

# EXPERTS SINCE 1907

---

Information for investors



# EXPERTS IN INNOVATION

Knapsack, located to the south of Cologne, has been a well-known location at the heart of Germany's leading chemical region since 1907. From its base in the Rhineland, Deutsche Carbid Aktiengesellschaft revolutionized agriculture worldwide with the first chemically produced fertilizer. Over one hundred years later, the location has developed into a modern chemical park with different companies.

Among other things, Bayer Crop Science has continued in its tradition of pesticides at Chemiepark Knapsack and produces its highly developed safener products here.

In addition, the Chemiepark Knapsack is synonymous with innovative materials in the field of specialty chemicals. The Swiss company Clariant, for example, developed its

flame retardant Exolit® OP here. Today, Exolit® OP is exported chiefly to Asia, where it is used in the production of many electronic devices such as smart phones and computers.

These are just two examples which demonstrate impressively that experts in innovation have been at home in the Chemiepark Knapsack since 1907.



1907

AG für  
Stickstoffdünger

1909



Knapsack-  
Griesheim AG

1951

**Knapsack  
AG**

1965



1974



1998



# GOOD REASONS FOR THE CHEMIEPARK KNAPSACK

---

## PART OF THE NO. 1 CHEMICAL REGION

In the heart of the Rhineland, in the most important region for the chemical industry in Germany, the Chemiepark Knapsack offers you 33 hectares of attractive, fully developed industrial spaces.

More than 238 chemical companies with around 60,000 employees produce here and in the Cologne Region. In 2013, they generated total sales of approx. 32 billion euros.

## SHORT APPROVAL TIMES

Short approval processes for new plants and plant extensions. Our approval management experts take your plans to approval maturity in a short time.

## INDUSTRY-FRIENDLY ENVIRONMENT

Investors profit from an industry-friendly environment which has grown over the decades thanks to a consistent culture of dialog with citizens, politicians and media.

## CONCENTRATING ON THE ESSENTIALS

As an investor you can concentrate on your core competencies. The site operating company InfraServ Knapsack provides the companies in Chemiepark with an extensive service package.

## EXPERTS FOR ANY EVENTUALITY

If required, our experts will implement your ideas from the first plan to the finished product. Individual services such as plant planning and construction, modern energy supply, a matured security concept for the entire chemical park and, of course, the environment-friendly disposal of waste water and waste can also be requested. This means that you can concentrate entirely on your own tasks.



## EFFICIENT NETWORK

An interesting materials network offering you many possibilities to position your company in a highly efficient network. (Overview of materials network, see p. 15)

## ATTRACTIVE INDUSTRIAL REGION IN EUROPE

The Chemiepark Knapsack is situated in one of Germany's and Europe's most attractive industrial regions in the immediate vicinity of the key markets: There are nearly 150 million people living within a radius of 500 kilometers. This represents 30 percent of all the consumers and 45 percent of the purchasing power in the European Union.





## TRAINING AND FURTHER EDUCATION ON SITE

The Rhein-Erft-Akademie supplies the "raw material": education. Located at the site itself, the recognized private vocational school offers traditional training, as well as master classes, combined study courses and further education tailored to the needs of the companies on site.

## EXCELLENT TRANSPORT CONNECTIONS

An excellent transport infrastructure and the dense freeway network in the region allow you to conduct a swift exchange of goods with customers throughout Europe. Three freeway junctions in the immediate vicinity take you to the most important German cargo airports Frankfurt, Düsseldorf and Cologne/Bonn within an hour. Our own container terminal provides a rapid rail link to the Cologne-Eifeltor multimodal transshipment center and to the new large-scale terminal at Cologne-Niehl port, as well as to the Cologne-Godorf port.



# POTENTIAL FOR INNOVATION

---

## WHERE DOES THE CHEMIEPARK KNAPSACK WANT TO GO?

The Chemiepark Knapsack provides an ideal environment for innovative business ideas. Our long experience and our ability to identify and utilize new opportunities are excellent conditions for your innovative potential.

However, our perception of innovation is not restricted to new products. With our expertise in plant engineering and plant operation we can support you with the development of new and resource-saving production processes. The materials network in place at the Chemiepark also provides excellent conditions for innovative product finishing.

In this way, we at the Chemiepark Knapsack are already making important contributions today to innovation in the production of plastics and materials:

## EXPERTS IN SPECIALTY CHEMICALS

Specialty chemicals is one of the most innovative areas of all in the chemical industry. With the development of flame retardants used throughout the world, major progress has already been made at the Chemiepark Knapsack.

We see further opportunities for innovation and growth in particular in biotechnology, as well as research into and production of new materials such as the increasingly important composite materials and renewable energies.

Good innovative ideas only succeed in the market if they can be produced quickly and cost-effectively. This is why the engineers at the company operating the Chemiepark Knapsack direct their particular attention to the key steps from the product idea to the finished production process.

With their technical and planning know-how our experts advise and accompany large companies, small start-ups or scientific institutes in the intelligent implementation of an idea up to series production. This is how we at the Chemiepark Knapsack support innovative potential.

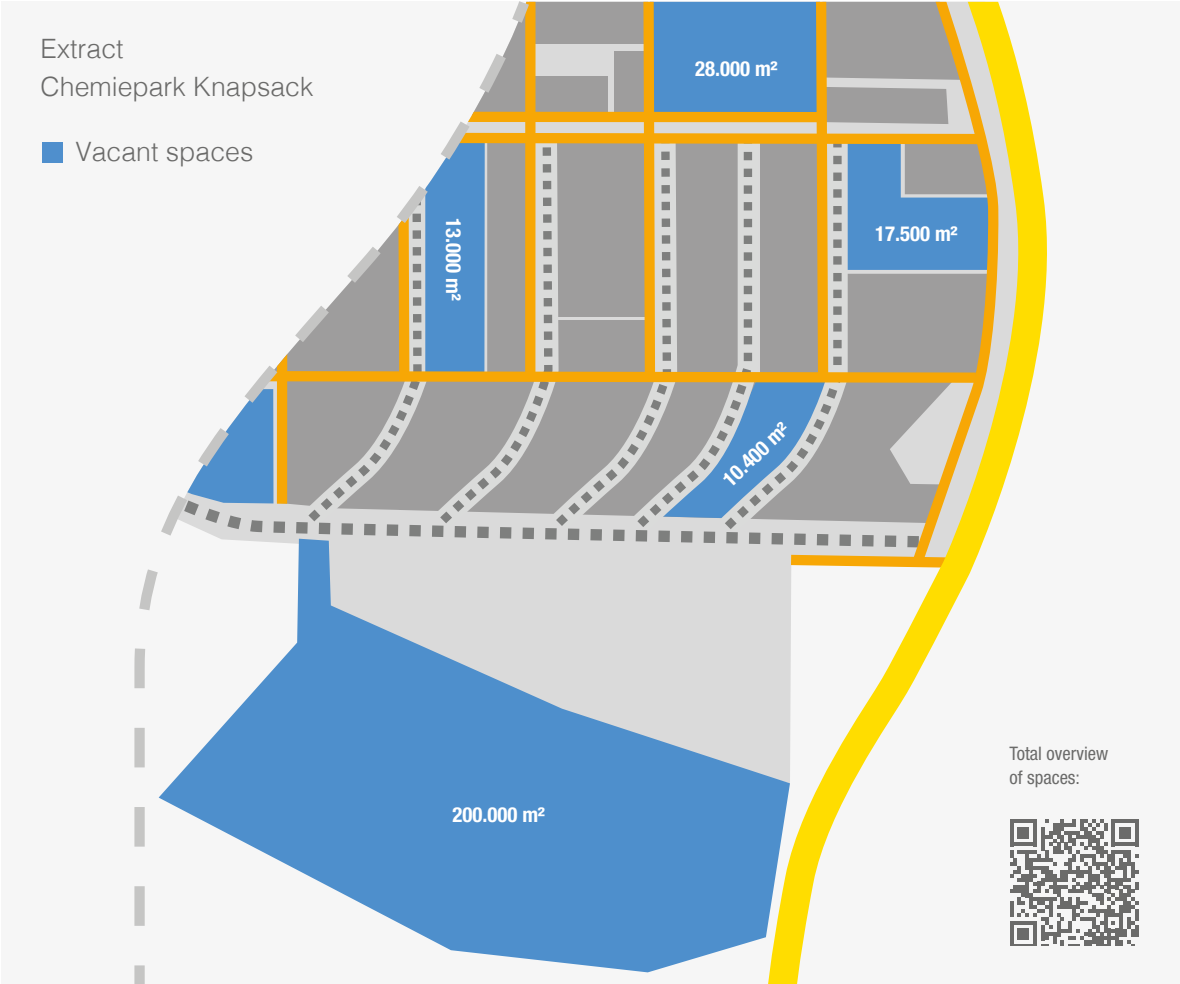




# ROOM FOR INNOVATION AND GROWTH

## SPACES AT THE CHEMIEPARK KNAPSACK

The Chemiepark Knapsack has a total of more than 33 hectares of vacant industrial spaces for you in the two plant zones Knapsack and Hürth. The spaces are fully developed and can be used immediately for new plants. With individual spaces up to 200,000 square meters in area we can offer you flexible solutions which are geared to the specific needs of your company.





## DIFFERENT CONTRACT MODELS

Different contract models are available for the utilization of vacant spaces. Depending on your project, you can opt for the most cost-effective variant:

- Classic rental contract
- Lease contract with own responsibility for the preservation of buildings and equipment
- Contracting contracts for long-term investments with many advantages such as:
  - Transfer of construction and operating responsibility to InfraServ Knapsack
  - Deferral of investment costs to the production phase
  - Liquidity-conserving investment

# EXPERTISE FOR INNOVATION

---

## ENGINEERING & APPROVAL MANAGEMENT

Innovative ideas need creative engineers and planners. Only with their competent support can the step be made from the idea to the product.

With our site operating company InfraServ Knapsack, investors have an established expert in engineering and plant construction at their side. Our engineers see themselves as consulting companions for new industrial projects. They are familiar with the local infrastructure and quickly see which possibilities present themselves for the realization of your ideas at the Chemiepark Knapsack. This ensures that the synergy effects of the chemical park can already be used in plant planning.

An additional benefit is the accredited approval management of InfraServ Knapsack. Our approval process specialists advise the investors from the very outset. They prepare all the documentation for the official applications and find practicable solutions before problems arise.

This expertise pays off in the form of short approval times for your plant.

## PLANT SERVICE

At Chemiepark Knapsack we provide an extensive plant service for both new and established companies on site. Depending on the project and requirements, this ranges from one-off to contractually agreed regular services for the operation and maintenance of your plant. These include:

- Maintenance
- Project-related services
- Framework contracts
- Main contracting and full-service models
- Development of shutdown concepts
- Shutdown management
- 24/7 maintenance service

This ensures the greatest possible availability and hence the efficiency of your plants.



# SERVICE FOR INNOVATION

---

## MATERIALS NETWORK & INFRASTRUCTURE

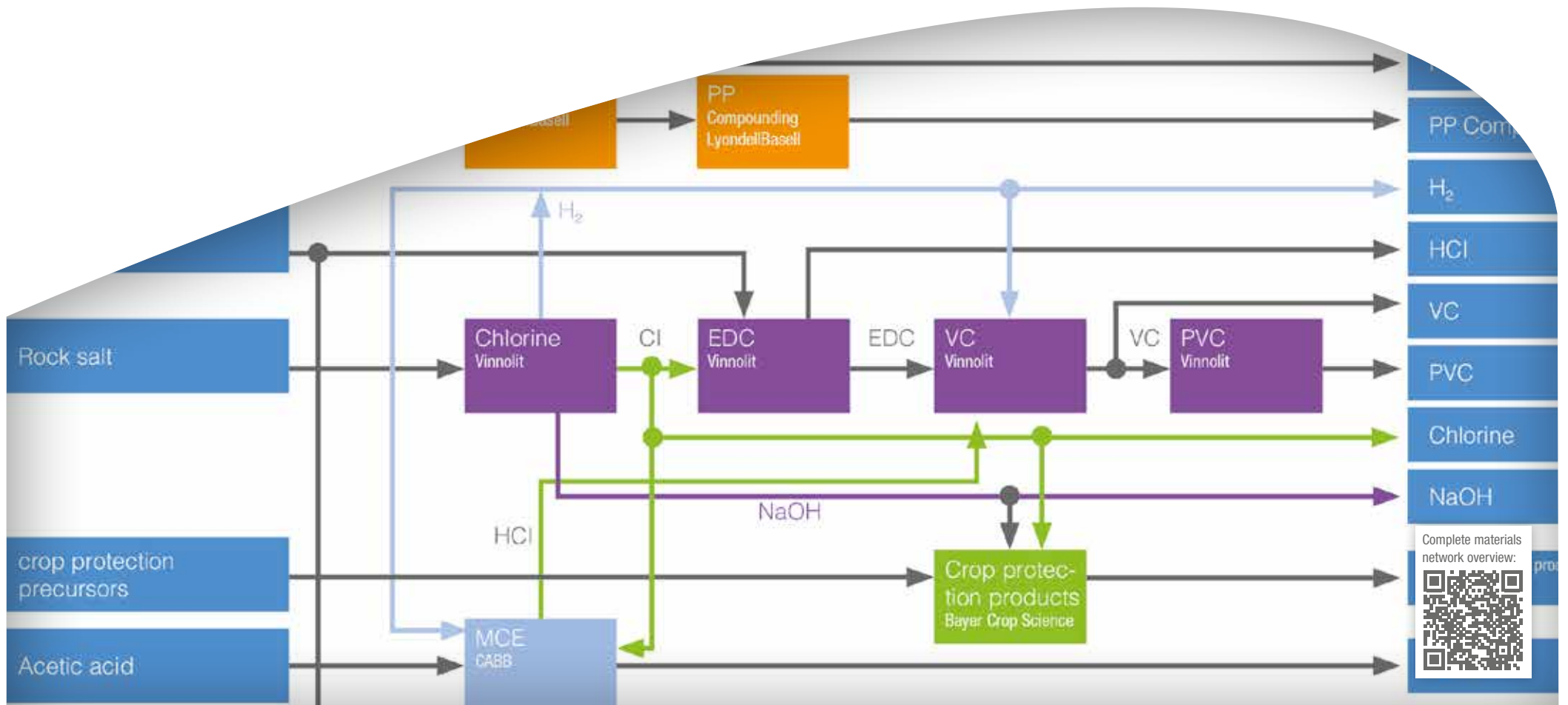
At the Chemiepark Knapsack companies can concentrate on their own core competencies. We take care of everything else with our extensive service package:

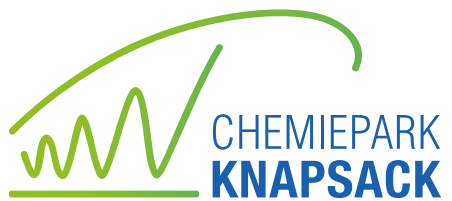
The materials network at the Chemiepark Knapsack offers interesting synergies with raw materials and intermediate products from specialty and plastics chemical as well as pesticides.

A future-proof infrastructure facilitates tailored plug & play concepts for new settlements.

## OUR SERVICES AT A GLANCE

- Modern infrastructure, including a fiber-optic IT network, pipelines and rail platforms
- Highly efficient energy supply from various on-site suppliers including process steam
- Attractive logistics with links to international transport networks, including two freeways, as well as waterways and rail tracks, including our own combined cargo terminal
- Combined cargo rail link to Cologne-Niehl port on work days
- Comprehensive monitoring of production plants
- Environmental officer for the entire chemical park
- Highly professional emergency management with crisis management in case of failure
- Supply and waste disposal according to high environmental and safety standards with
  - own certified waste disposal unit
  - two modern wastewater treatment plants





**Contact:**

Chemiepark Knapsack  
Industriestraße 300  
50354 Hürth

Phone: +49 22 33 - 48 - 0

Fax: +49 22 33 - 428 64

E-Mail: [info@chemiepark-knapsack.de](mailto:info@chemiepark-knapsack.de)

**Contact:**

Pierre Kramer  
Head of Site Development

Phone: +49 22 33 - 48 - 6343

Fax: +49 22 33 - 48 - 946343

E-Mail: [pierre.kramer@chemiepark-knapsack.de](mailto:pierre.kramer@chemiepark-knapsack.de)

[www.chemiepark-knapsack.de](http://www.chemiepark-knapsack.de)

