



NATIONAL COMPANY
INDUSTRIAL ZONES
Bulgaria

Strategic Partner for Investors in Bulgaria

Overview



NATIONAL COMPANY INDUSTRIAL ZONES (NCIZ)

A company with a sole shareholder the Ministry of Economy and Industry of Bulgaria

Specialized in

- Design and development of industrial, economic and free zones
- Management of industrial parks and technological centres
- Offering plots and warehouses for sale or rent
- Providing complex services for investors

Main activities:

- Development of industrial zones
- Promoting investments in sectors with high added value
- Creating favourable investment conditions



A total of 13 projects

Over 11 000 000 m² total area

Eight operating industrial parks

- Industrial Park **Sofia-Bozhurishte**
- Industrial Park **Vidin**
- Industrial & Logistic Park – **Burgas**
- Free Zone **Ruse**
- Industrial Zone **Svilengrad**
- Transit Trade Zone– **Varna**
- Industrial Zone **Zagore – Stara Zagora**
- Industrial Park Pleven - **Telish**

Five parks under development

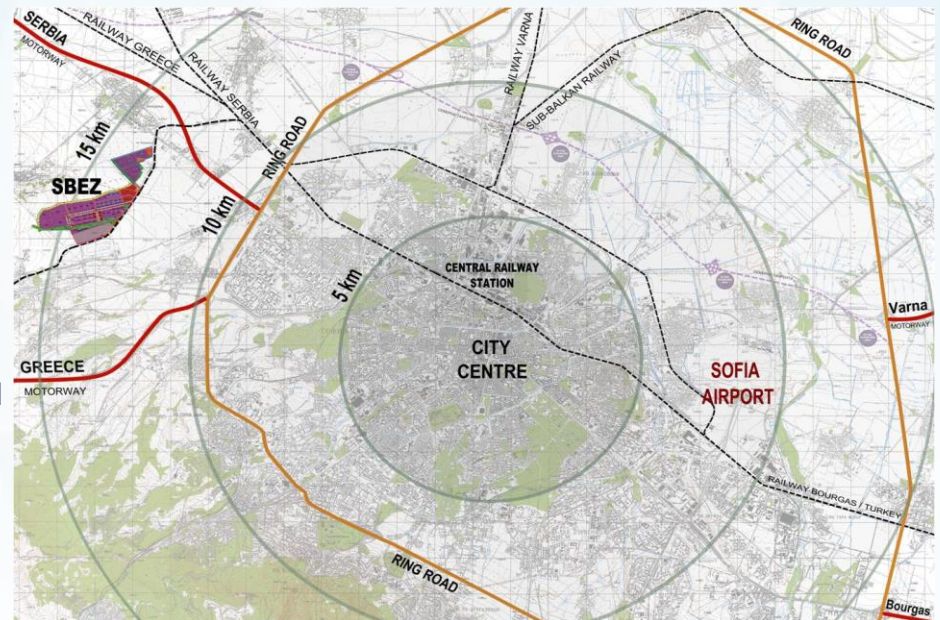
- Industrial Park **Karlovo**
- Industrial Park **Suvorovo – Varna West**
- Industrial Zone **Kardzhali**
- High-Technology Production Park **Sofia – West**
- **New Project: ECONOMIC ZONE DOBROSLAVCI (near Sofia)**



Total area: 2 983 692 m²

Location

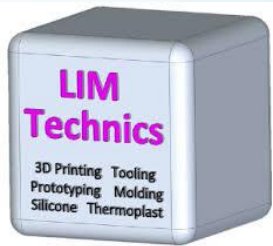
- Sofia City Center 15 km away
- Sofia Airport 23 km away
- 5 km from a highway to Greece
- 2 km from a highway to Serbia
- 30 km from a highway to the Black Sea
- Next to the international road connecting Europe with Türkiye and Asia
- Direct connection to the railway network



43 investment projects has been developing in Industrial Park Sofia-Bozhurishte, which are in the sectors of Automotive Industry, High Tech, Warehousing & Logistics, biotechnology. The companies are European so far - Bulgarian, German, Danish, Greek, Swiss.

Investments in the park: over **300 mln EUR**

Job Openings: over **2000**



JYSK Distribution Center Bozhurishte



Two projects – total area **300 000 m²**

1st project - amount of the investment: **100 million EUR**,
approx. **200 new jobs** (finished 2019)

2nd project- amount of the investment: **12 million EUR**,
(finished in November 2023)

The Danish furniture and interiors company JYSK Nordic has implemented a **large-scale investment project** in Industrial Park Sofia – Bozhurishte by constructing the largest distribution center in South East Europe.

Bulgaria & Industrial Park Sofia - Bozhurishte have been selected as the **best business environment & the best location** for production & distribution in SE Europe.





Behr-Hella Thermocontrol GmbH

Two projects – plot area 70 000 m²

1st project - amount of the investment: **21,3 million EUR**, approx. **350 new jobs (finished 2015)**

2nd project- amount of the investment: **16 million EUR**, approx. **250 new jobs (finished 2019)**

A **German investor from the automotive industry**. The company constructed a **production facility and a R&D center** for engineering and manufacture of control units for automotive air-conditioning systems.

Their main customers include **leading producers** such as **Audi, Bentley, BMW, Bugatti, Chrysler, Daimler**, Ford, GM, Lamborghini, Renault, MAN, Nissan, Porsche, Renault, Seat, Skoda, Volkswagen, Volvo.

High-tech Bulgarian companies

(Part of High-tech Cluster – Sofia)

Total amount of the investments:

4 million EUR

Approx. **100 new jobs**



Designs, manufactures and sells worldwide **HF equipment**, HF antennas and systems for short range network radio communications.



Design and manufacturing of **state-of-the-art airport systems** for bird and bat protection.



Specialized in production of **laser engraving and cutting machines**.



Specializes in the design and manufacturing of **optical, opto-mechanical and opto-electronic assemblies and devices** with military and law enforcement application.



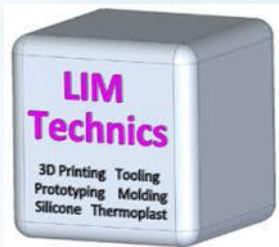
A leading provider of packaging solutions for food, medical and pharmaceutical products as well as industrial and consumer goods worldwide.

Investment: 23 million EUR, 150 new jobs /two projects/



A long established Greek company with a history dating back to 1782 and one of the oldest mills. Loulis Mills' investment project in Industrial Park Sofia – Bozhurishte includes the construction of a state-of-the-art flour mill.

Investment: 9 million EUR, 50 new jobs



Swiss company – factory for injection molding, toolmaking and 3D printing of high-end silicone and plastic components.

Investment: 2 million EUR, 40 new jobs



A subsidiary of Walltopia, an international leader in the production of artificial climbing walls. The investment project includes the construction of a R&D center.

Investment: 1,6 million EUR, 15 new jobs



A Bulgarian designer and manufacturer of **highest quality transducers, audio systems and electronic modules.**

The investment amounts to 1,1 million EUR.



A Bulgarian company, specialized in integrated solutions for primary and secondary coding, marking, labelling, packaging and tracking products. Betelgeus' investment project includes the construction of an **R&D center and production facility** for machinery and software solutions.

Investment: 1 million EUR, 10 new jobs



An **European market leader for data and document destruction** and a leading European provider of records management, Reisswolf has constructed an administrative building, archive depository and a data destruction center.

Investment: 1 million EUR, 20 new jobs

Second project: Investment 1 million EUR, 4 new jobs

INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTE



BG high-tech company in the automotive industry (equipment for automatization).

Investment: 0,25 million EUR, 10 new jobs



Bulgarian company manufactures parts and components for gas systems in automotive industry.

Investment: 0,4 million EUR, 10 new jobs

**TURBO
GARANT**

The investment project includes construction of production facility for repair of turbo compressors for trucks.

Investment: 2 million EUR, 30 new jobs



The investment project includes construction of a center for installation and servicing of refrigeration units and tools for mobile temperature control.

Investment: 1 million EUR, 10 new jobs



First Specialized Zone in the Automotive Industry

Total area: 2 901 745 m²

Buildings area: 30 704 m²

Location:

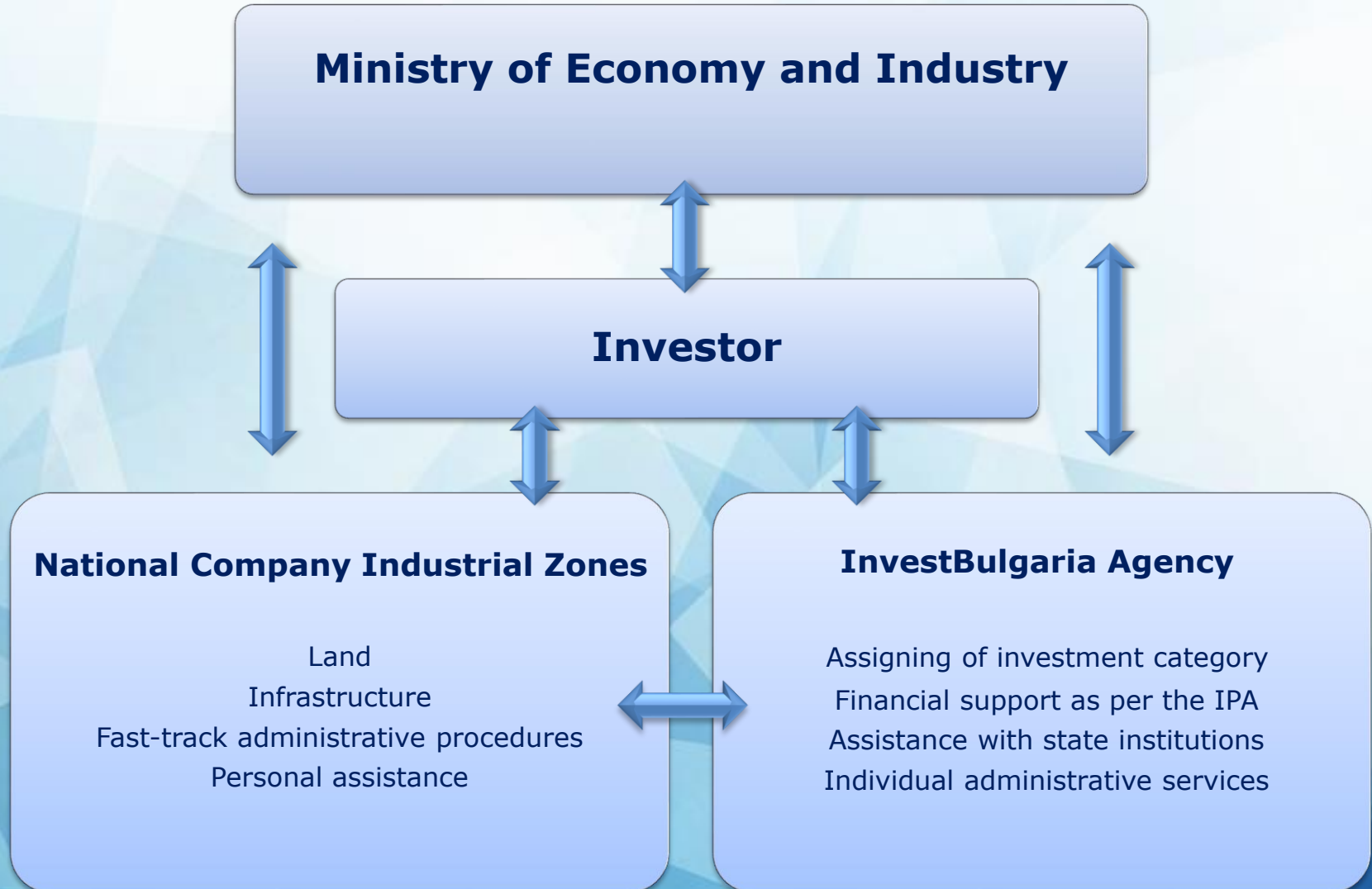
- Close proximity to major international roads and EU transport corridors
- Sofia City Center – 17 km
- Sofia Airport – 30 km
- 17 km to a highway bound for Greece
- 15 km to a highway bound for Serbia

Infrastructure under development:

- Water supply and sewage
- Electricity supply
- Telecommunication networks



Fully integrated services



Opportunities for investors

- **Greenfield investment** or rent of land/premises by companies in NCIZ's zones for the purposes of production, warehousing or service providing.
- By relocating their activity to Bulgaria, investors will enjoy the availability of skilled work force at **competitive labour costs and low corporate tax.**
- **Corporate Income Tax – 10 %**
- **Individual Income Tax – 10 %**
- **Dividend tax – 5 %**
- **Social Security by employer - 18.92 %**
- **Social Security by employee – 13.78 %**
- **VAT – 20 %**
- Investors who are certified by the InvestBulgaria Agency receive numerous **incentives**, such as:
 - ✓ Fast-track administrative procedures
 - ✓ Opportunity to purchase real estate at preferential terms, without an auction or competitive bidding
 - ✓ Personal assistance and individual administrative services
 - ✓ Reimbursement of social security contributions made by the investor for his employees
 - ✓ Financial support for staff training for the newly employed personnel for acquiring professional qualifications
 - ✓ Full institutional support is provided for priority investment projects, including by means of a public private partnership



NCIZ offers its partners:

- **LOCATION** – industrial parks with prime location and excellent transport connectivity.
- **INFRASTRUCTURE** – industrial plots for sale or rent with all the necessary infrastructure (road network, electricity, water and sewerage, gasification, telecommunications).
- **PREDICTABILITY** – as witnessed by our successful experience with numerous previous investors.
- **COMPETITIVE CONDITIONS** for investors certified under the **Investment Promotion Act** – the opportunity to be granted special incentives by the InvestBulgaria Agency facilitating the investment project.
- **PERSONAL ASSISTANCE AND PARTNERSHIP** during the whole investment process – support and consultations for all administrative procedures in order to facilitate the investors' projects as much as possible.





NATIONAL COMPANY INDUSTRIAL ZONES

CONTACT US AT:

1, Angel Kanchev str.
Sofia 1000, Bulgaria
Tel.: +359 2 890 29 02
Tel./Fax: +359 2 987 16 84
e-mail: office@nciz.bg
marketing@nciz.bg
www.industrialzones.bg



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