

*The Polish language version is binding on all parties involved:*

<https://aquapark.lodz.pl/bip/zamowienia-publiczne/ogloszenie-o-dialogu-technicznym/>

### **Annex No. 3**

#### **Description of the planned investment**

Aqua Park Lodz Limited Liability Company (APL) intends to strengthen the potential of its recreational infrastructure by developing a hotel that will sell its services to both APL's and other customers by providing hotel services.

**Strategic goal of the hotel construction:** The hotel is to complement APL's potential, but at the same time to leverage the company's assets by building an investment on real estate, using a standalone lease or a concession for services and construction works. The property in question is also to serve as a passive investment by APL.

**Business model:** APL plans to develop a 9743 sq. m plot of land at Unii Lubelskiej 4, 94-208 Lodz, KW LD1M/00178206/6 for hotel development. APL plans to receive benefits from making the property available in the form of two types of rent: fixed and variable rent depending on the value of revenues generated by the hotel. The investor will be obliged to carry out the investment in question and operate it for a period of 30 years, and then transfer it in a non-deteriorated condition to APL. The Company does not expect to pay any fees for the investment and its subsequent continuation by the Operator (Investor).

**Hotel standard:** The Company plans to build a 4-star hotel with a 4-star plus standard.

(\*\*\*\* PLUS) of the following parameters (proposed and non-binding parameters):

- Architecture referring to the APL form,
- Focus on ecological elements and the surrounding nature,
- 300 beds,
- Internal and outdoor restaurant (spring - autumn),
- Internal and outdoor bar (spring - autumn),
- Functional connection with APL,
- Fit zone: gym, cross-box, stretching, wellness zone, swimming pool reminding that of APL,
- Reference to the activity and offer of the Lodz ZOO, Atlas Arena and Zdrowie Park,
- At least three conference rooms with a maximum capacity of 500 people,
- Wi-Fi access for hotel guests, restaurant and bar guests,
- Information about APL, Lodz ZOO, Atlas Arena and Zdrowie Park attractions,
- Underground and ground-level car parks with charging points for electric cars,
- Parking lot for motorcycles and other alternative vehicles such as Segway, electric scooters,
- A co-working space.