



Invest Now! Golden Returns!

Map of Serbia





Invest Now! Golden Returns!

INĐIJA
EVROPSKI GRAD
BUDUĆNOSTI

INĐIJA
EUROPEAN CITY
OF THE FUTURE*

FT FINANCIAL TIMES **fDi**

* FT - FINANCIAL TIMES PROGLASIO JE INĐIU EVROPSKIM GRADOM BUDUĆNOSTI
* FT - FINANCIAL TIMES ANNOUNCED INĐIJA AS EUROPEAN CITY OF THE FUTURE

65 MILLION
CONSUMER MARKET

- 5 MILLION CONSUMERS WITHIN A 100 KM RADIUS
- 65 MILLION CONSUMERS IN A SOUTHEAST EUROPE





Invest Now! Golden Returns!



The Crossroads of Southeast Europe

Indija is a town with a strategic position for business development. It is located on the crossroads of highways and railroads connecting Belgrade and Zagreb on one hand, and Sofia-Belgrade-Subotica-Budapest on the other, leading further to all major European and Asia Minor destinations. Given Indija's strategic location on the Pan-European Corridors 10 and 7 (Danube), and the proximity to Belgrade International Airport, its location is extremely favorable.

STRATEGIC LOCATION FOR BUSINESS DEVELOPMENT

- PAN-EUROPEAN CORRIDOR NO. 10
- PAN-EUROPEAN CORRIDOR NO. 7 - DANUBE
- BELGRADE INTERNATIONAL AIRPORT

The following is a list of major transportation routes accessible from Indija:

- International high-way E-75 - Pan-European Corridor 10
- International high-way E-70 - Pan European Corridor 10
- Regional roads M22/1 Belgrade- Novi Sad and R-109 Ruma - Stari Slankamen
- International railroad Belgrade- Novi Sad- Budapest
- International railroad Belgrade- Indija- Zagreb- Ljubljana
- Corridor 7 - Danube
- Belgrade International Airport (35km)

Indija is located approximately half way between the national and provincial capitals, Belgrade (42km) and Novi Sad (35km) respectively.



Invest Now! Golden Returns!



FREE TRADE AREA

0% customs duty

EASY ACCESS TO INTERNATIONAL MARKETS

The countries with which Serbia has a free trade agreement include:

Southeast Europe Free Trade Area

Serbia and Montenegro has signed and ratified several free trade agreements, mostly with the countries of the Western Balkans, which will gradually erase regional trade barriers establishing a regional free trade zone by 2007.

- Bosnia and Herzegovina
- Croatia
- Macedonia
- Moldova
- Albania
- Russia

Free Trade Agreement with Russia

What is especially important is the fact Serbia and Montenegro has a Free Trade Agreement with Russia, and an instant access to a market of over 140 million consumers. This agreement has been ratified by both countries.

Trade Preferences with the EU and USA

Serbia and Montenegro has general trade preferences with European Union on selected products. Most recently, the United States has awarded trade preferences to Serbia and Montenegro as well, freeing some 4,600 products from US import duties.

Trade Potential

The talks are currently under way on forming a free trade area with Ukraine and Belarus. All of these free trade, and agreements providing trade preferences to products from Serbia and Montenegro, will lead to an eventual market of 880 million consumers accessible from Serbia.



Paying too much in corporate taxes?*

* Serbia has the lowest corporate tax rate in Europe - 10%

MAESTRO

INVESTMENT CO LTD



Invest Now! Golden Returns!

Microsoft

VETROPARK

OMV

WERNER  WEBER

Henkel



Swisslion 


Rick Eis

GasTeh



Mercator

Versil
Legno

MONBAT.
THE SOURCE OF POWER



TRADEUNIQUE
INDUSTRY & CONSTRUCTION

monus



MIDLAND GROUP
Building value through global partners

VANCo

KDSS



REMAX

TERRA PRODUCTION

Esca

GOMBIT

IZOTERM

MK GROUP

EL SENČAR

Lagermax

KERN



Invest Now! Golden Returns!

INDUSTRIAL PARKS

The fact that Indija has two fully functioning Industrial Parks, equipped with turnkey infrastructure and with access to major transportation routes, designates Indija as a premium investment destination in Serbia.

Southeast Industrial Park

Southeast Industrial Park covers an area of 100 hectares, and is located 1.5km from Indija's town center. All locations within the Park are easily accessible and connected to the road M22/1 (Belgrade-Novı Sad) which runs through the town center and leads towards Belgrade. This Industrial Park is also fully equipped with turnkey infrastructure, including water, sewerage, gas, and electricity. The construction in Southeast Industrial Park commenced some 30 years ago, and so far 50% of the existing capacities have been utilized. The construction land is of a very high quality, excellent for construction of larger objects. A bypass is planned to run through a portion of this Industrial Park with a goal of dislocating heavy transit from the inner city, which will additionally improve its position. This Industrial Park is primarily targeted for the development of industries utilizing "clean" technology, as well as for construction of storage facilities.

The price of land in both Industrial Parks is formed according to several parameters, most important of which include the existing infrastructure.

t Industrial Park



Invest Now! Golden Returns!



Turnkey Infrastructure

Industry and small and medium enterprises (SMEs), aside from agriculture, represent the foundation of Indija's economic development. In order to secure adequate space for industrial and business development in Indija, two zones within the city limits were designated with appropriate regulation plans to serve as Industrial Parks – one in the northeast, and other in the southeast part of Indija.

Establishment of these two Industrial Parks facilitated the construction of additional industrial capacities, and enabled permanent relocation of all production facilities from the central and residential parts of Indija, improving both the quality of life for the residents and working conditions for businesses.

Northeast Industrial Park

Northeast Industrial Park covers an area of 281.42 hectares, and is located 2km from Indija's town center, with easy access to pan-European Corridor 10 (section E-75 Belgrade- Novi Sad), and international railroad (Belgrade- Novi Sad section). The construction of this Industrial Park commenced 70 years ago, and so far 30% of its industrial capacities have been utilized. It is equipped with all the necessary infrastructure, including water, sewerage, gas, and electricity. Within the Northeast Industrial Park there is also an area designated as a Free Zone, facilitating import and export of finished goods and raw materials. Finally, this Industrial Park is designated for SMEs, manufacturing facilities, medium and large industrial complexes, storages, commercial properties and so forth.



Invest Now! Golden Returns!

ZONA INDUSTRIALE ITALIANA

* ITALIAN INDUSTRIAL PARK IN INĐIJA

- 98 hectares of available industrial land
- Available construction sites from 2000m² to 200.000 m²
- All construction sites are equipped with transportation infrastructure, sewerage, electricity, as well as the most sophisticated telecommunications infrastructure including digital phone lines, local area network, and internet service.
- A Business Center serving as headquarters for small, medium, and large enterprises.

• A Free Zone

• Available business activities include, but are not limited to, the following:

- * Leasing, purchasing, or building manufacturing and storage facilities of Distributiono Wholesale and retail trade
- * Services
- * Banking and insurance

• The Park will serve as the largest and technologically most sophisticated distribution center in Eastern Europe for goods produced on its premises

The investment project is valued at a total of €500 million and will be completed by 2014.

MAESTRO
INVESTMENT CO LTD



Invest Now! Golden Returns!

All of the registry documents are issued in a matter of minutes, business licenses within the same day, while the construction permits take 60-90 days, making Indija the most efficient administration in the country.

**The most
efficient administration in the country**





Invest Now! Golden Returns!



e - government*

* All administrative services available in the Citizen Assistance Center are also available online.

Microsoft®

Strategic Partnership with Microsoft Corporation

The fact that Indjija is technologically the most advanced municipality in Serbia was confirmed with the Agreement on Strategic Partnership signed between the Municipality of Indjija and Microsoft Corporation in December of 2004.

Indjija is the first municipality in Serbia to have signed a partnership agreement with Microsoft, and is unquestionably the most advanced when it comes to utilization of information technology in managing municipal operations and public utility companies, thus ensuring superior service delivery.

The leadership of Indjija's local government is committed to creating the technologically most advanced public administration in Serbia. Accordingly, it continues to invest in IT education and automatization of most citizen-oriented services through System48, by using Microsoft technologies as the most advanced of the kind in the market.

An important feature of this partnership is that it is not merely focused on the purchase of Microsoft's software, but rather on a joint development of new information technology solutions for local government management, replicable in other municipalities as well.



Indjija is the only municipality in Serbia offering comprehensive E-government services accessible through its website, ranging from issuing basic registry documents to providing licenses and permit.



Invest Now! Golden Returns!



Indian Silicon Valley Moves into Indjija

India's renown property developer chose Indjija as the most suitable location for its first IT park in Europe

Answering the needs of international software producers to reach their European customers more efficiently and timely, India's leading property developer decided to build a 25,000-square-meter IT park in Indjija. In the first phase, Embassy Group will invest 60 million dollars and employ 2,500 highly educated workers there. In future, this IT park could become the biggest of its kind in Europe, employing 25,000 workers. At that point, it would be worth 600 million dollars, with export value rising to 2 billion dollars.

Embassy Group executives plan to attract their regular clients, such as Microsoft, IBM and Hewlett Packard, to Indjija and Serbia. At the moment, the list of companies renting office space in the company's IT park in Bangalore (India) includes ANZ, IT, BEA Systems, Bearing Point, Continuous Computing, Covansys, Daimler Chrysler, Fidelity Investments, Goldman Sachs, IBM, Lenovo, LG Soft, McAfee, Microsoft, Misys, NetApp, PSI Data, RCI, Stylus, Super Valu, Synergy, Target, 24/7 and Yahoo.

Jitu Virwani, chairman of Embassy Group:

"We've been looking for an East European country, mainly from the perspective of having some of our clients from the IT sector to be servicing the East European market. After a lot of research, we found Indjija to be highly suitable for the needs of our clients."

Goran Ješić, mayor of Indjija:

"This [project] means that we are opening a chance for our young people and that we are giving them an incentive to stay in this country, to exhibit their qualities in top international companies, which will be here in Serbia. The second thing is that we are opening doors to a great number of our experts who left the country in the beginning of the 1990s to work in big international firms. This is the best way to get them back."





Invest Now! Golden Returns!



STATE OF BUSINESS
BUSINESS CENTER • INĐIJA • BUSINESS PARK

BUSINESS CENTER

TRADEUNIQUE
INVESTMENTS & CONSTRUCTION

All in one place



Intelligent complex
30.000 sqm in city center

FUNCTIONALITY

Complete concept of Business center is oriented to functional space adaptable to your requests and needs

- Atractive design ✓
- Easy vehicle access ✓
- Underground and onground parking ✓
- Business space ✓
- Expo center ✓
- Hotel with business apartments ✓
- Restaurant ✓
- Hipermarket ✓
- High level residential complex ✓



HIGH LEVEL RESIDENTIAL COMPLEX

In TQBC a building of residential center is also planned based on needs of modern business man willing to live together with family.

Do business in attractive - live in quiet and safe environment



EXPO CENTER



HOTEL 4* business apartments