

BUILD-TO-SUIT · INDUSTRIAL SITE

Strategic Gateway to ESMC Dresden

50 km · D8 Motorway Direct

WHY THIS SITE

Closest industrial brownfield to TSMC's European fab – outside Germany.

36,850 m² fully serviced · Private owner · Clean title · Ready to act

36,850 m² total site Land area (LV 498)	~29,000 m² buildable 80% plot coverage	50 km to ESMC TSMC fab · Dresden	2027 ESMC start Semiconductor production	BTS ready Build-to-Suit model
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TSMC / ESMC CONTEXT – Why Decin matters now

ESMC (European Semiconductor Manufacturing Company), led by TSMC with Bosch, Infineon and NXP, broke ground in Dresden in August 2024. Investment: €10 billion. Production of 28/22 nm and 16/12 nm chips starts 2027. The fab requires a broad supplier ecosystem for logistics, warehousing, chip packaging & testing, cleanroom construction and industrial services – all of which can be efficiently served from Czech Republic, 50 km away, at significantly lower costs than from Germany.

THE SITE

- ✓ **Total land: 36,850 m² · LV 498 (single cadastral sheet)**
- ✓ Buildable area: up to ~29,000 m² (80% GRZ)
- ✓ Zoning: PV – Industrial Production (current plan to 2028)
- ✓ New territorial plan (~2027): Production & Storage confirmed
- ✓ Up to 3 floors, max. building height 15 m
- ✓ Monolithic foundation slab – usable for new construction
- ✓ Existing halls (~10,000 m² gross) included in price
- ✓ Chimney on site – not heritage protected, included in price

CLEAN LEGAL TITLE

- ✓ **Sole private owner – no co-ownership, no inheritance dispute**
- ✓ No mortgages or liens registered
- ✓ No pre-emptive rights or transfer restrictions
- ✓ No ongoing execution or insolvency proceedings
- ✓ All parcels consolidated in one cadastral entry (LV 498)
- ✓ Transfer possible immediately upon agreement
- ✓ Existing building status – simplified permitting regime

INFRASTRUCTURE

- ✓ **On-site drinking water well (confirmed, yield being measured)**
- ✓ Power connection present – capacity assessment ongoing (CEZ)
- ✓ Gas supply available in vicinity
- ✓ Sewage, telecom infrastructure on parcel
- ✓ Full utility network mapping in progress (results Q3/2026)
- ✓ Public transit stop 400 m away
- ✓ Railway siding potential in adjacent area

TSMC SUPPLY CHAIN USE CASES

- ✓ **Chip packaging & testing (back-end semiconductor)**
- ✓ Buffer warehousing for wafer materials – 50 min to fab
- ✓ Cleanroom module prefabrication & assembly
- ✓ Industrial maintenance & calibration services
- ✓ Light manufacturing – PCB, precision parts, sub-assembly
- ✓ European logistics hub for Taiwanese suppliers entering EU
- ✓ Chemical & specialty gas logistics (see zone note below)

ENVIRONMENT & RISK PROFILE

- ✓ **Established chemical-industrial zone – chemical manufacturer (Chemotex) operates directly adjacent**
- ✓ Local authorities, emergency infrastructure & zoning already adapted to chemical operations
- ✓ Phase 1 Environmental Audit underway (ATECR + Env. Faculty)
- ✓ Site is OUTSIDE active flood zone; foundation above Q100 line
- ✓ Swiss insurer pre-assessment: no flood-related objections
- ✓ Railway protection zone: existing-building regime applies
- ✓ Heritage trees mapped – no obstruction to proposed footprint

LOCATION & DISTANCES

- ✓ **ESMC / TSMC fab Dresden: ~50 min (D8/A17)**
- ✓ Dresden city centre: ~40 min (D8/A17)
- ✓ Prague Vaclav Havel Airport: ~80 min (D8)
- ✓ Prague city centre: ~75 min (D8)
- ✓ Liberec: ~60 min
- ✓ Chemnitz: ~90 min
- Truck capacity: up to 30 vehicles/day – no restrictions

Suited for chemical & specialty-gas logistics

The site sits within an established chemical-industrial zone (Průmyslový obvod Boletice). A chemical manufacturer, Chemotex Děčín a.s., operates directly adjacent on the same street – meaning local permitting, emergency response and infrastructure are already adapted to chemical operations, and the location carries an industrial (not residential) character. Specific requirements for hazardous substances will be verified jointly during due diligence.

COST ADVANTAGE VS. GERMANY – WHY CZECH REPUBLIC?

Construction 30–40% cheaper than Germany	Corporate tax 21% stable, EU-compliant	No real estate transfer tax in Czech Republic	EU brownfield subsidies available
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DEAL STRUCTURE

Model	Build-to-Suit or direct land sale
Ownership	Sole private owner – no institution
Price	Negotiable – on request
Demolition	Included in price (to foundation slab level)
Construction start	Negotiable – fast-track possible
Site visits	Available within 48 hours

NEXT STEPS

- ✓ 1. Sign NDA / Confidentiality Agreement
- ✓ 2. Receive full data room access (cadastre, surveys)
- ✓ 3. Site visit – available within 48 hours
- ✓ 4. Share operational requirements → BTS concept prepared
- ✓ 5. Letter of Intent (LOI)
- ✓ 6. Purchase Agreement or Lease Agreement

Interested? Let's talk.

We welcome inquiries from Taiwanese semiconductor suppliers, logistics operators and industrial developers seeking a strategic base near ESMC Dresden.

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