



X A N G A

XID - XANGA INVESTMENT & DEVELOPMENT GROUP

**We develop the
infrastructure for the growth
of your business**

XANGA Investment & Development Group

XANGA'S MAIN FOCUS OF ACTIVITIES

INDUSTRIAL PARK
DEVELOPMENT AND
MANAGEMENT

COMPLEX LOGISTIC
SERVICES,
INCLUDING AIR CARGO

SPECULATIVE

DEVELOPING TURNKEY
INDUSTRIAL, LOGISTIC
SERVICE AND OFFICE
FACILITIES

BUILD-TO-SUIT

SUPPORTING AND
FUNDING STARTUP
ECOSYSTEMS

AIRPORT OPERATION,
GROUND HANDLING
SERVICES

20 years' proven
reference in
build-to-suit
industrial,
logistic and
service facility
development

Investment locations in the East Hungarian Region



1. Debrecen Regional Innovation Science and Technology Park



2. Debrecen International Airport and its surroundings



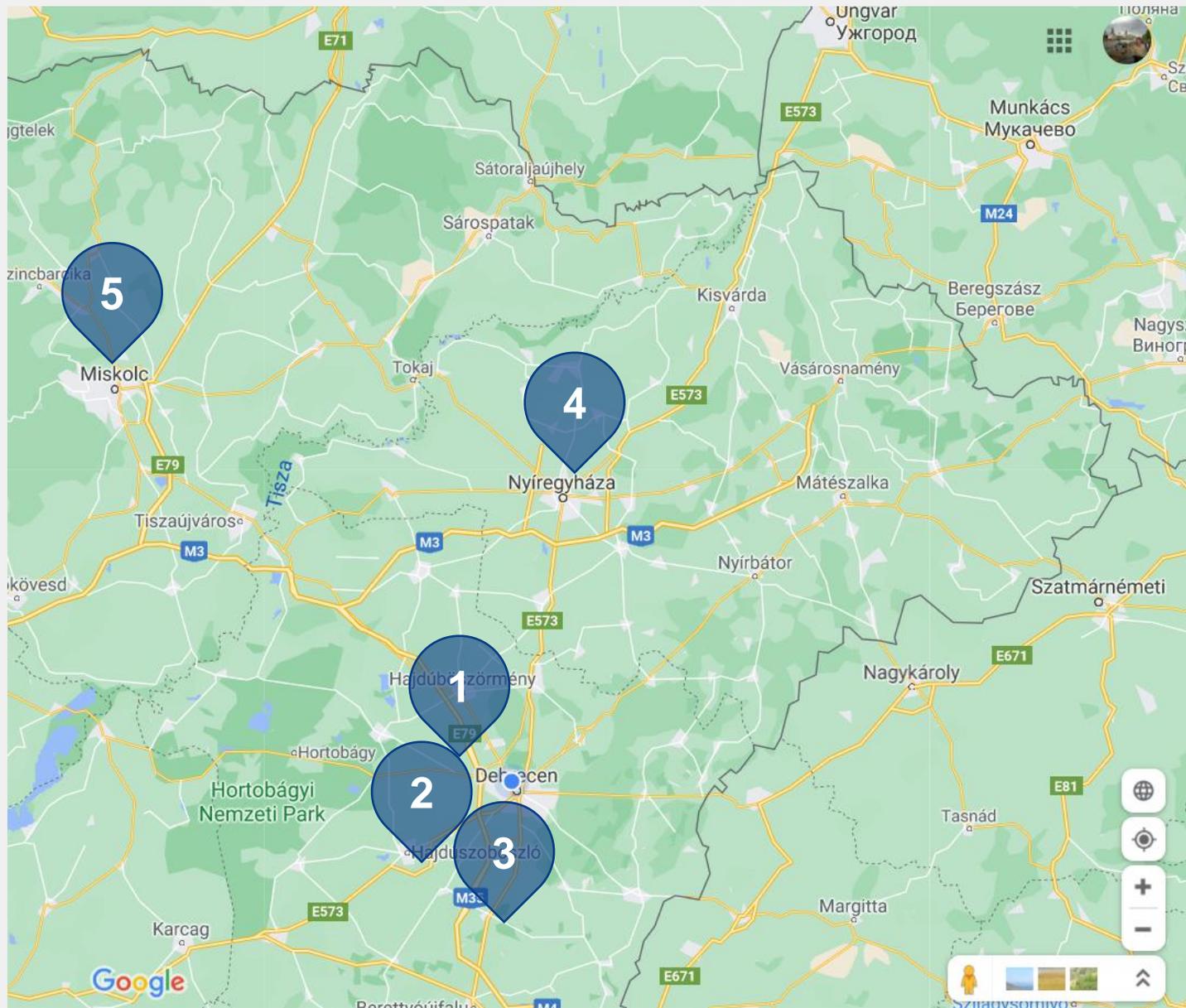
3. Debrecen South Economic Zone



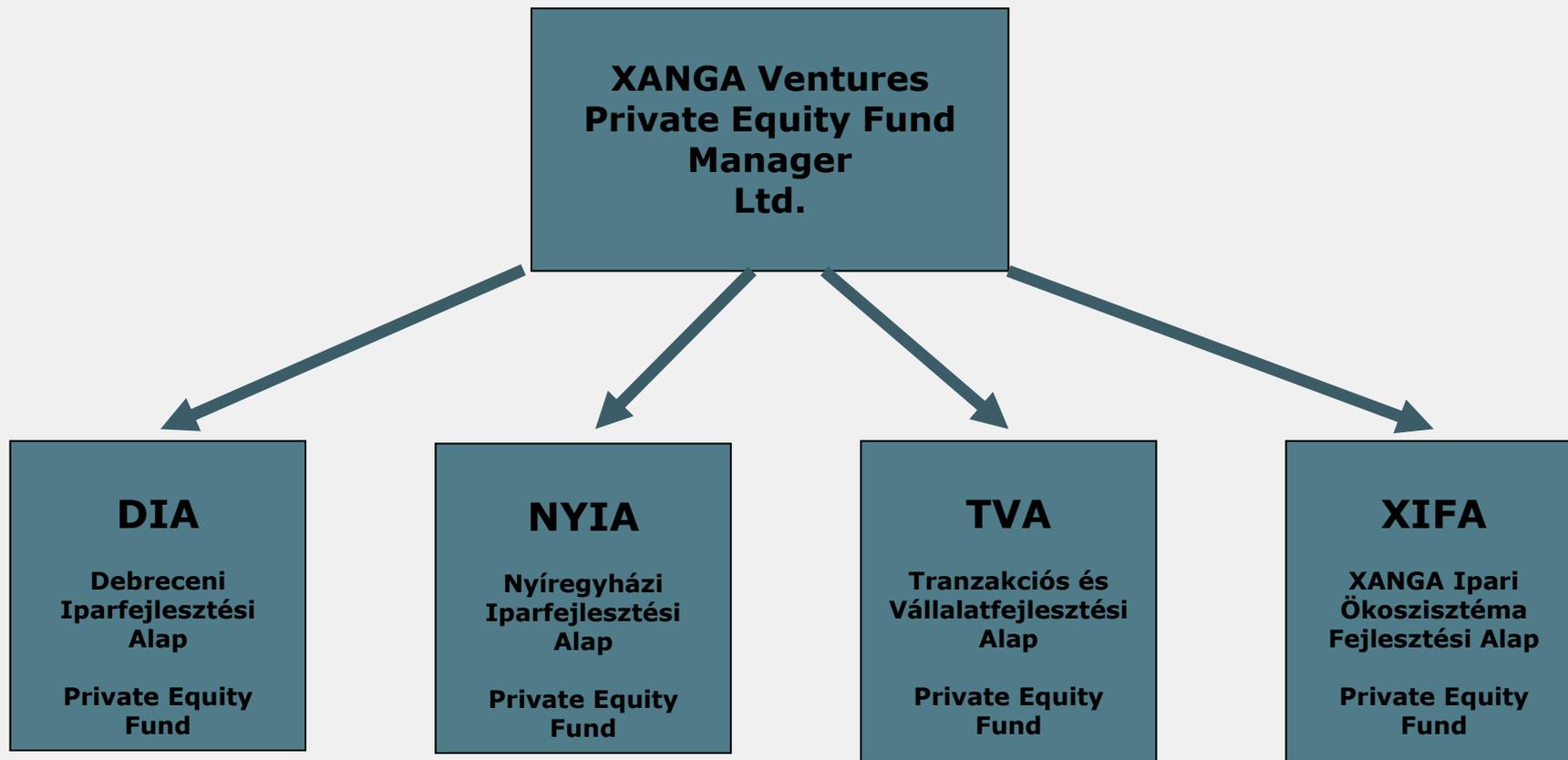
4. Nyíregyháza South Industrial Park



5. Miskolc South Industrial Park



Investment financing





Debrecen Regional Innovation Science and Technology Park

Regional Innovation Science and Technology Park



XANGA as developer owner and operator of the infrastructure (100% private)



Current area: 130 hectares, more than 60 companies, more than 6,000 employees



High capacity public utility and road network in the Park



Two decades' experience in build-to-suit industrial, logistic and service facility development



Awards

Debrecen Regional and Innovation Industrial Park awarded the title of „Industrial Park of the Year” both in 2009 and 2016.



**Debreceni Regionális és Innovációs
Tudományos Technológiai Park**



2015 December – the Park was awarded the title of „Science and Technology Park”.

Main tenants



SCHAEFFLER

ASSA ABLOY



manz

oerlikon

BURKLE
PROCESS TECHNOLOGIES



transcosmos
people & technology

SENSIRION
THE SENSOR COMPANY



RICHTER GEDEON



rpd

GRAVIC
HUNGARY



PHARMAPRINT

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Recent developments



Coca Cola Logistic Center



Logistic Warehouse



Innovation and Technology Center



Flexi Force metal processing company



RR Donnelley Printing House



Business Incubator house



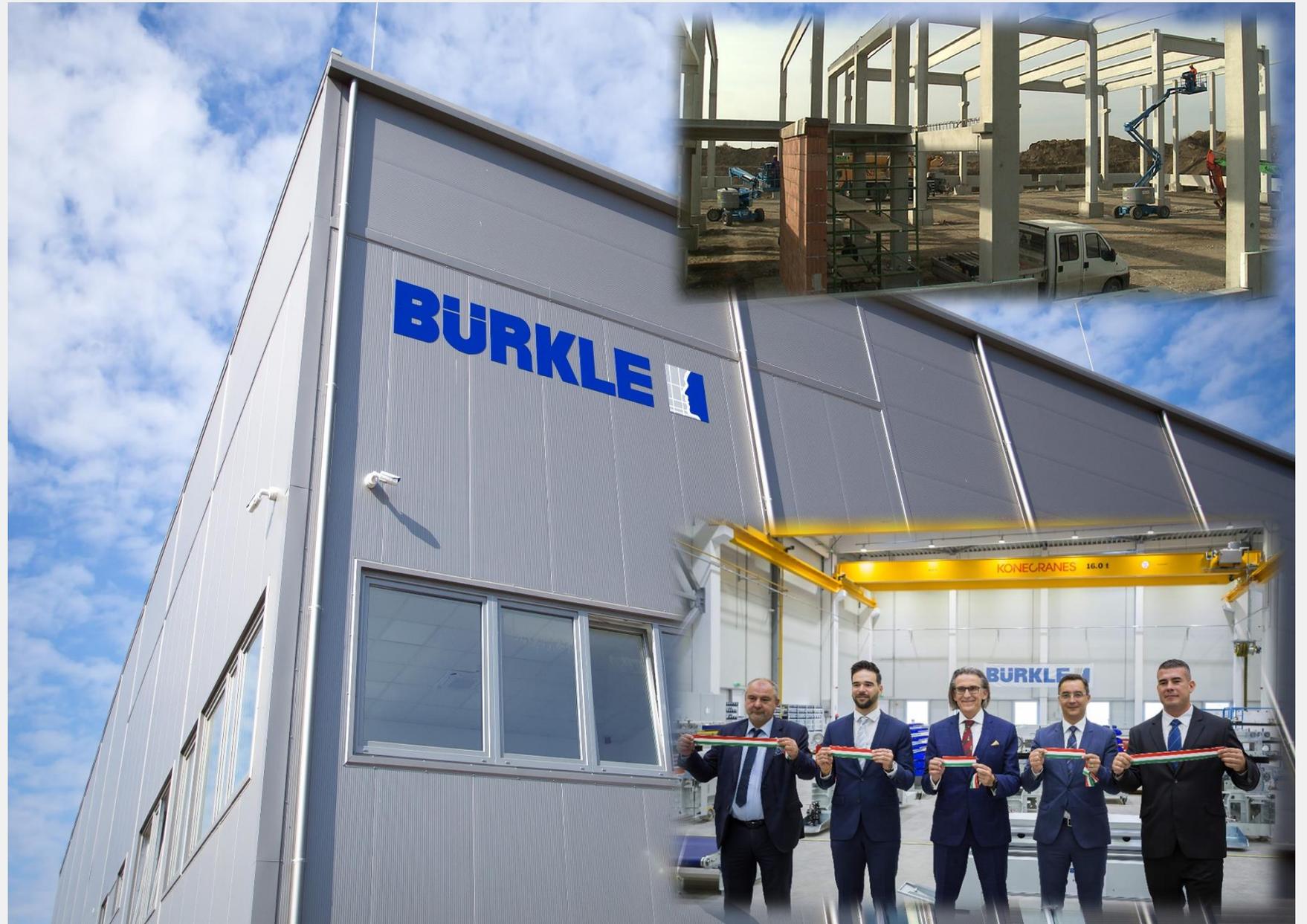
Gravic Printing House



POPZ European production and logistic center

Most recently completed BTS development

Machine manufacturing site for the Robert Bürkle GmbH



Most recently completed BTS development

Manufacturing site for Sensirion AG
Handed over to tenant in July 2021



Most recently completed development

Logistic Center

- 4500sqm industrial-logistic facility
- 530sqm offices
- Loading docks



Most recently completed BTS development

Machine manufacturing site extension for the Robert Bürkle GmbH



Current development

Logistic Center
Expected handover in
July 2022



BTS development in preparation

Logistic Center



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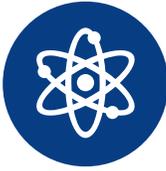
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Debrecen International Airport and its surroundings

Multimodal Logistics Centre

Airport Multimodal Logistics Centre



Ready-to-lease industrial and logistics facilities
Site is also part of XANGA's Science and Technology Park since December 2015



30,000 sqm logistics and service facilities offices
(air cargo hall right next to apron; sea-container terminal with railtrack)



Multimodality: air, rail, road
XANGA's own and private investment



Further cca. 20,000 sqm logistics, cargo and MRO facilities planned



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Recent developments



Air cargo halls



Business incubator house



Covered rail terminal



Logistic halls



Production facility



DPD depo

Main tenants



Lufthansa Technik



dpd



Current development

Office facility
Expected handover in
July 2022



Most recently completed development

Hangar facility



New development in preparation

Hostel at DEB International Airport



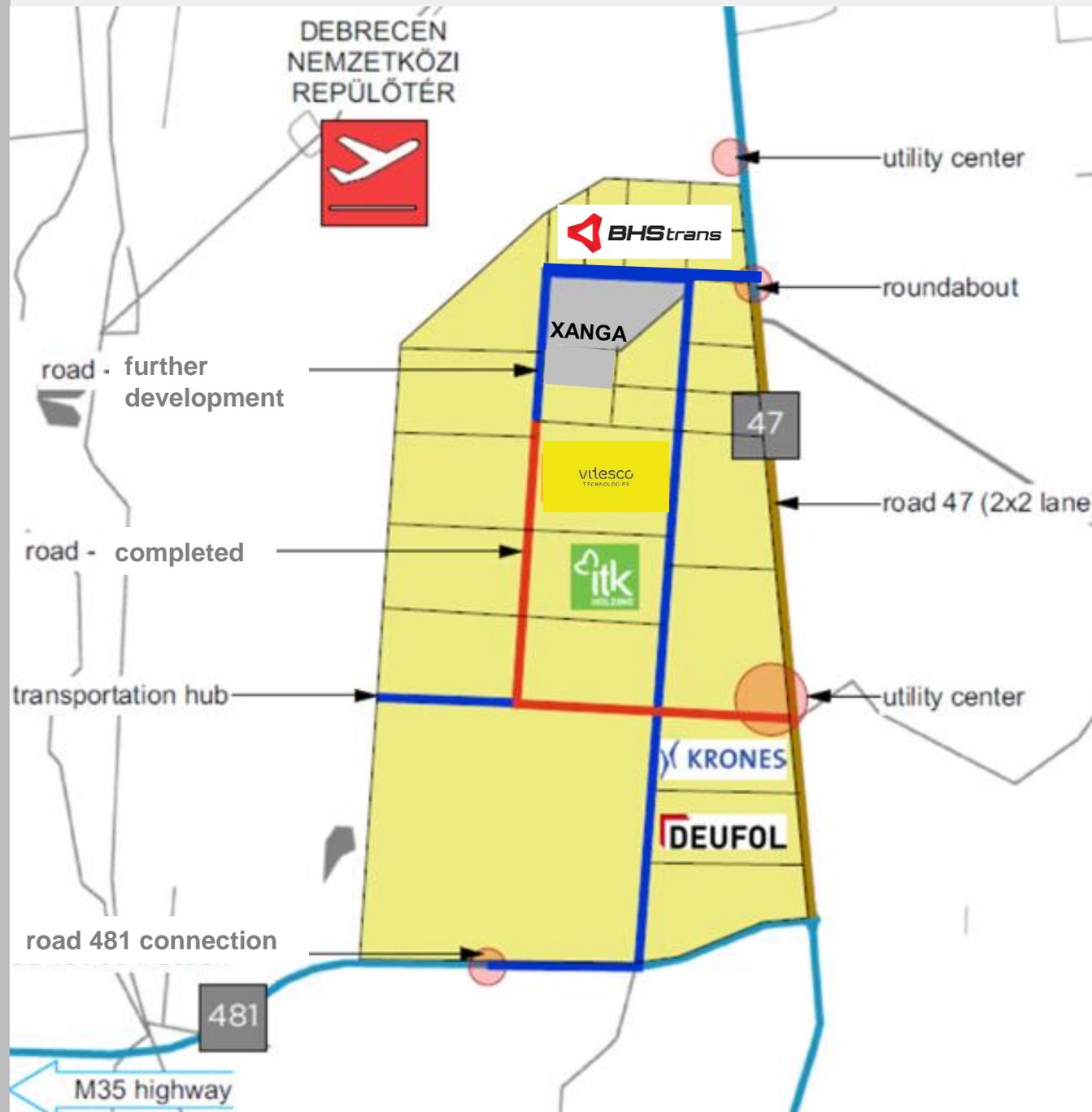


Debrecen South Economic Zone

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Debrecen South Economic Zone



XANGA building site

12 + 4 ha

**Industrial public
utilities available**

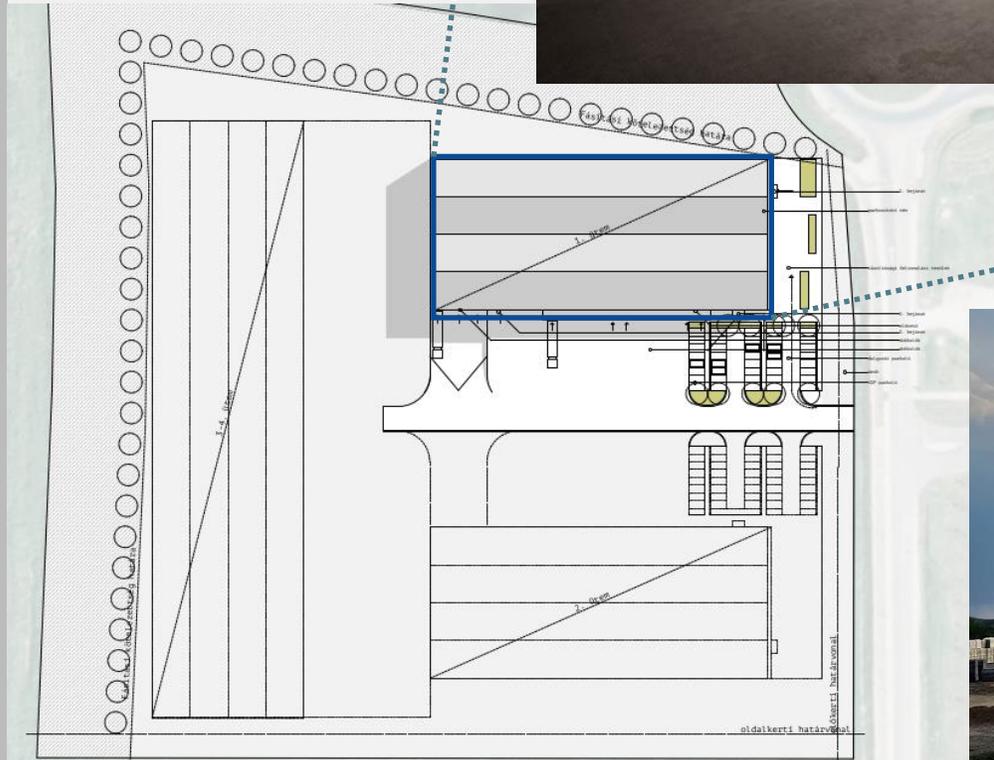
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An aerial photograph of an industrial park. In the foreground, a multi-lane asphalt road with a green median runs diagonally from the bottom left towards the center. To the right of the road is a large, rectangular, black industrial building with a flat roof. Further back, there are other industrial structures, including a large white and blue building. The background shows a mix of green fields and some residential areas under a clear blue sky. A semi-transparent grey overlay covers the right side of the image, and a blue L-shaped graphic element is in the top right corner.

Miskolc South Industrial Park & Nyíregyháza

**XANGA to build
30.000sqm facilities**

**Construction works
of 6.000sqm 1st
phase in progress**



Current development

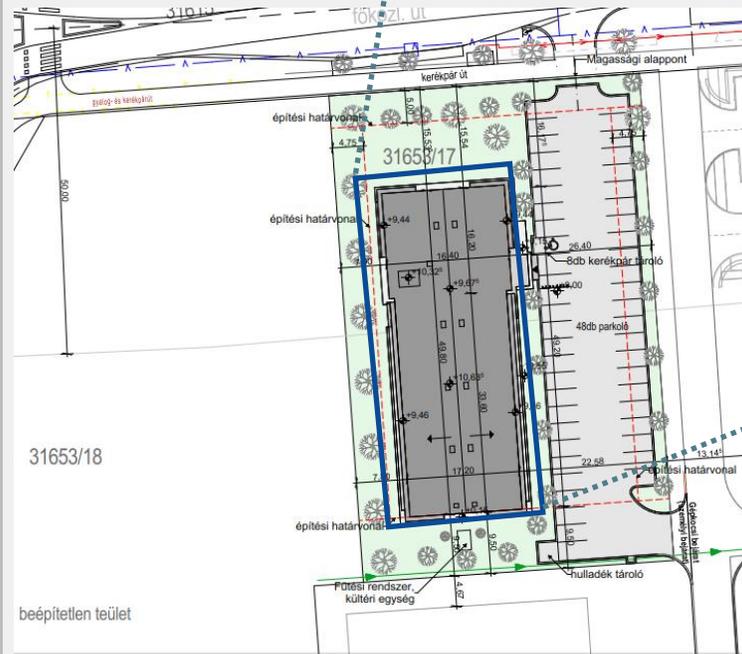
30k sqm logistic centre
at Miskolc South
Industrial Park

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Current development

Hostel development in city of Nyíregyháza

Construction works in progress



Debrecen International Airport



Airport Operations (Ground Handling)



- In 2011 XANGA acquired majority (75%) shares in Airport Debrecen Ltd, the company having the licence to operate Debrecen International Airport – with the right to develop the Airport’s surroundings
- WX International Aviation Ltd. (member of XANGA Group) is licensed and registered Ground Handling agent
- In November 2018 XANGA handed over 50% of the shares to the Municipality of Debrecen – XANGA remained minority owner with 25% and kept the right to develop the surroundings

Startup Campus Accelerator Program

TAKE THE FIRST STEP

EXPERIMENT. FAIL.
LEARN. REPEAT.

GREAT

diagonal
CORPORATE OFFICE

TODAY IS
THE DAY

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Start-up ecosystem



- Understanding the effects of exponential technological development and the needs of start-up companies, XANGA is actively involved in developing a supportive ecosystem that facilitates the start-up and growth of these businesses
- XANGA is committed to supporting and funding startup ecosystems
- Collaboration with Debrecen University (XANGA's external dept. for Regional Economic Development and Innovation Management)

Xponential - Coworking office



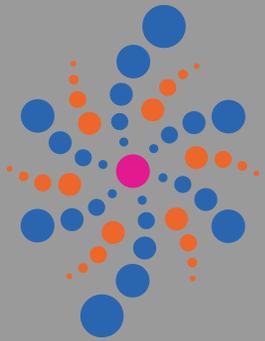
- Our coworking office focuses on the so-called start-up companies that are popular in the Silicon Valley, California, which is the cradle of exponential technology development.
- In addition to providing a high-quality infrastructure and administrative background, young businesses with a large knowledge base can help each other and enhance the effectiveness of their activities with their collaboration.
- In addition to our Debrecen office we are working on further locations as well within and outside Hungary.
- <http://xponential.hu/>

Startup Campus



- Startup Campus offers a solution to the most significant issue of local start-up ecosystems, the need for the recruitment of new start-ups.
- XANGA is shareholder in Startup Campus Invest Zrt.
- <http://startupcampus.hu/en/>

Singularity University – Debrecen Chapter



Singularity
UNIVERSITY

- Singularity University is a global learning and innovation community using exponential technologies to tackle the world's biggest challenges and build a better future for all.
- XANGA hosts the SingularityU Debrecen Community Chapter provides opportunities to mobilize communities through local, in persons salons in order to build a more connected community.
- <https://global.su.org/chapters/debrecen>

awaiting your further enquiries



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