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The offer of cooperation in order to obtain external financing or sale of „Osiedle Morskie” in Wytowno.

Please refer to our website **www.pomerania.biz** on which the ongoing investment process in the coastal belt of Ustka Municipality in Wytowno, "Osiedle Morskie" is presented.

The project "Osiedle Morskie" in Wytowno, Ustka covers the area of 222,281.00 square meters (22 hectares), it consists of 122 plots located at streets: Wiatru od Morza, Sztormowej, Porannej Bryzy, Zefirowej, Skali Beauforta and Róży Wiatrów, and street number have been given for each plot.

The plots are of various sizes and for different purposes depending on the investor and Zoning. The construction of residential apartment buildings, detached houses, residential and holiday homes, hotels, schools, nursing home, sanatorium with recreational facilities, swimming pool, beach, restaurants, bars and shops. Division of plots according to Zoning in different ways is permissible and each investor can customize according to his vision and according to Zoning - area located in the north - western geodetic village Wytowno, Ustka Municipality, approved by the resolution of the municipal Council of Ustka No. XXXVII/4441/2010 dated 30 June 2010 (published in the Official Journal of the Pomeranian Province No. 117, item. 2285 dated 22.09.2010).

The current price of this investment for sale with 222,281.00 m² area is 85.00 PLN/m², which sums up to the amount of 18,700,000.00 PLN (gross price).

We plan to have the whole project connected to all mains (power supply, water and sewage systems), sidewalks and roads. The company has all the necessary building permits, including building permits and connection of the power grid by ENERGA-OPERATOR SA in Koszalin. Construction logbooks for this investment were issued, we filed a notice of commencement of works. ENERGA - OPERATOR SA purchased from our company two plots on which two transformer stations securing the supply of electricity will be built according to the issued building permits. Ustka Municipality purchased from our company one plot for sewage pumping stations, roads, walkways, widening for roads and green belts to be located there.

The whole area of investment for development is owned by our company. Local plan extract and a map of the whole „Osiedle Morskie” can be found at www.pomerania.biz.

In the coastal belt of Ustka Municipality, it is the only developed investment of this size and technically and professionally prepared land for investment, which has all building permits and is

already in progress. Interest in this investment is very high. There is nowhere else in the coastal belt such a big potential of land development.

After the planned connection to all mains and construction of the entire external infrastructure, price per 1m² of the plot will be about 144,00 PLN on this investment - which give a total amount of 32,016,300.00 PLN only for the first sold plots, then definitely the price of 1 m² will increase, which will take place in the next period of time. This amount is obtained only from the sale of individual plots, which are connected to all media, sidewalks and streets. This is confirmed by an appraisal dated 20.06.2016, which you can find on our website www.pomerania.biz.

At the same time for comparison, the selling price of land in Poddąbie in Ustka Municipality, a summer resort, located the closest to our investments, where sale was performed by Ustka Municipality and the price for the plots for different purposes ranged in price from 450.00 - 500.00 PLN/1m² (the price currently is 650, 00 PLN/1m²).

If you acquainted yourselves with our website and materials posted there, the appraisal from 06.20.2016 and other documents including building permits, maps, concept of „Osiedle Morskie” and photographs confirming the uniqueness of this investment, we are very interested in cooperation with you, the commercialization of this land with all building permits or finding sources of funding for our company, in order to carry out this investment.

We offer sale of the entire investment or together with potential future investor to carry out the project of connecting it to all mains on agreed terms and conditions of cooperation. Financial settlement for any utilities connected outside of the investment by the investor can take place as a barter – setting accounts in plots in Wytowno.

As of today, in order to fully connect plots to all media, the construction of water treatment facility, roads and pavements, the cost is 27.00 PLN for 1m², it gives a total amount of approximately 6,000,000.00 PLN which includes the cost of construction of water treatment facility.

Now it is a promotional sale of the entire investment, where the cost of connection plots to all mains is deducted from the selling price of 18,700,000.00 PLN the amount of 6.000.000.00 PLN. Effective gross price in promotion is now 12,700,000.00 PLN, area of 222,281.00 m², gives a price of 1 m² = 57,00 PLN GREAT DEAL! Current stage of investment, according to the appraisal amounts to a total amount of 26,797,320.00 PLN.

The company is very interested in cooperation for the implementation of the project, which today is connecting 22 hectares to all mains, construction of roads and sidewalks in the coastal belt in Ustka Municipality, town of Wytowno, and sale of fully connected plots to all mains.

Thank you in advance for your interest in our investment. We will gladly provide detailed information about "Osiedle Morskie". We also offer meeting at the investment site any time, we can help to clarify all the details concerning the investment.

We invite you to cooperate with us on this investment and take advantage of the opportunity of safe and reliable earnings and profits, allocate free cash, which will be well secured and offer a guarantee of profit in the future, where currently tourism industry is expanding in the coastal belt in Ustka.

Development of country's road infrastructure and other means of communications in the direction of the Baltic Sea, cause a major increase of number of tourists and investors' interest every year.

Current regulations do not allow cities and municipality to create new Local Land Development Plans of those that already exist and are approved for implementation and there is no current investment conducted in these areas. New regulations and laws limit purchase possibilities of agricultural land in the coastal belt in Ustka. Mayor of Ustka in the years 2016 - 2017, will try to obtain the status of health resort, Ustka fulfills the conditions and requirements for a health resort. Works on this topic are scheduled to start in the fourth quarter of 2016.

In addition, it should be noted that the investment areas in the coastal belt of Ustka are a limited resource and they are beginning to end, and to supply the area such as our investment in drinking water in Ustka Municipality is close to a miracle.

In Ustka Municipality drinking water is scarce, our company was working on this problem for several years, locating a place where there are resources of drinking water. We performed geological surveys and drilling, locating drinking water resources for this investment. After studies of water safety and based on actions, decisions and documents the company received approval from the mayor of Ustka for execution and construction of a well and water treatment facility in Wytowno and received a permission to build a water supply system for „Osiedle Morskie”.

The „Osiedle Morskie” investment only requires financial resources for realization and to achieve profits from the sale of building plots. The current lack of building plots located by the sea, is causing a big interest in this investment.

We invite you to cooperate with us on this unusual and very safe investment „Osiedle Morskie” consisting of connecting 122 plots to all media, which will be offered for sale at the time of possessing the required financial resources to achieve the desired investment goals or to continue and conduct a construction of houses, mansions, tourist facilities or recreational and health care building.

Sincerely,

Andrzej Ossowski

President of Managing Board of General Partner Pomerania Nieruchomości LLC

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