

**INVESTBULGARIA
AGENCY**

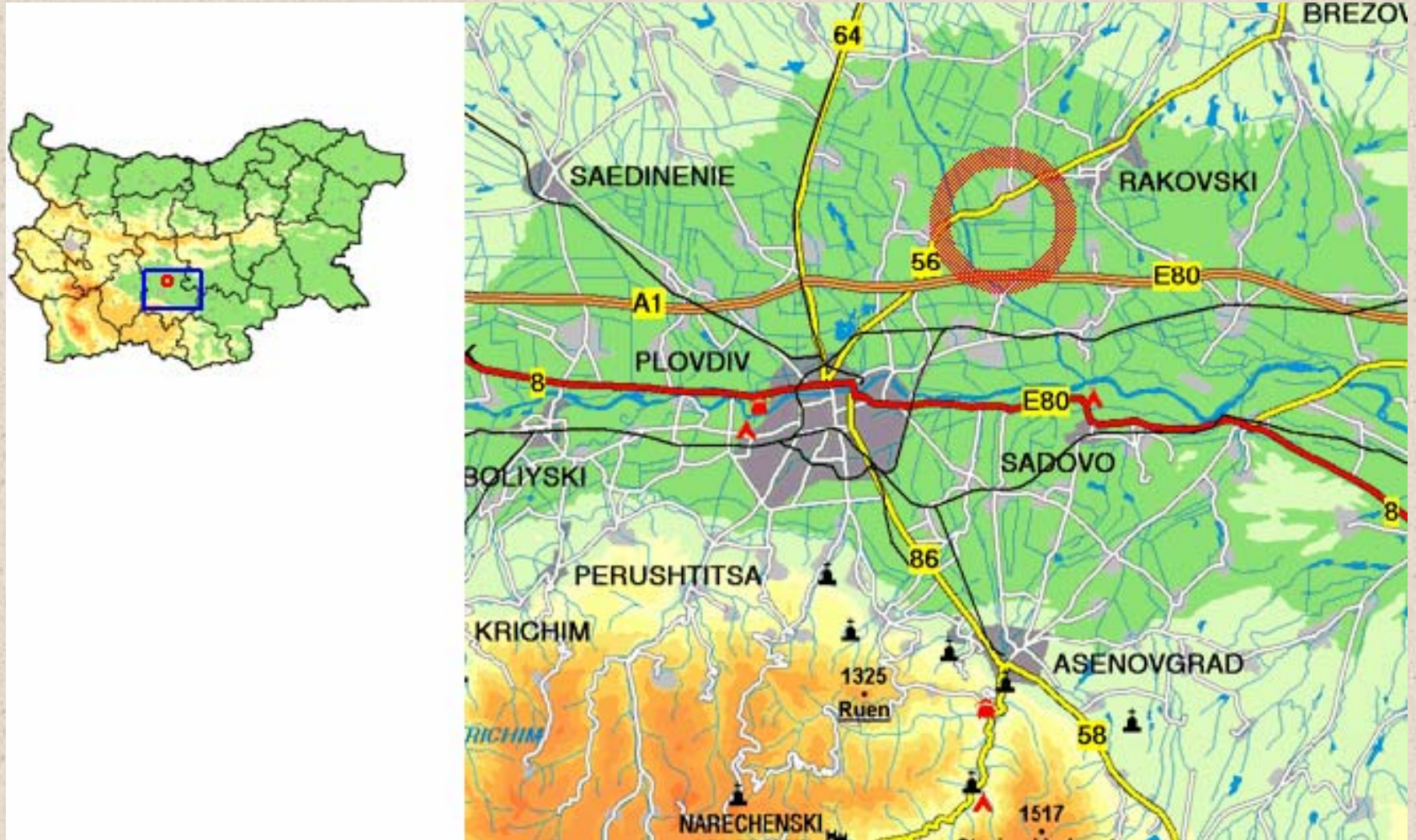
SIENIT HOLDING SA



**RAKOVSKI
MUNICIPALITY**

**GERMAN-BULGARIAN
INDUSTRIAL-TRADE
CHAMBER**

RAKOVSKI INDUSTRIAL ZONE



RAKOVSKI INDUSTRIAL ZONE

The first industrial zone in Bulgaria offering attractive conditions for establishing production, warehousing and logistic is developing in the Municipality of Rakovski, near the city of Plovdiv. The project is a private initiative supported by the local municipal authorities, the InvestBulgaria Agency, the German-Bulgarian Industrial-Trade Chamber and the Foundation for Local Government Reform.

RAKOVSKI INDUSTRIAL ZONE

Initiators:

- **The Rakovski Municipality**
- **SIENIT Holding SA – responsible for the construction and works in the zone. The company has rich experience in implementation of industrial projects - the construction sites of the companies Sokotab Bulgaria, Liebherr Hausgeräte, Agri Bulgaria, Miroglio Bulgaria and many others in the region of Plovdiv and over the country**
- **FCE Ltd. – a factory for concrete elements, established and working in the zone, producing construction elements for the industrial facilities**
- **The InvestBulgaria Agency - endorsing the project and ensuring institutional support to investors**
- **Rakovski Industrial Zone Ltd. – a company for management of the zone and provision of all the necessary services to investors**

RAKOVSKI INDUSTRIAL ZONE

Industrial Zone Characteristics:

- **Terrain of 815 000 square meters in the village of Stryama, Rakovski Municipality**
- **Connection to electricity network of 20 kV**
- **Water supply**
- **Gas supply**
- **Optical communications**
- **Sewage**
- **Asphalt road access**
- **Distance to Trakia motorway (Sofia – Istanbul) - 8 km**
- **Distance to the city of Plovdiv (second biggest city in Bulgaria) - 14 km**
- **Distance to the capital, the city of Sofia – 140 km**
- **Region with tax incentives according to Art. 61/f of the Corporate Income Tax Act - 100% exemption of corporate income tax for all companies and partnerships involved in manufacturing in regions with high unemployment**

RAKOVSKI INDUSTRIAL ZONE

Services provided to investors in the Zone:

- **Providing land, fit for industrial construction**
- **Issued necessary initial permits for construction and works**
- **Design and construction of industrial production facilities in accordance with investor's specifications**
- **Rapid implementation term**
- **Construction of industrial production facilities upon leasing scheme with bank financing**
- **Providing production buildings for renting or purchasing**
- **Other schemes proposed by investors**
- **Sufficient skilled labor resources**
- **Administrative services**

RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

- Inauguration – July 2004



RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

➤ **Implemented Projects 2004:**

- First investor – “William Hughes Bulgaria” Ltd.
 - Project: Factory for manufacturing of parts for automobile industry
 - Plot size: 10 300 m²
 - First phase area: 1 000 m² build up area, 600 m² infrastructure.
 - Number of employees: 35 people
 - Future extension: 2 500 m², 75 people
- First phase of the project for development of the infrastructure



RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

➤ Implemented Projects 2005:

- Administrative center

Rakovski Industrial Zone:

- Plot size: 7 200 m²
- First phase area: 250 m² build up area
- Investor: “Rakovski Industrial Zone” Ltd
- Number of employees: 15 people



- Design of the natural gas distribution net
- Second phase of the project for development of the infrastructure

RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

➤ Implemented Projects 2005:

- Kaufland Logistik –
Central logistic warehouse for Bulgaria
 - Plot size – 120 500 m²
 - First phase area: 10 000 m² build up area
 - Investor: Kaufland Bulgaria Ltd. & Co
 - Number of employees: 100 people
 - Extension: 50 000 m² build up area,
40 000 m² infrastructure, 400 workers
 - Complete implementation period: 3 years



RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

➤ **Implemented Projects 2005:**

- Design of a Commodity market-place – sale of agricultural goods
 - Plot size: 38 000 m²
 - Area: 10 000 m² build up area
- Design of an industrial facility for a German – Bulgarian Company for textile production and service of electric devices
 - Plot size: 7 600 m²
 - Area: 2 500 m² build up area
- Design of Industrial logistic center for an Italian company
 - Plot size: 70 000 m²
 - Area: 30 000 m² build up area, 20 000 m² infrastructure

RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

➤ Current projects 2006:

- Factory for production of medical apparatus - “BTL” Ltd.
 - Plot size: 6 400 m²
 - First phase area: 1 000 m² build up area
 - Investor: “FCE” Ltd
 - Number of employees: 40 people
 - Extension – 2 000 m² build up area, 60 employees
- Factory for production of reinforced-concrete elements – “Chividini Bulgaria” Ltd
 - Plot size: 37 800 m²
 - Number of employees : 30 people



RAKOVSKI INDUSTRIAL ZONE

Development of the Zone:

➤ Current projects 2006:

- Construction of the gas distribution net
- Construction of a warehouse for lease
 - Plot size: 16 700 m²
 - Area: 4 000 m² built up area
- Design of a factory for assembly of light components for a Spanish company
 - Plot size: 7 600 m²
 - First phase area: 800 m² built up area

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YOUR SUCCESSFUL INVESTMENT

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The advertisement features a collage of images: a circular logo with a stylized 'R' and 'Z' in green and blue; a construction site with a steel frame; a completed industrial building with a blue roof and white walls; and a green field in the foreground. The text 'RAKOVSKI INDUSTRIAL ZONE' is prominently displayed at the top, and 'YOUR SUCCESSFUL INVESTMENT' is written in red. Contact information is provided at the bottom of the image.

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