starts Here

NeoPark combines a ready-to-build industrial project with one of Europe's strongest manufacturing ecosystems.



Strategic Central European Location

Direct D1 motorway access, excellent connectivity to Czech Republic, Poland, Austria, Hungary and the entire EU market



Strong Industrial Ecosystem

5 global automotive OEMs, hundreds of Tier 1 suppliers, global automation leaders including FANUC, ABB, KUKA and Siemens



Highly Skilled Engineering Workforce

Continuous pipeline from Slovakia's top technical universities and regional schools in robotics, automation and mechatronics



Ready-to-Build Platform

We prepare a Class A industrial platform. You focus on manufacturing, technology and growth.

📌 NeoPark is not simply a place to build a factory. It is a place to build your European manufacturing future.



Let's Build Your European Manufacturing Future

Every successful European expansion starts with a conversation. Whether you are evaluating your first European production facility or expanding existing operations, NeoPark Slovakia offers a ready-to-build industrial platform designed around your manufacturing technology and long-term business objectives.

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📄 Your production. Our platform.