



BESICO

Company presentation

July 2025



Professional international developer of real estate for lease

DYNAMIK HOLDING, a.s.

Štúrova 22

949 01 Nitra

Slovakia



Rf-Technologies

Lange Ambachtstraat 40

9860 Oosterzele

Belgium



- International experiences
- Local know-how
- More than 15 years of cooperation
- Strong capital background
- Oriented on long-term cooperation
- Building of our own portfolio
- Comprehensive services

ESG

Environmental
Social
Governance

We prioritize sustainability and diligently strive to minimize the environmental impact of our projects.



PROJECTS





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BESICO Nitra - HALL A + HALL B

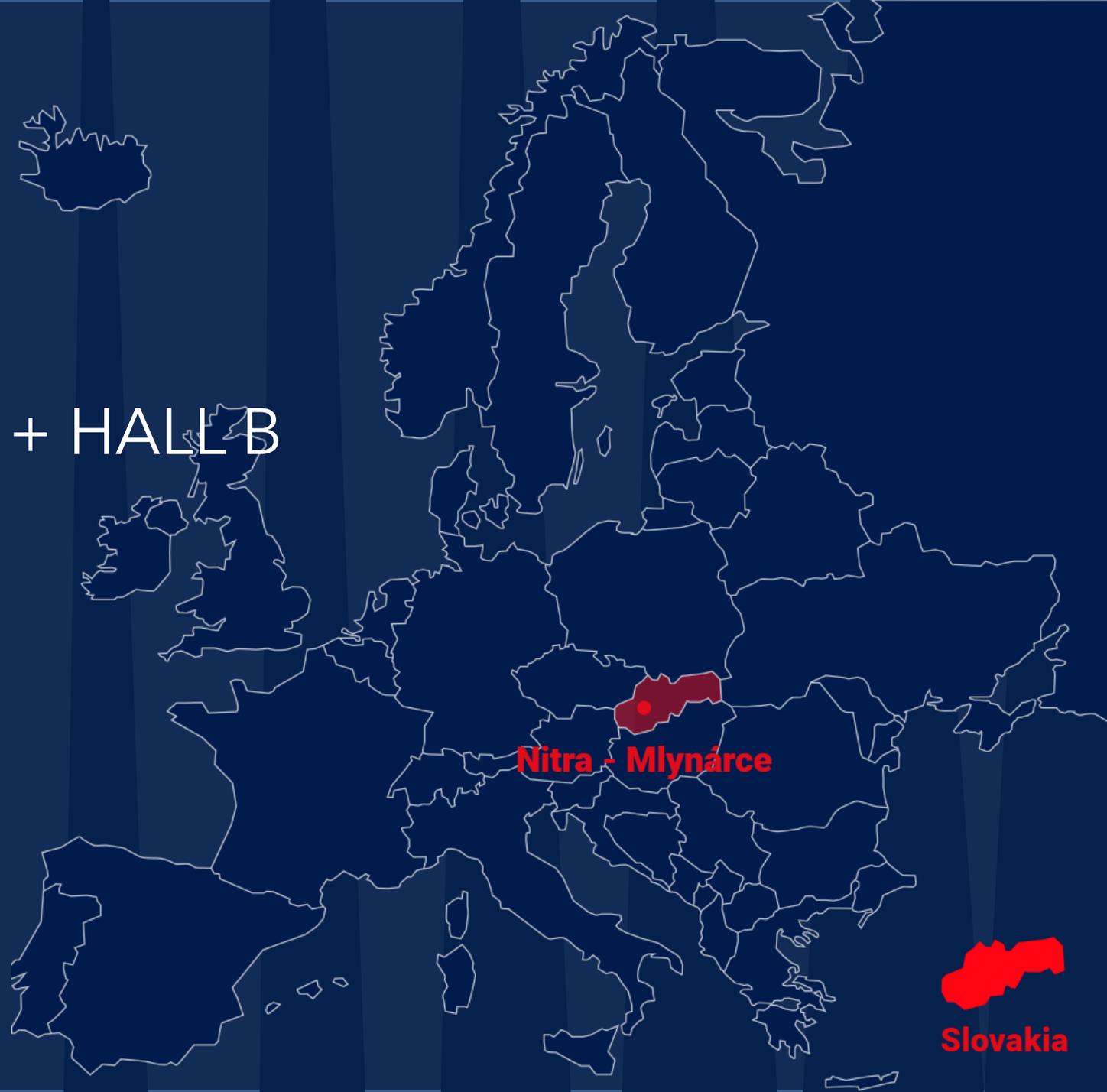
SPACE FOR LEASE
FOR YOUR BUSINESS
IN ATTRACTIVE LOCATION

Warehouse

Offices and social space

Light production facilities and services

www.besico.eu



ABOUT THE PROJECT



4.5 km from centre
of Nitra



0.75 km
R1A highway



10.2 km
Nitra airport



3.8 km freight
railway station



8 741m²
total rentable area
of production and
warehouse



2 428 m²
office space



Number of
parking space: 90
vehicles



Tailor made
solutions



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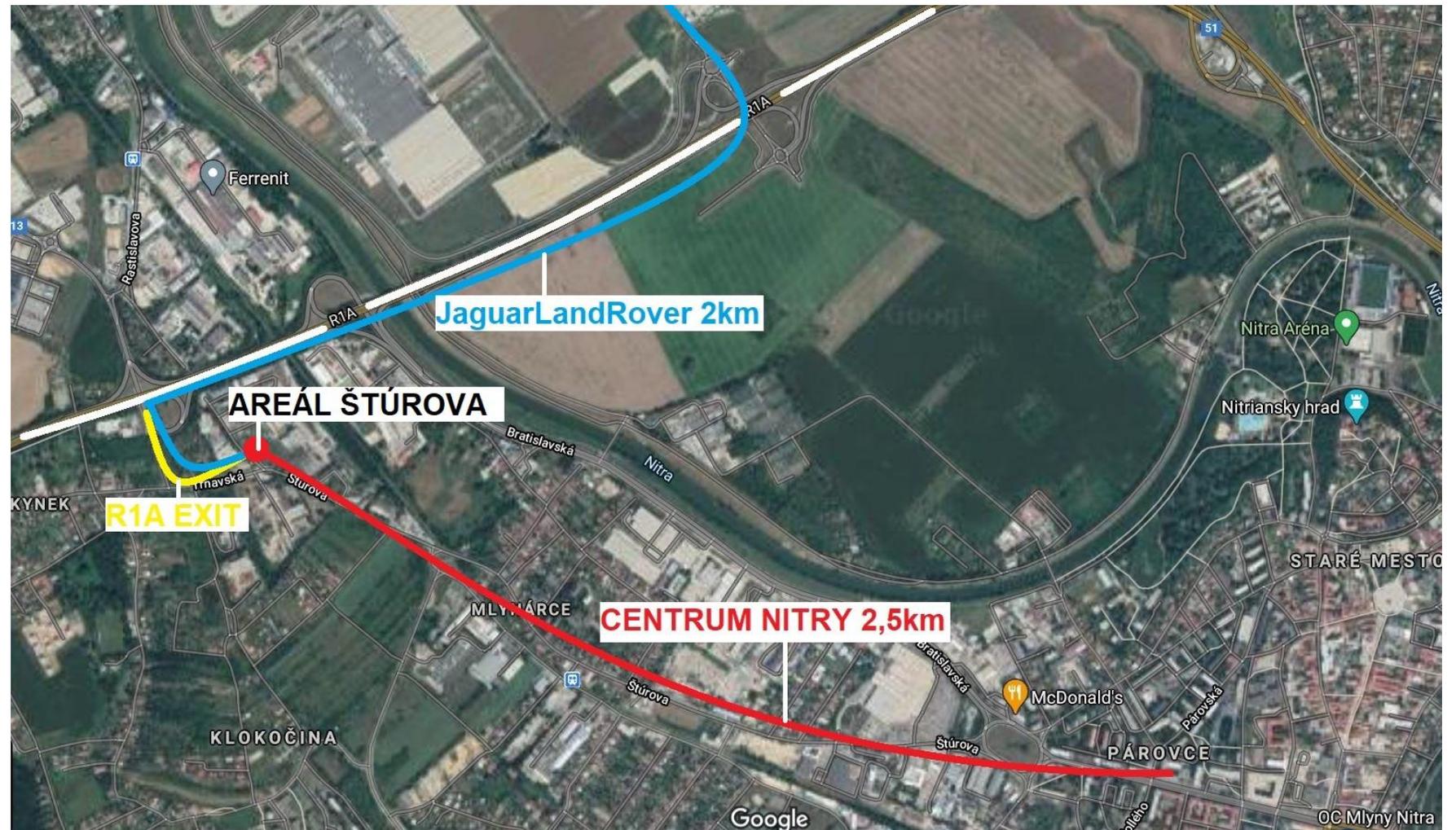
LOCATION

Approximative distances

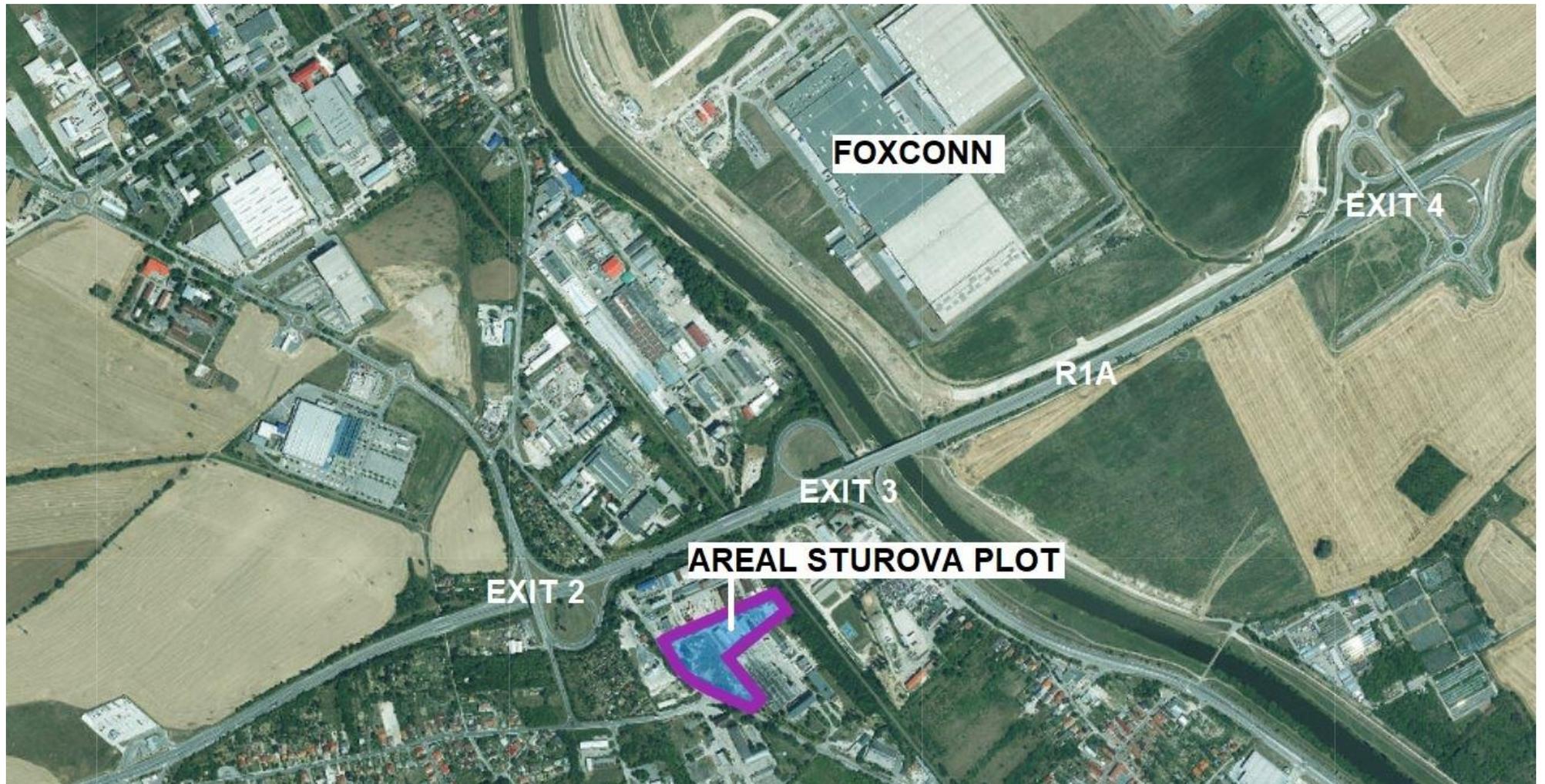
Trenčín	92 km
Žilina	163 km
Senec	63 km
Banská Bystrica	129 km
Trnava	46 km
Bratislava	91 km
Košice	355 km



LOCATION AND SITUATION OF THE PROJECT



LOCATION AND SITUATION OF THE PROJECT



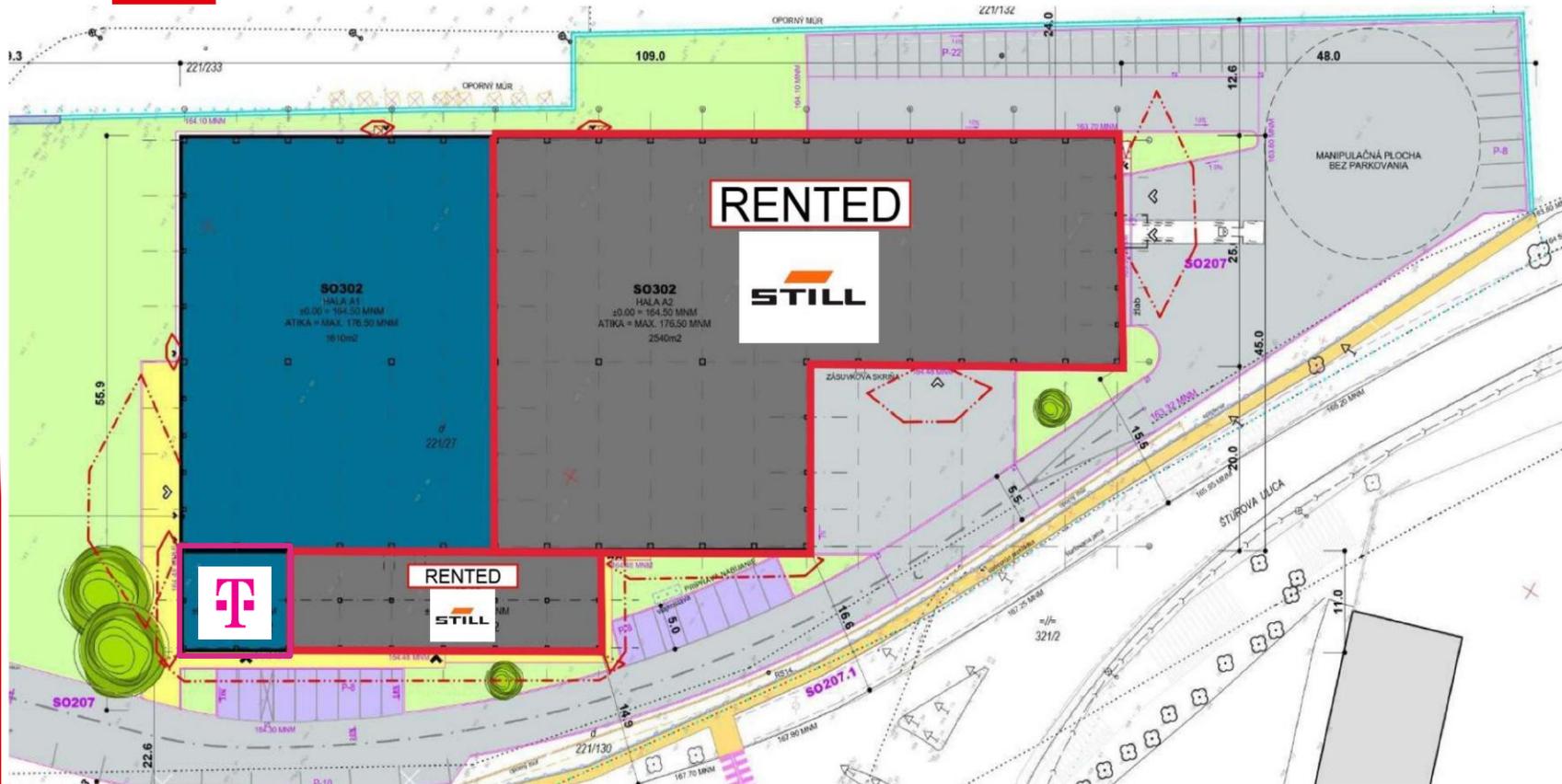
SITUATION OF THE PROJECT - PROPOSED LAYOUT



Hall A:
Rented: 2 500 m² + 800 m² office
Available: 1 613 m²

Hall B:
Available: 5 925 m² + 1 338 m² office

LAYOUT HALL „A“



Total area:
5 925 m²

Total available:
1 613 m²

Minimum size available:
1 613 m²

Established
companies:



Hall A



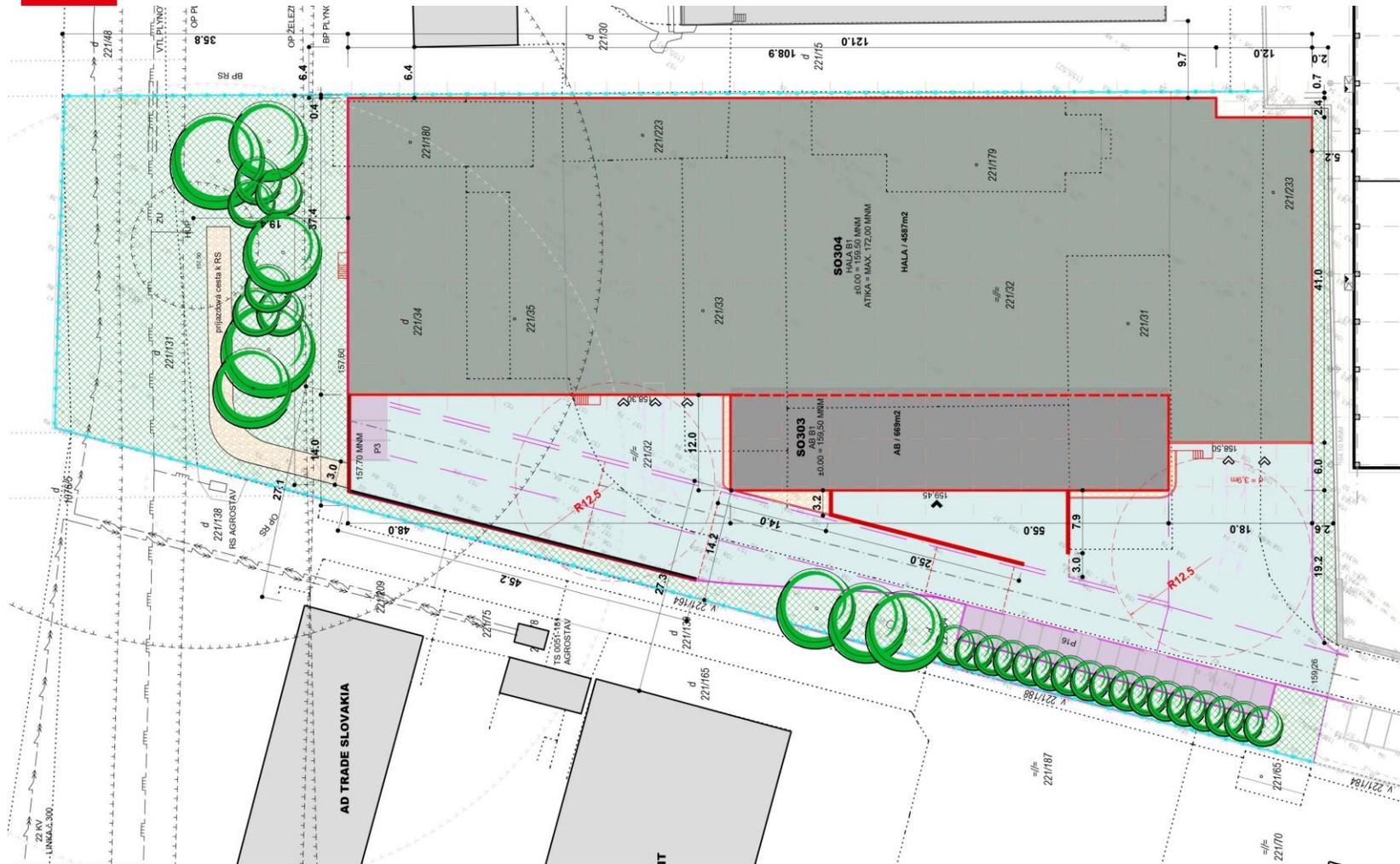
Hall A



Hall A



LAYOUT HALL „B”



Total area:
5 925 m²
Total available:
5 925 m²
Office size available:
1 338 m²
Minimum size available:
1 500 m²

Hall B



Hall B



Hall A + Hall B





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BESICO Martin

SPACE FOR LEASE
FOR YOUR BUSINESS
IN NORTHERN PART OF SLOVAKIA

Warehouse

Offices and social space

Light production facilities and services

www.besico.eu



ABOUT THE PROJECT



6 km from
centre of Martin



0.5 km
R3 highway



110 km Poprad
international airport



5 km from
railway station



42 900 m²
total rentable area
of production and
warehouse



4 200 m²
office space



Number of
parking space:
275 vehicles,
2 independent
driveways



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LOCATION

Approximative distances

Košice	225 km
Banská Bystrica	67 km
Budapešť (HU)	239 km
Poprad	113 km
Žilina	30 km
Bratislava	230 km

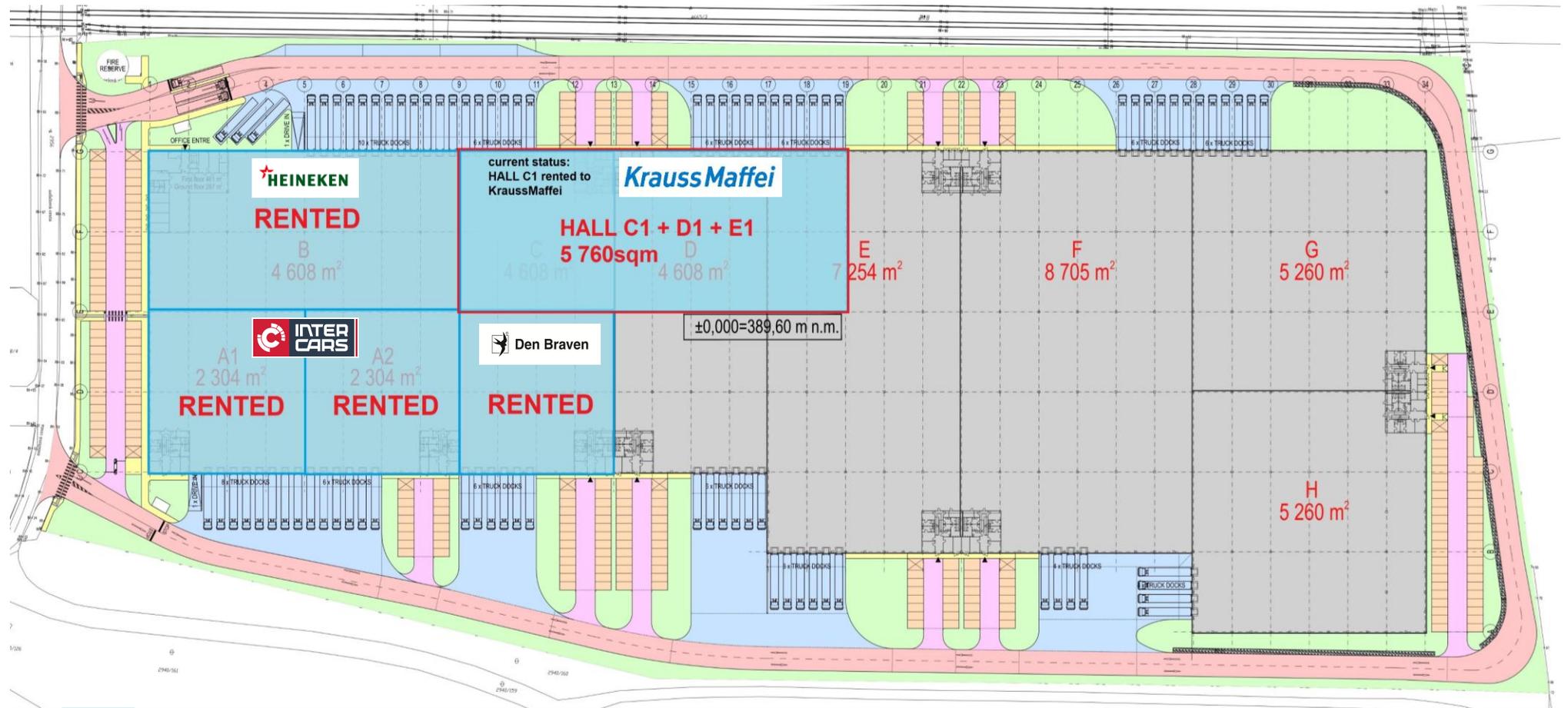


PROJECT LOCATION AND SITUATION



Established companies:





Rented



Available







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BESICO Banská Bystrica

SPACE FOR LEASE
FOR YOUR BUSINESS
IN THE HEART OF SLOVAKIA

Warehouse

Offices and social space

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www.besico.eu



ABOUT THE PROJECT



1.5 km from centre
of
Banská Bystrica



0.5 km
R1 highway



15 km Sliač
international airport



3 km freight
railway station



13 695m²
total rentable area
of production and
warehouse



1 680 m²
office spaces



Number of
parking space:
54 vehicles



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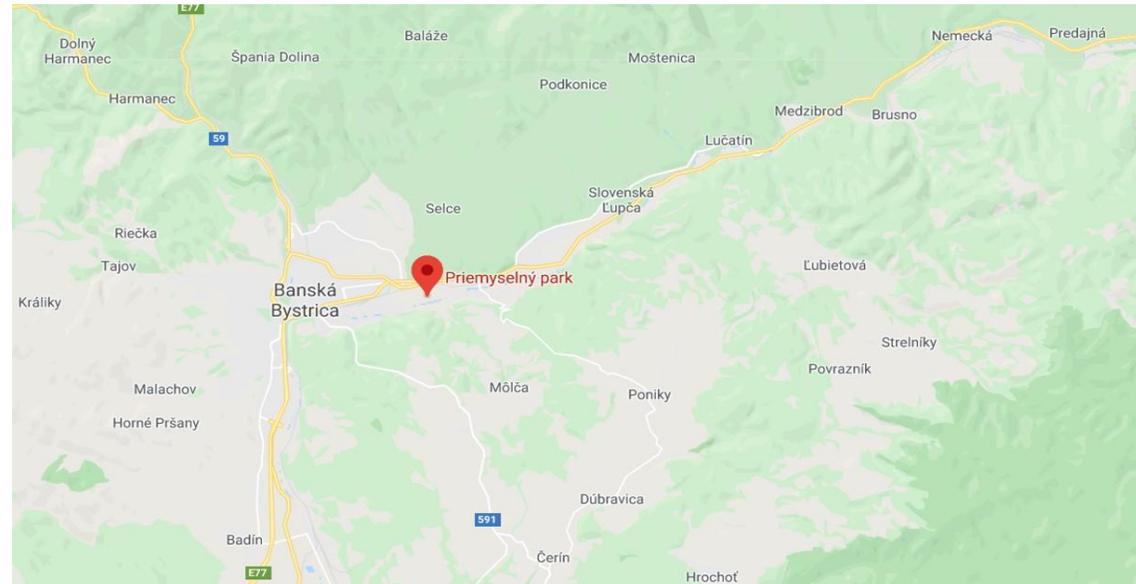
LOCATION

Approximative distances

Ružomberok	58 km
Žilina	92 km
Nitra	129 km
Poprad	135 km
Trnava	173 km
Bratislava	219 km
Košice	221 km



PROJECT LOCATION AND SITUATION



Established companies:

Makita

twd



MED-ART

BURGMAYER
Faszination durch Präzision





Currently available: 8 064 sqm + 990 sqm office

Hall A 2: already built to phase Shell&Core, available: 2 300 sqm, Extension of the hall for an existing client to be completed by December 2025

Hall B: date of delivery/handover for purpose of lease - 9 months after the signing of the Future Lease Agreement.







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BESICO Vrábľe

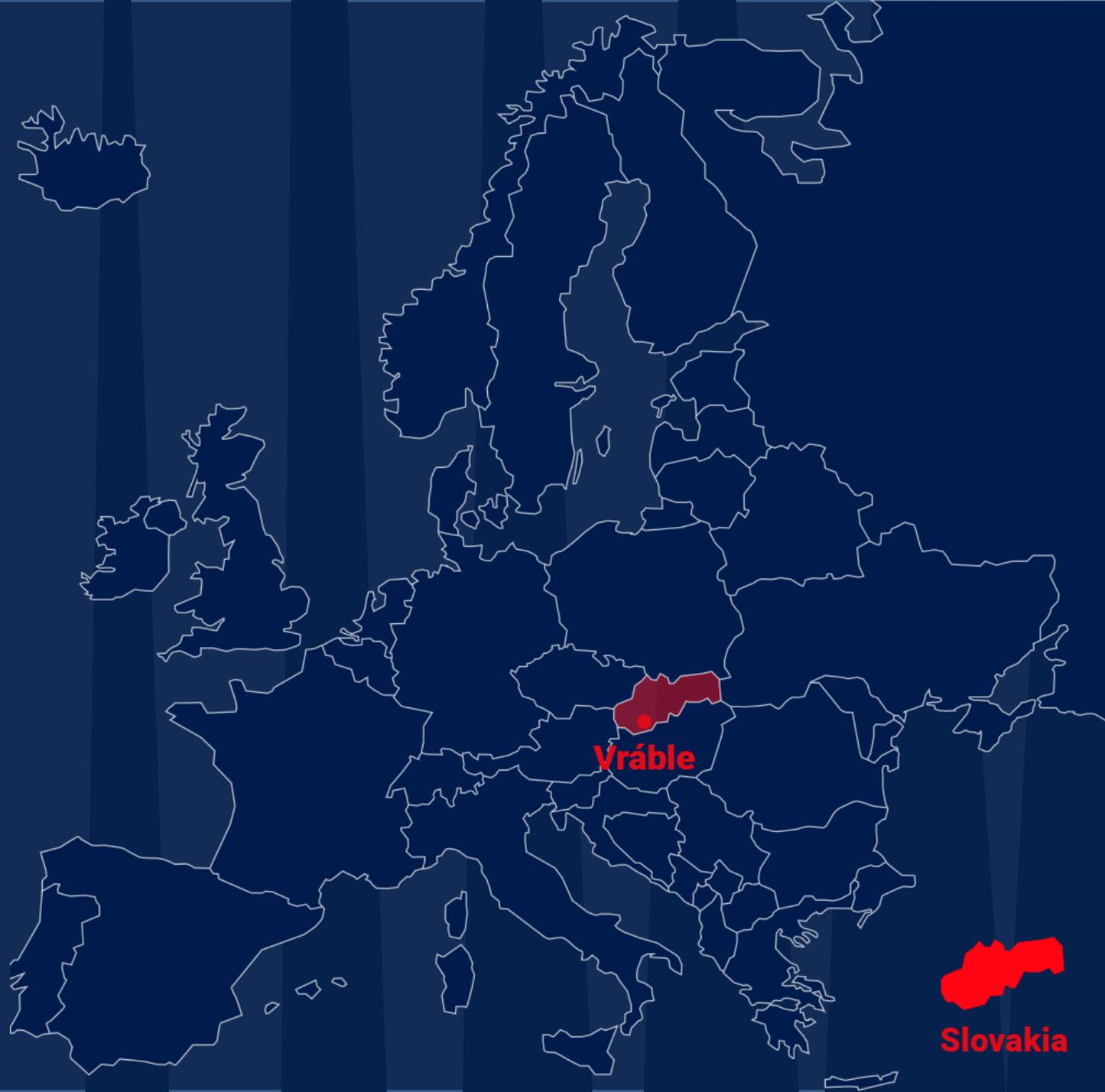
SPACE FOR LEASE
FOR YOUR BUSINESS
IN WELL-ESTABLISHED LOGISTIC PARK

Warehouse

Offices and social space

Light production facilities and services

www.besico.eu



ABOUT THE PROJECT



0.5 km from
centre of Vrábľe



20 km
R1 highway



20 km
Nitra airport



0.6 km
railway station



44 450 m²
total rentable area
of production and
warehouse



12 000 m²
available area
for lease



Number of
parking space:
54 vehicles



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LOCATION

Approximative distances

Trnava	69 km
Komárno	62 km
Budapešť	120 km
Nitra	20 km
Bratislava	119 km
Košice	289 km



ESTABLISHED COMPANIES



HELLER



Semeos
BALANCED PARTNERSHIP

NordiQ
clever . together



PROJECT LOCATION AND SITUATION

Location: Slovakia, Vrábľa, Industrial park

Plot 1) 5.5 ha

Finished projects:

- 2007: 6 000 m² for CESAM
- 2014: 4 000 m² for PALL
- 2015: 4 000 m² for PALL -> Auria
- 2017: 1 500 m² for Heller
- 2019: 7 500 m² for Auria
- 2019: 1 000 m² for extension CESAM
- 2019: 1 250 m² for NordiQ + extension

Plot 2) 2.5 ha

- 2022: 2 500 m² for CESAM
- 1 100 m² for ASE PLASTIK

2023: 3 600 m² for SEMECS

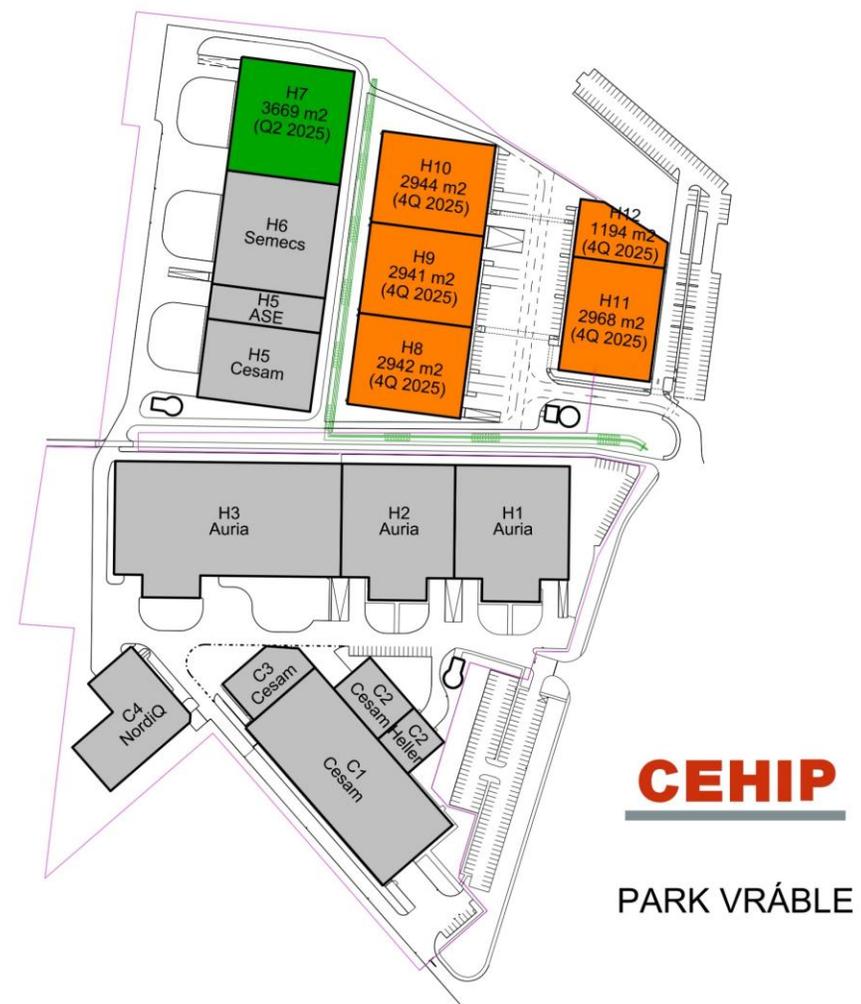
**2025: 3 600 m² under construction,
Available for new tenants from Q4 2025**

Plot 3) 3.5 ha

- Planning permit in process
- Construction starts 4Q 2025
- +/- 13 000 m² in fases







H7 Construction



NEXT EXPANSION for the H8-9-10-11-12



NEXT EXPANSION for the H8-9-10-11-12



NEXT EXPANSION for the H8-9-10-11-12





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BESICO Kechnec

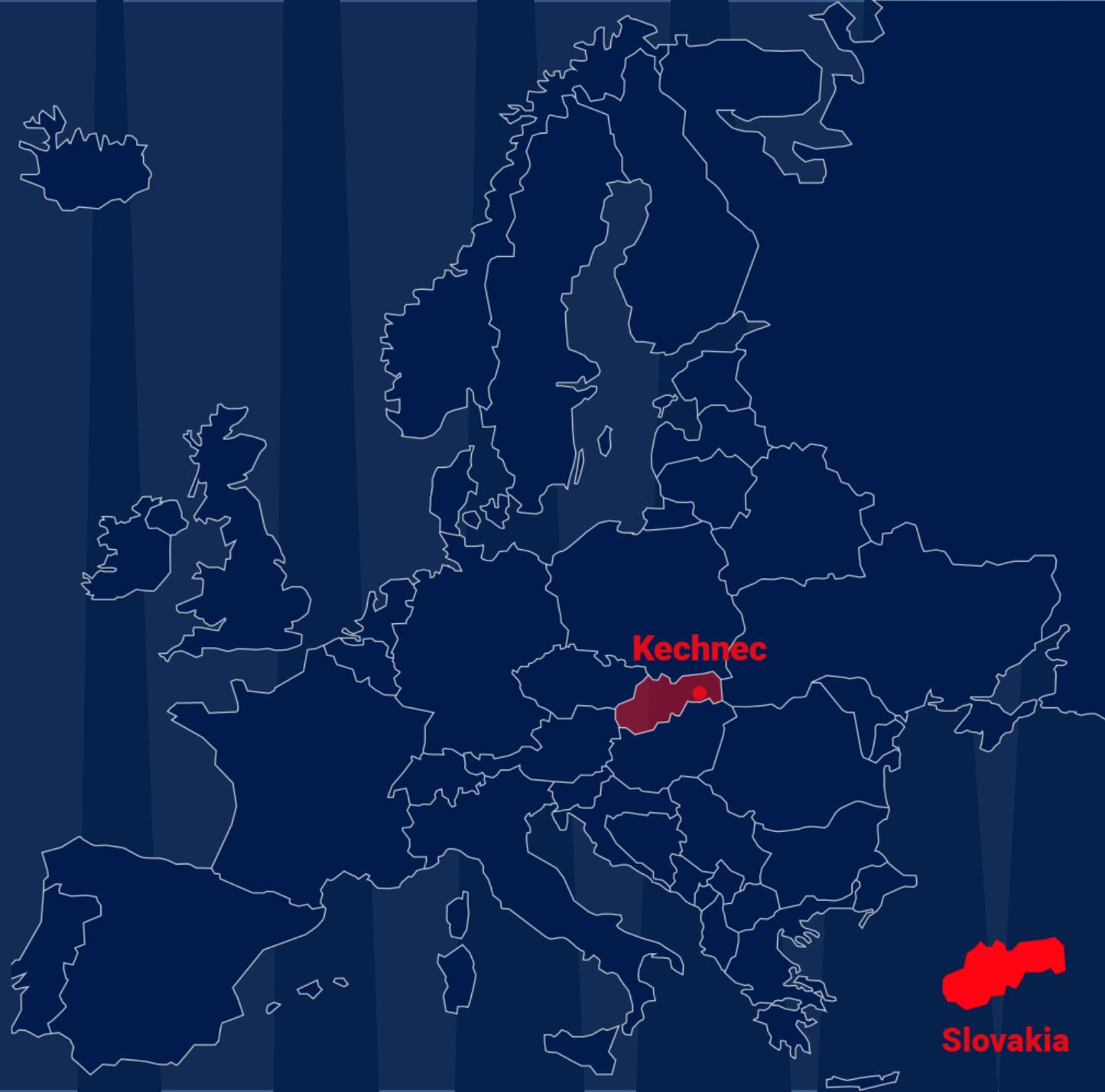
SPACE FOR LEASE
FOR YOUR BUSINESS
IN PERSPECTIVE LOCATION

Warehouse

Offices and social space

Light production facilities and services

www.besico.eu



ABOUT THE PROJECT



14 min
from Valaliky
(Volvo)



0.5 km
highway



23 km Košice
international airport



45 600 m²
total rentable area
of production and
warehouse



5 800 m²
office space



parking space for
personal cars and
LKW



Tailor made
solutions

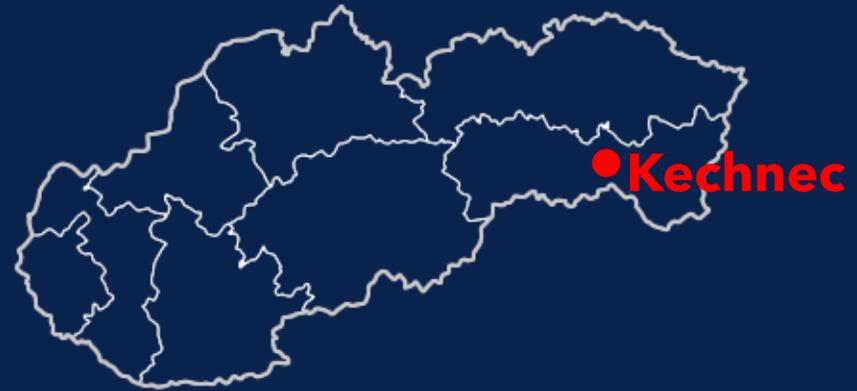


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LOCATION

Approximative distances

Košice	20 km
Miškolc (HU)	69 km
Budapešť (HU)	243 km
Prešov	57 km
Žilina	270 km
Bratislava	465 km



Tailor-made solutions for your logistics, industrial and commercial activities

BESICO standard

All rental spaces can be adapted according to the future tenant's requirements. To a certain extent, adjustments may be made even if a building is already under construction in order to accommodate the tenant's special technical requirements.

HEADQUARTER

all administrative space built to suit plenty of parking space

WAREHOUSE & LOGISTICS

high building standards from small units to big solutions according to your needs

PRODUCTION FACILITIES AND SERVICES

all infrastructure on-site tailor-made solutions

1. GENERAL DESIGN

The approximate area will be the following according to the lay-out. According to the needs of the tenant this area can be adjusted before carrying out the works. The structure shall be designed for the following superimposed loads in addition to any other loads required by local codes (snow, wind, etc...). The columns are standardly placed on a grid of 12 x 24 m. Standard clear height between the floor and the lowest part of the load-bearing structure in the warehouse is 12 m, the height of offices, social and canteen is 2,6m. Production / warehouse floor will be flat and suitable for forklift truck use.

3. INNER SPACE

All inner walls will be made of gypsum, bricks or sandwich system. If the fire protection study requires a fire-resistant wall between the office building and the production, this will be done according to local regulation. Office spaces are air-conditioned, Interior doors and wall colours are as specified by the customer. Production / warehouse floor will be flat and suitable for forklift truck use.

5. LIGHTS

The lighting of the production and warehouse hall will be addressed by LED lighting elements with min 250 lux according on local regulations. Offices, social and canteen: 500 lux by using recessed down lights. The lights are divided into independent control sections.

6. GATES

Sufficient loading ramps and gates are provided for truck loading and unloading. One truck dock with motorized insulated sectional gate 3.0 x 3.2 m per 880m2 of renter warehouse / production hall. All with hydraulic bridges. One Drive-in gate 4.0 x 4.5 m. The gates will have a transparent segment at eye level.

7. SUSTAINABILITY

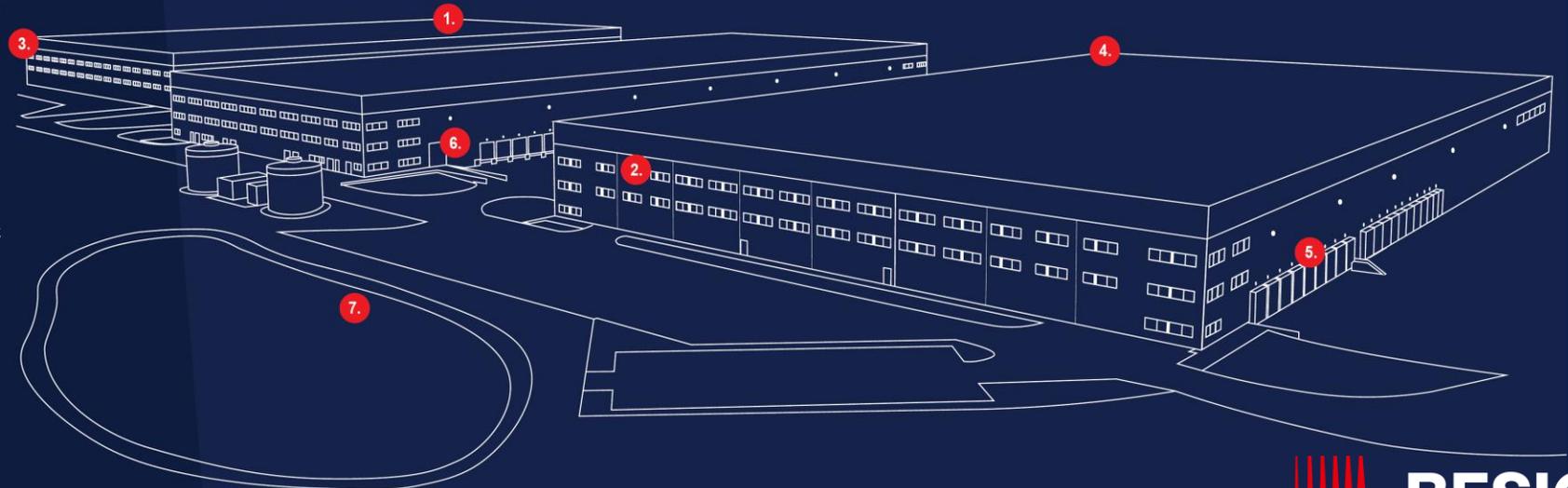
Upon request and if desired, we can work together with the tenant towards a higher standard. At basic standard parking lots will be constructed from drainage blocks. The front part will be finished with greenery.

2. WINDOWS

Plastic frames and glass will be used for windows in the offices, social rooms and canteen. There are not planned windows in the production / warehouse hall. Preparation for external sun blind will be installed on the office part of the building. At least 2% of the roof area will be made of transparent materials, motorized opening for daily ventilation 10 % to be open able.

4. ROOF

The roof structure consists of loadbearing steelreinforced concrete beams, trapezoidal steel sheeting, a vapour insulation layer and thermal insulation of mineral wool segments and a top layer of waterproofing foil. Ready for photovoltaic system instalation.



PROJECT LOCATION AND SITUATION



ESTABLISHED COMPANIES



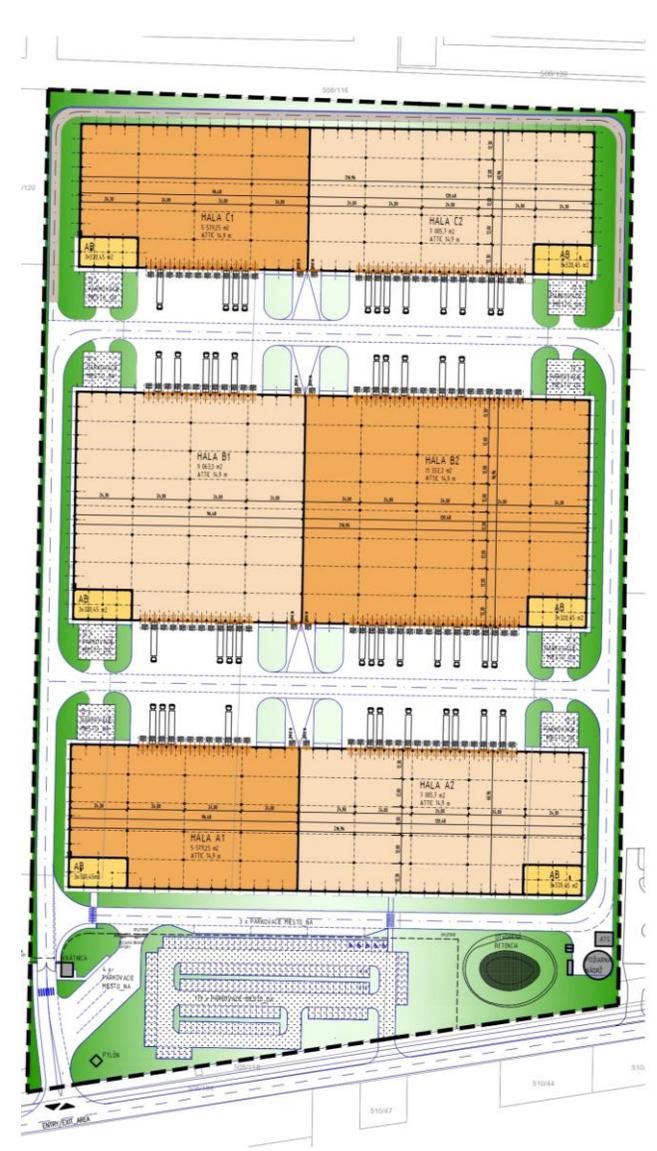


HALL A (13 000 m²)

- Construction starts 06/2025
- Shell&Core
- Fastly available for new tenants









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BESICO PARK Belgrade North

SPACE FOR LEASE
FOR YOUR BUSINESS
IN NEW SPACIOUS LOGISTIC PARK

Warehouse & logistics

Light production facilities and services

Offices

www.besico.eu



ABOUT THE PROJECT



0.5 km
from centre
of Nova Pazova



0.4 km
highway, 1 km to
motorway
connection to
Greece, Bulgaria,
Hungary



38 km Belgrade
international airport



2 km
railway station



46 077 m²
total rentable area
of production and
warehouse



+ 10 000 m²
available area for
lease in each hall



145 parking
spaces available



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LOCATION

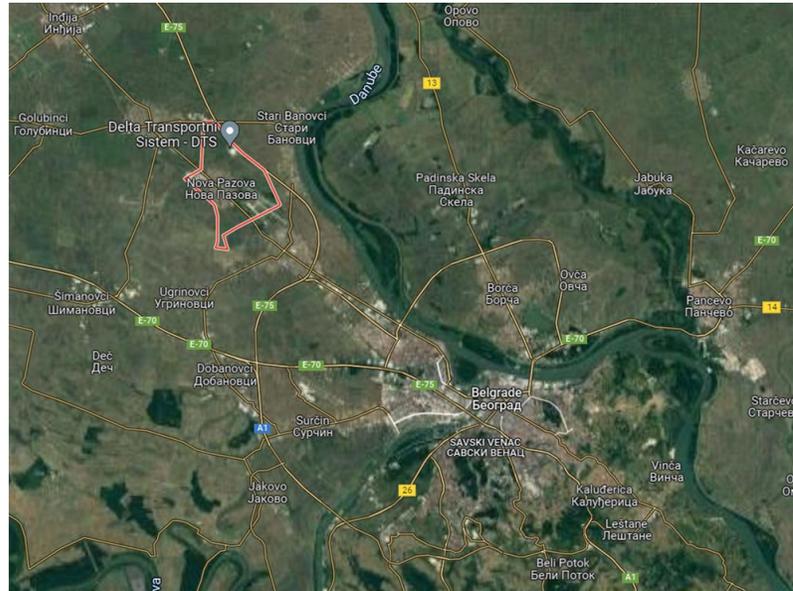
Approximative distances

Belgrade	30 km
Novi Sad	50 km
Budapest	345 km
Sarajevo	292 km
Osijek	166 km
Zagreb	380 km



PROJECT LOCATION, SITUATION AND DESCRIPTION

Location: Serbia - Belgrade North, Nova Pazova

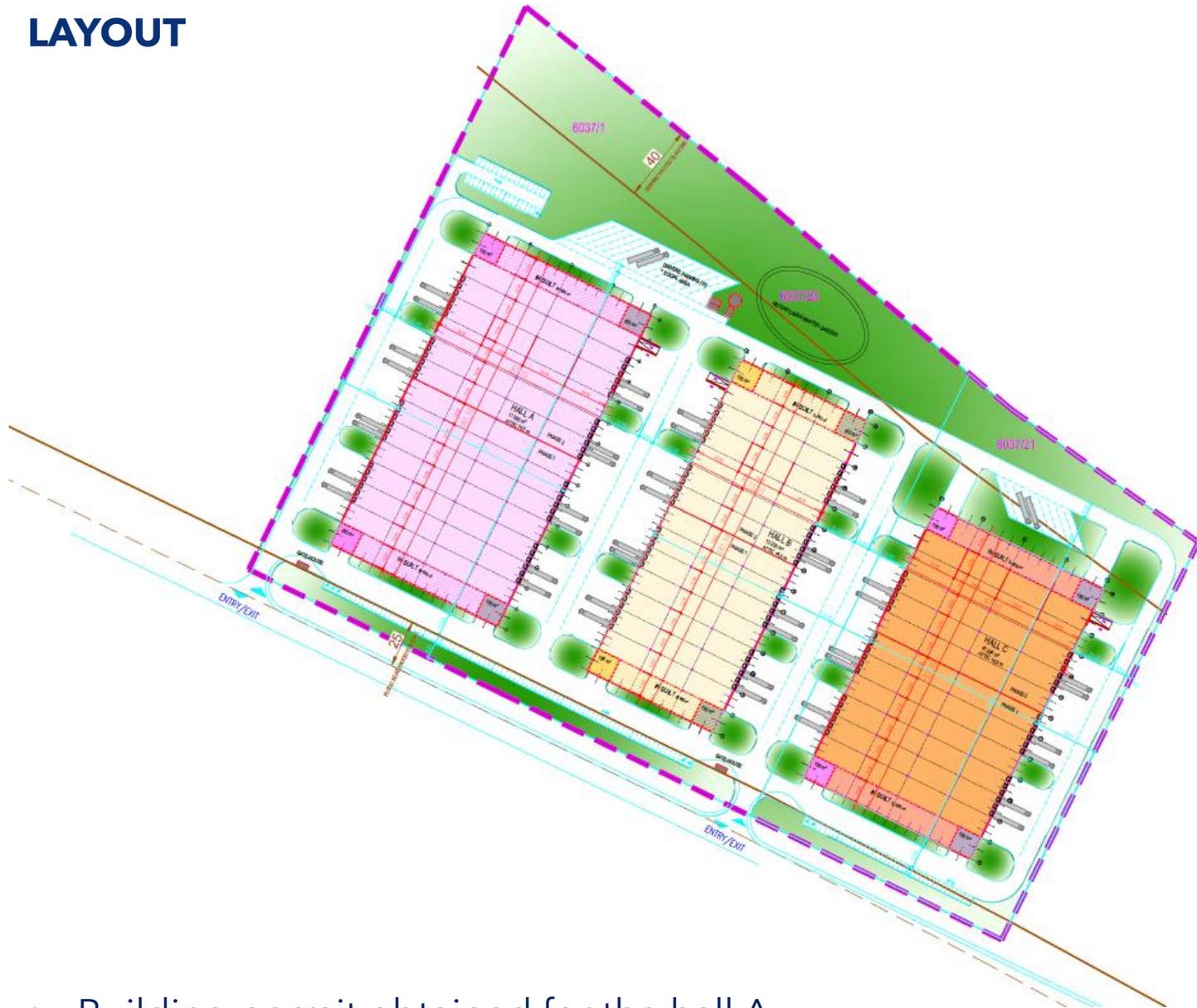


Established companies: LIDL DC and HQ, Jokey production, Delhaize Ahold DC, Delta DC, Delta Agrar DC

See the location on [Google Maps](#)



LAYOUT



HALL C

	HALL
	IN BUILT 1st floor
	IN BUILT 2nd and 3rd floor
	IN BUILT technical background

BUILDINGS	15 254 m ²
_HALL "C"	14 830 m ²
_IN BUILT "C"	156 m ²
_IN BUILT "C" 2nd and 3rd f.	2x1 228 m ²
_IN BUILT "C" technical b.	156 m ²

HALL B

	HALL
	IN BUILT 1st floor
	IN BUILT 2nd and 3rd floor
	IN BUILT technical background

BUILDINGS	13 238 m ²
_HALL "2"	12 492 m ²
_IN BUILT "2"	2x 156 m ²
_IN BUILT "2" 2nd and 3rd f.	2x 923 m ²
_IN BUILT "2" technical b.	2x 156 m ²

HALL A

	HALL
	IN BUILT 1st floor
	IN BUILT 2nd and 3rd floor
	IN BUILT technical background

BUILDINGS	17 585 m ²
_HALL "1"	16 828 m ²
_IN BUILT "1"	2x 156 m ²
_IN BUILT "1" 2nd and 3rd f.	2x1 228 m ²
_IN BUILT "1" technical b.	2x 156 m ²

- Building permit obtained for the hall A









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BESICO Oosterzele, Belgium

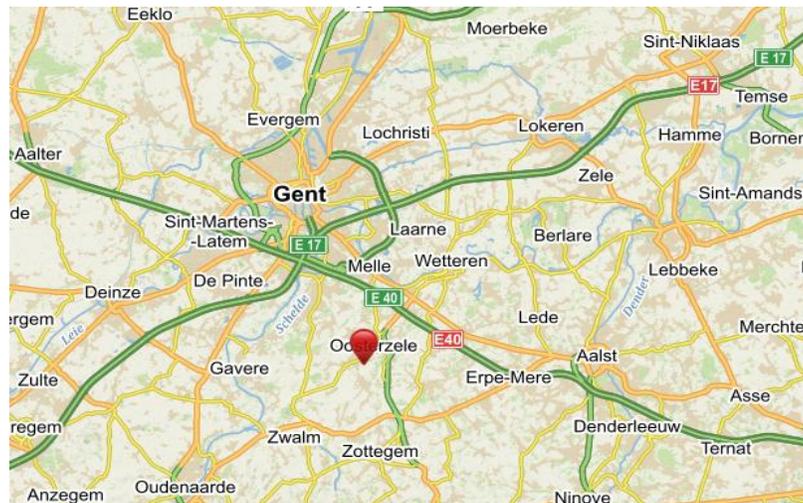


PROJECT LOCATION, SITUATION AND DESCRIPTION

Location: Belgium - Oosterzele, 45 km away from Brussels

Production hall: 8 000 m²
Production of fire dampers and smoke evacuators

Established company:









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BESICO Taverny, France

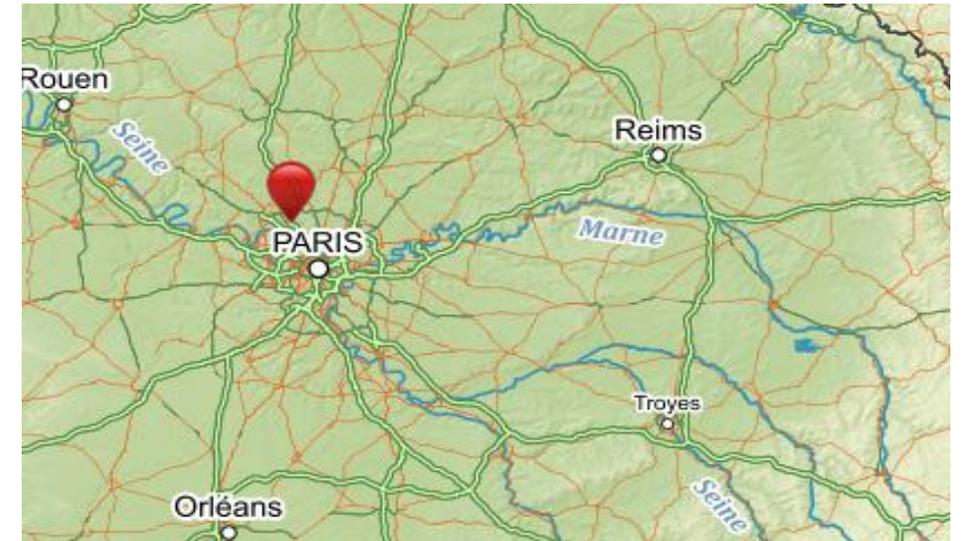
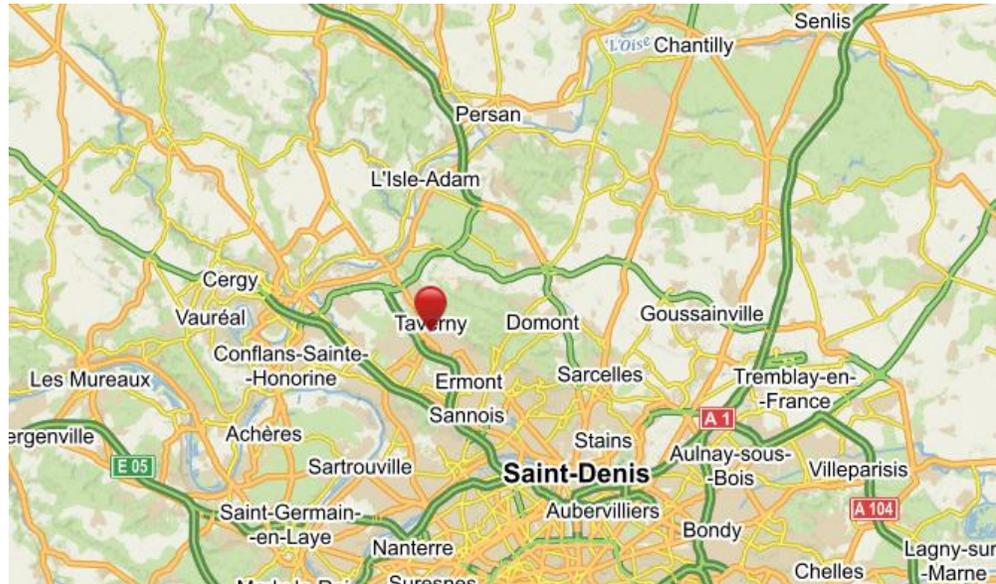


PROJECT LOCATION, SITUATION AND DESCRIPTION

Location: France – Taverny, cca 20 km away from Paris

Logistic center: 4 000 m²

Established company: **GEOSTAFF**
Specialist in fire protection and decorative gypsum products







STANDARD OF REALIZED PROJECTS



Warehouse realization BESICO - location MARTIN - outside paved areas



Warehouse realization BESICO - location MARTIN - warehouse



Warehouse realization BESICO - location MARTIN - office space





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