



NATIONAL COMPANY INDUSTRIAL ZONES

Bulgaria

Strategic Partner for Investors in Bulgaria

Overview



NATIONAL COMPANY INDUSTRIAL ZONES (NCIZ)

A 100% state-owned company with a sole shareholder the Ministry of Economy of Bulgaria

Specialized in

- Industrial park development
- Management of the state-owned industrial zones
- Providing additional services for investors

Main activities:

- Development of industrial zones
- Offering plots and warehouses for sale or rent
- Encouraging investments in different industries
- Creating favourable conditions for investment

Overview



A total of 11 projects

- **7 392 021 m²** total area
- **76 409 m²** built-up area
- **240 500 m²** open-air warehouses

Six operating zones

- **Sofia-Bozhurishte** Economic Zone
- Industrial & Logistics Park – **Bourgas**
- Free Zone **Rousse**
- Free Zone **Svilengrad**
- Industrial Zone **Vidin**
- **Transit Trade Zone** – Varna

Five zones under development

- Industrial Zone **Karlovo**
- Industrial Zone **Telish** /Pleven/
- Industrial Zone **Varna West**
- Industrial Zone **Kardzhali**
- Industrial Zone **Stara Zagora**



Total area: 3 038 527m²

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 Turkey and Asia
- Direct connection to the railway network



INVESTORS IN SOFIA-BOZHURISHTA ECONOMIC ZONE

Sofia-Bozhurishte Economic Zone has already attracted **26 investors**, operating in a number of sectors, including Automotive Industry, High Tech, Warehousing & Logistics. The companies are European so far - Bulgarian, German, Danish, Greek, Turkish.

Investments in the zone: **230 mln EUR**

Job Openings: over **1230.**



MULTIVAC



NEOMA



INOVAS





JYSK Distribution Center Bozhurishte

Total amount of the investment: **100 million EUR**

Project scale: **300 000 m² land**

The Danish furniture and interiors company JYSK Nordic will implement a **large-scale investment project** in Sofia – Bozhurishte Economic Zone by constructing the largest distribution center in South East Europe.

Bulgaria & Bozhurishte Economic Zone have been selected as the **best business environment & the best location** for production & distribution in SE Europe.



INVESTORS IN SOFIA-BOZHURISHTA ECONOMIC ZONE

Behr-Hella Thermocontrol GmbH

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.

- Total amount of the investment – **21,7 million EUR**
- Approx. **350** new jobs
- Plot area – 70 000 sq.m.
- Contract Signing - 30 April 2013
- Groundbreaking - 17 June 2013
- Start of production – 1 March 2015

The company is planning an expansion of its investment of additional 50 mln EUR





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

Investment: 18 million EUR, 150 new jobs



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

Investment: 9 million EUR, 50 new jobs



The company is planning on constructing a storing center for goods.

Investment: 3,3 million EUR, 21 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 and a production base – 2 projects.

Investment: 3 million EUR, 35 new jobs



STAR ABC INVEST – A newly established company, a logistic center with a total area of 41,303 square meters for the needs of the courier company Speedy AD.

Investment: 2,3 million EUR, 150 new jobs

High-tech Bulgarian companies

(Part of High-tech Cluster – Sofia)

Total amount of the investments:

5.5 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 the sale 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.



The investment project of Dream Trans envisages the construction of a **logistics center and a warehouse.**

Investment: 1,9 million EUR, 15 new jobs



A leading German 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: 1,04 million EUR, 10 new jobs



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

Investment: 1 million EUR, 20 new jobs



The company is planning construction of a **warehouse** in Bozhurishte.

Investment: 1 million EUR

INVESTORS IN SOFIA-BOZHURISHTA ECONOMIC ZONE



VAK Invest install electric networks and supply the respective equipment. The company's investment project includes the construction of an **integrated logistics center for storing goods.**

Investment: 0,8 million EUR, 5 new jobs

ESCO TRADE

A logistic center for warehousing and storage of materials and raw materials, where the logistics of supply, loading and unloading, sorting, warehousing and storage will be carried out.

Investment: 0,8 million EUR, 50 new jobs



Bulgarian company manufactures parts and components for gas systems.

Investment: 0,4 million EUR, 10 new jobs

Investors with Preliminary Contracts

TURBO GARANT

Production facility for turbo compressors.

Investment: 2,8 million EUR, 30 new jobs

ASISA

Turkish company plans to construct manufacturing buildings and warehouses to a Turkish companies newly in Bulgaria.

Investment: 2,05 million EUR, 5 new jobs

Industrial and Logistics Park - Burgas



Investors

- **35 contracts** have been signed with companies from the light industry and construction sectors for the establishing of production and warehousing facilities.
- Total amount of the investment – **over 37 million EUR.**
- Approx. **720 new jobs** to be created.

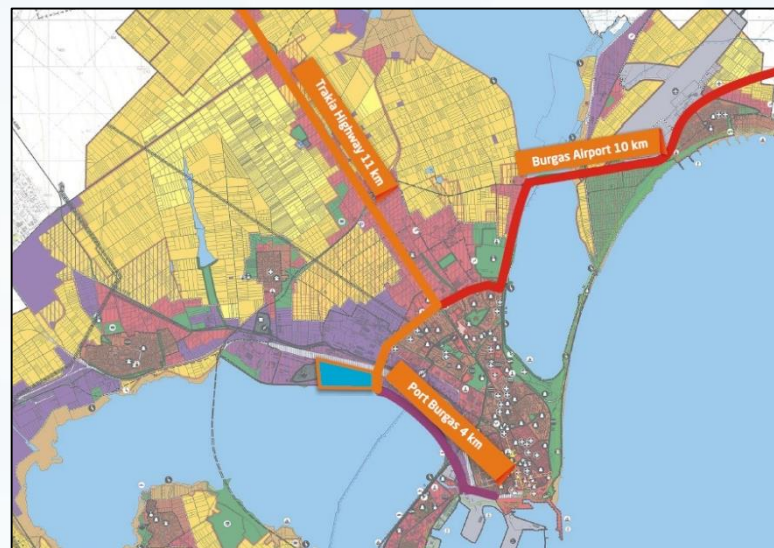
Total Area: 238 240 m²

- Free area: 7 plots for sale

New industrial land of 400 000 m² is in process of accession to the zone.

Location:

- In the second biggest Black Sea city and the biggest cargo harbour in Bulgaria
- 10 km to Burgas airport
- 4 km to Burgas harbour
- 2 km to Trakia highway



FREE ZONE RUSE

Total area: 370 235 m²

- Built-up area: 30 000 m², 29 warehouses
- Open-air warehouses: 20 000 m²

Location:

- **800 m** to the East of **Danube Bridge** connecting Bulgaria and Romania
- Right next to the **port of Ruse** – the biggest river port in Bulgaria
- Junction of Pan-European Transport Corridors **NºVII and NºIX**



INDUSTRIAL ZONE VIDIN

Total area: 308 627 m²

- Warehouses: 9 278 m²
- Offices: 193 m²
- Greenfield area: 159 641 m²

Location:

- **On the bank of the Danube river** next to Danube Bridge - 2, a freight port, and a ship terminal
- Located **on two borders** – land with Serbia and river with Romania
- Junction of Pan-European **Transport Corridors NºIV and NºVII**



FREE ZONE SVILENGRAD

Total area: 70 000 m²

- Warehouses for rent: 864 m²
- Offices for rent: 187 m²

Location:

- 2 km to the **border with Greece**
- 50 m to **railway connections with Turkey and Greece**
- Access to **transport corridor NºIV**, connecting Europe with Turkey



Infrastructure:

- Well-developed road network
- Water and sewerage
- Electricity
- Gasification (only in Ruse)



Transit Trade Zone Varna



Total area: 104 000 m²

of industrial urban area with **fully developed infrastructure**

- Warehouses: 5 x 500 m²
- Greenfield area: over 40 000 m²

Location

- 1.5 km away from Varna city center, located on the island part in the Southern Industrial Zone
- Only **500m from the main entrance out of Port Varna.**

Industrial Zone Varna-West

Total Area: 399 000 m²

Infrastructure

- In proximity: gas, electricity, telecommunications, national road and railway network



Location

- Near the largest Black Sea city in Bulgaria
- 35 km to Varna
- 28 km to Varna airport
- 18 km to Varna – West port
- 11 km to highway to Sofia

Projects in initial stage of development



Industrial Zone Kardzhali

Total area for sale: 94 431 m²

Location:

- In proximity to railway network
- In immediate proximity to National Road I-5 (Ruse - Makaza)

Infrastructure:

- International road & Railway network
- Electricity (in proximity)
- Gasification (in proximity)
- Water supply (in proximity)
- Telecommunication network



Industrial Zone Zagore (Stara Zagora)

Total area: 115 000 m²

Location:

- 10 km to Trakia highway
- On the road Stara Zagora – Burgas

Infrastructure:

- Electricity
- Gasification
- Water and sewerage

Projects in initial stage of development



Industrial Zone Telish (near Pleven)

Total area for sale: 2 036 638 m²

Built-up area: 32 329 m²

Location:

- In immediate proximity to the main road Sofia-Varna
- On the main road Sofia-Ruse

Infrastructure:

- International road & Railway network
- Electricity supply
- Water supply and sewerage
- Telecommunication network



Industrial Zone Karlovo

Total area for sale: 580 000 m²

Location:

- In the geographical center of Bulgaria
- 145 km to Sofia
- 56 km to Plovdiv

Possibility for:

- International road & Railway network
- Water supply and sewage
- Electricity supply
- Telecommunication networks – coverage by all wireless providers

Partnership with local authorities

Also, **NCIZ** works in close partnership with local authorities to identify and promote perspective industrial plots in the whole country.

NCIZ, jointly with municipalities, offers industrial terrains in these regions:

- **Burgas**
- **Vidin**
- **Vratza**
- **Varna**
- **Kardzhali**
- **Sandanski**
- **Lovech**
- **Gorna Oryahovitza**
- **Kyustendil**
- **Dupnitza**
- **Stara Zagora**
- **Kazanlak**
- **Pernik**



Partnership with local authorities



Sandanski

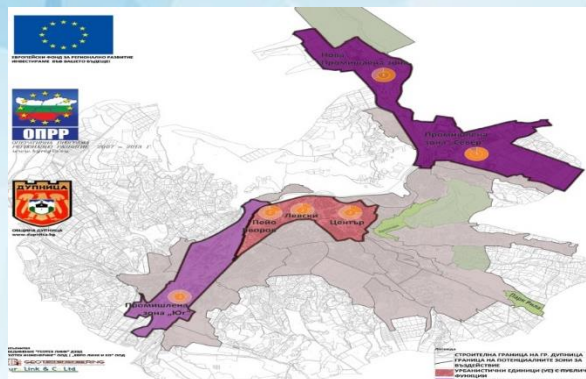
Total area: 248 000 m²

Location:

- In Damyanitza, 8 km south of Sandanski
- Two road connections to the newly built Highway Struma
- Connection to railway Sofia-Thessaloniki

Infrastructure:

- Electricity
- Water supply
- Possibility for gasification
- Intended purification plant



Dupnitza

A total of 3 projects:

- 354 142 m² total area
- 11 042 m² built-up area
- 194 m² open-air warehouses

Location:

- Near the main road E-79 and the newly built Highway Struma
- Junction of Pan-European Transport Corridors VII and IX

Infrastructure:

- Well-developed road network
- Electricity
- Water and sewerage



Kyustendil

Total area: 189 807 m²

Location:

- In Zhilentsi, 4 km west of Kyustendil
- Near to borders with Serbia and Macedonia

Possibility for:

- Electricity
- Gasification
- Water supply
- Telecommunication network

Partnership with local authorities



Lovech

A total of 5 plots:

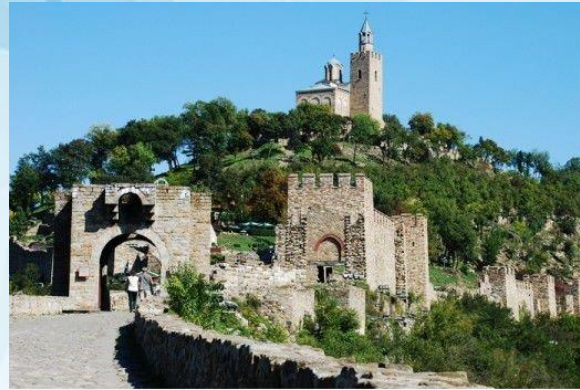
- 54 753 m² total area

Location:

- North and East industrial zones
- Proximity to railway cargo station
- 20 km to the 2nd class national road 772 Sofia-Varna

Infrastructure:

- Well-developed road network
- Electricity
- Gasification
- Water and sewerage
- Telecommunication networks



Veliko Tarnovo

A total of 5 plots:

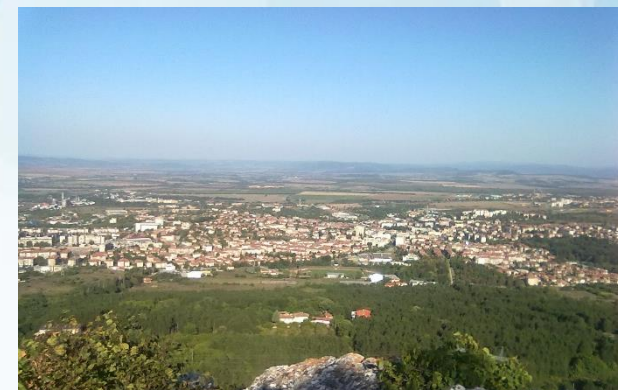
- 45 264 m² total area

Location:

- In proximity to Hemus highway
- In proximity to intended highway Ruse – Veliko Tarnovo

Possibility for:

- Electricity
- Water supply
- Telecommunication network



Gorna Oryahovitsa

Total area: approx. 300 000 m²

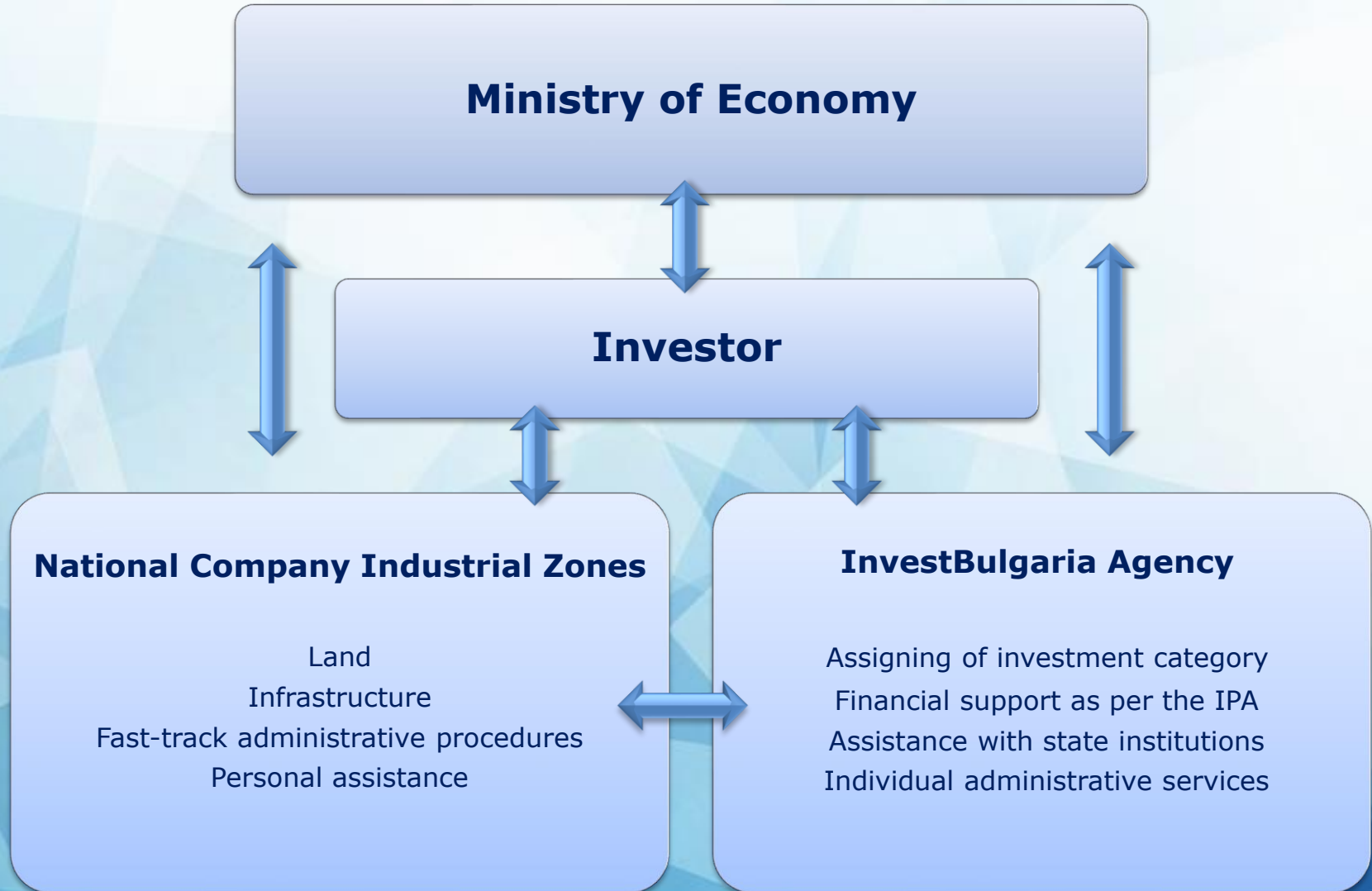
Location:

- 6 km to the city center
- In immediate proximity to cargo railway station
- In immediate proximity to international airport
- 100 km to Danube Bridge - Ruse

Intended:

- Well-developed road network
- Electricity
- Water and sewerage

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 zones 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.

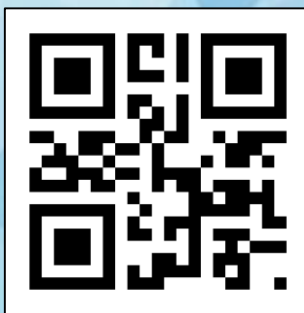




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