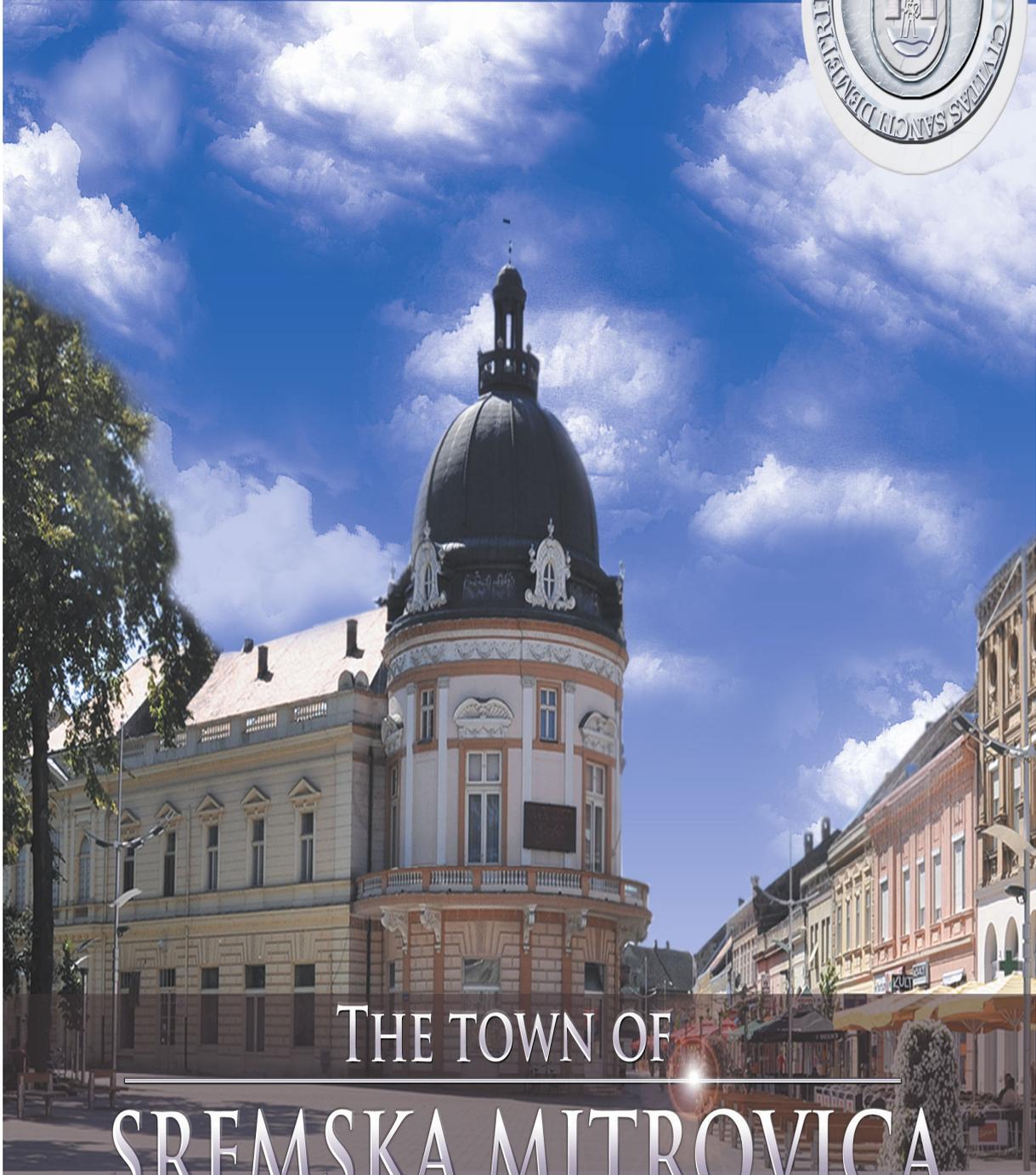


YOUR CHOICE FOR SAFE INVESTMENT



THE TOWN OF
SREMSKA MITROVICA

WWW.SREMSKAMITROVICA.ORG.RS



Dear Sirs and Madams!

Sremska Mitrovica has great potential.

It is related to both natural and human resources to which we are very proud of.

The favourable geographical position of Sremska Mitrovica is based on the closeness of the highway, the international railway, Nikola Tesla airport, and the fact that the city lies on the bank of the Sava river that connects it to significant destinations all over Europe.

The industrial areas are infrastructurally organized and defined by the correct city policy.

We would like to encourage additional incentive to investments into our city by more effective and faster work of the local administration, its departments and public companies.

New investments represent the future of the further development of Sremska Mitrovica. My associates and myself are available to anyone who wants to invest into secure future.

Respectfully,

Branislav Nedimović

Mayor

IV WHY SERBIA

- Serbia is situated in Southeast Europe on the crossroads of Pan-European Corridor X and Corridor VII

- It is in the middle of the free trade zone of Southeast Europe - The market up to 60 million people.
- The place of the largest greenfield investments in Southeast Europe (OECD)
- The country incentives for the investment projects - € 2.000-7.000 per new employee
- Foreign investors have the same treatment as local investors in tax legislation
- The lowest income tax for companies (10%)
- Ten year tax exemption for large investments
- Duty-free access to the Russian market of 150 million inhabitants - only Serbia has the Free Trade Agreement with Russia in the region
- Customs duty exemption for the import of raw materials, intermediate products, components and equipment
- Duty-free access to the Southeast Europe market of 30 million inhabitants based on the Free Trade Agreement
- Preferential trade status with the USA and the EU

V WHY SREMSKA MITROVICA

- Favourable geographical position
- Developed road network
- Administrative centre of the region of Srem
- Institutions for business support
- Regional Chamber of Commerce, Office of the Republic Agency for SMEs Development, General Association of Entrepreneurs, Office for Local Economic Development
- Infrastructurally equipped industrial zones
- Low prices of construction sites
- available and educated labour force
- Effective administration– construction permit obtaining within 30 days
- Institutional support for investors (Office for Local Economic Development, Municipal Service Centre)
- Experience in the cooperation with foreign investors.
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VI SREMSKA MITROVICA – key facts

- Roads of international importance: the highway E 70 which is a part of Corridor X and the international railway Vienna- Thessaloniki
- Distance from Belgrade 70 km
- Distance from Novi Sad 60 km
- Distance from the airport 50 km
- Distance from the borders with Bosnia and Herzegovina and the Republic of Croatia 40 km
- It is situated on the left bank of the Sava river
- Existence of Planning legislation (General Regulation Plan, Detailed Regulation Plans)
- Total area of the city is 730 km²

- Moderate continental climate
- The lowest temperature 0,9° -1,0° C
- The highest temperature 33,5° C -39,3° C

Education:

- 11 elementary schools (9 regular elementary schools, 1 music school and 1 school for elementary and secondary education)
- 7 secondary schools
- 1 higher school

Population:

- The city with 85.902 inhabitants
- Apart from Serbs who make 80% of the total population, a large number of Hungarians, Croats, Ukrainians, Ruthenians, and Romani people live in Sremska Mitrovica
- Average age 40,55 years of life

Labour force:

Total number of employed:	16.004
Total number of unemployed:	26.261
Total number of unemployed women:	13.079
Unemployment rate:	28,76 %

Average salary per employee, 2008.

	Municipality (€)*	District (€)	Serbia (€)
Average gross salary (with taxes and contributions)	463	429	482
Average net salary (without taxes and contributions)	332	309	347

* calculated on the basis of the average middle exchange rate of the NBS for 2008

VII SREMSKA MITROVICA – ECONOMIC INDICATORS

The largest employers on the territory of the city of Sremska Mitrovica

	Company	Field of work	Number of employees
1.	Eaton Electric d.o.o.	production and sales of electronic equipment	1080
2.	Novi Drvni kombinat	Primary wood processing	300

3.	Boxmark	production of high-quality leather covers for car seats	140
4.	Luka Leget	transportation of passengers and goods in the river and lake transport, harbour services, production and sales of sand and gravel, the gravel separation and transport in road traffic	120
5.	Metalfer – Steel Mill d.o.o.	the production of ribbed reinforcement for concrete structures.	160
6.	Mitsides point d.o.o.	production and sales of flour and pasta	170
7.	Hrana produkt	production and sales of cattle fodder	100

VIII INVESTMENT OPPORTUNITIES

- The New General Regulation Plan of the city of Sremska Mitrovica, Lacarak and Macvanska Mitrovica was adopted by the Municipal Assembly of Sremska Mitrovica on 9 October 2009.
- There are 4 industrial zones: North, North II, Lake, Working-Commercial zone E-70 .
- These zones occupy 930.000 m²

INDUSTRIAL ZONE NORTH:

- LOCATION DESCRIPTION: It is situated next to the highway Belgrade-Zagreb (Corridor X), 70 km from Belgrade in the direction of Zagreb, 60 km from Novi Sad, 40 km from the borders with Bosnia and Herzegovina and the Republic of Croatia, 50 km from the airport.
- TOTAL AREA: 130.000 m², 23.201 m² is still available
- OWNERSHIP: The City of Sremska Mitrovica
- PLANNING LEGISLATION: Detailed Regulation Plan has been developed for this location
- INFRASTRUCTURE: Water supply: there is a primary water supply section 200mm,
Gas network: There is a gas network with medium pressure next to the location,
Power network: There are two 20/0,4 kV Pre-fabricated Concrete Power Transformer (PCPT), one with 2*630kV, and the other with 1*630kV of installed power,
Access road has been built next to the location, 6 meters wide,
- ADDITIONAL INFORMATION: It consists of 5 lots: No. 7409/1, 7419/2, 7419/6, 7423/2, 7423/4 k.o. Sremska Mitrovica (the lot No. 7419/2 k.o. Sremska Mitrovica is available)

Sales

Construction index 2.20

Lot coverage 70%

Maximum building height 18 m, and for certain facilities up to 24 m

- DISTANCE: from: the city centre 4 km
the hospital 4 km
the police station 4 km
the fire station 1,5 km
the port 1,5 km



INDUSTRIAL ZONE NORTH II

- LOCATION DESCRIPTION: It is next to the highway Belgrade-Zagreb (Corridor X), 70 km from Belgrade in the direction of Zagreb, 60 km from Novi Sad, 40 km from the borders with Bosnia and Herzegovina and the Republic of Croatia, 50 km from the airport
- TOTAL AREA: 150.000 m²,
- OWNERSHIP: The City of Sremska Mitrovica
- PLANNING LEGISLATION: Detailed Regulation Plan has been developed for this location
- INFRASTRUCTURE: Water supply: there is a primary water supply section 200mm next to the location,
Gas network: There is a gas network with medium pressure next to the location,
Power network: There are two 20/0,4 kV Pre-fabricated Concrete Power Transformer (PCPT), one with 2*630kV, and the other with 1*630kV of installed power,
Access road has been built next to the location, 6 meters wide,
- ADDITIONAL INFORMATION: It consists of three lots: No. 7409/2, 7419/1 and 7423/5 k.o. Sremska Mitrovica

Sales

Construction index 2.20

Lot coverage 70%

Maximum building height 18 m, and for certain facilities up to 24 m

- DISTANCE: from: the city centre 4 km
the hospital 4 km
the police station 4 km
the fire station 1,5 km
the port 1,5 km



INDUSTRIAL ZONE LAKE

- LOCATION DESCRIPTION: It is situated next to the regional road Sremska Mitrovica- Šabac, 1.4 km away from the highway Belgrade-Zagreb (Corridor X), 70 km from Belgrade, 60 km from Novi Sad, 35 km from the borders with Bosnia and Herzegovina and the Republic of Croatia, 50 km from the airport
- TOTAL AREA: 240.000 m²,
- OWNERSHIP: The City of Sremska Mitrovica
- PLANNING LEGISLATION: Detailed Regulation Plan has been developed for this location
- INFRASTRUCTURE: Water supply: there is a primary water supply section 200mm next to the location,
Gas network: There is a gas network with medium pressure next to the location,

Power network : there is a 20/0.4 kV Pre-fabricated Concrete Power Transformer (PCPT), 2*630kV of installed power

Sewerage: there is a sewerage network connected to the industrial collector

Access road has been built next to the location, 8 meters wide,
- ADDITIONAL INFORMATION: It consists of one lot No.8928 k.o. Sremska Mitrovica, with the possibility of the lot split

Sales

Construction index 2.20

Lot coverage 70%

Maximum building height 18 m, and for certain facilities up to 24 m

It is especially suitable for production facilities

- DISTANCE: from: the city centre 3 km
the hospital 4,5 km
the police station 3 km
the fire station 0,5 km
the port 1 km



WORKING-COMMERCIAL ZONE HIGHWAY E-70

- LOCATION DESCRIPTION: The access to this location is from the regional road R-103/2, which is directly connected to the highway E-70. It is situated 2 km away from

the highway Belgrade-Zagreb (Corridor X), 70 km from Belgrade, 60 km from Novi Sad, 50 km from the airport, and 40 km from the borders with Bosnia and Herzegovina and the Republic of Croatia.

- TOTAL AREA: 440.000 m²,
- OWNERSHIP: private property
- PLANNING LEGISLATION: General Regulation Plan
- INFRASTRUCTURE: Water supply: there is a primary water supply section 200 mm next to the location,

Electricity: there is an electricity network next to the location

- ADDITIONAL INFORMATION: it consists of 53 lots

Sales

Construction index 2.20

Lot coverage 70%

Maximum building height 18 m, and for certain facilities up to 24 m

- DISTANCE: from: the city centre 4 km
the hospital 4,5 km
the police station 4 km
the fire station 2 km
the port 2 km



IX THE FINANCIAL SUPPORT AND PRIVILEGES

- FINANCIAL SUPPORT FOR THE INVESTORS IN SERBIA

Apart from the existing advantages such as cheap, educated labour force, export without customs fees in the countries of the south-eastern Europe and Russia, the strategic geographical position and the lowest income tax rate in Europe (10%), Serbia also offers the financial support for the potential investors. By the Act of Serbian government, dated June 2007, any investment project in all fields, except trade, tourism, catering industry and agriculture, can apply for the public budget grant. The fund is aimed for financing investment project in production or service areas which it can be the subject of the international trade, research and development.

The investments in the production sector

- Total: from 2,000 to 5,000 € per an employee
- Minimal investment: between 1 and 3 million € depending on the unemployment rate in the investment district
- Minimal number of the newly employed: 50

The investments in the services sector

- Total: from 2,000 to 10,000 € per an employee
- Minimal investment: 500,000 €
- Minimal number of the newly employed: 10

The investments in the research sector

- Total: from 5,000 to 10,000 € per an employee
- Minimal investment: 250,000 €
- Minimal number of the newly employed: 10

- THE PRIVILEGES OFFERED BY THE LOCAL COMMUNITY

1. The investor who builds a temporary or an object for production of over 2,000 m² and employs 100 or more people, can be exempt from the fee for the city land arrangements.
2. If the investor entirely pays the fee for the city land arrangements, the fee is 20% less than usual
3. There is the possibility of paying the fee through 12 monthly payments

X MAIN INVESTMENTS (since 2005. year)

	Company name	Line of business	Number of employees
1.	Eaton electric d.o.o.	production and sales of electronic equipment	1.080
2.	Metalfer – Steel Mill	the production of ribbed reinforcement for concrete structures	160
3.	Boxmark	production of high-quality leather covers for car seats	140
4.	Mitsides Point a.d.	production and sales of flour and pasta	170
5.	Eurozeit	automobile industry	62
6	Slaviamed	production and sales of drugs	50

XI TOURISM

- IMPERIAL PALACE

Sirmium, along with Trier, Milan and Nicomedia, was one of the four capitals of the Roman Empire. The city and its vicinity is the birthplace of Decius Traianus, Aurelianus, Probus, Maximilianus Herculius, Constantius II, Gratianus, six of Rome's Emperors. At one time, the Roman Empire extended to the banks of the Danube and Sirmium lies along the Route of Roman Emperors in Serbia. The path connects Serbia's Roman heritage sites, including Sirmium, Felix Romuliana, Singidunum, Viminacium, Iustiana Prima, and Diana et Ponte. An intense period of construction in Sirmium was at the end of the III century and at the beginning of IV century. Most prominent sites, including the Imperial Palace complex and the hippodrome, were built during this time. This magnificent structure (Imperial Palace) featured walls adorned with frescoes and floors decorated with mosaics. Home to the imperial family, the palace also features pillars crafted from red porphyry, which represented the symbol of imperial power.

- SPECIAL NATURE RESERVE "ZASAVICA"

The Special Nature Reserve Zasavica is situated in the South-East Europe, in the Republic of Serbia, on the territory of South Vojvodina and North Macva, east of the Drina River and south of the Sava River. It comprises territories of Sremska Mitrovica and Bogatić municipalities. The area of protected asset is 1825 ha, with 675 ha in the first degree protection regime. Zasavica is a part of a national network of Ramsar sites (wetlands protected according to the Ramsar Convention), and according to IUCN management categories, it is Habitat and species management area - category IV. Since 2001 Zasavica is a member of The Europark Federation.

Zasavica is an oasis with over 700 species of plants, 180 species of birds, twenty species of fish, and many reptiles and amphibians.