



BELT & ROAD SUMMIT 2026 · WARSAW, POLAND

PORT POLSKA / CPK

Industrial & logistics land at Poland's new mega-hub (CPK) — presented to investors from Hong Kong

INWI — your local partner on the New Silk Road into the European Union

4×

PROJECTED RETURN

5 years

INVESTMENT HORIZON

USD 11.7 M

CAPITAL RAISE · ≈ EUR 10 M

100,000 sqm

GLA POTENTIAL

Teresin

AT THE CPK CARGO GATE

The opportunity at a glance

A large, consented, full-ownership industrial plot at the gate of Poland's new transport hub – CPK / PORT POLSKA



INWI project visualisation — Port Polska, Teresin

LOCATION

Gaj, Teresin — ~45 km west of Warsaw, at the Port Polska (CPK) hub

PLOT AREA

200,000 sqm · full freehold ownership

ZONING (MPZP)

Trade, services & production — in force since March 2023

BUILDABLE AREA

Up to 100,000 sqm GLA — warehouse / production

ENTRY LAND PRICE

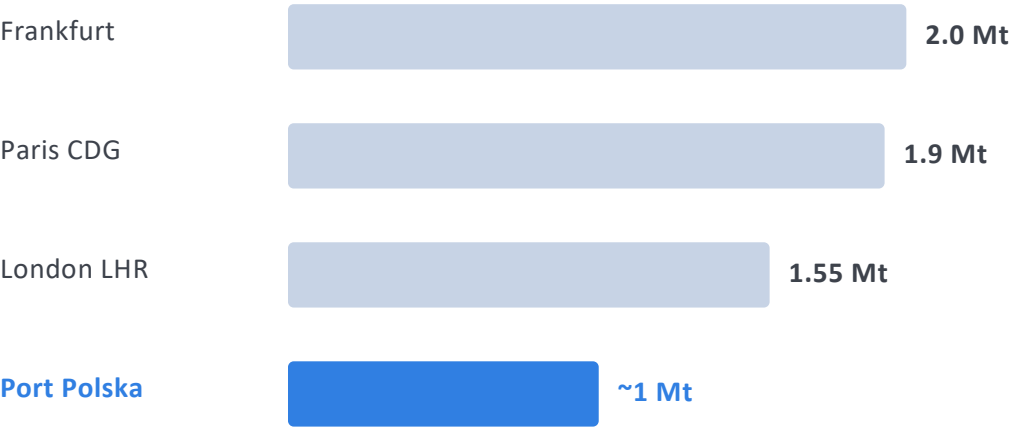
≈ USD 54 / sqm today, before the hub is built out

A mega-hub in the making — and the land beside it is finite

CPK / Port Polska is being built to join Europe's top-tier cargo gateways

HOW BIG THIS HUB GETS

From a standing start toward Europe's busiest cargo hubs



Annual air cargo. European hubs: ACI Europe 2025. Port Polska targets ~1 Mt by 2035 (portpolska.pl). For scale, Hong Kong — the world's #1 — handles ~5 Mt.

CENTRAL POLAND, ON THE A2 CORRIDOR

Warsaw	45 km	Łódź	100 km
Poznań	250 km	Wrocław	300 km
Gdańsk seaport	330 km	Berlin	500 km

Approx. by road; A2 (Berlin–Warsaw) motorway at the door and the CPK cargo terminal adjacent.

WHY THIS COMPOUNDS VALUE

- 1

First-mover on scarce land
The last large plot beside the terminal — cargo-zone supply is capped by zoning and cannot be replicated.
- 2

Cargo growth pulls tenant demand
As volumes scale toward top-tier levels, demand for space beside the hub rises — and land value with it.
- 3

Buy before the re-rating
Entry at ~USD 54/sqm today, years ahead of the 2032 opening — early capital captures the uplift.

At Poland's new transport crossroads

Beside the country's largest infrastructure project

Beside the cargo zone

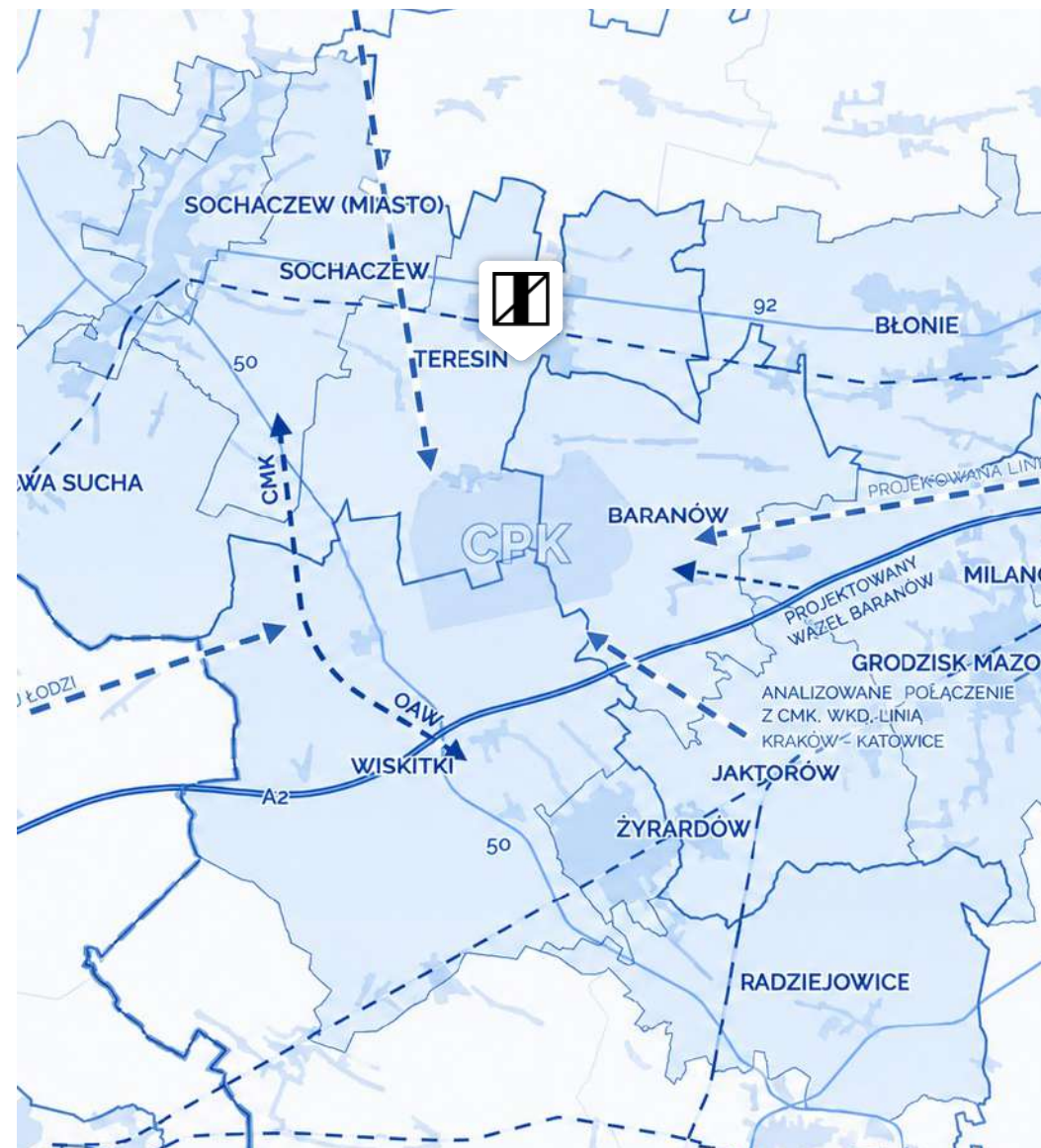
The site adjoins the planned Port Polska (CPK) cargo terminal and Cargo City, about 45 km west of Warsaw — direct exposure to the hub's freight flows.

Road, rail and air in one place

The A2 motorway and DK92, the E20 railway and Teresin-Niepokalanów station, and the planned Warsaw–CPK–Łódź high-speed line all meet here.

Competitors are already here

The Teresin–Błonie corridor already hosts Panattoni, Prologis, SEGRO, MLP and DL Invest Park — leased by DHL, DB Schenker, DSV, ID Logistics and Mars. The market is voting with its capital.



Port Polska (CPK) hub and surrounding municipalities — the plot sits in Teresin, on the northern edge of the zone.

Europe's logistics gateway on the Belt & Road corridor

A stable, investment-grade EU economy where Asia's overland freight meets the single market — and the region's biggest warehouse market

450 M

EU single-market consumers reached from central Poland

A2 / A- / A-

Investment-grade — Moody's · S&P · Fitch

#1 in CEE

Largest, fastest-growing warehouse market in the region

Freehold

Full, perpetual ownership of land — secured by EU law

A literal Belt & Road gateway

Poland is the main overland entry point for China–EU rail freight — via the Małaszewicze border terminal and the Łódź hub — and DCT Gdańsk is Europe's fastest-growing container port.

The nearshoring winner

As supply chains relocate into the EU, Poland captures the most of the shift — driving record demand for modern warehouse and production space.

Land is the scarce asset

Zoned industrial land near the new hub is limited and appreciating. First movers secure the best-located plots before the market prices them in.

Source: PAIH; Cushman & Wakefield / JLL Poland industrial; Moody's / S&P / Fitch

The build-out has started

Port Polska breaks ground in 2026 — and the project has passed the point of no return

2026

Terminal construction begins; the airport opens by the end of 2032

USD 10 bn+

Of tenders launching 2026–2028 across airport, rail and roads

350 km/h

New high-speed rail under way — Warsaw–CPK–Łódź opens first, 2032

HARD TO STOP — AND HARD TO REPLICATE

Past the point of no return

Land assembled, residents relocated from the airport site, billions committed and ~100 tenders under way. CPK is being built, not debated.

Zoned industrial land is rare

Around the hub most land has no local plan or is agricultural — very little is zoned for industry, so consented plots cannot be replicated.

This plot is already through it

A binding production & logistics plan (MPZP) is in force — the last large consented parcel in direct vicinity of the terminal.

Source: Port Polska / CPK (portpolska.pl); Ministry of Infrastructure; Aviation Week

An independent Polish partner with an industrial platform

A documented track record across the full investment cycle — and its own capital in the deal

20 yrs

REAL ESTATE EXPERIENCE

EUR 1 bn+

TRANSACTION VOLUME

367,000 sqm

INDUSTRIAL PIPELINE GLA

RICS

CERTIFIED ADVISOR

01 Leader in the Polish market

Consulting, valuations, leaseback finance, build-to-suit and research under one roof.

02 All competences in-house

Technical, legal and financial sides of every deal — no hand-offs, no delays.

03 Independent & fast

A Polish company outside any corporate group — decisions made in the room.

04 Deep industrial expertise

11 industrial projects, 367,000 sqm of GLA on Poland's core motorway and airport corridors.

05 #1 in sale leaseback

Poland's leading specialist, with a documented record of high-value transactions.

06 Your development partner

INWI delivers the whole project — land, permits, build and exit — so your equity is backed by execution.

The structure and the numbers

We're seeking an equity partner — INWI delivers the entire project end-to-end

Equity Partner

ROLE FOR YOU

You provide the equity capital

4×

PROJECTED RETURN

≈ 300% over the 5-year hold (~32% IRR)

5 years

HORIZON

Aligned with the 2032 hub opening

USD 11.7 M

EQUITY REQUIRED

≈ EUR 10 M · min ticket USD 270 K

INWI DELIVERS THE PROJECT

- **Land sourcing & acquisition**
We secure the 200,000 sqm plot — entry land value ~USD 54/sqm.
- **Permitting & design**
MPZP already in force; we take the scheme to shovel-ready.
- **Build & lease**
Delivery of up to 100,000 sqm GLA, then leasing to occupiers.
- **Exit around year five**
Sale as Port Polska opens (2032), targeting ~4× on entry.

THIS IS ONE PROJECT OF MANY — LAND DEVELOPMENT IS OUR SPECIALITY

With an equity partner, INWI can source more consented plots and carry each one through full permitting to a shovel-ready asset — turning your capital into a pipeline of land, not a single deal.

Indicative only. The 4× / ~300% figure is the sponsor's projected money multiple over a ~5-year hold, is not guaranteed, and may change; this material is informational and is not an offer, solicitation, or investment, legal or tax advice. Amounts shown in USD / EUR; the project is PLN-denominated, converted at ≈ 1 PLN = 0.27 USD and 1 EUR = 1.17 USD (Aug 2026).

Why Poland, why now, why INWI

One scarce industrial plot that captures all three arguments at once

WHY POLAND

- 450 M-consumer EU market on the overland Belt & Road corridor
- Investment-grade (A2 / A- / A-); largest warehouse market in CEE
- The nearshoring winner — supply chains relocating into Poland
- Full freehold land, protected by European law

WHY NOW

- Port Polska construction starts 2026; the airport opens 2032
- USD 10 bn+ of tenders across airport, rail and roads, 2026–28
- High-speed rail (up to 350 km/h) and the cargo zone converge here
- The last large plot beside the terminal — supply capped by zoning

WHY INWI

- 20 years, 36 deals, EUR 1 bn+ transacted — all in Poland
- 367,000 sqm of industrial GLA pipeline, with 11 projects ongoing
- Full cycle in-house: land, permits, delivery, lease / sale, sale leaseback
- RICS-certified — delivering the full project as your development partner

A scarce industrial project at Poland's new mega-hub, planning secured, offered as a 5-year equity partnership with INWI delivering the entire project.



LET'S BUILD VALUE TOGETHER

Talk to INWI

Whether you are looking to invest in Port Polska or to build a wider industrial portfolio in Poland, INWI is your hands-on local partner on the New Silk Road into the EU.

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