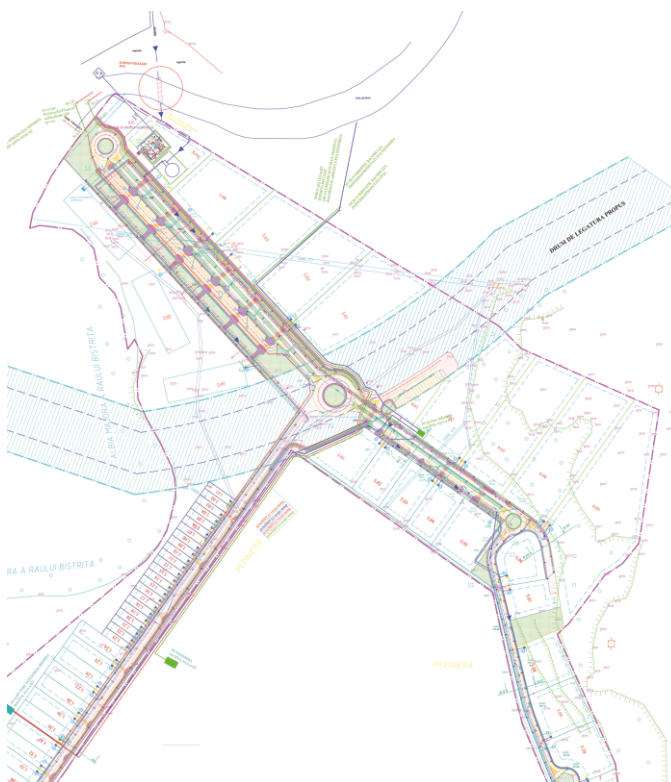


THE INTELLIGENT

One of the newest industrial parks in Romania was founded by the Bistrița City Council in 2012. With an exceptional location at the crossroads between the East and the West and the South of the country, as well as from the skilled labour force in the area, Bistrița Sud Industrial Park is likely to become a successful project.

50% of the project, totaling over 35 million lei, has been achieved from European funds, through the Regional Operational Programme 2007-2013, the other half being covered by Bistrița City Council. "This project aims to support industrial and economic development of the city of Bistrița. Our plans are ambitious but feasible: for the middle term, over the next five years, we plan to attract 10 million euros' worth of investments in the park, which means that about 150 jobs will be created. Ten years from now, we hope to have investments of over 20 million euros and 250-350 jobs!", as Ovidiu Crețu, the Mayor of Bistrița, confidently says.

“What are the reasons why an investor, Romanian or foreign, should become a client of Bistrița Sud Industrial Park? There are quite a lot. In addition to multiple tax incentives provided by law, in addition to the incentives offered by us, that is, fully equipped plots, internal infrastructure at high standards, dedicated and skilled workforce, reasonable prices, we also offer something else: a strategic position in the upper half of Romania. Bistrița is the point where the economic roads between West and East and South intersect and where products coming from the North and the North-West go down to the South of the country. The presence of a business in such an economic hub can only be very beneficial”, as Iulius Dumitru, manager of the company that administers the industrial park, says.



WHAT TYPES OF BUSINESS DOES BISTRITA PROPOSE

The industrial park, located 3 km west of Bistrița, covers 30 hectares of land (of which 19.6 hectares are up for lease), which will be rendered viable by the owner in the next 12 months. Under the Sustainable Development Strategy of Bistrița's municipality, in the vicinity of the park, there will be developed an investment in renewable energy production. The photovoltaic park, with a capacity of 5 MW, will ensure the full functionality for the industrial park.

The main areas of activity that Bistrița Sud Industrial Park proposes to the interested investors are in the manufacturing industry, with the possibility to concentrate on various leading industries; businesses, predominantly financial and banking activities, consulting, design, research and development, and activities business administration; distribution, in which freight storage and logistics activities prevail, carried out near the container terminals, the transport infrastructure (roads, railways) and customs points; services, predominantly the service producing industries, as defined by the National Classification of Economic Activities; related services, i.e. the

provision of utilities, cleaning and security, trade and catering services, hotel business, bookkeeping services, business support services, insurance and the like thereof or directly related to them.

PARK STRUCTURE

- Total area: 30 ha
- Logistics spaces: 12%
- (Small / large) industrial spaces: 38%
- Service spaces
- Administration: 5%
- Green spaces: 15%
- Technical-urban and roads: 30%
- Height regime: max. 16 m
- Buildings: P +2, except for the services and administration building, which will be P+3+M
- All spaces will be provided with parking lots: 50-150 sqm.

**SC BUSINESS PARK
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