

## ART OF PREFABABRICATION

WE DESIGN, MANUFACTURE, BUILD

WE DESIGN,  
MANUFACTURE,  
BUILD

WITH  
PEOPLE  
IN MIND



## BEATA ŻACZEK

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President/CFO of Pekabex S.A.

“Pekabex is a trustworthy business partner that guarantees fair cooperation based on the company's sound balance sheet financing investments along with the company's own funds. We care for financial liquidity, because it is the foundation that allows engineers to smoothly implement building projects. This solid foundation consists of the daily work of specialists in many fields.”

# EXPERIENCE, KNOWLEDGE, AND RELIABILITY

Since 1972, we have been the largest and one of most experienced manufacturers of prestressed and reinforced concrete precast products in Poland.

Our aim is to meet the needs of the investors. We find implementing more and more daring construction challenges –which often comprise innovative design projects that impact the architectural environment – to be an adventure in engineering.

Our projects include structures: hall buildings: production and warehouse halls, shopping malls, office buildings and car parks, infrastructural, housing, as well as energy facilities, stadiums and other structures both in Poland and abroad.

Since July 2015, our shares are traded on the Warsaw Stock Exchange.



# UNPARALLELED WHEN IT COMES TO PRECAST PRODUCTS

Precast items revolutionised  
the construction industry.



## FAST CONSTRUCTION

They save time, and at the same time provide durability and resistance to harsh weather and the impact of soil combined with flame retardant properties that guarantee high quality of the structure.

There are no downtimes during the assembly of structures made of precast items, which lowers the costs of labour.

## LONG SPAN

Long-span items can be used in construction without the use of supporting structures.

## ALL YEAR ROUND

Projects can be implemented by specialised assembly teams even at ambient temperatures below zero.

## ASSEMBLY STRAIGHT FROM THE TRUCK

i.e. directly from the vehicle is a huge advantage if there is limited space at the site, e.g. in dense urban areas.

## LOWER COSTS

The use of standardised structural element reduces investment costs by lowering the outlays on manufactured items.

## HIGH QUALITY

Unlike a "traditional" construction site, at the manufacturing plant the quality of the elements is inspected at every production stage.



# FAST CONSTRUCTION

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**ADAM  
KONIECZNY**

Sales Director  
General Contracting Department

“We dedicate a lot of time to discussing things with investors so as gain better insight into their needs. The most frequent priorities are faster construction, durability, and fire resistance of the structure. With precast concrete we can guarantee that all these will be as expected.”

## JULY

The erection of a logistics facility with an area of approx. 30,000 sqm is started by the installation of columns on the prepared foundation.

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## AUGUST

A standard 12x25 m arrangement of columns is already in place. Works on the housing and roof can begin as early as 4 weeks after the assembly of precast elements at the construction site.

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## SEPTEMBER

The structure is erected within 10–12 weeks regardless of the time of year.

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**TOMASZ  
SEREMET**

President of the Board of Pekabex S.A.

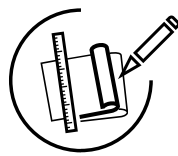
“We offer the Design & Build services to the private sector customers. We attach high importance to supporting our business partners on each stage of an investment, both in formal and legal matters, as well as in indicating economic technical solutions. We treat each project individually, as if we were building for ourselves.”

**COMPREHENSIVE  
SUPPORT  
THROUGHOUT  
THE ENTIRE  
INVESTMENT PROCESS**

With our excellent engineering and production capabilities we are able to offer comprehensive range of services relating to the design, manufacture, transport, and assembly of precast elements,

**INCLUDING TURNKEY  
PROJECTS.**





## DESIGN

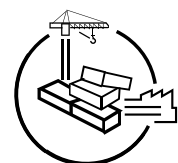
We take pride in having an in-house design unit that specialises in designing buildings and structures made of precast elements and employs 140 elite engineers with international experience, who cooperate

with external design offices on a regular basis. Our specialists provide the customers with proposals for innovative solutions compliant with Polish and European standards.



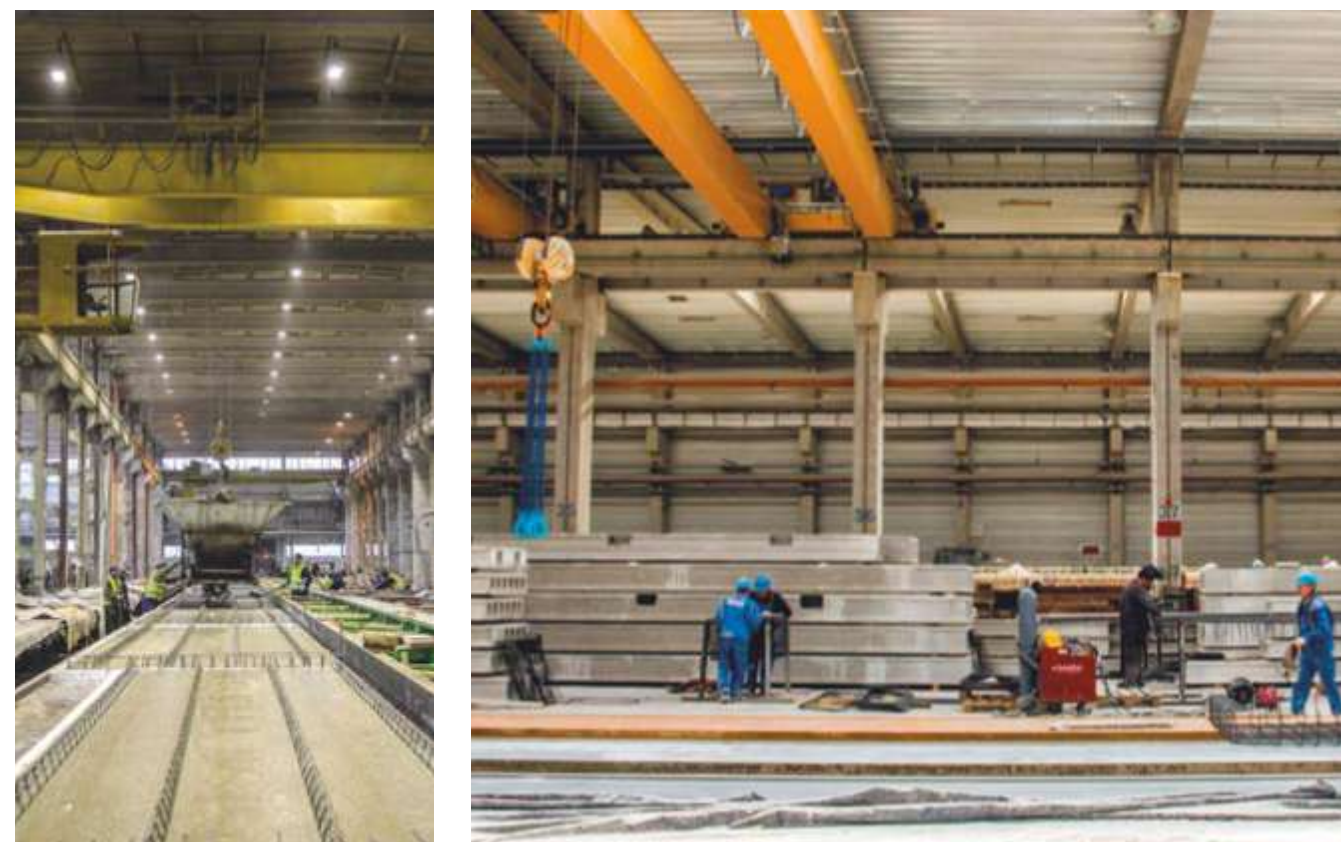
Projects developed following the **Pekabex system** are modern, safe and cost-effective, and the erected

structures stand out in the architectural environment.



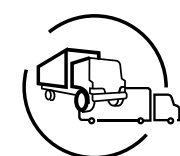
## MANUFACTURE

Four plants strategically located throughout Poland ensure our Clients get economic transport, high availability and best deadlines.



The Pekabex Group consistently increases its production capacity.

We are planning further investments e.g. in the expansion and modernization of the existing plants and in market consolidation.



## TRANSPORT

We offer secure shipping of the manufactured precast items to construction sites throughout Poland, by road, or by road and rail. We also arrange sea transport of our products to destinations outside Poland. Our low-floor trucks can transport items with a length of more than 40 m and a weight of more than 80 t, and can transport standing elements with a height up to 4.3 m.



Our Logistics Department oversees on an ongoing basis the continuity of delivery and safety of transport.



## ASSEMBLY

We offer the assembly of precast structures at the construction site regardless of the time of year and weather. With 23 in-house and contracted construction crews we guarantee that the project will be completed on time and as agreed in its terms.



We assemble precast items directly out of the vehicles, without the need for storage at the construction site.



**ŁUKASZ  
STODOLNY**

“How to meet even most surprising design requirements? Regardless of the size and purpose of the building, we believe that each project has a great impact on the environment. For that reason, we seek new and unconventional ideas that will make full use of the space and available assets, **and Customers save time and money.**”



**OUR  
CAPACITY**



**2,200**  
employees working at  
the Pekabex Capital  
Group



**>200**  
experienced  
engineers

**300,000 m<sup>3</sup>**

**32.77 m**

**104 tons**

**approx. 54.85 m**

**86.8 tons**

**213,000 m<sup>3</sup>**

Total average  
production capacity\*  
\*Assuming perfect alignment  
with the production line; in  
practice approx. 340,000 m<sup>3</sup>

the longest reinforced  
concrete column (VW  
paint hall at Września)

the heaviest column  
(VW paint hall at  
Września)

Longest prestressed beam  
(Baltic Towers, Gdańsk,  
Poland)

the heaviest beam (Spine  
hall for VW at Września)

of precast items  
manufactured in 2019



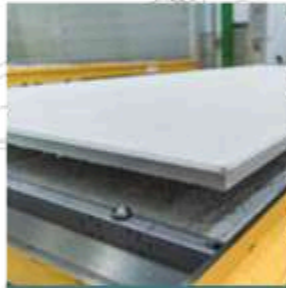
## CHRISTOPHE CARION

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President of the Board of  
Centrum Nowoczesnej Prefabrykacji Sp. z o.o.  
(Pekabex Group)

“With our comprehensive production schedules, and a large warehouse for finished products at the plant we are able to guarantee continuity of production and delivery, as well as efficient and quick assembly at the site.”

# OUR PRODUCTS



FILIGREE



ROOF BEAMS



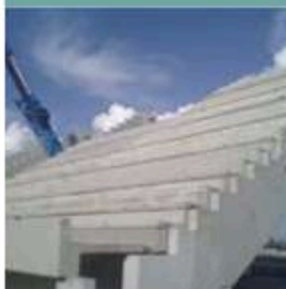
FLOOR BEAMS

**ASK US ABOUT OUR PRODUCTS AND SERVICES TODAY**  
The production facilities at each plant enable us to manufacture various elements, both prestressed and reinforced, in the amount of more than 140.000 m3 of precast items per year. With the technical facilities at our disposal we are able to manufacture items with a weight up to 120 tons. The plant in Poznan is equipped with automated (computer-controlled) lines with a length of 120 m each for the manufacture of prestressed structural elements.

PLATES



PRECAST ELEMENTS FOR STADIUMS



ENGINEERING PRECAST ELEMENTS



OTHER ITEMS



FOUNDATIONS



COLUMNS



WALLS



## WE PAY UTMOST ATTENTION TO THE QUALITY OF OUR PRODUCTS

We continuously improve our Quality Management System so as to best meet the requirements of our customers. We strive to provide top quality products and services in all our business activities.

In addition to the experience and qualifications of our personnel, and numerous awards, our certificates in particular attest to the quality of our precast products. Our products are inspected on a continuous basis, both at the plant and by third parties. By continuously expanding the potential of our services and the range of precast items, we steadily improve and implement new technologies along with the state-of-the-art instruments.



GÜTESCHUTZ BETON



# THE EUROPE'S MOST ADVANCED FACTORY OF PREFABRICATED UNITS

Kokoszki II plant in Gdańsk was launched at the beginning of 2020 and is equipped with an innovative, automated production line.

Diversity is behind the concept of the plant. Filigree, double filigree slabs and insulated wall components are manufactured here. The plant is expected to achieve the capacity of 500,000 m<sup>2</sup> of prefabricated elements, enough to build up to 2,000 apartments annually. #Industry 4.0

## THE FIFTH PEKABEX PLANT -A MINE OF MODERNITY

Housing construction and automation are among the strategic areas of Pekabex business.



## WE SPECIALISE IN VARIOUS TYPES OF PROJECTS.

With the broad range of our products **we are able to tailor the solution to perfectly match any kind of building.**



### WIDE-SPAN BUILDINGS

- single-span
- multiple-span
- high bay warehouses



### CIVIL ENGINEERING STRUCTURES

- tunnels
- stations
- flyovers and bridges
- elevated roads
- retaining walls



### POWER FACILITIES

- power plants
- wind farms



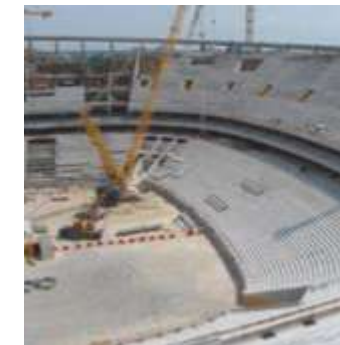
### OFFICE BUILDINGS AND FRAMED STRUCTURES

- shopping centres
- multiplex theatres
- hotels
- car parks
- multi-storey garages
- office buildings



### RESIDENTIAL BUILDINGS

- multi-dwelling units



### STADIUMS



## WIDE-SPAN BUILDINGS

Logistics facilities, warehouses, high bay storage facilities erected from assembled precast elements are stable and functional.

- large spans of elements mean less columns and better arrangement of the space, that Customers need so much,
- significant resistance of precast concrete elements means lower operating costs - snow is no longer a problem,
- the lower cross-section of the roof allows increasing the height of racks and reducing heating costs
- fire resistance in the price!



## WE WANTED VERY MUCH FOR OUR HALL TO LOOK AESTHETICALLY

Interview with Mr. Lech Świątek, the CEO of Lech Modern Fabrics

### KEY PROJECT DETAILS

LOCATION: **GLINKADUCHOWNA K. KOSTRZYNA**

INVESTOR: **PPUH“LECH” LECH ŚWIĄTEK**

WAREHOUSE AREA: **10,200 M<sup>2</sup>**

OFFICE AREA: **600M<sup>2</sup>**

TOTAL FOOTPRINT: **10,800 M<sup>2</sup>**

CONSTRUCTION START DATE: **15-09-2015**

CONSTRUCTION END DATE: **10-08-2016**

“Swarzędz used to be a leading European manufacturer, but almost all its products were exported outside Poland. We had no means whatsoever of getting any upholstery fabrics for the products to be sold in Poland” recalls Mr. Lech Świątek, the CEO of Lech Modern Fabrics in Kostrzyn k/Poznania. Our little shop with 3 employees has grown since 1979 into one of the three largest furniture fabrics trading companies in Poland. To meet the company’s storage needs, the owner decided to build a warehouse with an area of 10,800 sqm complete with high-standard offices. In the interview he tells us about the development of a hall constructed in the Pekabex precast system.

**THE NEW COMPANY HEADQUARTERS IS LOCATED AT A STRATEGIC JUNCTION OF A2 MOTORWAY AND S5 EXPRESSWAY, BUT YOU ARE NOT FROM THE NEARBY KOSTRZYN?**

We come from Swarzędz. It is the city where we established our first shop and where we used to manufacture furniture. In 1994, I abandoned the manufacturing business. I was overwhelmed as the person in charge of it, and my son was a little boy. Sometimes I wish I had decided otherwise. For many years, Poland has been a leader on the European market in terms of production output, even though Italy is ahead of us in turnover. On the other hand, the trade business continued to grow steadily, and now we employ 50 people, export our

products all over Europe. It is still a family business, however: more than a dozen employees are our close family members. From the very beginning, I have prioritised good relations with the personnel. Some of our employees are with us for as many as 26 or 25 years, and our head accountant for 24 years, but everyone is treated as equal and a friend.

**WHEN DID YOU DECIDE TO START INVESTING IN THE CONSTRUCTION OF YOUR OWN HALL BUILDING?**

Even though our turnover had grown rapidly, we lacked genuine headquarters, so in the eyes of the visiting sales representatives we were still a small company. We have grown to become a major player – we sell our fabrics to almost all European countries and we are now able to source them from any part of the world. As we had not used to participate in tenders for such large projects, we did not have any related experience. We sent 27 request for quotation and started meeting the contractors. At first glance, I found all the offers and presentations to be similar,

each representative claimed to be the best, but all the steel structures looked the same. When I visited such a structure, I instantly knew that it was not something I would like to build: for wide span of columns the floor truss had to be as high as around 3 meters, which just looked ugly in a low hall. This was when I heard of concrete structures for the first time.

**WHAT WERE THE FACTORS IN CHOOSING A REINFORCED CONCRETE STRUCTURE?**

We really wanted the hall to have an appealing look and, above all, to provide nice and comfortable working environment to the team. When we wanted to lease part of the area, one of the prospective tenants said, upon seeing the premises:

“It’s clear that you have made this for yourselves and not just for lease.”  
It was a great compliment for us.



And that’s most often the case – those who come to visit us enjoy the view of the building at the first glance at its roof structure. We also wanted the construction to be fast, as the quotation process had already been drawn out. Initially I did not ask for the price, I had heard that it might be higher than that of a steel structure. However, after several meetings, and some analysis of the projects and quotations, we managed to negotiate good terms, and decided to sign a contract with Pekabex for an implementation of a turnkey project.

**DO YOU HAVE ANY WISHES LEFT TO BE MET?**

Now we are at a phase of stabilisation following the construction. The official opening was attended by almost all the invited guests, including many of our foreign partners. We were proud seeing how their view of us have changed. I have two children, and the company is, in a way, a third one. With my son we have managed to create a successful duo, and I begin to consider handing the company over to him. I want it to thrive even without me.



# OFFICE BUILDINGS AND FRAMED STRUCTURES

Framed structures made of Pekabex precast elements are erected at a very fast pace.

The storey construction is realized in a week.

Prestressed elements allow for a better arrangement of space

ASSEMBLY OF PREFABRICATED ELEMENTS IS OFTEN THE ONLY TECHNOLOGICAL OPTION IN ATYPICAL PLACES,

where everyday work and construction alternate, and it is not possible to store materials at the construction site.



# SEAMLESS AND FAST CONSTRUCTION OF A MODERN OFFICE COMPLEX: BUSINESS GARDEN IN WROCLAW

Interview with Mr. Grzegorz Tymich, Contract Director at Budimex S.A.

## WHAT IS THE BUSINESS GARDEN WROCLAW?

Business Garden Wrocław is a complex of office buildings that is unlike any typical office complex. There are vast distances between the buildings, and the remaining area is filled with plants, as well as "lazy" and active recreation areas. At the tenants' disposal there are boules yards, volleyball, basketball courts, etc. They can also dine at the restaurant. The area is open to everyone. Underneath the complex there is an underground garage with 690 parking spaces. The facility was designed and built in compliance with the LEED Platinum certification requirements – the most stringent level of LEED requirements. And we managed to get the certificate! Personally, I enjoy this project a lot.

### KEY PROJECT DETAILS

ADDRESS: **UL. LEGNICKA, WROCLAW**

INVESTOR: **VASTINT POLAND**

GENERAL CONTRACTOR: **BUDIMEX SA**

USABLE FLOOR AREA: **63,985 M<sup>2</sup>**, INCLUDING:

UNDERGROUND GARAGE: **21,930 M<sup>2</sup>**

OFFICE AREA: **34,900 M<sup>2</sup>**

REMAINING AREA: **7,155 M<sup>2</sup>**

## HOW DID YOU VISUALISE THE SITE BEFORE ITS CONSTRUCTION?

For me, it was another challenge. New customer, new co-workers and contractors, LEED certification, and an international team. This is what I love about this job. It starts with a field of thickets, and ends up as a nice facility thanks to the contributions of all the parties.

## WHY DID YOU CHOOSE PEKABEX FOR A CONTRACTOR?

Upon making the decision, I prioritised my needs, first of all the expectation of top quality of workmanship. The choice always depends on several factors: what there is to do and within what deadline. In this case there was a very wide range of the precast structures – ground floors of 3 buildings. As for the deadline, I would call it challenging; capacity of the contractor. Both in terms of technology and design; experience: of the personnel, designers, assembly workers, and production managers; flexibility, and the ability to make trade-offs and communicate; and, of course, the price: i.e. will I be able to afford the product. PEKABEX turned out to be the precast structure contractor who met these requirements. Not all went smoothly from the get-go. But the professional attitude and determination of the people of both parties working together made it possible to carry out all the work at the expected quality level.



## WHAT WAS YOUR FIRST PRIORITY IN THE CONSTRUCTION PROCESS?

We agreed with the customer that there would be a specific outcome: the facility is to be of top quality and has to be constructed and commissioned within the deadline. At the same time we needed to follow the rules: the ethics of cooperation with the contractors, and the safety of the employees at the site are top priority. We also make effort to minimise the inconvenience of our operations to the local community. If all these conditions are met, it is a success.

## WHAT ADVICE WOULD YOU GIVE TO GENERAL CONTRACTORS THAT ARE ABOUT TO CHOOSE A CONSTRUCTION TECHNOLOGY?

It is hard to give advice to my general contractor fellows with as much experience. We keep learning and taking on new challenges in small and large scale. But as they say, a structural engineer is the most creative job in the world... The technology is often selected at the phase of establishing customer's prerequisites. It depends on the available time, budget, and the concept of construction. I believe that the precast

technology, the modern one, despite its higher initial price has major advantages, and represents a higher level of technological evolution of the construction industry. It results in faster and less burdensome construction at the site.



## ARE TWO MONTHS OF CONSTRUCTION SHORTER - A LOT?

Thanks to designing the structure in the Pekabex prefabrication system, we gain time and savings. Structures put up in this way let you forget about delays and contractual penalties associated with them.



## CIVIL ENGINEERING STRUCTURES

Construction is not a very visible, but a very important element of the building. Modern civil engineering structures, roads and bridges in particular, are highly advanced in terms of technology and design.

This often necessitates individual approach and tailored solutions for challenging lie of the land. For years, we have been designing and building civil engineering structures made of precast items, in compliance with the guidelines of the investor, and taking into account the needs of the users of the facility and the environmental protection requirements.

## ENGINEERING STRUCTURES FOR STREAMLINED COMMUNICATION

Tubings are prefabricated reinforced concrete tunnel casing elements, with sealing and contact parts. A single tunnel ring consists of several tubing elements and the so-called key. Great accuracy in the production and during assembly is required to build the tunnels.



## TUBING

The construction of tunnels, particularly in adverse ambient conditions and dense urban development, requires not only advanced engineering knowledge, but also the tubing manufacturer's ability to ensure significant production capacity and excellent quality of components.

The best proof of how the customers can benefit from years of experience are large tunnels completed in Poland with Pekabex participation, the one under Martwa Wisła in Gdańsk, the tunnel of CZAJKA sewage treatment plant in Warsaw, the "Tunnel that connects Poland" in Łódź to name a few.

### **CZAJKA treatment plant tunnel in Warsaw:**

1,081 rings  
6,486 tubings  
Ring OD: 5.35 m  
Total volume: 5,687.5 m<sup>3</sup>  
Tunnel length: 1,300 m  
Field production  
Formwork supplier: Herrenknecht  
Production period: January 2011 - July 2011

### **Tunnel under Martwa Wisła in Gdańsk:**

1,090 rings  
7,630 tubings  
Ring OD: 12.2 m  
Total volume: 47,360.5 m<sup>3</sup>  
Tunnel length: 2 x 1,072.5 m  
Field production  
Formwork supplier: Herrenknecht  
Production period: May 2013 - February 2014

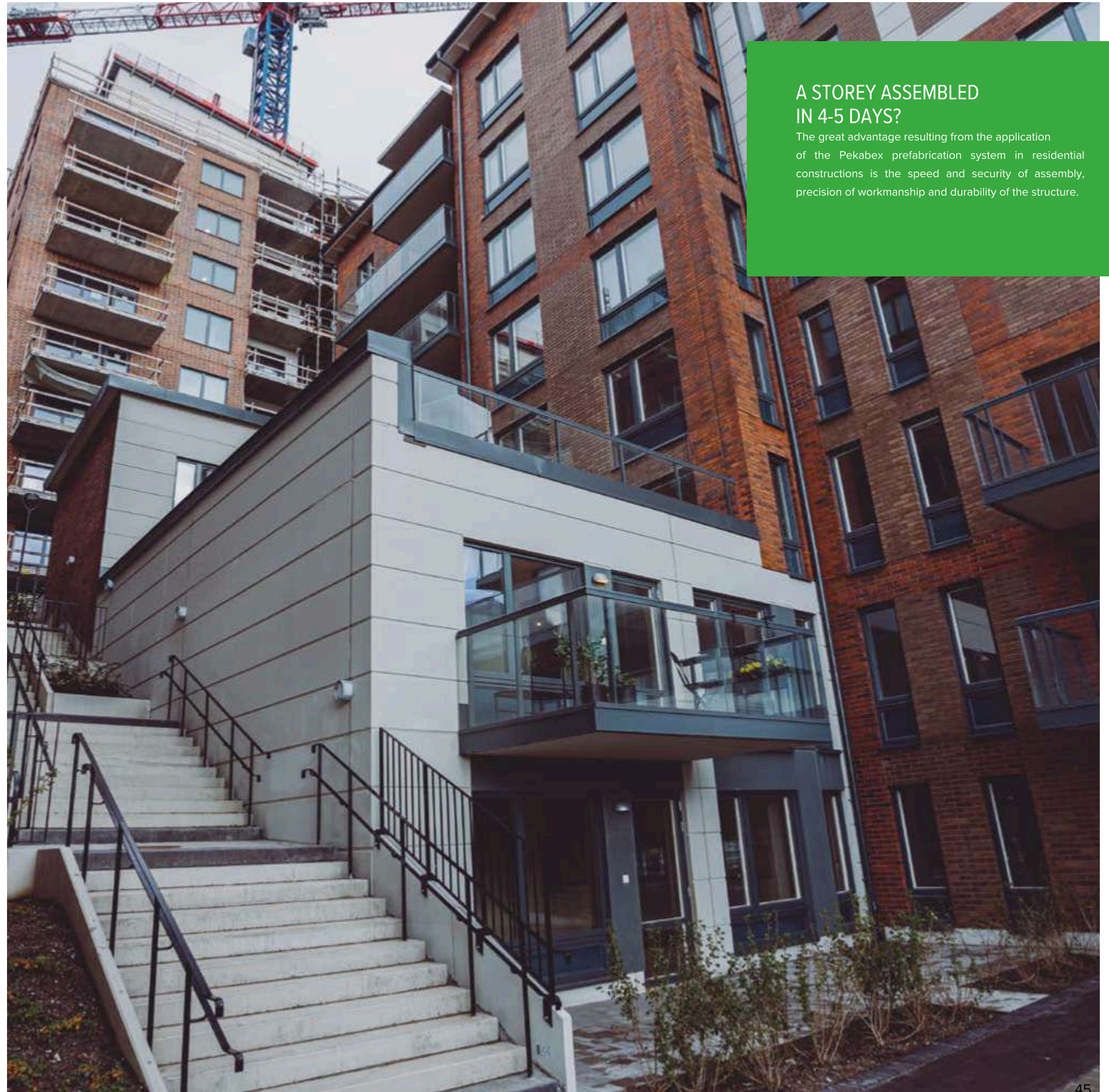
### **"The tunnel that connects Poland" in Łódź:**

4,031 rings  
29,900 tubings  
Ring OD: 8.5 m and 12.7 m  
Total volume: 87,615.4 m<sup>3</sup>  
Reinforcement mass: 6,571,155 kg  
Tunnel Length: 3,514 m + 2,700 m  
Carousel production  
Formwork supplier: Herrenknecht  
Planned production period: August 2020 - August 2021

## RESIDENTIAL BUILDINGS

With one of the longest track records in designing and constructing precast elements for residential buildings in Poland we are able to take on any challenge in this type of projects.

We work for the best: we gained experience in the construction of various residential buildings with modern architecture on, among others, **the demanding Scandinavian market**. We offer a comprehensive range of products, including: walls with built-in joinery and electric installations, floors, staircase sections, balcony sections. With these we are able to make buildings that look great and at the same make full use of the advantages of the precast technology.



### A STOREY ASSEMBLED IN 4-5 DAYS?

The great advantage resulting from the application of the Pekabex prefabrication system in residential constructions is the speed and security of assembly, precision of workmanship and durability of the structure.

# ARCHITECTURAL CONCRETE

Architectural concrete refers to concrete surfaces whose texture remains visible and forms part of the finish. These surfaces must meet specific aesthetic requirements in terms of appearance and quality. Architectural concrete does not require plastering or cladding - its exposed surface primarily serves a decorative and design function.

A key factor influencing the appearance and texture of architectural concrete surfaces is the formwork used. The application of different types of formwork makes it possible to achieve interesting visual effects and gives the surface an individual character - depending on the type of formwork applied.

When producing architectural concrete surfaces, the finishing effect can be achieved by using one or a combination of the following methods:

FORMWORK LINER AS A DESIGN ELEMENT OF THE SURFACE, E.G. ROUGH-SAWN TIMBER FORMWORK, TEXTURED LINERS

POST-TREATMENT OF THE SURFACE AFTER STRIPPING, E.G. WASHING OUT, SANDBLASTING, STONE MASONRY FINISHING

COLOUR DESIGN OF CONCRETE, E.G. USING WHITE CEMENT, COLOURED AGGREGATES, PIGMENTS



FOR THE CONSTRUCTION OF THE LNG TERMINAL IN SWINOUJSCIE, OUR ELEMENTS MET THE STRICTER REQUIREMENTS REGARDING MANUFACTURING AND ASSEMBLY TOLERANCES,

were made taking into account seismic loads, and the assembly took place directly at the sea in high corrosivity conditions.



## WE HAVE BUILT THE LARGEST GAS TERMINAL IN THIS PART OF EUROPE

The strategic importance of this kind of **power facilities** for the security of the country, makes its construction a challenge for all the participants. Their thorough design, as well as the following guarantee of continuity of production and timely delivery are of particular importance.

### **Specialized projects**

We are also the first company in Poland to construct a wind farm with turbine tower structures made entirely of reinforced concrete precast products. We manufactured as many as 220 items comprising a total of 10 wind turbines.

### **Advantage**

At our disposal we have all the assets required to shorten the lead time and optimise investment outlays, as we can take advantage of precast elements that we fully adapt to the requirements of a specific facility.

# WE HAVE COMPLETED STADIUMS FOR EURO 2012 AND MORE

Stadiums that are designed and made of reinforced concrete precast elements are the only solution that meets the needs of large-scale and short-duration construction projects.

We have acquired extensive experience in the construction of sports facilities mainly during the implementation of arenas for EURO 2012, including the National Stadium in Warsaw. We also delivered elements for the construction of the following: Municipal Stadiums in Poznań, Wrocław, Łódź, Tychy, Gliwice, Bielsko-Biała and Lubin.

### How does the assembly of 120 elements per day look like?

Providing thousands of stands to the stadium is a huge logistical effort in the field of production, transport and assembly, which can only be guaranteed by the largest manufacturers.



TENS OF THOUSANDS OF FANS JUMPING IN ONE RHYTHM? OUR CONSTRUCTORS HAVE FORESEEN THIS!

Designing solutions for the CC3 consequence class requires a lot of experience, professionalism and responsibility.

# OUR PROJECTS - FULFILLED PROMISES



Olivia Business Center  
Gdańsk  
2010-present  
PLN 144 million



Tunnel under the Martwa Wisła river  
Gdańsk  
2013-2014  
PLN 44.9 million



Łódź Fabryczna railway station  
2014-2016  
PLN 43.7 million



Filborna Power Plant  
Sweden  
2011-2012  
PLN 26.2 million



Inter Europol Piekarnia Szwajcarska  
Marki  
2012-2014  
PLN 55.5 million



Świnoujście LNG Terminal  
2012-2014  
PLN 41.5 million



National Stadium in Warsaw  
2010-2011  
PLN 47.5 million



Municipal Stadium  
Poznań  
2010  
PLN 20.3 million



Volkswagen paint hall, Spine Września  
2014-2015  
PLN 51.2 million



PKP railway station and car park  
Poznań  
2011-2013  
PLN 28 million



Business Garden  
Wrocław  
2015  
PLN 11 million



Clip Halls  
Swarzędz  
2013-2015  
PLN 40.8 million

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