

## Loznica town identity card

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| <b>Location</b>                             | Europe, the Southeast Europe, Serbia,<br>The town of Loznica borders on Bosnia and Herzegovina.<br>44°33' N, 19°14' E   |
| <b>Area and population</b>                  | 612km <sup>2</sup><br>90.340 residents, 94,1 homogenous Serbian population<br>59% agricultural land, 32 % forested, 9% other  |
| <b>Traffic infrastructure</b>               | <p><b><u>Highway roads :</u></b><br/>International road Belgrade - Zagreb E70 is 80 km far away from Loznica.<br/>Corridor 10 -125km far away from Loznica.</p> <p><b><u>Main road :</u></b><br/>M 19 connecting town with Belgrade and Bosnia and Herzegovina is situated 80 km from the main road E 70.<br/>M 4 connects the town with south of Serbia.</p> <p><b><u>Distance to airport :</u></b><br/>110 km to Belgrade I 130 km to Sarajevo.</p> <p><b><u>Railway:</u></b><br/>Belgrade – Ruma – Loznica connects the town with Bosnia and Central Serbia.</p> |
| <b>Terrain</b>                              | Hillside and mountainous terrain, surrounded by low mountains.<br>High number of waterways, springs of potable water.<br>The town is situated on the right bank of the river Drina.<br>Height above the sea level is 142m.  |
| <b>Climate</b>                              | Continental, average annual temperature 15°C, summer 25°C.  |
| <b>Market</b>                               | Serbia 7,5 millions of consumers;<br>Bosnia and Herzegovina, Croatia: 9 millions of consumers;<br>Contract on free trade with Russia and CEFTA: 15o millions of consumers:  |
| <b>Average salary</b>                       | Gross: 32.036 E December 2009.<br>Net: 23.081E December 2009.   |
| <b>Number of companies</b>                  | - 750 enterprises<br>- 2400 private entrepreneurs   |
| <b>The most important types of industry</b> | Textile, food processing, metal processing, paper, pharmaceutical, construction, etc.   |

### The town of Loznica - Unemployment figures and structure

The total number of unemployed persons – December 2009. - 11 644

| Professional qualifications | I Level | II Level | III Level | IV Level | V Level | VI Level | VI2 Level | VII1 Level | VII2 Level |
|-----------------------------|---------|----------|-----------|----------|---------|----------|-----------|------------|------------|
| <b>Total number</b>         | 2507    | 584      | 4386      | 3263     | 212     | 365      | 27        | 297        | 4          |
| <b>Women</b>                | 1333    | 258      | 1916      | 2136     | 35      | 192      | 14        | 167        | 1          |

## INDUSTRIAL ZONE „SEPAK“

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|---|---|
| <b>Location</b>                           | <ul style="list-style-type: none"> <li>- Border crossing with Bosnia and Herzegovina;</li> <li>- 1500m far away from the town centre;</li> <li>- Between two main roads M-4 and M-19;</li> </ul>  |
| <b>Ownership</b>                          | Republic of Serbia  |
| <b>Area</b>                               | <ul style="list-style-type: none"> <li>- The overall zone area amounts to 82,66 hectares;</li> <li>- 30 hectares are fully infrastructure equipped including traffic, water supply, sewage infrastructure, electricity network, gas, telephone and internet;</li> <li>- Industrial zone is established in town documents: General Urban Planning Scheme, Spatial Plan, Detailed Regulation Plan;</li> </ul>   |
| <b>Zone Division</b>                      | <ul style="list-style-type: none"> <li>- Zone division is already made; the plots ranging from 00,15,20 ha (ha, a, m2) to 3,37,66 ha (ha, a, m2) already available.</li> <li>- Re-zoning is possible, at investor's request.</li> </ul>   |
| <b>Price</b>                              | <ul style="list-style-type: none"> <li>- The initial bid price is 7,2-7,4 E/m<sup>2</sup>; 1E = 100 dinars</li> <li>- The price incentives are granted at the state level, in accordance with Decree of the Government of the Republic of Serbia on disposal of the city construction land, below the market price.</li> </ul>  |
| <b>Compensations</b>                      | <ul style="list-style-type: none"> <li>- Compensation for the development of the construction land: 7,2 E/m<sup>2</sup>; 1E = 100 dinars;</li> <li>- Compensation for the usage of the city construction land: Monthly fee</li> </ul> <p>Incentives are granted for the price of compensations for development of the city construction land:</p> <ul style="list-style-type: none"> <li>- 0,3% discount on price for every newly created job but never less than 60% of the total price.</li> </ul> <p>Possibility of deferred payment, no more than 36 monthly installments</p> <ul style="list-style-type: none"> <li>- Discount for cash payment 20%.</li> </ul> <p>Note: The value of compensations is matched with retail market prices trends, at the monthly level.</p> |
| <b>Subsidies by the state authorities</b> | <p><b>SIIPA:</b> An investor may receive grants for the newly created jobs in accordance with Decree of the RS Government and presented investment program – more details <a href="http://www.siepa.gov.rs">www.siepa.gov.rs</a>;</p> <p><b>National Employment Agency:</b> Allocates grants to employers for the newly created jobs on the basis of the set criteria – more details <a href="http://www.nsz.gov.rs">www.nsz.gov.rs</a>;</p>  |
| <b>Logistic support to investors</b>      | <p>Local economic development office;<br/> <a href="mailto:ledoffice@loznica.rs">ledoffice@loznica.rs</a><br/>           015 879 293<br/>           015 898 500</p>   |
| <b>Present investors</b>                  | <p>Golden Lady - textile industry;<br/>           Grafika - Paper industry;<br/>           Radaljaci Kompani - food processing industry;<br/>           Ingrad - Industry of construction elements;</p>   |

## BUSINESS RESIDENTIAL ZONE „LAGATOR”

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|---|---|
| <b>Location</b>                           | - 500m from the Loznica town center   |
| <b>Ownership</b>                          | Republic of Serbia  |
| <b>Area</b>                               | <ul style="list-style-type: none"> <li>- The overall zone area amounts to 20 hectares;</li> <li>- Total 16 hectares are available</li> <li>- Following facilities are built on 4 hectares :church, parish house, kindergarten, shopping moll, town swimming pool, park facilities and one residential building;</li> <li>- The business residential zone is established in city documents: General Urban Planning Scheme, Spatial Plan, Detailed Regulation Plan;</li> </ul>  |
| <b>Zone division</b>                      | <ul style="list-style-type: none"> <li>- Zone division is already made; plots ranging from 00,04,20 ha (ha, a, m2) o 3,20,47ha (ha, a, m2) are already available.</li> <li>- Re-zoning is possible at the investor’s request.</li> </ul>  |
| <b>Price</b>                              | <ul style="list-style-type: none"> <li>- Initial bid price is from 1720 dinars/m2 - 17,2 E/m2 to 3010,00 dinars/m2-30 E/m2; 1E = 100 dinars;</li> <li>- The price incentives are granted at the state level, in accordance with Decree of the Government of the Republic of Serbia on disposal of the city construction land, below the market price.</li> </ul>  |
| <b>Compensations</b>                      | <ul style="list-style-type: none"> <li>- Compensation for development of the construction land is from 789 dinars/m2 or 7,9 E/m2 to 2223,00 dinars/m2 or 22,2 E/m2, what depends of project type; 1E = 100dinars;</li> <li>- Compensation for the usage of the city construction land: Monthly fee.</li> </ul> <p><b>Incentives are granted on the compensation price for development of the city construction land:</b></p> <ul style="list-style-type: none"> <li>- 0,3% discount on price for every newly created job but never less then 60% of the total price.</li> <li>- Possibility of deferred payment, no more than 36 monthly installments.</li> <li>- Discount for cash payment 20%.</li> </ul> <p><b>Note:</b> The value of compensations is matched with retail market prices trends, at the monthly level.</p> |
| <b>Subsidies by the state authorities</b> | <b>National Employment Agency:</b> Allocates grants to employers for the newly created jobs on the basis of the set criteria – more details <a href="http://www.nsz.gov.rs">www.nsz.gov.rs</a> ;  |
| <b>Logistic support to investors</b>      | Local economic development office<br><a href="mailto:ledoffice@loznica.rs">ledoffice@loznica.rs</a><br>015 879 293<br>015 898 500   |
| <b>Present investors</b>                  | Delta – shopping moll;<br>Eko Helenik petroleum - gas station;  |