

CIMSS Ltd. Prijedor

BOSNIA AND HERCEGOVINA
City of Prijedor



FACILITY SURFACE

2.500 m²

INVESTMENT OFFER

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MAIN INFORMATION

- > Production facility with storage and administration
- > Facility surface 2.500 m² (gross surface)
- > Land surface 4.850 m²
- > Facility floors (basement + groundfloor + first floor)
- > Independent facilities with complete infrastructure on the plot
(electrical substation with 200 kW of power, water, sewage, heating 350 kW, internet, direct access to main road M4 Banja Luka – Prijedor – Novi Grad)
- > Administration, production, kitchen, wardrobe, toilets
- > Loading/unloading ramps
- > Fenced area with freight entrances and a parking space
- > Clear property-legal relations
- > Property owned by CIMSS Ltd. 1/1 (no mortgage)



SPACE ORGANIZATION



MAKRO LOCATION

CITY OF PRIJEDOR

- ▶ NW part of Bosnia and Herzegovina/Republic of Srpska
- ▶ TOTAL AREA 834 km²
- ▶ POPULATION cca 97.000
- ▶ SETTLEMENT 71

- ▶ Well developed transport infrastructure (road and railway)
- ▶ Good connection with neighboring cities and countries (regional)
- ▶ Vicinity to the airports in BANJA LUKA, TUZLA and SARAJEVO (BH) with more than 25 NON-STOP daily flights to European and world destinations
- ▶ Airport in ZAGREB (CROATIA) with more than 20 NON-STOP daily flights to European and world destinations



DISTANCE ▶ in KM

Banja Luka (BH)	54
Tuzla (BH)	218
Sarajevo (BH)	256
Zagreb (HR)	163
Ljubljana (SI)	301
Belgrade (RS)	357
Trieste (IT)	388
Budapest (HU)	479
Vienna (AT)	531
Bratislava (SK)	576
Munich (DE)	709



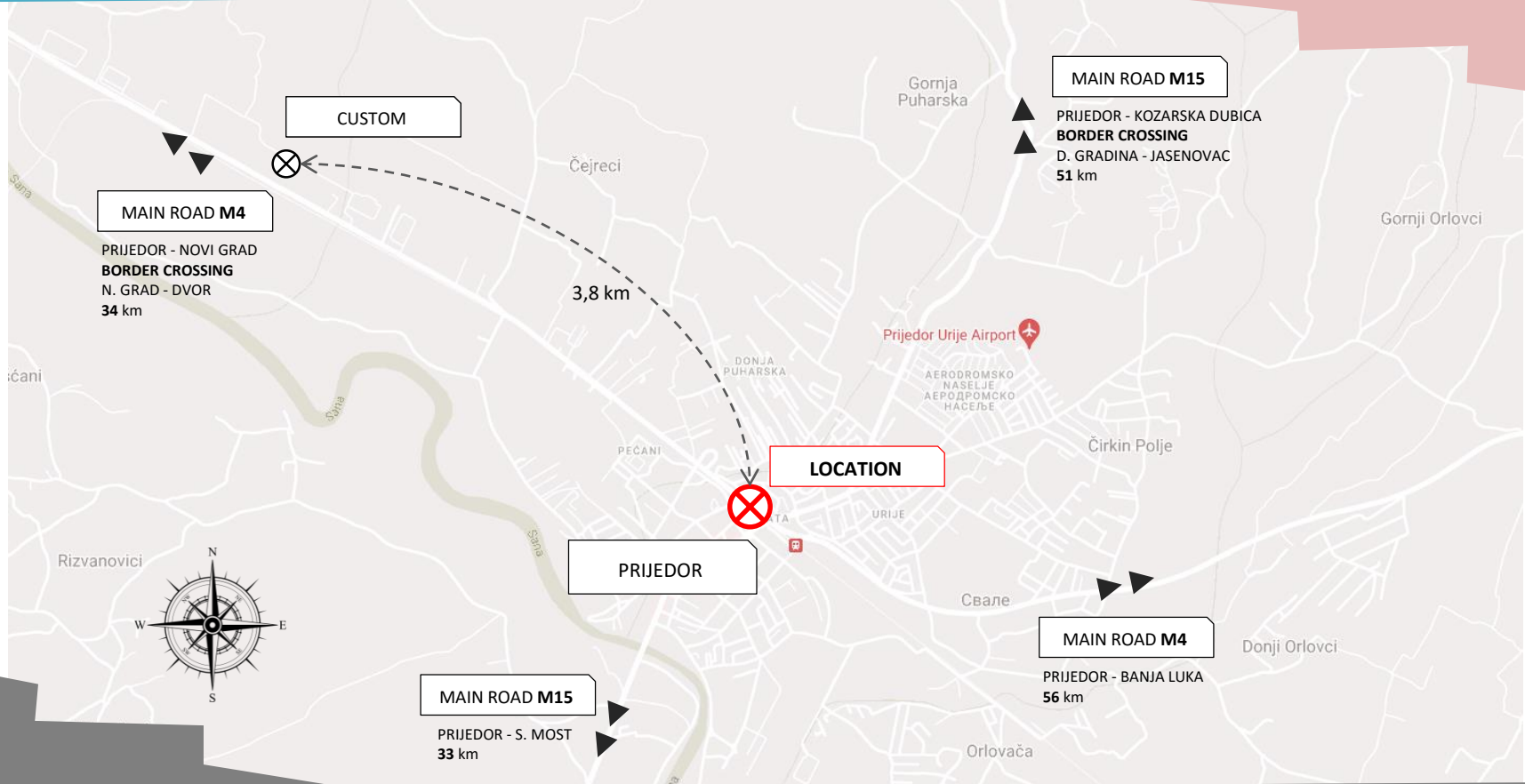
MAKRO LOCATION



- ▶ Excellent geo-strategic position (fast delivery)
- ▶ Good traffic connection with the European market



MIKRO LOCATION

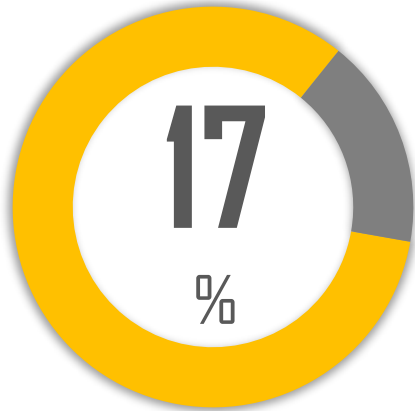


WHY TO INVEST

IN BOSNIA AND HERZEGOVINA

- ▶ Vicinity and easy access to the European Union market
- ▶ Benefits of preferences and free trade (CEFTA, EFTA, Turkey, SAA with the EU)
- ▶ Competitive costs of doing business compared to countries in the region and EU countries (workforce, energy, taxes...)

VAT



AVERAGE NET SALARY

BAM 1.411,00
EUR 721,43

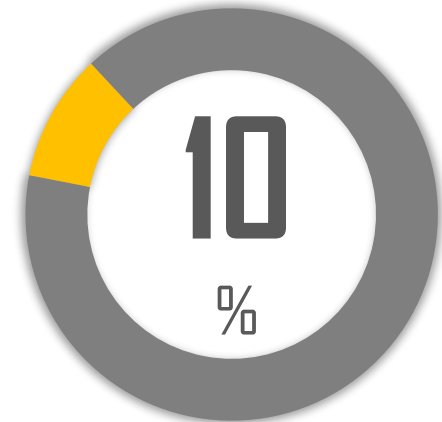
CONTRIBUTION RATE

31%
at gross salary

WORKFORCE

2.506
City of Prijedor

INCOME TAX



INVESTMENT OFFER

SALE OF FACILITY WITH LAND

- >> *excellent location (zone I, 300 m from the city center)*
- >> *suitable for light industries, storage, logistics, trade...*
- >> *area for restaurant and market (within the building)*
- >> *flexible offer*
- >> *all details can be agreed with the owner*



CONTACT :

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