



BIJE LJINA CITY INDUSTRIAL ZONE 2 PROFILE

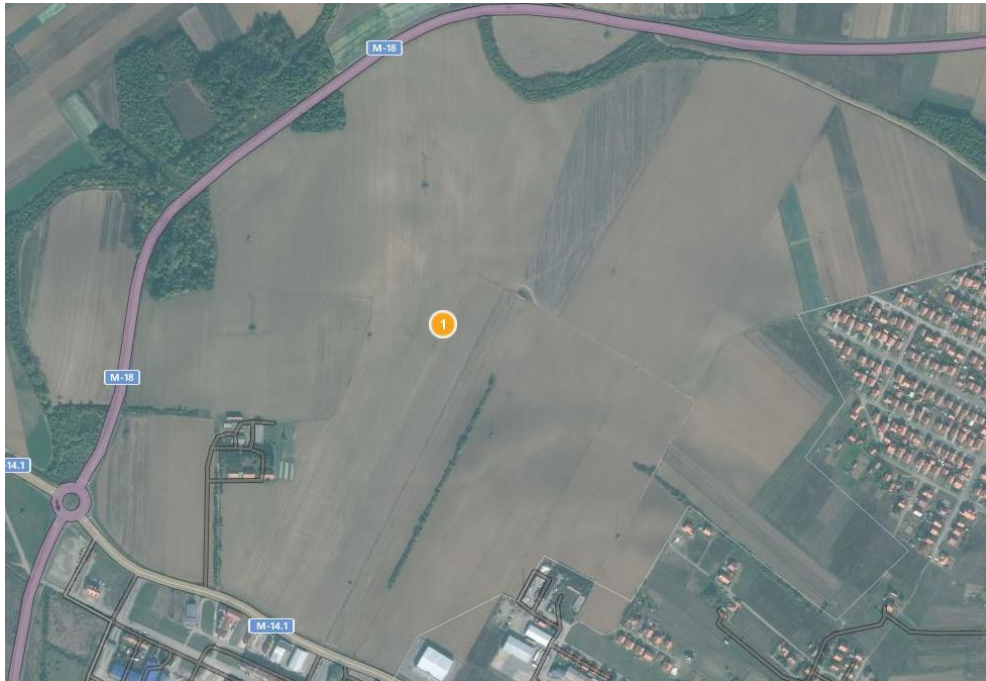
GREENFIELD SITE

44 hectares (440,000 sq/m) of land owned by the City¹; 50% of the site is buildable

Price will be determined based on investor activities and number of newly employed workers²

Postponed payment in five years

The site has regulation plan-industrial land, fifth city zone



LOCATION

Bijeljina is located in the north-east of BiH and about 50 km from the Pan-European Transport Corridor 10, which is the main roadway to the western and central Europe, and the rest of the Balkan Peninsula.

The site is located 10 km away from Serbia (M-18) and 40 km from Croatia (M-14.1).

¹ It is possible to split the zone in smaller parts, 10-35 ha.

² Price of land with all infrastructure is 20 BAM sq/m. Since this is not land with infrastructure, the price will be decreased based on agreement with an investor. If investor starts with production business, price of fees will be decreased for 85%. Also, land can be given for free if investor plans to employ bigger number of workers.



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NEAREST RIVER PORTS	Km		DISTANCE TO INTERNATIONAL AIRPORTS	Km
Brčko	40		Tuzla	70
Sremska Mitrovica (Serbia)	67		Belgrade	100
Belgrade (Serbia)	120		Sarajevo	185

INFRASTRUCTURE TO THE SITE:

Electricity: 110 kW -two-tariff system: 0,11 BAM summer, 0,14 winter

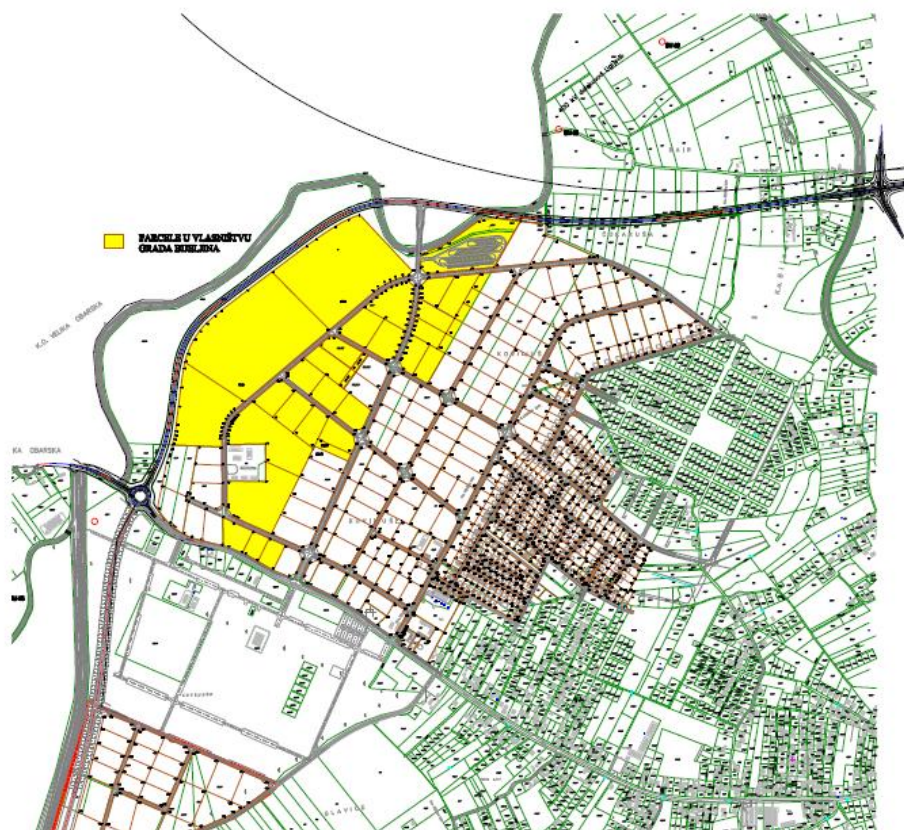
-one-tariff system: 0,05-0,07 BAM summer, 0,09-0,12 BAM winter

Water: Aqua water of City, cost 1,7 BAM/m³

Sewer: City of Bijeljina, cost 1,7 BAM/m³

The waste water collector, which is directly linked to the wastewater treatment plant, makes the Zone the only industrial zone with that system in BiH (to be completed in April 2015).

Nearest residential structures: 0,7 km



Yellow plots are owned by the City and available



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For more information, please contact:
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