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PLOVDIV

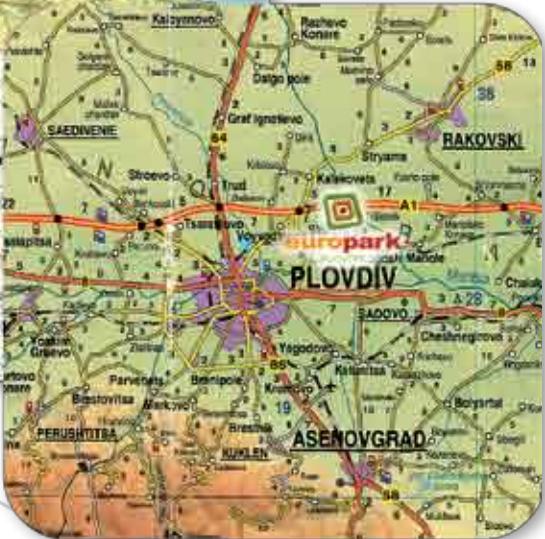




LOGISTICS | WAREHOUSES | LIGHT MANUFACTURE | OFFICES



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BULGARIA

Bulgaria is considered to be the main link between Europe, Asia and the middle east, as a result of its strategic geographical location, which sits on 5 out of 10 pan European transport corridors:

Corridor 4 - Budapest - Vidin - Sofia - Thessaloniki - Istanbul.

Corridor 7 - Danube River - Frankfurt - Viena - Belgrade - Vidin - Rouse.

Corridor 8 - Durres - Skopia - Bourgas - Varna .

Corridor 9 - Alexandropolis - Rouse - Bucharest - Vilnius - Moscow.

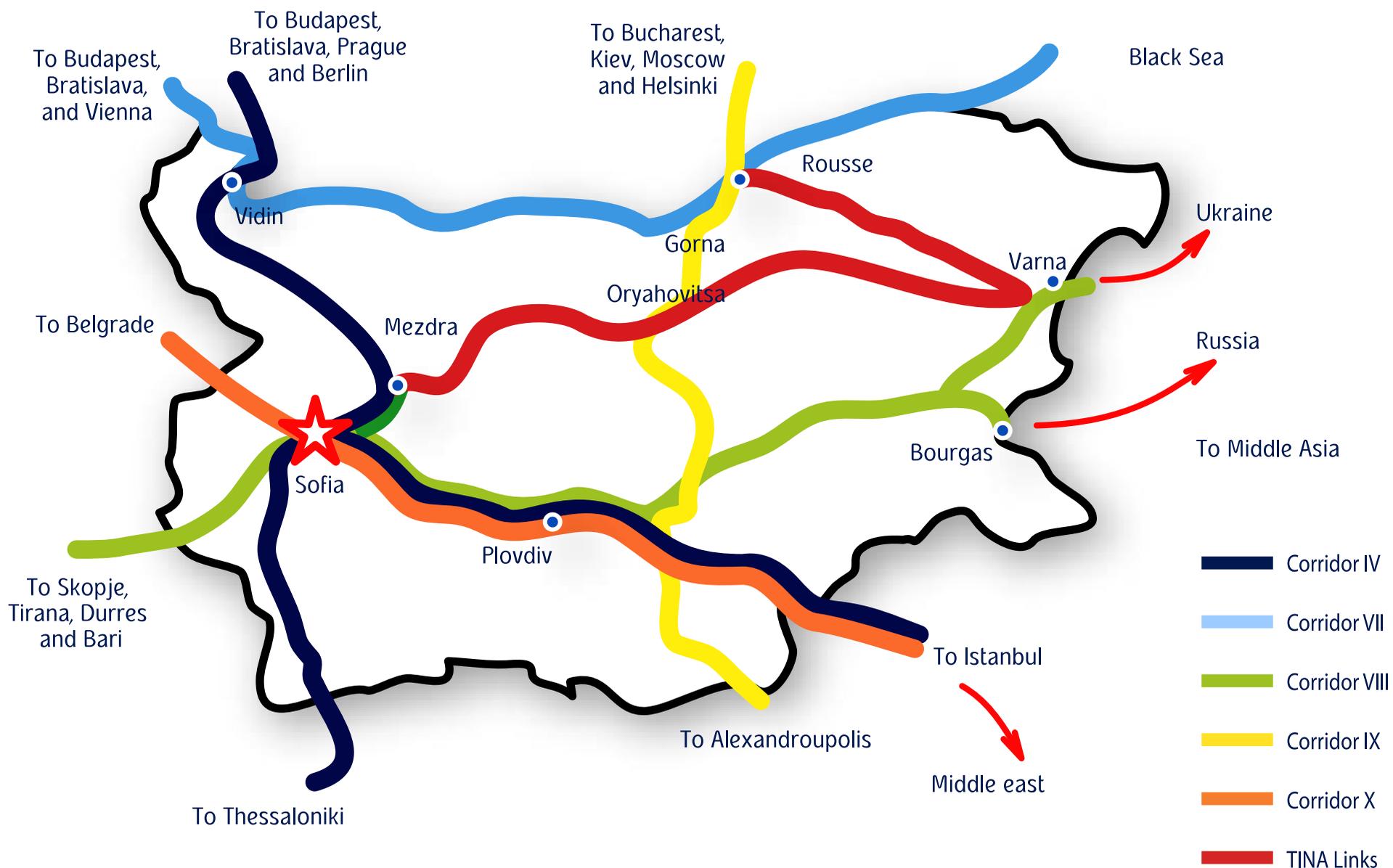
Corridor 10 - Belgrade - Sofia - Plovdiv - Istanbul .

Bulgaria offers political stability, one of the lowest operational costs in the EU, low level of tax (10% corporate income tax), a well educated and highly skilled labour force with highly competitive wages levels, governmental support to priority investment projects, favorable climate and constantly increasing foreign investment. There is no doubt that Bulgaria has become one of the most promising countries in the EU for the development and investment of logistic, manufacturing and industrial projects.



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TRANS-EUROPEAN TRANSPORT CORRIDORS IN BULGARIA



PLOVDIV REGION

Plovdiv is the second largest city in Bulgaria with a population of 400,000. The Plovdiv region is strategically located at the junction of 3 of the major pan European transport corridors (4, 8, and 10). Plovdiv is well located in central Bulgaria greatly adding to the importance of the city of Plovdiv and its region.

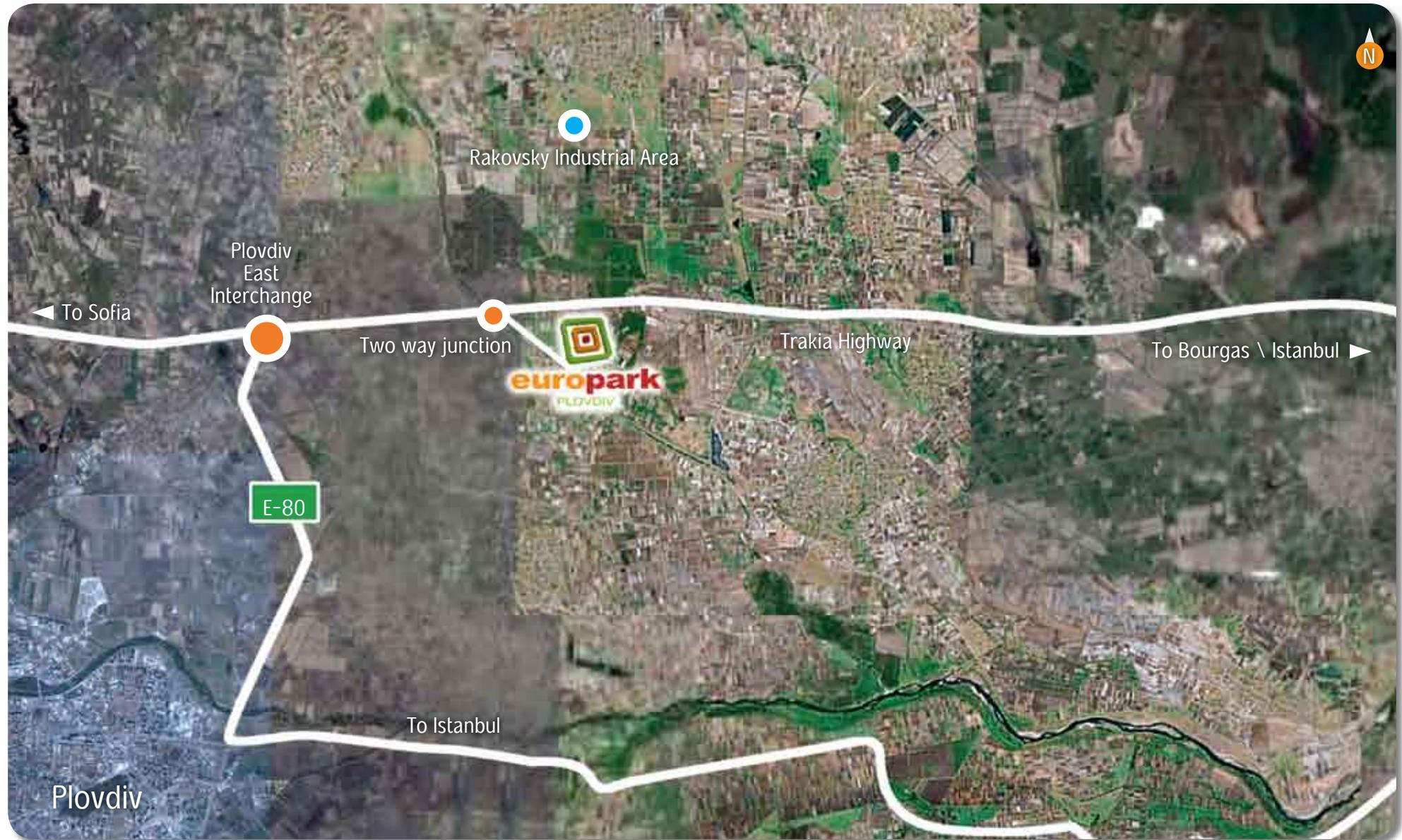
Plovdiv International Airport is considered to be the biggest Balkan cargo airport. This is fast becoming a key factor for choosing the region as the center for logistics, warehouses and manufacture in Bulgaria. The Plovdiv region has a total population of approx 1 million and offers the availability of a highly skilled workforce at the most competitive wages in Europe.

The Plovdiv region is a preferred and proven manufacturing and logistics location of major international companies and investors such as: Socotab, Leibherr, Schneider Electric, Ferrero group, Kaufland logistic center, William Hughes, Linde AG, Mercedes Benz, Hyundai, Bosch, ABB group, Steelmet Agri Bulgaria, Rubicom, Ixetic, Davavrem with many more companies on their way.

The four leading logistics and industrial zones of the Plovdiv region (Rakovsky, Maritsa, Kuklen, Purvomai) have already proven themselves with infrastructure facilities of international standards such as asphalt roads, modern electric power supply (20-220 km), sewage system, water supply, gas supply, optical communications as well as governmental tax incentives for corporate income taxation with 100% remission of the corporate tax for companies and investors performing production activity in the region (according to art. 61 of the Bulgarian law) such as given in the Rakovsky industrial zone and its municipality.

The close proximity to the Trakia highway (Sofia-Bourgas-Istanbul), Plovdiv International Airport and the Sofia-Bourgas railway line next to them has also contributed greatly to the increasing development of the Plovdiv region as a fast growing logistics and industrial center.





Location

Europark Plovdiv is located in a strategic key position nearby 3 Pan European corridors. The project has direct visibility from the highway and is a 1 minute drive to a two way junction on the Sofia-Bourgas-Istanbul highway which allows vehicles fast direct access between Europark and the highway.

- Distance to Trakia highway (Sofia - Bourgas - Istanbul) – 1 km.
- Distance to Rakovsky existing industrial area – 5 km.
- Distance to the city of Plovdiv – 12 km.
- Distance to Sofia – 135 km.
- Distance to Plovdiv International Airport (biggest Balkan cargo airport) – 20 km.
- Distance to Sofia - Plovdiv - Burgas railway line – 13 km.



Concept

The site is one of the largest logistic, warehouse and light manufacturing parks in Bulgaria. It will be an exceptional blend of functionality, architectural harmony, excellent services, strategic location and respect for the environment. Europark is planned to the highest standards by architects and project managers with extensive international experience in projects of this type.





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CONCEPTUAL LAYOUT DESIGN



Advantages and Utilities

The park has a total footprint area of 415,000 sq.m. It is one of the biggest privately owned logistic and industrial parks in Bulgaria with unquestioned advantages and utilities such as:

- Approved regulation with permission for logistics, light manufacturing, warehouses and services.
- Most flexible parameters of construction possible: built density up to 250% (kint:2.5), coverage up to 75%, height up to 15 meters, green areas of 20%.
- The park will host various services components such as: commercial center, gas station, offices spaces for the tenants on site operations etc.
- Full infrastructure availability: electricity network (20kv), water supply, gas supply, sewerage system.
- Parking: the park will accommodate approx. a total of 3,200 parking places, including automobile, TIR parking (trailer trucks) and public/visitors parking.
- Green areas: the park will have approx. 83,000 sq.m of green areas which will enhance the atmosphere of the people working inside the park.
- Maximum flexibility for end-user needs (size of plots, buildable areas purpose).
- Management/maintenance company for the park: 24 hours security fenced and gated Surroundings of the park, maintenance of public and green areas.

