



Logistically, yours



What we do

- Rail Mega Hub Intermodal services
- First & last mile
- Contract logistics
- Warehouse space rental
- Production space rental
- BTS - Built To Suit
- Energy industry
- Customs services



warehousing

railway transport

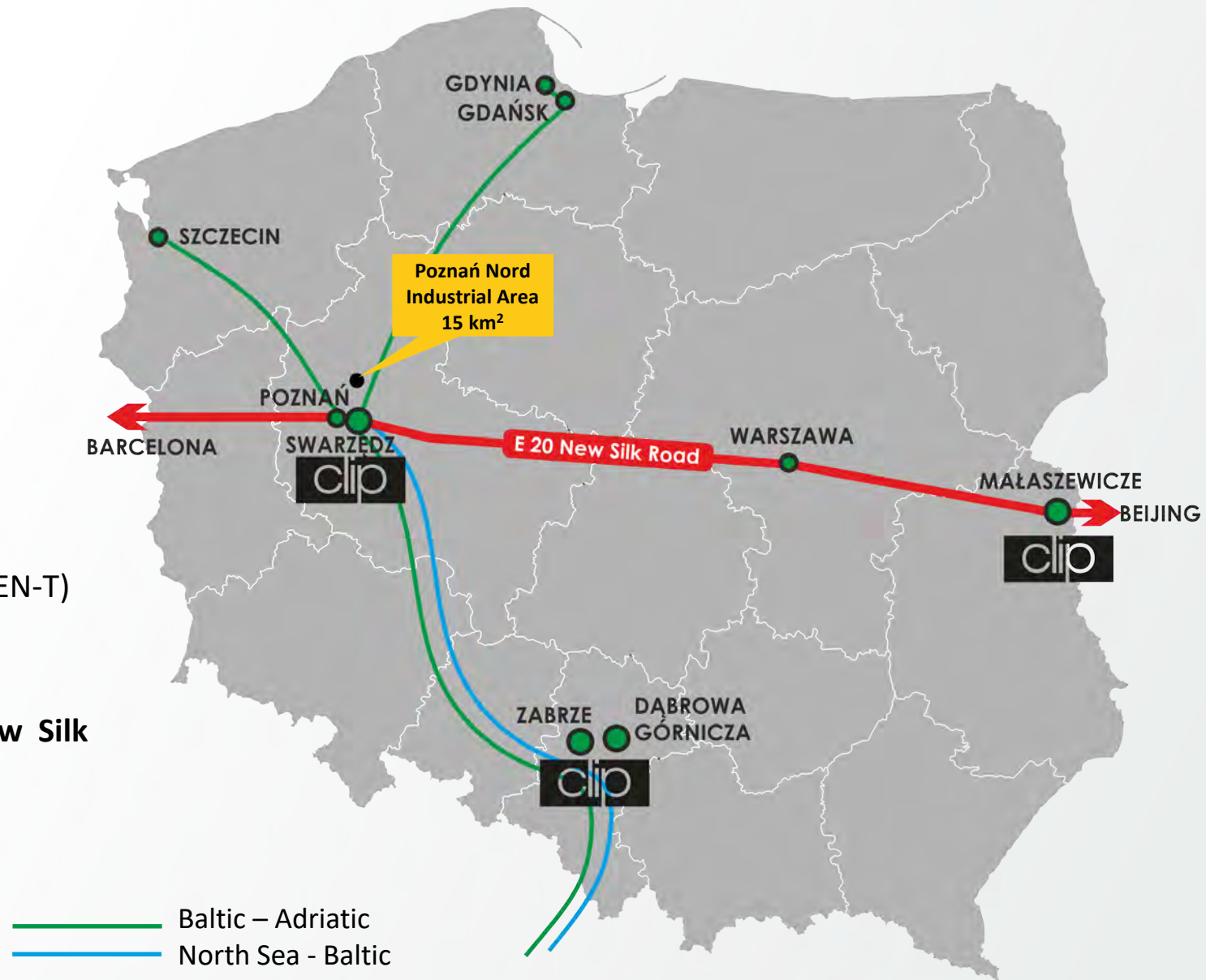


intermodal terminal

road transport

Location

- At the intersection of 2 corridors (TEN-T)
 - Baltic – Adriatic
 - North Sea - Baltic
- On the **Asia – Europe road – New Silk Road Belt**



Organizational chart CLIP Group S.A.

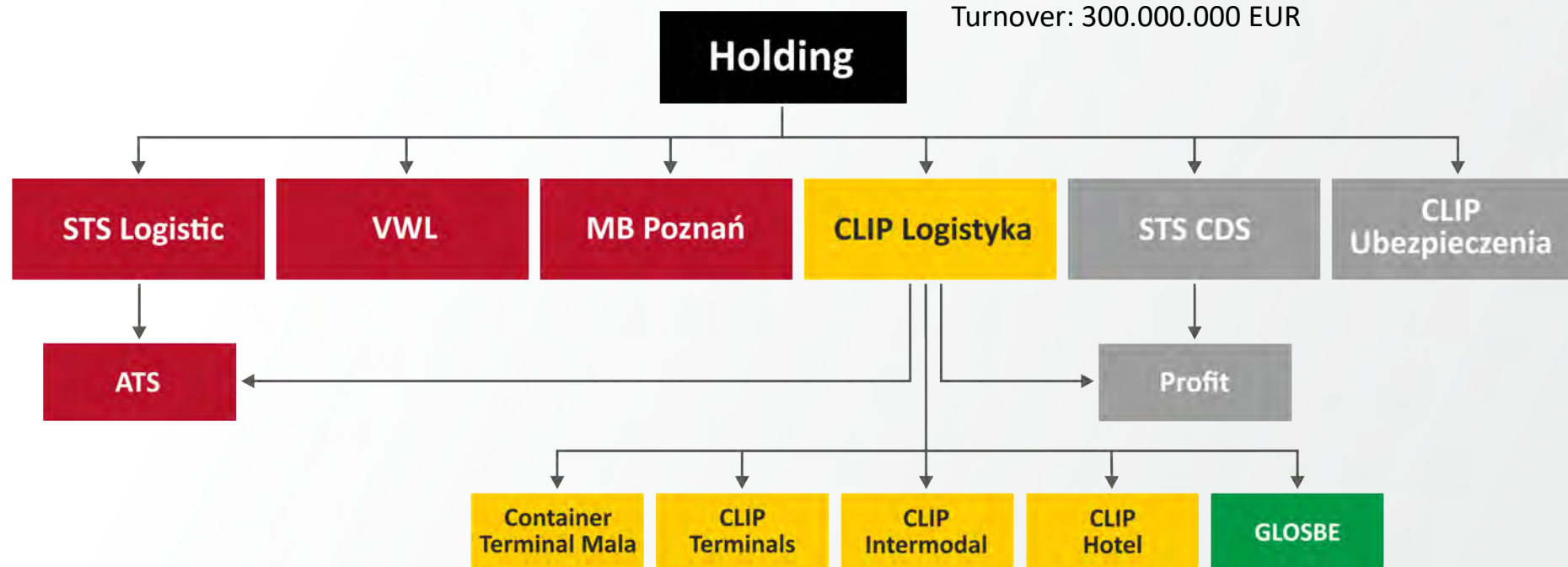


Agnieszka Hipś

CEO CLIP Group S.A.

Share capital: 305.000.000 EUR

Turnover: 300.000.000 EUR



Company history



1998

■ Creation of STS Logistic



2003

■ CLIP Volkswagen Swarzędz 100 000 m²



2006

■ CLIP 1 Twinings - 25 000 m²



2008

■ CLIP 2 & 3 - 80 000 m²



2014

■ CLIP 5 - 30 000 m²



2015

■ CLIP 4 - 40 000 m²





Company history

2016

■ CLIP 7 - 50 000 m²



2017

■ CLIP 6 - 40 000 m²



2018

■ CLIP 8 - 30 000 m²



2021

■ CLIP 9 - 30 000 m²



2023

■ CLIP 10 - 60 000 m²



2026 onwards

**construction of warehouse
halls 11, 12, 13, 14, 15, 16**

- Total additional space: 300.000 m²

Investment areas:
warehouses 11, 12, 13, 14, 15, 16

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Photovoltaic farm

Glosbe Sp. z o.o., within the CLIP Group, supplies electricity from its **own renewable Energy sources**, optimizing the conditions for customers.

Glosbe Sp. z o.o. concessions issued by URE:

- for Energy trading (OEE)
no. OEE/11279/49612/W/OPO/2018/AJ
- for electricity distribution (DEE)
no. DEE/384/49612/W/OPO/2018/AJ
- gas fuels trading (OPG)
no. OPO.4112.2.2018.AJ
- gas fuel distribution
no. DPG/185/49612/W/OPO/2021/MKr1 (DPG)



Rolls Royce - Emergency power system

4.0 MW power installation located within the CLIP Freight Village.

Intelligent distributed generation systems, in the form of microgrids, are providing much-needed stability for power supply.



Rail Mega Hub Intermodal



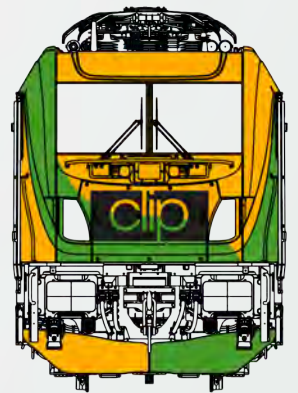
Capacity 10.000 TEU

- **660** own intermodal wagons:
 - doublepocket - **130** units
 - 80' - **180** units
 - 90' - **100** units
 - Car Carrier and Container – **400** units
- Transshipment and storage of all types of containers as well as swap bodies and intermodal semi-trailers
- First/last mile **35** chassis (trailers)
- Weighting containers in accordance with the convention SOLAS (VGM)

Rail Mega Hub Intermodal

20 TRAXX locomotives

- 20 own TRAXX 3 MS locomotives – from 2026
- for operation on the route **Poland – France** in six countries: **Poland, Germany, Belgium, Luxembourg, Austria, and France**
- maximum speed: **160 km/h**
- equipped with the ONVIA signalling system



Rail Mega Hub Intermodal

total length of tracks: over 25 Km



- Total length of tracks: **over 25 Km**
- **19 electrified tracks**: 10 along its entire length, 9 partially
- Length of electrified tracks: **8 Km**
- Possibility to enter **25 trains at the same time**
- Possibility to handle **8 trains at the same time**
- Annual handling capacity: **more than 1.000.000 TEU**



Rail Mega Hub Intermodal

- 150 intermodal semi-trailers
- 200 containers 45 HCPW



Lohr Railway System

- The only system of this type in Poland and Central Europe for horizontal loading of non-craneable semi-trailers
- Reducing train loading and unloading times
- Support for 4 trailers at the same time





Rail mounted gantry crane

The crane operates

- Nominal load capacity $Q = 40\text{ T}$
- Span of rails - **51 m**
- Maximum span - **96 m**
- 4 rows of containers plus 1 truck lane – northern reach
- 6 tracks plus 7 rows of containers – main carne gate
- 4 rows of containers plus 1 truck lane – southern reach

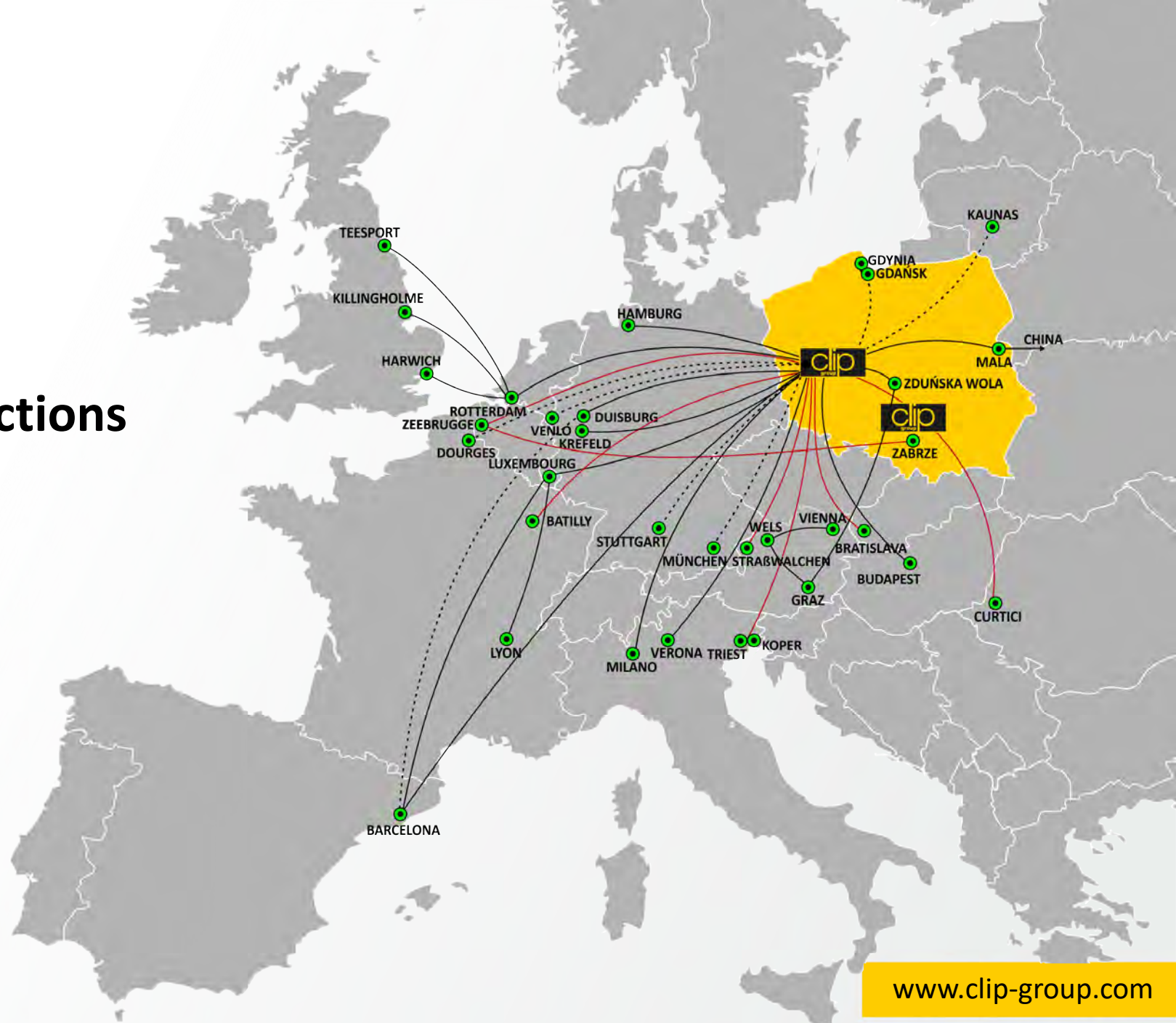
Rail siding at East Gate CLIP

- Direct connection with **E20 Rotterdam – Beijing**
- 3 rail trucks each 800 m
- Electrified
- Modern centralised **SRK**



Intermodal connections of CLIP and STS

- current connections
- planned connections
- automotive connections



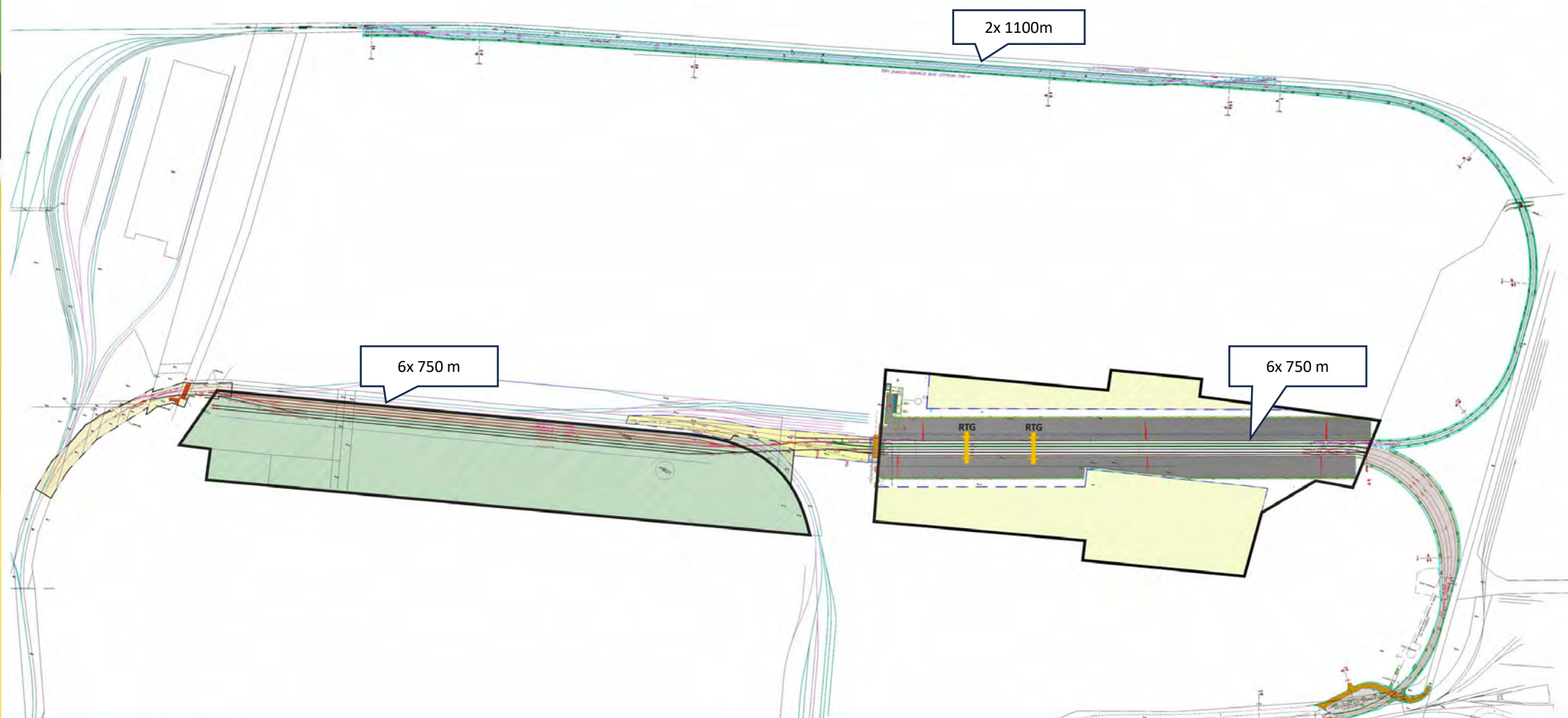
East Poland Terminal MALA



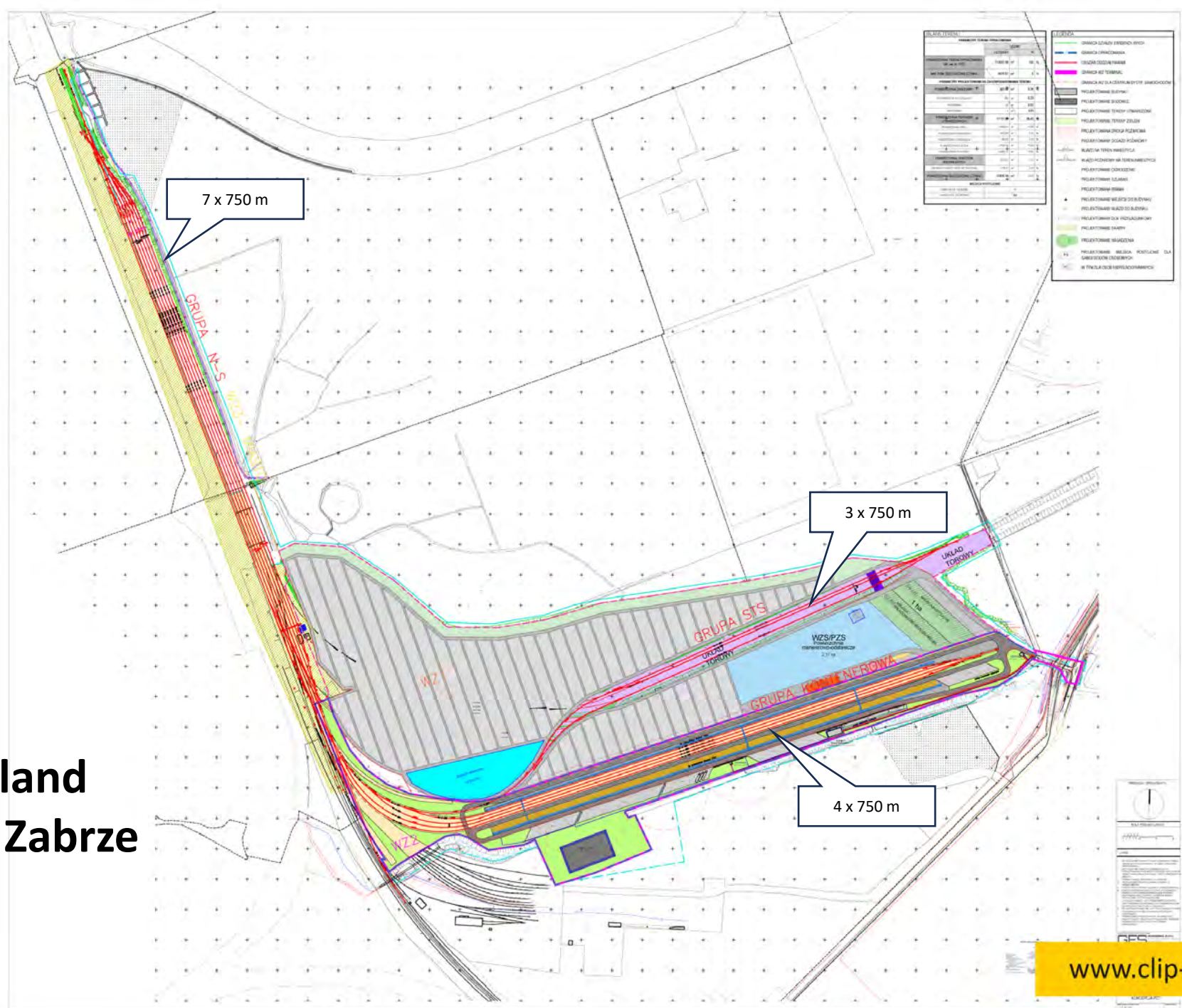
- Located at the east border of Poland
- Free Customs Area in Malaszewicze
- Reference number: PL300000FZ0003
- Area: **40 ha**

Due to the status Custom Free Zone, all kinds of customs activities are possible, including train clearance.

East Poland Terminal MALA



South Poland Terminal Zabrze



South Poland Terminal Dąbrowa Górnicza

- **ATS Logistic Sp. z o.o.**
- 75/25 shareholders:
CLIP Logistyka - STS Logistic
- Rail and road transport
- PDI services
- Warehouses services
- Customs services



CLIP Terminals

- Swarzędz – CLIP Intermodal Terminal
- Małaszewicze – East Poland Terminal MALA
- Zabrze – South Poland Terminal Zabrze
- Dąbrowa Górnicza – South Poland Terminal
Dąbrowa Górnicza



First & last mile

**Delivery and return
of intermodal units to the
customer by own transport.**

We offer:

- 30 semi-trailer trucks
- 35 universal container trailers



Storage

Rental of warehouse space:

- Class A warehouses with an area of **520 000 m²**
- unloading of conventional wagons to warehouses

Comprehensive contract logistics:

- Storage, packing, foiling and labelling
- Inventory management (FIFO, LIFO, FEFO)
- Returns management
- IT integration



520 000 m²

Steel Warehouse

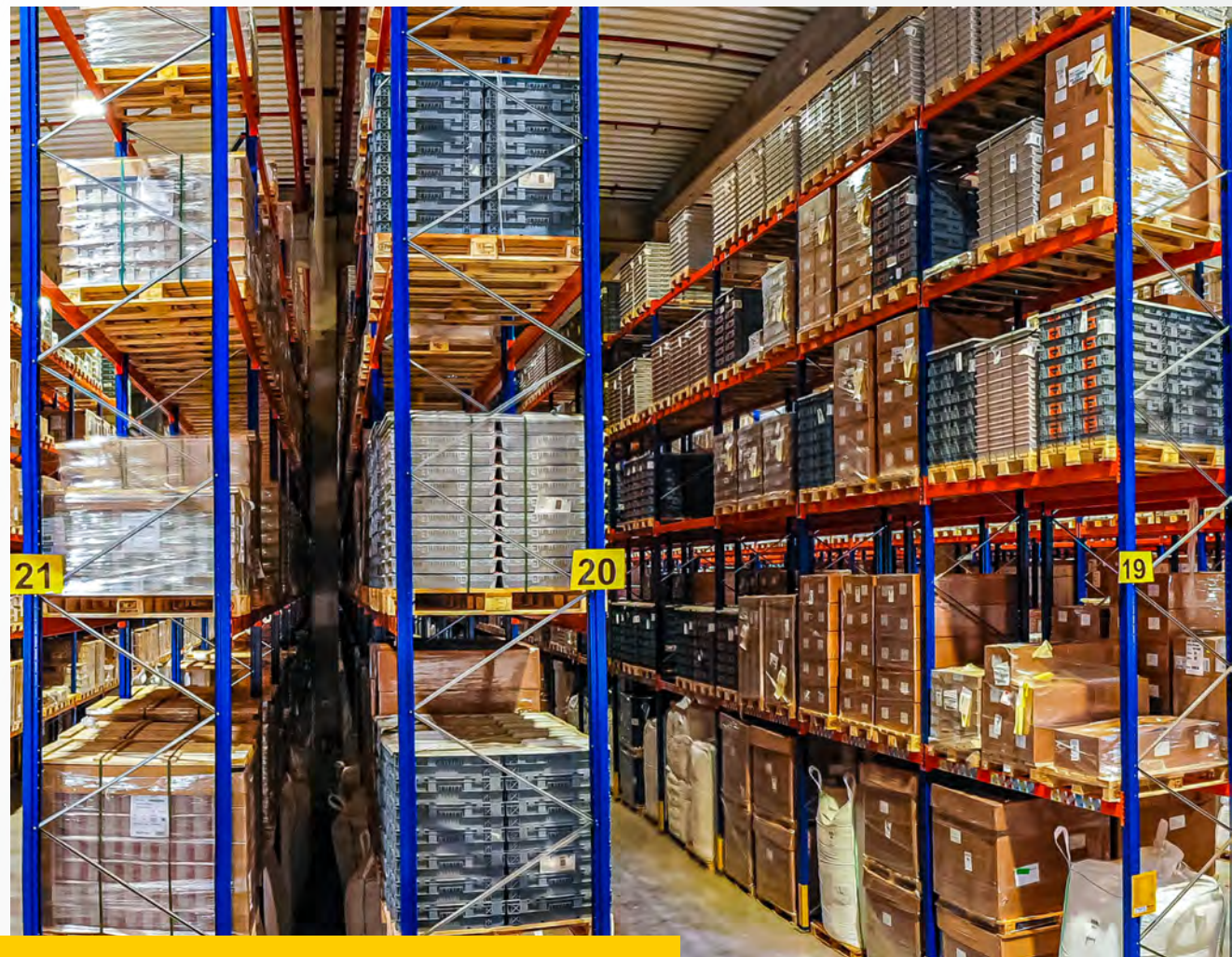
- Total capacity 20.000 tons
- Storage and reloading under the roof
- 1 overhead crane with capacity tons with clamps for steel coils servicing two railway tracks simultaneously
- 1 overhead crane with capacity of 35 tons with clamp for steel coils
- Concrete floor with bearing capacity of 100 tons/sqm
- Professional steel coil storage system
- Location near the CLIP Intermodal Terminal
- Own coil-mulda semi-trailers

**Capacity
20.000 tons**



Space for rent

- A-class warehouses with the area of 520.000 m²
Modules from 2.500 sqm to 100.000 m²
- Warehousing area
- Production area
- Access to railway siding
- Access to the CLIP Intermodal Terminal
- Lease of office area



Total area 520.000 m²

Space for rent

Warehouse No. 9

- Total area: 30.000 m²
- Net height: 12,5m
- Put into service: December 2021

Warehouse No. 10

- Total area: 60.000 m²
- Net height: 12,5m
- Put into service : November 2023

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Customs Services

CLIP Customs Agency:

- All types of customs clearance
- Handling goods in warehouse and customs warehouse
- Temporary storage warehouse
- Professional customs consulting





CLIP Group named European Champion by DGG. TOP 3 in Europe.

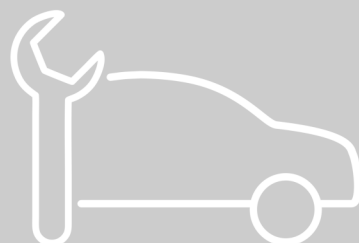
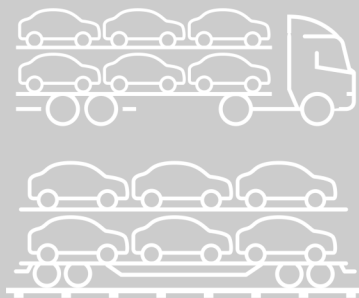
CLIP Group has secured 3rd place among 230 locations across Europe in the European Freight Village Ranking 2025, compiled by Deutsche GVZ-Gesellschaft (DGG).

Ranking 2025 (TOP 20):

	Performance Cluster	Logistics centers 2025	Performance 2025
1	European Champions / Excellent Logistics Centers	Germany – Bremen	405
2		Italy – Quadrante Europa Verona	390
3		CLIP Group - Poland	387
4		Spain – Zaragoza (Plaza)	381
5		Germany – GVZ Hafen Nuremberg	379
6		Italy – Padua	373
7	Top locations in Europe	Italy – Parma	343
8		Austria – Cargo Terminal Graz	333
9		Italy – Bologna	332
10		Italy – Nola	322
11		Germany – Berlin South Großbeeren	318
12	Key locations in Europe	Germany – City GVZ Berlin	310
13		Germany – GVZ JadeWeserPort	305
14		Austria – GVZ Ennschafen	301
15		Germany – Emscher	299
16		Germany – Berlin West Wustermark	297
17		Germany – Leipzig	296
18		Italy – Turin	286
19		Italy – Novara	274
20		Germany – Augsburg	273



Our services



Car transportation

- international road and rail transport
- distribution to dealers in Poland and Baltic Countries
- transport Dealer/Dealer
- transport of cars and vans
- transport of cars in containers
- event support for new models
- closed transport of prototypes, new models and luxury cars

Car warehouse

- warehouse and customs warehouse
- loading and unloading of wagons
- own railway sidings
- service for electric cars
- service for long stored cars
- customs services

Technical and workshop services

- pre-delivery inspection (PDI)
- computer diagnostics
- body and paint repairs
- smart repairs (non-invasive)
- installation of additional equipment: alarms, hooks, parking sensors, GPS
- car washing and interior cleaning
- tire replacement, balancing, vulcanization
- quality control, claims handling and repair cost estimation
- vehicle release for large fleets (B2B)
- preparation of vehicles for the final customer (B2C)

Car factory service (Releasing Agent)

- car warehouse management
- rail shipping management
- road shipping management
- loading railway wagons

Over 1 MILLION
vehicles served

STS Logistic

- 4 compounds in Poland:
 - Total area: approx.: **600 000 sqm**
 - Storage capacity: **25 000 vehicles, 37.000 in 2026**
- **650** employees
- Own fleet:
 - **400** trucks (100 % EURO 6)
 - **250** automotive rail wagons
 - **400** automotive rail wagons in 2026
- Over **600 000** transported vehicles
- Over **1 000 000** handled vehicles in 2024





Main customer/domestic distribution 2024



**Polish
market leader**

Delivered 300 000 units



Our fleet

400 car transporters

- 100% EURO 6
- Equipment: Rolfo, Lohr



Our fleet

- 35 semi-trailer trucks (including 10 3-axle units)
- 33 universal container trailers
- 8 coil-mulda semi-trailers for steel coils transportation

Our fleet

- **Single-deck wagons: 110 units**
- **Rail car type: 33 m,**
4-axles Car Carrier and Container Twin Wagon, Greenbrier Series Laadgrs
- Wagons under manufacturers warranty and mobile workshop maintenance
- Wagons management performed by an experienced rail department of STS Logistic/CLIP Group Holding



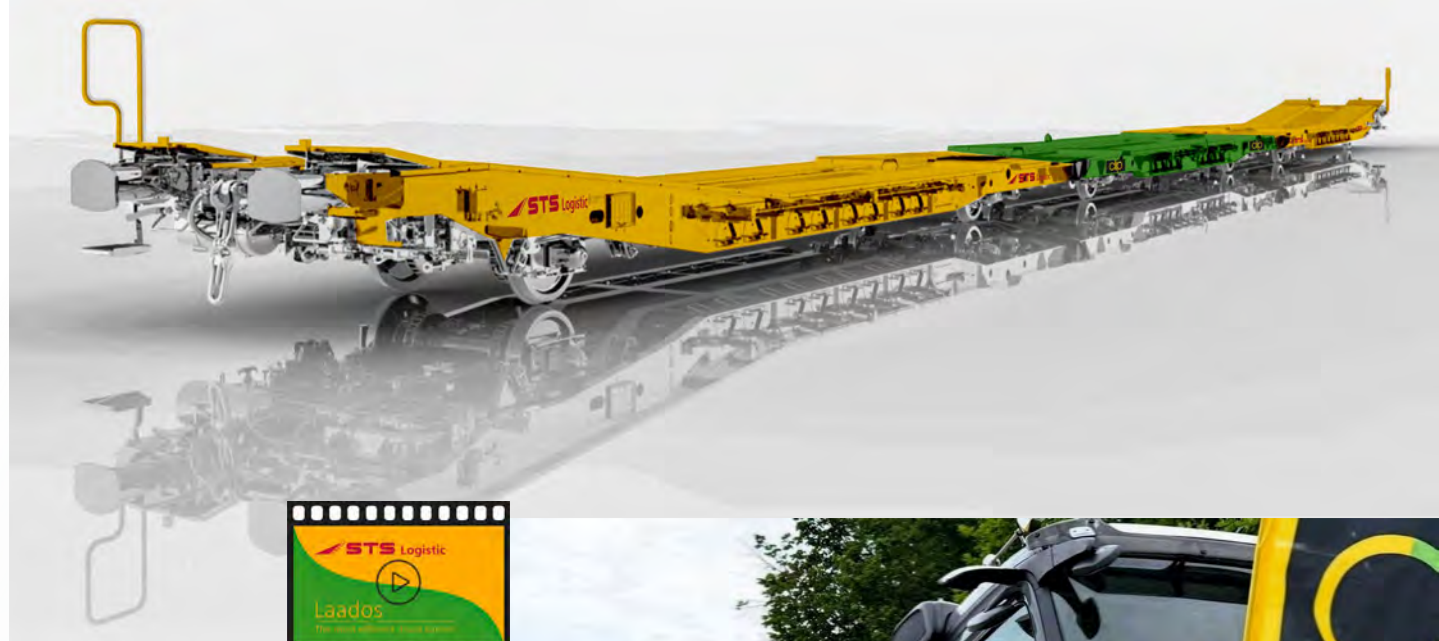
New rail fleet Double-deck wagons

- 200 units
- Rail car type:
2x2 axle double-deck wagon,
type Laaers (L08A and 560.2)
- Total length: **31 m**
- Weight empty wagon: **34 t**
- Maximum load weight: **34 t**
- Maximum weight of the transported
vehicle: **3,2 t**



New rail fleet for transport of trucks

- **6 block trains**
(delivery Q4/2025-Q1/2026)
- **Rail car type: 42,6 m,**
6-axles, 3-segment, single-deck wagon for
transportation of truck tractors and LCVs, Series Laados.
- Weight of empty waggon: **35,6 t**
- Maximum load weight: **60,4 t**
- Maximum weight of the transported vehicle: 14,4 t
- Loading length: **41,36 m**
- Load factor: **regular 4-5 (max 6).**



New railway rolling stock TRAXX locomotives

- 20 own TRAXX 3 MS locomotives – from 2026
- for operation on the route **Poland – France** in six countries: **Poland, Germany, Belgium, Luxembourg, Austria, and France**
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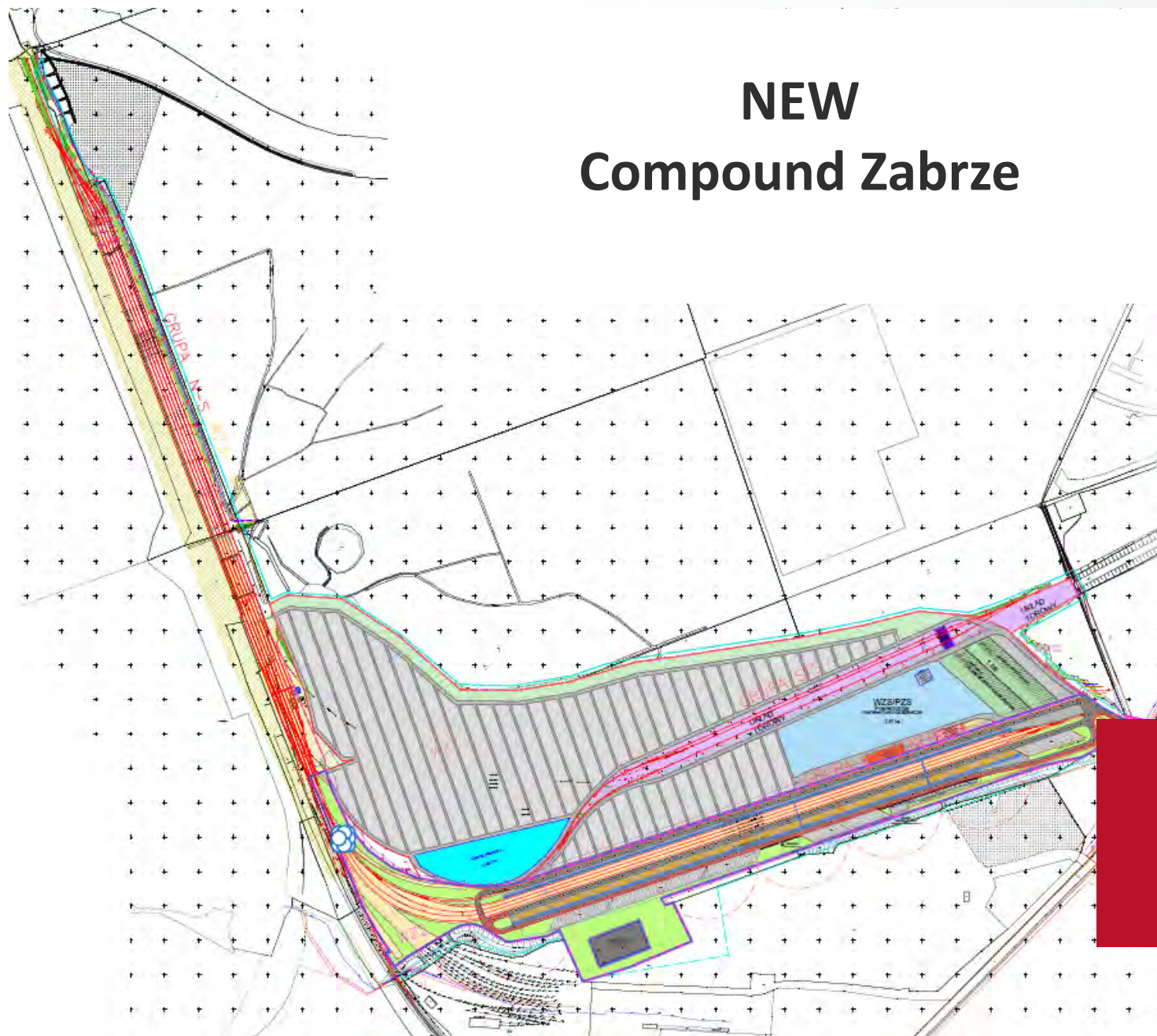


Compound locations



100% Poland network coverage
from each compound

NEW Compound Zabrze



- Capacity: **12 000 vehicles**
- Railway sidings: YES
 - 7 x 750m
 - 3 x 750m
 - 4 x 750m
- PDI Center,
- Workshop,
- **Ready in Q3/2026**

Area:
600 000 m²

Compound no. 1 Swarzędz

- Capacity: **12 000 vehicles**
- Annual volume: **120 000 vehicles**
- Railway siding: **3 x 300 m**
- The compound is fully illuminated
- Monitored and secured 24/7
- Fully equipped workshop
- Customs department



**Area:
270 000 m²**



Compound no. 2 Swarzędz

- Capacity: **3 500** vehicles, including **500** under roof
- Annual volume: 200 000 vehicles
- Railway siding: **3 x 270 m**
- Loading places under the roof for **20** vehicles
- The compound is fully illuminated
- Monitored and secured 24/7
- Transport of the 100 % VW Poznań's production (approx. **200 000** vehicles per year)
- Photovoltaic cells for power supply of the facility and loading of the stored/transported electric vehicles



Area:
100 000 m²



Compound no. 3 Dąbrowa Górnicza

- Capacity: **5 500 vehicles**
- Annual volume: **100 000 vehicles**
- Railway siding: **3 x 650 m**
- Fully equipped workshop with body and paint shop
- The compound is fully illuminated
- Monitored and secured 24/7



Area:
110 000 m²

Releasing Agent services

Services provided:

- Vehicle compound management
- Rail shipping management
- Truck shipping management
- Loading railway wagons
- Longterm storage services





CLIP Group Hampton by Hilton Swarzędz Hotel & Conference Center

- 103 rooms
- conference rooms with a total area 400 m²
- gym





CLIP Group S.A.
ul. Rabowicka 65
62-020 Swarzędz
www.clip-group.com

