VOLTHAUL

PUBLIC E-TRUCK CHARGING HUBS · CENTRAL EUROPE

CONFIDENTIAL PARTNERSHIP PROPOSAL

E-Truck Charging Hubs on Surplus Industrial Land

A long-term ground-lease partnership for owners of logistics and industrial parks. VOLTHAUL develops and operates public charging hubs for heavy-duty electric trucks on surplus land next to motorway exits — in Hungary, Austria, Slovakia, the Czech Republic and Romania.

SEPTEMBER 2026

25 years	€0.40 / m² / month	5–15k m²	~4 MW
Lease term	Ground rent, indexed	Per site	Grid connection per site



Illustrative visualisation — typical VOLTHAUL hub on surplus logistics-park land

01 The concept

VOLTHAUL Kft. (or a dedicated SPV) leases surplus land from the park owner under one framework agreement, with individual sites drawn down by call-off. VOLTHAUL prepares and pays for all studies, permitting and the grid connection, delivers each site, and subleases or assigns it to an operating partner who runs the charging hub. The landowner deals with one counterparty and one set of terms across the whole network.

01
Framework agreement with the landowner
One set of terms

02
Call-off, permitting and grid connection
By VOLTHAUL, at VOLTHAUL's cost

03
Hub operated by VOLTHAUL or its partner
Sublease / assignment per site

02 Why it works for the landowner

- **New income**
  From land that currently earns nothing.
- **Zero capex, zero development risk**
  Permitting, grid connection and construction carried by VOLTHAUL.
- **Long-duration value**
  25-year, index-linked income that adds value to the park at exit.
- **A service for park tenants**
  Their e-truck fleets can charge at the gate — supporting Scope 3 and ESG targets.
- **Future-proofed parks**
  Aligned with EU AFIR requirements and the electrification of road freight.
- **Simple execution**
  One framework, one counterparty, multi-country rollout.

03 Proposed framework terms

Tenant	VOLTHAUL Kft. (Hungary) or an SPV designated by VOLTHAUL
Premises	5,000–15,000 m² per site — surplus land with direct truck access
Term	25 years from signing of each site lease, with extension options
Rent	€0.40 per m² per month, net, indexed annually (index to be agreed)
Rent-free period	No rent until the final, unappealable building permit is obtained
Pre-development	VOLTHAUL prepares and pays for studies, permitting and grid application
Sublease / assign	Tenant may sublease or assign each site to its operating partner
Conditions precedent	Grid connection offer (~4 MW), building permit, operating partner commitment

~4 MW per hub

VOLTHAUL applies for and finances the connection; we welcome information on existing park-level capacity.

04 Network logic

350–450 km
Practical range of loaded long-haul e-trucks

45 min
Mandatory driver break — the natural charging window

60–120 km
AFIR public HDV charging spacing on TEN-T corridors

Corridors served: Rhine–Danube (Vienna–Budapest–Arad) · Orient/East-Med (Dresden–Prague–Brno–Bratislava–Budapest) · Baltic–Adriatic (Poland–Brno–Vienna) · Slovak D1 (Bratislava–Žilina) · Pan-European Corridor IV / RO A1 (Nadlac–Arad).

05 Indicative locations — ten sites, five markets

LOCATION	COUNTRY	MOTORWAY	ROAD KM	ROLE
Kittsee	Austria	A6	1.6 km	PRIORITY
Budapest West	Hungary	M0/M1	2.8 km	PRIORITY
Budapest Vecsés	Hungary	M0	1.0 km	PRIORITY
Žilina Airport	Slovakia	D1/D3	4.4 km	PRIORITY
Brno	Czech Republic	D1	3.0 km	PRIORITY
Prague East	Czech Republic	D1	2.3 km	PRIORITY
Bor	Czech Republic	D5	2.4 km	PRIORITY
Arad West	Romania	A1	3.9 km	PRIORITY
Bratislava	Slovakia	D4/D2	5.1 km	ALTERNATE
Prague North	Czech Republic	D8	1.4 km	ALTERNATE

Indicative locations identified by VOLTHAUL desktop analysis; road distances via OpenStreetMap. Surplus land and grid capacity to be confirmed with each landowner.

06 Next steps

01
Meeting with the landowner
Agree the concept and headline terms

02
Landowner shares priority-site data
Surplus-land plans and grid information

03
Framework agreement and first call-offs
Hungary first

04
Permitting and grid connection
Rent starts from final building permit

07 Contact

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