

REPUBLIC OF SERBIA
**VOJVODINA
REGION**

**expo
real**

MUNICH



CITY OF KIKINDA



CITY OF NOVI SAD



CITY OF PANCEVO



CITY OF SOMBOR



CITY OF VRSAČ



CITY OF SUBOTICA



CITY OF SREMSKA MITROVICA




CITY OF ZRENJANIN



VOJVODINA DEVELOPMENT AGENCY



CITY OF KIKINDA

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The City of Kikinda is the regional centre of the North Banat District. The North Banat District is in the outermost north-eastern part of the Republic of Serbia on junction of Serbian, Hungarian and Romanian borders. There are 50 populated places with the total number of 147,770 inhabitants. **The biggest town and the centre of the district is Kikinda** with 59,453 citizens, which includes the town, nine villages and two hamlets.

The economy of Kikinda has the longest tradition in industry and had the first joint venture in former Yugoslavia in 1979 between

“Kikinda” Foundry and General Motors (USA), a manufacturer of automotive parts for Opel cars (Germany). The Government of the Republic of Serbia reached a decision to open **a Customs Free Zone branch in Kikinda**, an area of 46 ha. Kikinda’s economy has been export-oriented towards Western Europe for decades. The North Banat District has developed mechanical engineering, production of automotive parts, production of heating elements, chemical, building materials, agriculture, food processing and small-scale industries. **This area is very rich with raw energy materials:** oil, gas, thermal and mineral waters.



INVESTMENT LOCATIONS



New Industrial Zone “Rasadnik”

This location is part of Customs Free Zone “Subotica” Ltd. – territory in Kikinda. It has a connection with the State Road No. 13. **Zone is near the international railway** with the possibility for a separate track. The pier on the Danube – Tisa – Danube Canal is one kilometre away. Up to the boundaries of the site there is gas, electricity and water supply.

Sports complex “Jezero” and Old Lake

The complex is ideal for investment in water land, spa, wellness, sport facilities and shopping mall. Water temperature of the thermal springs is from 76 °C to 93 °C. **The total area of 94 ha.** Area of the Old Lake is 1.29 ha, and the total water area is approximately 6.81 ha. There are: sports hall, gym, sauna, indoor and outdoor swimming pools, courts

for futsal, two for volleyball, four for basketball and two for handball. There are also two football stadiums with one athletic track and six tennis courts. Hostel accommodation exists in the sports complex “Jezero” for 100 persons. Children’s playground, camping tables and grills, benches, mini – golf and jogging track.





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The City of Novi Sad - The European Youth Capital 2019 and the European Capital of Culture 2021, the second largest city in the Republic of Serbia, is a university, economic, cultural and administrative center of the Autonomous Province of Vojvodina. In addition, it has the reputation, by full right, of a multinational, multicultural and multi-confessional metropolis in which all differences are seen as advantages.

Nowadays, it has about 360 thousand inhabitants and over 28 thousand business entities, among which are some of **the largest companies with majority of foreign capital in the Republic of Serbia**, such as NIS Gazprom Neft, Schneider Electric, RT-RK, Aptive (Delphi), Lear Corporation, Viscofan, Continental Automotive, Erste Bank, OTP Bank, etc. In recent years, Novi Sad has been regarded as an IT center of Serbia, which was largely contributed by the University of

Novi Sad. Presently, the IT sector is one of the fastest growing sectors in Novi Sad and the top five sectors by number of registered companies and by number of employees.

Besides developed labor market and educational institutions, favorable geographical position, proactive and dedicated City Administration, **access to markets of almost one billion consumers without customs duties**, attractive incentives in cooperation with provincial and republic institutions, the City of Novi Sad offers potential investors the one of the most attractive locations for their manufacturing facilities, right next to the E75 Highway (Corridor 10), on the direction leading to the European Union. A special recommendation for business development in Novi Sad is the **regional certificate on favorable business environment BFC SEE - Business Friendly Environment, South East Europe** (<http://bfc-see.org>).



View of Novi Sad and Danube; Author: Dragoljub Zamurovic



View of the Petrovaradin Fortress; Author: Tourist Organisation of the City of Novi Sad



Dunavska Street, one of the oldest streets in Novi Sad city center; Author: Dragoljub Zamurovic



The Clock Tower on the Petrovaradin Fortress; Author: Tourist Organisation of the City of Novi Sad

Due to the world-famous events (EXIT festival, International Agricultural Fair, Festival of Street Musicians, Serbia Fashion Week, etc.), **authentic architecture and rich historical heritage**, Novi Sad is an increasingly interesting tourist destination, and in the last five years the number of tourists has increased 60 thousand, and

number of overnights for 100 thousand.

For more information on investing in Novi Sad please contact **the City of Novi Sad Local Economic Development Office** (via kler@novisad.rs) that will prepare an offer based on your request and be at your disposal throughout the entire investment process.

INVESTMENT LOCATIONS

INDUSTRIAL/COMMERCIAL LAND WORK ZONE NORTH 4

Ownership	City of Novi Sad
Lot area	approx. 40 ha
Type of occupancy	Business in work zones - secondary and tertiary activities
Lot coverage	up to 50%
Floor area ratio	0.5 – 1.5
Number of floors	GF or GF+1 (maximum GF+2)
Available infrastructure	The site is equipped with street waterworks installation (Ø225), sewage (Ø300), electricity network, traffic areas.
GPS coordinates	45.290125, 19.877487



CITY OF PANCEVO

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The City of Pancevo is a town with long industrial tradition, located in the south of Vojvodina and bordering with the City of Belgrade. Its population is 120,414, and the unemployment rate is 12.7%. Pancevo is the hub of chemical industry of Serbia, with robust Oil Refinery and Petrochemical Complex, coupled with rapidly growing community of small businesses and entrepreneurs (1,902 companies, 4,911 entrepreneurs). In addition to the strategic geographical location with duty-free exports

to the countries of European Union, CEFTA region and Russia, the City of Pancevo offers educated and skilled labor force at a very competitive cost. Pancevo strategic priorities include the development of the new North Industrial Zone. **The first investor who decided to start production in this Zone is German company ZF** - global leader in driveline and chassis technology as well as active and passive safety technology. Construction of their plant for parts for electric cars is under way.



CONSTRUCTION SLOT AVAILABLE FOR YOUR FUTURE INVESTMENT IN VOJVODINA: NORTH INDUSTRIAL ZONE

Land area and purpose	Greenfield location, construction land for all types of manufacturing facilities with no negative impact on the environment
Position	5 km from the center of Pancevo, 18 km from Belgrade (E75 - Corridor X), 8 km from the international river port "Luka Dunav" Pancevo (Corridor VII), direct access to highway E-70, 3 km from railway, 40 km from the "Nikola Tesla" Airport in Belgrade
Ownership structure	City of Pancevo (100 %)
Infrastructure	Existing connection to the state road – Jabucki put, internal access road, water supply, high voltage electricity, sewerage, gas, optical cable network; public transportation to the zone
Price and type of acquisition	Auction, starting price ~ 6,5 € / m ² ; Possibility for obtaining the land below market price





CITY OF SOMBOR

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The City of Sombor is located in the north-west part of the Republic of Serbia, with the area of 1,216 square kilometers. By the census from 2011, the City of Sombor was inhabited by 85,903 people living in the city itself, 16 villages and 14 suburban areas. **The City of Sombor is at the same time administrative center of Westbacka county. Sombor is bordering two EU countries - Hungary and Croatia.** UNESCO recognized Special Nature Reserve "Bačko Podunavlje" which stretches across the western part of the city. The proximity of Danube, road and rail corridors, this city creates great investment potential in infrastructure, industry, agriculture and tourism.

The City of Sombor is city of great cultural and educational heritage and tradition. At the end of the 18th century, first school for teachers - "Norma" was established in Sombor. During 19th century Sombor got its most influential and renowned cultural institutions such as National Theater, Library and Archives. Great number of cultural events which celebrate multiculturalism and multiconfessionalism of the city, have been present more than one century and many more are being created recently to preserve and promote cultural heritage, especially old crafts, publishing and music. We must not forget the great gastronomical offer which together with all the above encompasses unique touristic offer of the city and its people.



The City of Sombor is **city of industry** as well. During the second half of the 20th century, Sombor was the center of metal and automotive industry with several important factories and plants which produced cars, industrial machines, tools, etc. Unfortunately, unfavorable social and political circumstances, together with privatization brought this sector to a standstill and even collapse of some of the major companies. However, recently the interest for **metal industry has been somewhat revived** and the number of companies are coming to Sombor to start their operation and to produce for domestic market

and for the export as well. The City of Sombor owns more than 100,000 hectares of agricultural land by which it is unique in Serbia. This huge amount of land presents **a great basis for the establishment of food processing industry and extensive crops cultivation.**

Finally, there are several sources of geothermal water in the near vicinity of the city, some of them currently being used for medical purposes. Unfortunately, these springs have not been utilized to their fullest capacity due to the lack of hotel accommodation and touristic offers.



INVESTMENT LOCATIONS

"Hotel Internacional"

Location of the existing building is located in center of the city
 Various sightseeing opportunities in close vicinity
 Available as brownfield



CITY OF VRSAC

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The City of Vrsac is one of the oldest towns in Vojvodina with the rich past and tradition. Vrsac increasingly get the features of the contemporary urban area, with the well-developed social life and diverse economy. Situated at the foot of Vrsac Mountains, on the south-east edge of Pannonian plain, 85 km north-east of Belgrade on the international highway to Romania, which is 14 km further, the town managed to use the advantages of geographical position and natural resources. There are 50,000 inhabitants living on the territory of Vrsac municipality and it is a **multiethnic community** with 16 different nationalities. The majority of them are the Serbs (72.5%) then the Romanians (10.8%) and the Hungarians (4.8%).

Two centuries ago, Vrsac became an administrative center of the region, as well as the center of social life and economic activities in this part of Banat. Since that time industry, agriculture and trade are rapidly developing.

Today Vrsac is **the center of dynamic economic activities** with competitive business environment and intensive SME development during the past decade. Key economic sectors are: chemical and pharmaceutical industry, food and confectionary industry, construction and agriculture.

The international railway Vienna-Budapest-Belgrade-Bucharest passes through Vrsac. Within the Vrsac Pilot Academy, there is an airport used by smaller planes, air-taxi and aircraft of medium size.



FUTURE LOCAL ECONOMIC DEVELOPMENT OF CITY

1. Logistic Center and Intermodal Terminal-Vrsac



- Greenfield investment
- Location of the surface 80 ha
- The is ready
- Urban planning documentation and feasibility study are completed
- Possibility of public private partnership

Investment return period 6 years



Phase A

- Total area - 29 ha
- Planel number of the new jobs - 13

Phase B

- Total area - 51 ha
- Planel number of the new jobs - 157



Distance from Pan European corridors

- Corridor IV 80 km
- Corridor VII 40 km
- Corridor X 85 km

2. Northern Industrial Zone

- Greenfield investment
- Location of the surface 20 ha
- Created local planning documents for location
- Located between the road Vrsac - Zrenjanin and international railway Belgrad - Timisoara

Distance from town - 5.0 km

Ownership - City of Vrsac

Infrastructural systems

- Water network
- Energetic network
- Gas network
- Road network
- Railway

Modulation

- Defined modules
- Average area of the module - 5 ha
- Possible multiplication of modules





CITY OF SUBOTICA

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The City of Subotica is the most important administrative, industrial, commercial, traffic and cultural center of the North Bačka District, and the nearby Palić Lake makes it a tourist-recreational center of the wider area.

Subotica is a multiethnic environment with a population made up of representatives of more than 20 different nationalities, of which the Hungarians, Serbs, Croats and Bunjevci are the most numerous. At the same time, Subotica is a city in which various different religions have been living for centuries in a harmonious community - Catholics, Orthodox Christians, Protestants, and others.

The favorable geographical position, close proximity to the

European Union, reliance on Corridor 10, significant infrastructure potential, accelerated licensing process for investors, educated and professional staff and the possibility of doing business within the free customs zone contributed to making Subotica recognizable by the strategy of attracting foreign direct investment and opening new jobs.

In the Free Zone "Subotica", where the famous world companies in the field of manufacturing operate: Siemens, Dunkermotoren, Ametek, Norma Group, Continental, Swarovski and the Industrial Zone "Mali Bajmok" in which Gordon-Calzedonia operates, there are about 6,000 workers employed at the moment, and the number of employees is constantly increasing.

Since 2016, the city of Subotica has been in the foreign trade surplus of seven to 10 percent, which is the first time since the end of the eighties of the last century.

The goal of Subotica's local self-government is to continue intensive work on attracting investment and expanding the industrial zone. Among the priorities of the cabinet of mayor Bogdan Laban are the preservation of existing and opening new jobs, work on the development of communal and transport infrastructure, care of the oldest citizens of Subotica and paying attention to projects that will support the creation of conditions so that young, educated citizens of Subotica may find employment in the near future, stay in their home town and contribute to its development.



INVESTMENT LOCATIONS

Subotica – Former "Kosta Nađ" barracks complex (8,95 ha)

The subject area on the south side is tangential to the State Road of the IIA Order no. 100 which allows for good connection with other parts of the city.

Within the existing complex there are objects that are under protection and are retained on the basis of the Detailed Regulation Plan (built in the style of the eclectic at the beginning of the 20th century, the General Staff and military dormitory facilities).

Existing infrastructure: electricity, telecommunication lines, heating and water supply and sewerage. Planned construction and replacement

of the subject area requires further investments that involve the construction of new infrastructure facilities and pipelines according to the needs of future customers.

The plan provides the basic urban guidelines: the separation of public land from the rest of the land by forming a total of 5 blocks (A, B, C, D and E), determining their dedicated units (total 3 zones: commercial, public and residential), opening new streets (service roads and collector streets), which will provide unimpeded access to the planned contents and the possibility of building compatible intent within the planned blocks.



Tourist Development Program of the Lake Palić Region - Master Plan Palić, Horwath HTL 2015

Golden Circle Zone 1 - Health & Spa:

Palić Spa Resort – hotel, apartments and medical spa center (covering an area of 38,883 m² of East Coast (block B10A) + 4,894 m² (block B102 intended for parking) It is positioned as an all-year Spa resort which provides clients with a full range of recreational facilities and services for relaxation and relief from stress as well as health promotion and development of healthy lifestyles. Palić Spa resort includes the following facilities: hotel at the level of four international stars; fully equipped spa & wellness center

for good health and healthcare facilities with a wide range of therapies and treatments; food and drink points, multifunctional halls, Accommodation capacity: 150 rooms in the hotel of which 100 standard double rooms (average net area of 28 m²), 40 double superior rooms (average net area of 32 m²), 8 junior suites (average net area of 40 m²) and 2 senior hotel suites (average area of 45 m²), 50 condo apartments (average net area of 50 m²) for sale by sell-and-lease back model; The total gross area of the accommodation is 6,681 m² in the hotel and 3,255 m² in the apartments.





CITY OF SREMSKA MITROVICA

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The City of Sremska Mitrovica is one of the leaders among the cities in the Western Balkans region that set new standards and follow the world trends. Thus, we are working on creating a favorable climate for the economic empowerment of the city and the region. Sremska Mitrovica is **the largest city in Srem**, the administrative center of the Srem district and one of the oldest cities in Vojvodina and Serbia. The favorable location, infrastructure and utility equipment of industrial zones, openness and acceptability of the city administration have led to the realization of **over fifteen foreign direct investments in Sremska Mitrovica**. Today's

Sremska Mitrovica, thanks to a good geographical position, is on the crossroads of numerous roads. Along the city is the international highway E-70, as well as the railroad that is part of the pan-European transport corridor X, connecting Salzburg and Ljubljana with Skopje and the port of Thessaloniki. As it lies on the **Sava River**, and there is a river port, our city is also on the international waterway. The biggest airport in Serbia is 50 km away from our city, and the border crossing with the Republic of Croatia and at the same time the European Union is only 40 km away. Such position represent a good basis for a successful investment in Sremska Mitrovica.



Sremska Mitrovica has four Industrial zones, two of which have already been occupied, while the remaining two are expanding. All four zones are fully equipped with excellent road network, sufficient electricity capacity, water and sewerage network, as well as gas and telecommunication networks. In our city there are companies from Germany, Italy, USA, Austria, Japan, Holland, Slovenia. These companies are engaged in a variety of business activities from the food industry, through electrical and

autoindustry, wood industry, construction industry to ship-building. This diversity of activities confirms that our city is suitable for the development of all industrial branches.

Sremska Mitrovica is also a town with rich cultural and historical heritage where the remains of the ancient city of Sirmium and numerous cultural manifestations are a magnet for tourists from the country and abroad. What our city is lacking is accommodation capacities.



INVESTMENT LOCATIONS



The former Sirmium Hotel is currently not functioning and it is for sale. The hotel was built in 1964 on the remains of the economic part of Imperial Palace of the ancient Sirmium, whose part is preserved in the basement of the hotel itself, while the other part next to it has been reconstructed several times. **It is located in the center of the**

city, ten minutes from the Sava promenade, surrounded by archaeological excavations from the Roman Empire. In its offer hotel had 55 rooms arranged on five floors, with a total of 100 available beds. In his restaurant there were 80 seats, in the banquet hall 40, and in the big hall 300. Due to the total capacity of 430 seats, the hotel has served for many celebrations, conferences, meetings, workshops and banquets.

In addition to this hotel, the favorite place for gathering citizens from the surrounding towns and cities was **the hotel "Fruška Gora"** on the slopes of Fruška Gora, half way from Sremska Mitrovica to Novi Sad. This hotel is located in an ideal place to escape the city bustle and for a pleasant holiday with a view of the Srem plain. The hotel is currently in a ruined state, but this location is attracting increasing attention of investors who want to build a new hotel here on the model of the former tourist pearl that attracted guests from all over Vojvodina and Serbia.



CITY OF ZRENJANIN

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The City of Zrenjanin is located in Vojvodina, the Mid Banat District, Republic of Serbia. According to the square area of the territory that administratively belongs to it (1,326 km²), Zrenjanin is the biggest city in the Autonomous Province of Vojvodina with 123,362 inhabitants and over 20 nations living in it. Zrenjanin is an educational centre with 150 years of tradition and today it has 32 primary and 8 secondary schools (Gymnasium, Economic and Trade high school "Jovan Trajkovic", Medical high school, Agricultural high school, Electrotechnical and Construction high school, Musical school "Josif Marinkovic", Chemical, Processing Food and Textile high school, and Technical High School). High Technical

School of Professional Studies College in Zrenjanin was established in 1960 and since then **it has been educating engineers in mechanical engineering and technology**. Also, there is the Faculty of Technology "Mihajlo Pupin", established in 1974 as a part of University of Novi Sad. Nowadays, following the tradition of adjusting to the needs of the local industry demands these Town's institutions of education are willing introduce programs and trainings, within their legal competence to provide the exact specific qualifications foreign investors may need for running their business activities. During regular classes students learn English, German, French, Italian and Russian language.



Construction slot available for your future investment in Vojvodina:

Industrial zone Southeast (72 ha + 550 ha of construction land):

- The location is equipped with all infrastructure (electricity, gas, water supply, sewerage system, atmosphere sewer, road, telecommunications and public lighting)
- Investor can choose the size and shape of a plot
- Regional road Zrenjanin-Belgrade runs by the zone
- **Possibility of working in the regime of Free Zone Zrenjanin**
- Organized support for investors
- Free office space for start up companies in Business Incubator Zrenjanin



GROW YOUR BUSINESS IN VOJVODINA WITH:

- **8.7** BILLION € FDI INVESTMENTS
- **4.95** BILLION € EXPORT VOLUME IN 2017
- **80,100** NEW JOBS CREATED
- **330** FOREIGN INVESTORS
- **20%** STANDARD VAT RATE
- **15%** CORPORATE PROFIT TAX RATE
- **14.8%** EXPORT GROWTH RATE 2016/2017
- **10%** SALARY TAX RATE
- **7** FREE ZONES

VOJVODINA DEVELOPMENT AGENCY

YOUR RELIABLE PARTNER!

Vojvodina Development Agency (RAV) is established under the jurisdiction of the Government of AP of Vojvodina, with aim to provide support for the implementation of the development policy of Vojvodina, agricultural policy and rural development.

Vojvodina Development Agency (RAV) serves as a one-stop-shop for all your investment related enquiries. Due to our close association with various state and provincial government institutions, and our extensive network of local partners from the private sector, academic institutions, and business associations - RAV represents your trusted source for obtaining the most reliable information needed for making an informed investment decision.

Our services are designed to help foreign companies establish their businesses in the region of Vojvodina.

DEPARTMENT FOR STRATEGIC RESEARCH DEVELOPMENT AND INNOVATION POLICY

- Analysis and research of the existing resources and economic potentials
- Defining the subsidy measures for the development of the economy agriculture, energy sectors, tourism and rural development

DEPARTMENT FOR INVESTMENT SUPPORT

- Advisory support for domestic and foreign investments and business incubators
- Capacity building for investment promotion
- Documentation preparation and application for available funds



DEPARTMENT FOR NATIONAL AND INTERNATIONAL FUNDS

- Coordination of funds awarding on local, regional and national level
- Research and promotion of all available international funds

DEPARTMENT FOR PROMOTION

- Promotion of all existing resources and potentials
- Positioning Vojvodina as an ideal investment location for future projects

REPUBLIC OF
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