

GÓRSKIE RESORTY

Agenda

3		About the Group	31		Elements Hotel***** & Elements Apartments
5		Timeline	35		Linea Mare Hotel*****
7		Osada Śnieżka	39		Forest Park****
11		Blue Mountain Resort	43		The View Mountain****
15		Green Mountain Hotel***** & Green Apartments	46		Opinions
19		Platinum Mountain Hotel***** & Platinum Apartments	48		Events
23		Five Seasons One / Two / Three	52		Hotel operator
27		Crystal Mountain Hotel*****	55		Business benefits

About the Group



“Górskie Resorty” is a Polish investment and development Group representing the dynamically growing group of hotel facilities throughout Poland. Over the past ten years of our activities, we have significantly influenced the construction market development in the hospitality sector focusing mainly on the implementation of the Condo model.

Our destinations of both the completed and future investments are chosen based on the unique advantages of the particular site, which makes the hotels within the “Górskie Resorty” Group stand out from others in the region. The Group’s goal is to raise the standards of tourism in Poland and provide investors with the most favorable return rate on their capital investment in real estate. As a result, we are an integral part of innovation in the Polish hospitality and investment market.

Dariusz Surynt
CHAIRMAN OF THE BOARD



14
hotel facilities



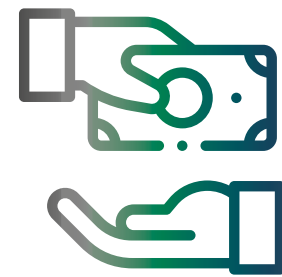
10 years
of experience



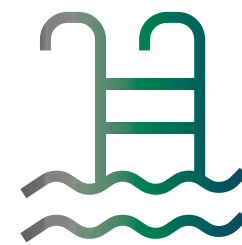
2699
rooms
and apartments



+1200
employees



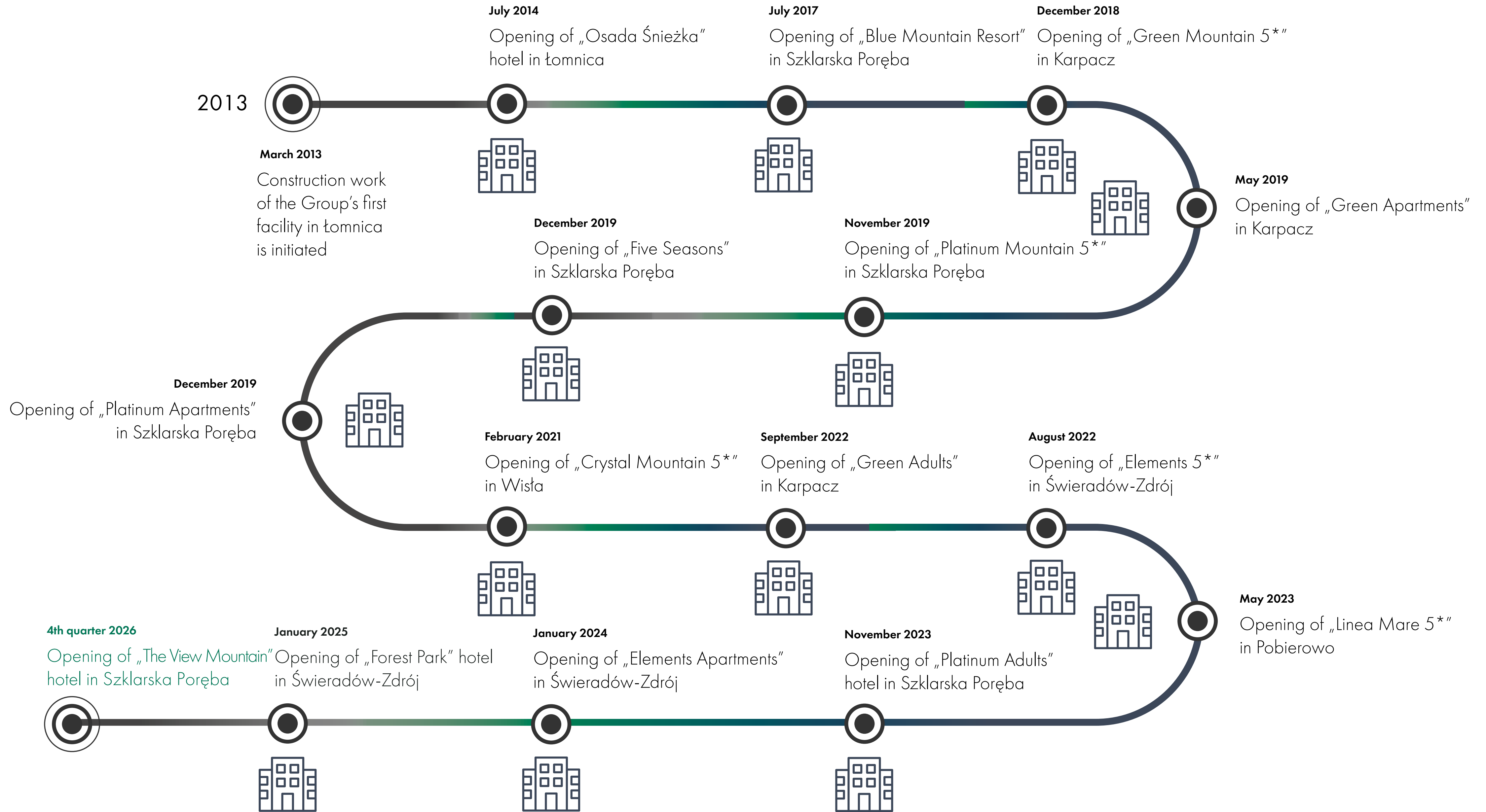
PLN 450 mln
million of investor
rents paid out



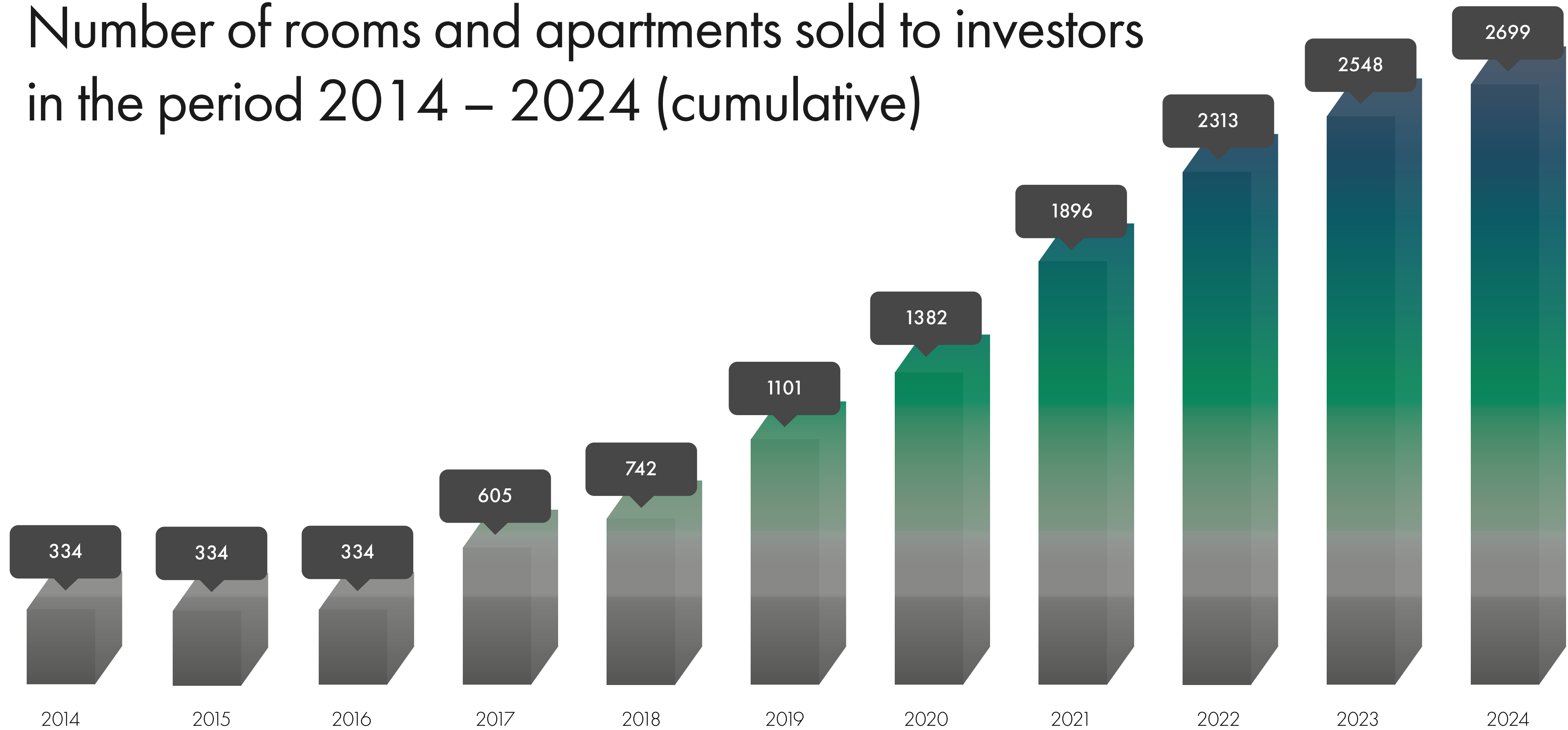
22
indoor and outdoor
swimming pools



30
conference rooms
with an area of
3919 m²



Number of rooms and apartments sold to investors in the period 2014 – 2024 (cumulative)



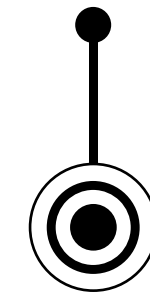


GÖRSKIE
RESORTY

Osada Śnieżka

Łomnica k. Karpacza | since 2013

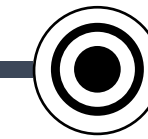
Timeline



March 2013
Commencement
of construction work on site



July 2024
Opening of
„Osada Śnieżka” hotel



February 2016
Adding 66 hotel rooms
in Medical Spa.
Opening of “BOTIQUE SPA NO. 7”



“Osada Śnieżka” hotel:
apartment, hotel room, “Albero” Restaurant,
apartment with a fireplace,
indoor swimming pool,
“bird's-eye view” of “Osada Śnieżka”

General information



67 hotel rooms



267 apartments



Indoor and outdoor swimming pools



Conference rooms, events, integration retreats
(adaptation for presentations and demonstrations
of products, e.g.: cars, motorcycles)



SPA BOUTIQUE SPA NO. 7 beauty salons



"Woodhill" – sauna zone, tub and barbecue hut



Wellness zone



Albero Restaurant & Bistro at the foot of Śnieżka Mountain



Loyalty program



Playroom



Playground



"Osadkowo" Program



Animations, attractions and events for families

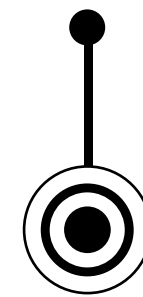


GORSKIE
RESORTY

Blue Mountain Resort

Szklarska Poręba | since 2017

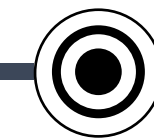
Timeline



August 2015
Commencement
of construction work on site



March 2016
Construction of the first
„towers”



July 2017
Opening of „Blue Mountain Resort”



“Blue Mountain Resort”:
indoor swimming pool,
all-year-round ski slope,
Suite type apartment, Blue Restaurant,
Aqua-park and Wellness zone

General information



271 apartments



Aqua-park with an indoor and outdoor swimming pool



Loyalty program for guests



Blue Minerals Spa and Medicare



Wellness zone



Blue and Green Restaurants



Shop



Lobby Bar



Own all-year-round ski slope for beginners with a conveyor belt ski lift



Kids Concierge



Interactive game room



Playroom



Playground



Animations, attractions and events for families



Gym

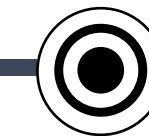
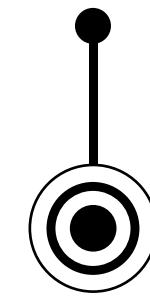


Bike / ski rental



Green Mountain Hotel*****
Green Apartments
Green Adults
Karpacz | since 2017

Timeline



Lipiec 2017

Commencement
of construction work on site

Grudzień 2018

Opening of
„Green Mountain” hotel

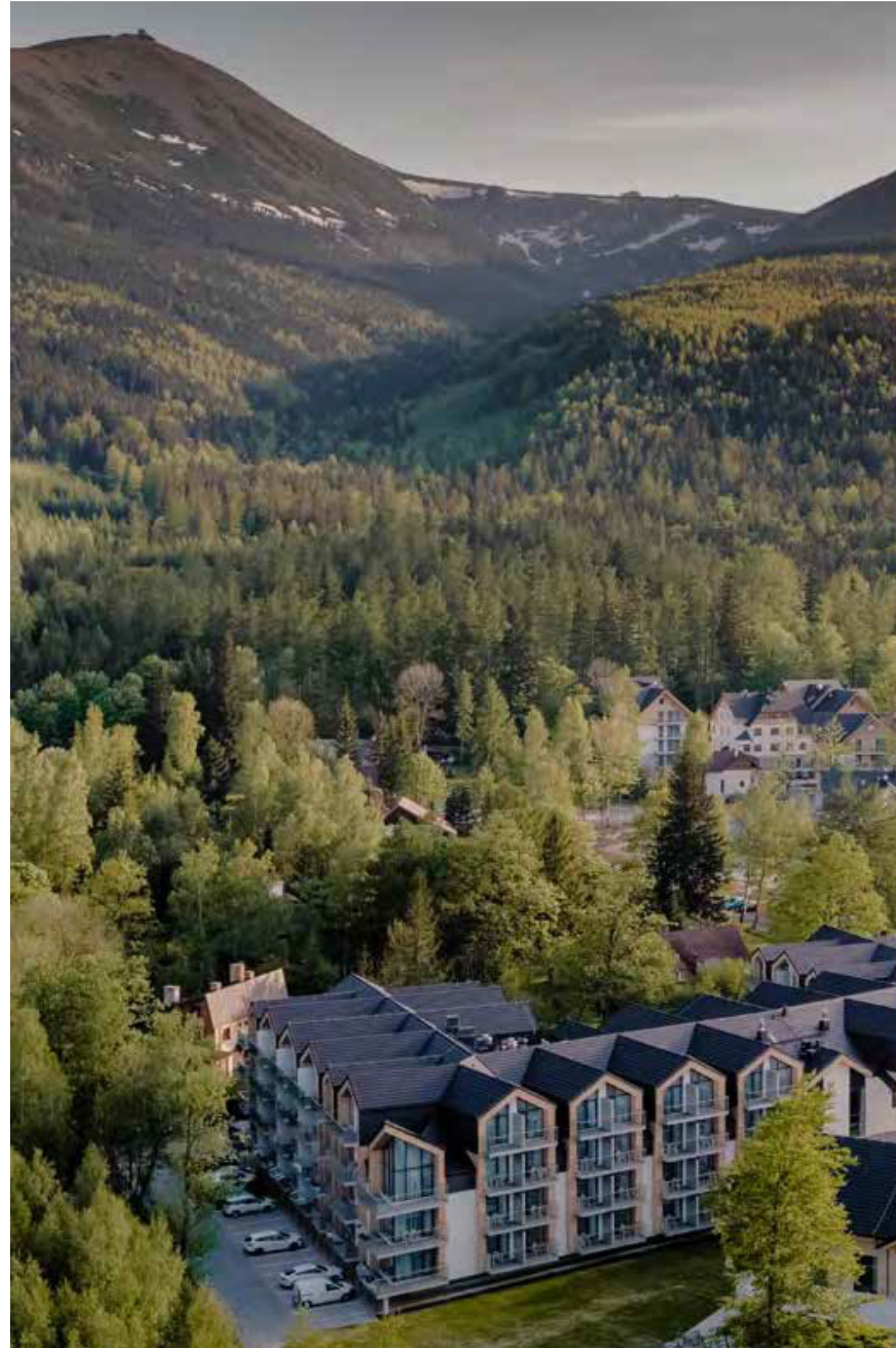
Maj 2019

Opening of
„Green Apartments”

Wrzesień 2022

Opening of
„Green Adults”

“Green Mountain Hotel 5*”:
“bird's-eye view”, hotel room,
conference room, spa zone,
main view of the hotel building,
Lobby Café & Bar



General information



137 rooms in a 5* hotel



183 apartments, 44 apartments only for adults



Indoor and outdoor swimming pools



Dr Irena Eris Beauty Partner Salon



Wellness zone



Conference rooms



Green and Albero Restaurants



Lobby Café & Bar



"GreenClub" loyalty program



Mini hotel library



Playroom



Animations, attractions and events for families



VR room



Playground



PLATINUM MOUNTAIN

Hotel & SPA

★★★★★



PLATINUM APARTMENTS



PLATINUM
ADULTS

GÖRSKIE
RESORTY

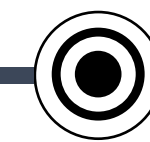
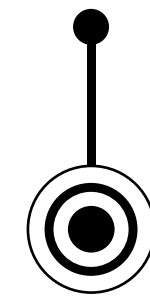
Platinum Mountain Hotel & SPA ★★★★★

Platinum Apartments

Platinum Adults

Szklarska Poręba | since 2019

Timeline



End of 2017
Commencement
of construction work on site

November 2019
Opening of
„Platinum Mountain Hotel & SPA”

December 2019
Opening of
„Platinum Apartments”

November 2023
Opening of
„Platinum Adults” hotel



“Platinum Mountain Hotel & SPA”:
front desk, hotel room,
view of the main hotel building SPA zone,
“Piatti” Restaurant, “Regionalne Talerze”
 (“Regional Plates”) Restaurant

General information



147 rooms in a 5* hotel



281 apartments 59 apartments only for adults



Indoor and outdoor swimming pools



Conference rooms



Dr Irena Eris Beauty Partner Salon



Wellness zone



"Piatti" Restaurant



Kids Concierge



Interactive game room



Playroom



Playground



Animations, attractions and events for families



Gym



Bike rental



Cinema room



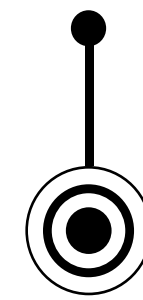
GÖRSKIE
RESORTY

FIVE SEASONS

Five Seasons

Szklarska Poręba | since 2019

Timeline



Lipiec 2018

Commencement
of construction work on site

Grudzień 2019

Opening of
„Five Seasons One” hotel

Lipiec 2021

Opening of
„Five Seasons Two” hotel

Sierpień 2022

Opening of
„Five Seasons Three” hotel



“Five Seasons”: hotel room,
apartment, view of the facility,
private sauna, view of the hotel building

General information



29, 51 and 31 apartments



Outdoor swimming pool



Private saunas



"Amari Holistic SPA" – Thai spa



Complimentary use of Wellness zone
at the partner facility
"Platinum Mountain" or "Blue Mountain Resort"



Restaurant



Bar

CRYSTAL
MOUNTAIN

GÖRSKIE
RESORTY



Crystal Mountain *****

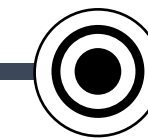
Wisła | since 2021

Timeline



End of 2017

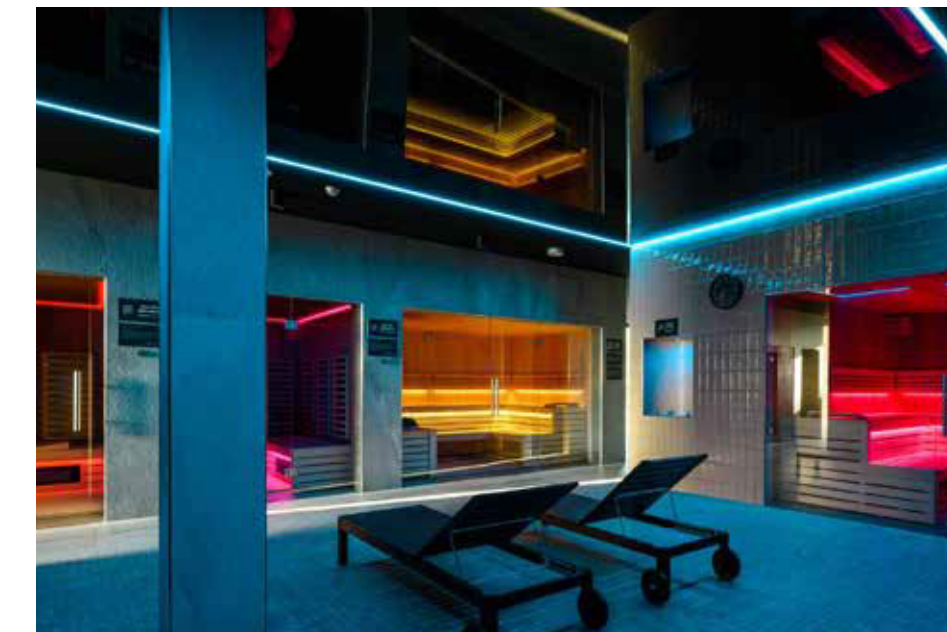
Commencement
of construction work on site



November 2019

Opening of
„Crystal Mountain Hotel & SPA”

“Crystal Mountain”:
outdoor view of the facility,
conference room,
lobby bar, indoor swimming pool,
sauna zone, hotel room



General information



491 comfortable 5* hotel rooms
(for the most demanding guests Grand
suites of more than 100 m2)



Business center (approx. 1400 m2 of conference area)



Aqua-park with "Infinity" outdoor swimming pool and Jacuzzi area



Saunas



"Black Pool" for adults only



Dr Irena Eris Beauty Partner Salon



2 restaurants and a Pool Bar



Fitness area with a terrace overlooking the mountains



Loyalty program



Game room, Interactive game room and a Multimedia Center for children



Playroom (over 320 m2)



Kids Concierge



Bike rental



Animations, attractions and events for families



Playground


ELEMENTS
HOTEL & SPA
★★★★★


ELEMENTS
APARTMENTS

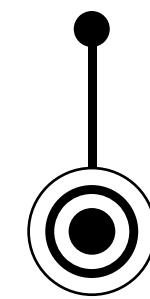
GÓRSKIE
RESORTY

★★★★★
ELEMENTS
HOTEL & SPA

Elements Hotel & Spa *****
Elements Apartments

Świeradów-Zdrój | since 2022

Timeline



March 2020
Commencement
of construction work on site



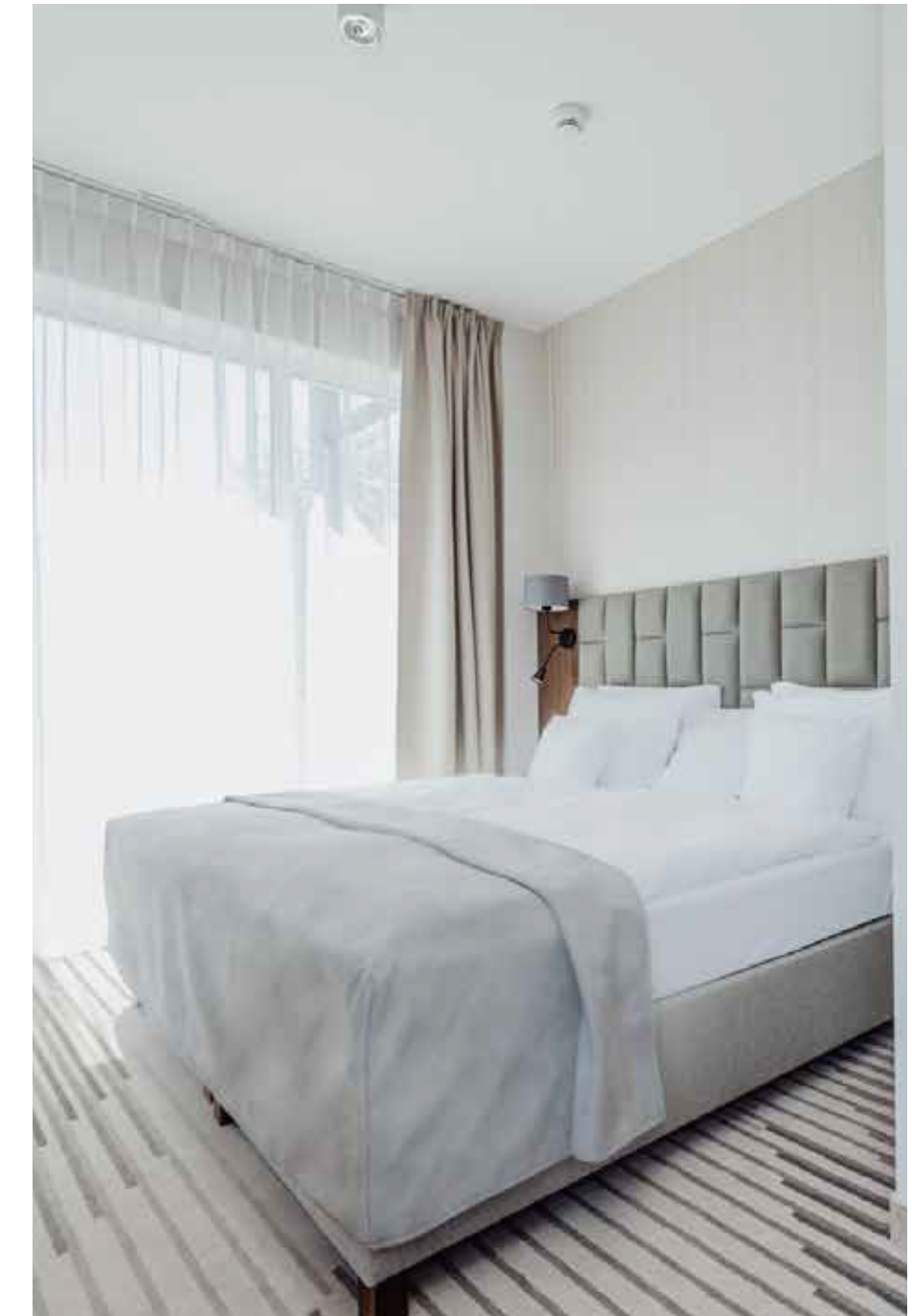
August 2022
Opening of
„Elements Hotel & SPA”



January 2024
Opening of „Elements
Apartments”



“Elements Hotel”:
view of the facility, Lobby bar,
apartment, outdoor swimming pool,
Sensus SPA, hotel room



General information



291 rooms in a 5* hotel



1151 apartments



Saunas



Indoor and outdoor swimming pools



Conference offer



Sensus SPA



Health and beauty stays



Wellness zone



A la carte restaurant



Lobby bar



Bike rental



Playroom



Animations, attractions and events for families



Interactive game room



Gym

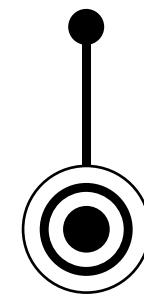
★★★★★
LINEA MARE

GORSKIE
RESORTY

Linea Mare ★★★★★

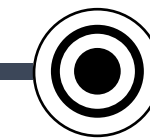
Pobierowo | since 2021

Timeline



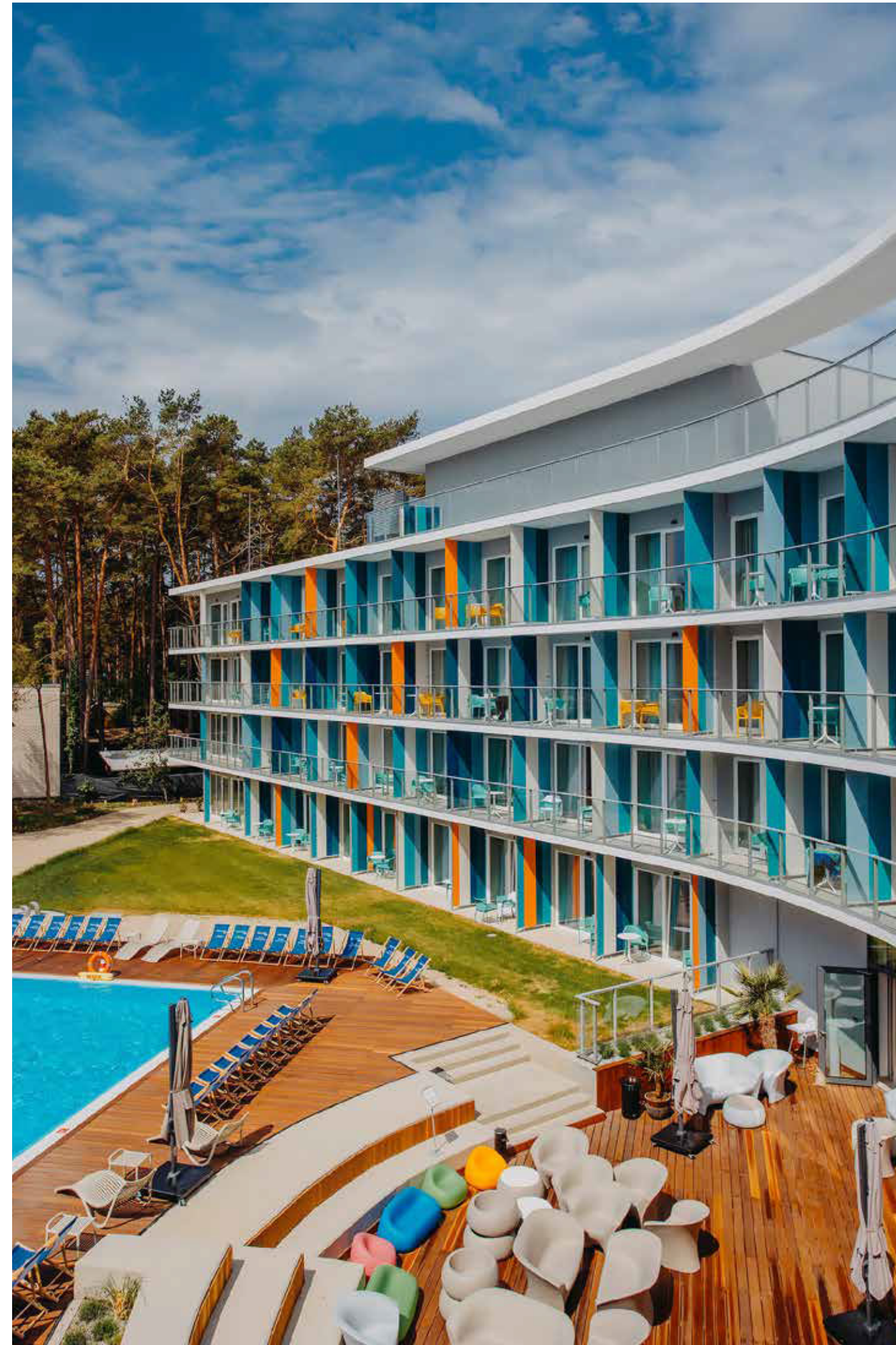
November 2021

Commencement
of construction work on site

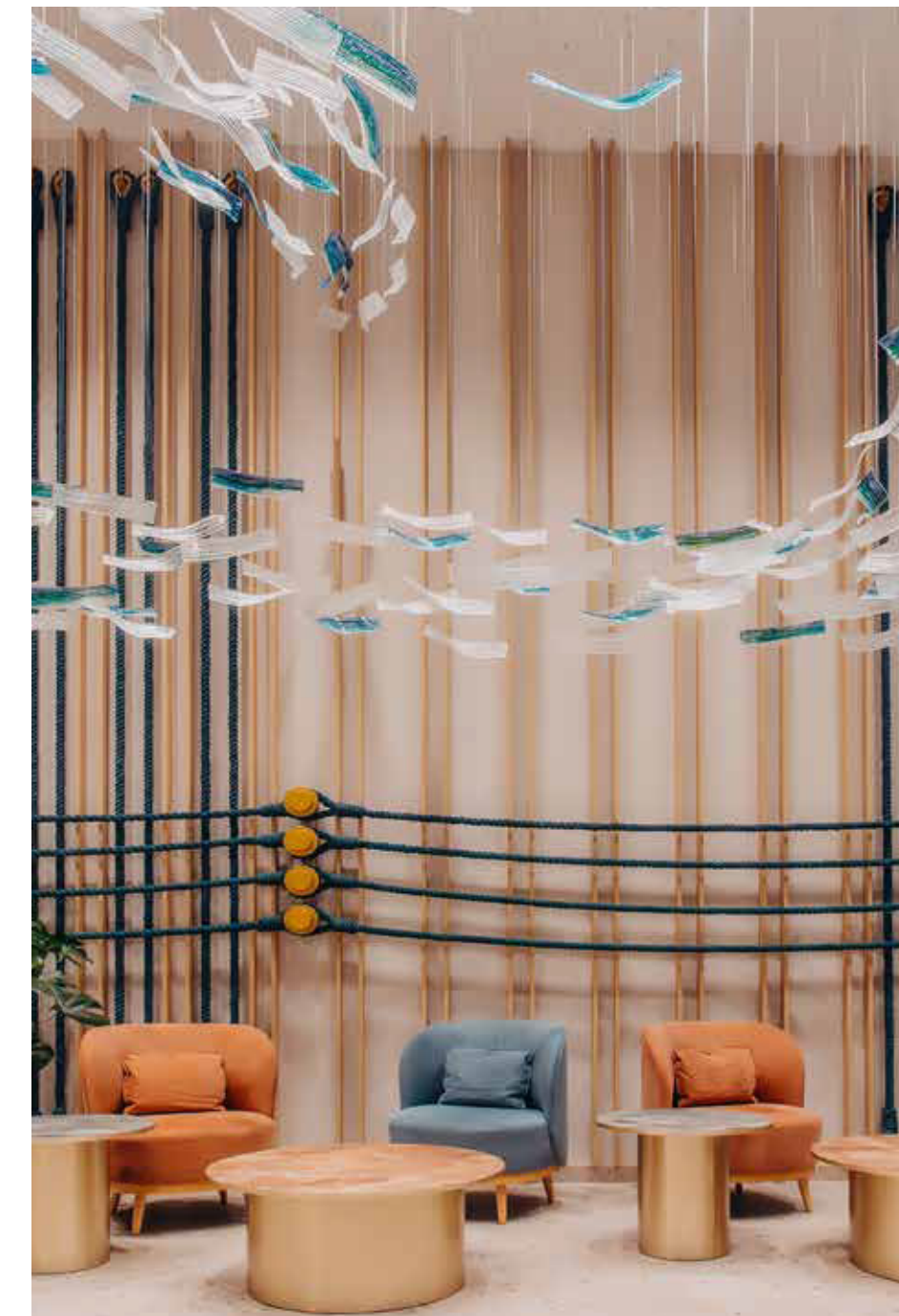


May 2023

Opening of
„Linea Mare”



“Linea Mare”: view of the facility,
restaurant, indoor swimming pool,
hotel room, sauna zone, lobby



General information



117 rooms in the 5* hotel and 116 apartments



Indoor and outdoor swimming pools



Saunas



Conference rooms



Interactive game room



Playroom



Gym



Animations, attractions and events for families



Bike rental



FOREST PARK

ŚWIERADÓW ZDRÓJ

GÖRSKIE
RESORTY

Forest Park****

Świeradów-Zdrój | Planned opening date January 2025

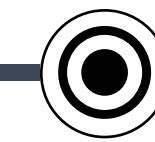
Timeline



August 2023
Commencement
of construction work on site

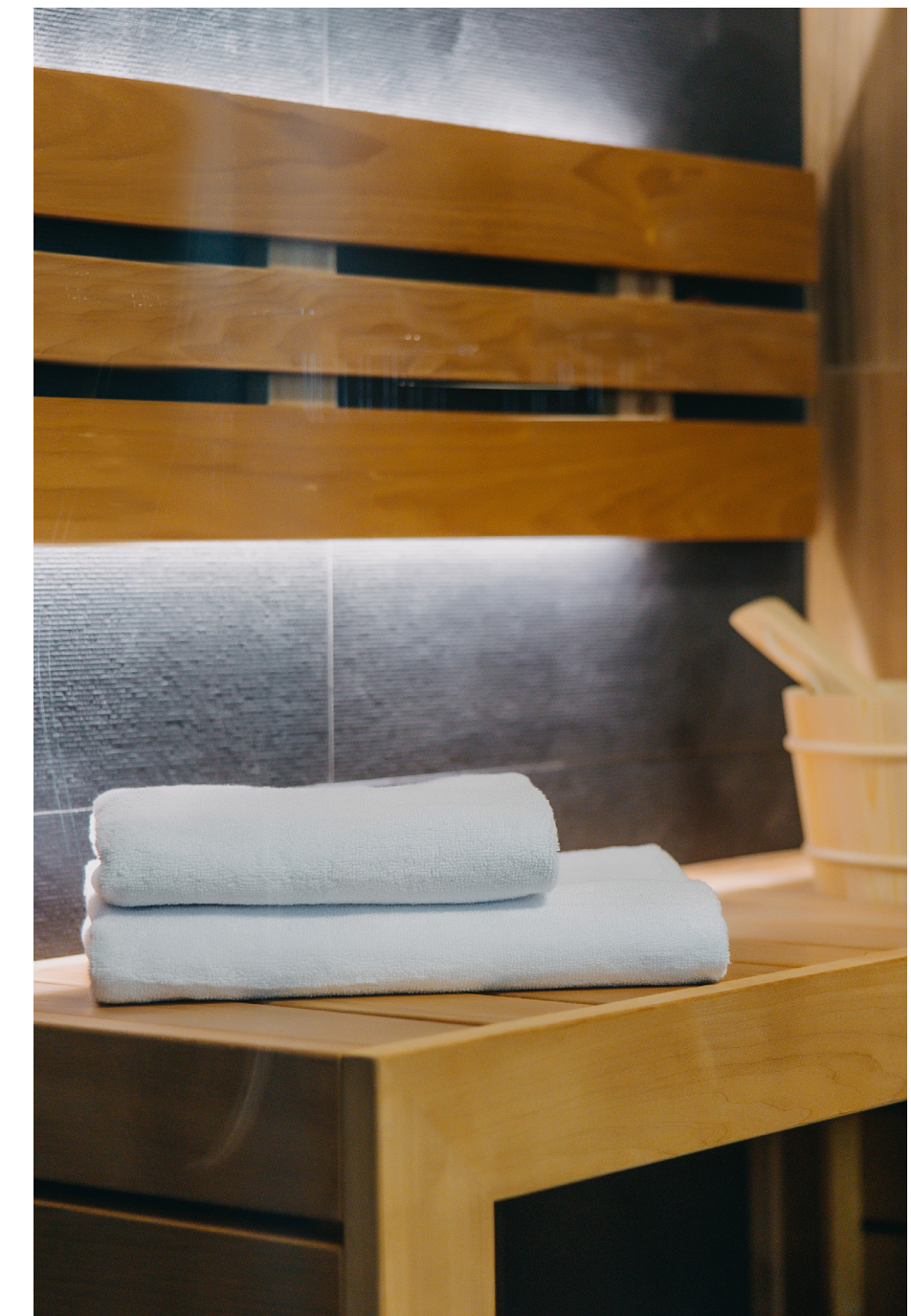
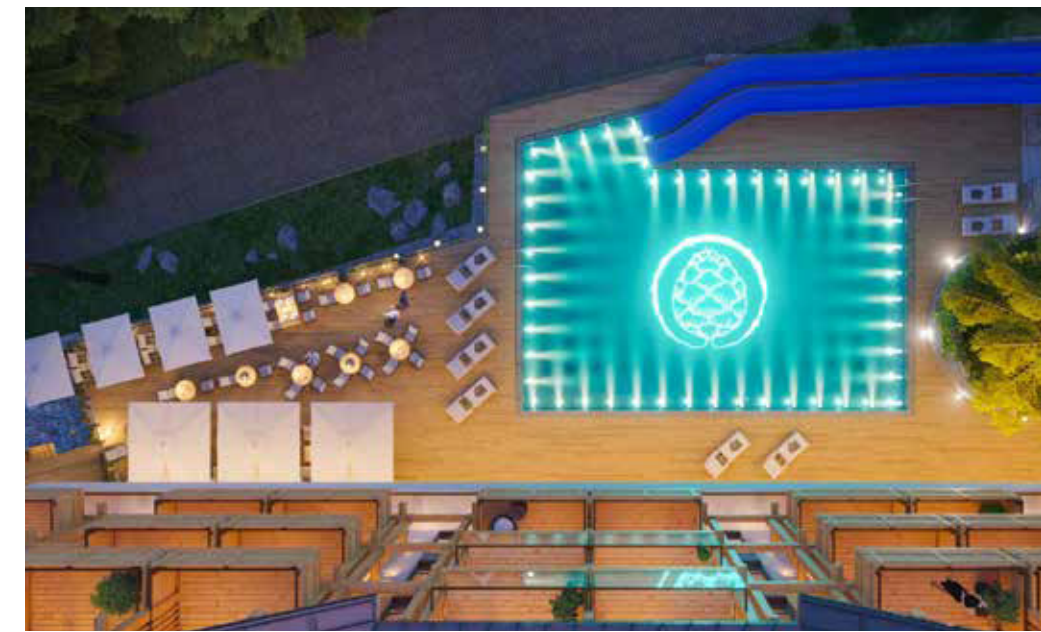
January 2024
Completion
of the first phase

December 2025
Completion
of the second phase





Forest Park: view of the facility,
outdoor swimming pool, suite,
bedroom, restaurant, private
sauna in the room



General information



449 apartments



Aqua-park



Outdoor swimming pool with a water slide



Conference center



SPA treatment rooms



Restaurant (approx. 500 m²)



Playroom



Interactive game room



Ski and bicycle storage space

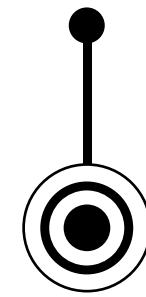
— THE VIEW —
MOUNTAIN

GORSKIE
RESORTY

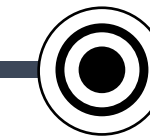
The View Mountain****

Szklarska Poręba | Planned opening 2026

Timeline



April 2023
Commencement
of construction work on site



Planned construction completion 2026
Opening of
„The View Mountain“



The View Mountain
visualizations



General information



375 rooms and apartments



Indoor and outdoor swimming pools



Wellness & SPA zone



2 a la carte restaurants



Gym



Bike storage



Interactive game room



Playroom



Approx. 2000 m² of conference area

We create memorable moments

B.



10
/10

An evening with live music as well as delicious drinks and lemonade served in the lobby bar. Large selection of dishes at breakfast. Wellness zone and swimming pools. Kind, friendly and helpful staff. A beautiful hotel!

Sandra

B.



10
/10

Smelling new, comfortable hotel. Large rooms, comfortable bed, cleanliness at the highest level. Delicious and diverse breakfasts, very good pizza in the restaurant and friendly service.

Iwona

G



5
/5

The hotel is impressive in its appearance. Superb location, spacious rooms and SPA zone allows the most exhausted Guests to take a good rest. The variety of meals caters to everyone's taste and preferences [...] you can dine while enjoying the beautiful views.

Mateusz

G



5
/5

Beautiful hotel with a wonderful view...The staff was very kind, every single request was accommodated immediately, daily room service, tea, coffee, water, replenished every day. Food delicious and diversified. Atmospheric swimming pool [...] The surroundings are amazing with Śnieżka Mountain in the background

Dorota

We create memorable moments

B.



10
/10

The hotel is superbly located, close to the town, the trails and the slope. Delicious breakfasts, a large selection of dishes. Clean, nicely arranged, spacious rooms, comfortable beds, everything what you need is provided plus a large balcony. Saunas and a swimming pool also very nice.

Emilia

B.



10
/10

This has already been our third stay at this hotel, every time it is fantastic. Staff kind and helpful, breakfasts delicious, drinks in the lobby sensational, moments of relaxation in the swimming pool area priceless.

Paweł

G



5
/5

#PlatinumReturns: The hotel met our expectations in every possible respect. Professional service, breakfasts and dinners delicious offering a huge selection of dishes. The swimming pools are great and provide enough space to swim comfortably, the kids' wading pool is perfect. [...]

Maciek

G

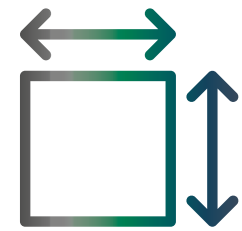


5
/5

Definitely the best choice when it comes to this region! The hotel is new, which can be felt at every step. It is beautifully arranged, the hotel lobby and restaurant make a phenomenal impression. Food is highly varied and caters to everyone's taste [...]

Karolina

Exceptional business meetings & conferences



3919m²
of event
space



30 sal
conference
rooms



2699
rooms
and apartments

Positive Ways event held
at "Crystal Mountain 5*"





Events organized
in "Osada Śnieżka" hotel



Exceptional business meetings & conferences



Experienced hotel operator



Central Purchasing Department

Responsible for purchasing and commercial negotiations for all facilities in the Group.



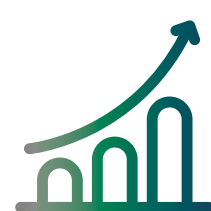
Central Controlling Department

The department is responsible for conducting audits and internal controls of the facilities.



Central E-commerce Department

Takes care of consistent and effective online promotion of the resorts.



Central Revenue Management Department

The department conducts an ongoing monitoring of the market and controls internally the pricing policy of all facilities.



Central Accounting and Finance Department

The Group's internal department dealing with financial and accounting issues.



Central Human Resources and Payroll Department

The department carries out financial obligations to all employees.

Experienced hotel operator



Own department Outsourcing

Responsible department
for recruiting employees



Central department Conference Sales

Responsible department
for acquiring and organizing
training, conferences and banquets



Górska Pralnia (Mountain Laundry)

A company constituting part of the Group
that provides professional laundry
services of both hotel and restaurant linen.



Szwalnia (Sewing Company)

A company in the Group engaged
in designing and sewing net curtains,
curtains and hotel linen.

Business benefits



Rent up to 8%

Stopa zwrotu od ceny
wraz z wyposażeniem



Inflation protection

Wartość inwestycji rok do roku,
waloryzowana o wskaźnik inflacji



Contract for 10 years

Z możliwością przedłużenia
na kolejne 5 lat



Security

Pełna własność lokalu
z księgą wieczystą



VAT reimbursement

Possibility of VAT recovery also
by a natural person



Maintenance-free

Investment managed by
an experienced operator

Thank you for your attention