



BUSINESS ENVIRONMENT
MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



BUSINESS ENVIRONMENT OF MUNICIPALITY OF GAZI BABA - SKOPJE

“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB

MGB - SKOPJE



www.investinmgboskopje.mk

Municipality of
Gazi Baba - Skopje



41°59'58,72"N, 21°27'05,73"E - www.gazibaba.gov.mk



Location	South-East Europe, north Macedonia
Population	75.710
Territory	92 km ² . The majority of it is rural, that is, 65% of cultivated land out of the whole area.
Budget	€15,5 million; 32,73% capital investments
Address	Arhimedova 2, 1000 Skopje, +389 02 3 226655, contact@gazibaba.gov.mk

The municipality of Gazi Baba is a communication and transport gateway, along which all transport and communication corridors are passing, making the City of Skopje an economic, administrative and social center of the entire country.

The Municipality of Gazi Baba is founded on 3rd November 1976. Located in the heart of the most industrial part of the city, the municipality of Gazi Baba has a long standing industrial tradition thanks to better communications and closer links to all urban centers in the SEE region, at the crossroad of European Corridors 8 (E65 East - West, Varna - Sofia - Skopje - Tirana - Durres) and 10 (E75 South - North, Athens - Thessaloniki - Skopje - Belgrade - Zagreb - Munich), with three industrial zones (Industrial park Zelezara, Eastern Industrial Zone and Northern Ring Road Zone), at a distance of 15 km from the Aleksandar the Great international airport. MGB - Skopje is a synonym for the industry and business in the Skopje region and wider in the country, as a headquarter of the most successful domestic and foreign companies in the country in a few leading industrial sectors - pharmaceuticals, metallurgy, metal processing industry, agribusiness and FMCG, logistic industry, energy industry, retail and wholesale trade, automotive components industry, health industry, IT industry and many others. According to the records of the Central Registry of Macedonia, there are over 2818 registered businesses at the municipality's territory.

With the challenging economic prospects over the next couple of years, MGB will offer many Greenfield and Brownfield opportunities for the potential domestic and foreign investors, many digital electronic services and a partnership approach as an efficient and effective way in supporting business community in MGB as well as investor community. In that direction we can offer the best conditions for potential investors with already turn key infrastructure, excellent infrastructure services in relation to transport, energy, telecommunication, communal services, close to main markets in the region, close to the main ports in Thessaloniki, Durres, Bar and Burgas, and of course many incentives.

There are numerous government-sponsored programs to improve the skills of employees, boost the capability of local suppliers and enhance Macedonia's proposition to inward investors.

There are four faculties of the State University "Ss. Cyril and Methodius", a private FON University, 11 elementary schools, a school for children with special needs, five state high schools and a private Yahiya Kemal school, dormitories, a private hospital, two polyclinics, dozens of primary health care centers, pharmacies, bank branches and post offices.



" P L A C E F O R D O I N G B U S I N E S S "



BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB MGB - SKOPJE



INVEST  MGB

Municipality of Gazi Baba - Skopje, Macedonia

Municipality of Gazi Baba - Skopje

HUMAN RESOURCES

Workforce: 29.127

Education structure: 36% elementary school and lower, 54% high school, 10% college and university degrees

Education profiles/schools and facilities: four faculties of the State University "St. Cyril and Methodius", a private FON University, 11 elementary schools, a school for children with special needs, five state high schools and a private Yahya Kemal school

Number of unemployed: 6368; unemployment rate 22%

Average gross salary: 353 euros

LOCAL ECONOMY

Number of enterprises: 2818

Size: 61,5% micro companies, 35% small companies, 2% medium companies and 1,5% large companies

Dominant industries: pharmacy, metal industry, metallurgy, food industry, wine and beer industry, logistics, trade.

The largest domestic companies: Alkaloid (pharmaceutical industry), Fakom (metal processing industry), Remedika (medical industry), Vitaila (food processing industry), Skovin (wine industry), Promes (meat processing and retail industry), Kamik (wine industry), Tinex (retail industry), Arije metal (mechanical industry)

The most significant foreign investors: Duferco Group - Makstil (metal processing), Heineken - Pivara (beer and beverages industry), Arcelor Mittal (metal processing industry), Era Group - Skopje's Fair (service industry in organizing events and business fairs), SOL Group - Tehnogas (energy industry), Messer Group - Messer Vardar Technogas (energy industry), Waltec MZT Skopje (transport industry), Sandoz Group - Lek Skopje (pharmaceutical industry), Mr - Bricolage Group - Mr Bricolage (trade retail industry), TE-TO (heating and energy industry)

TRAFFIC CONNECTIONS

Highway: Corridor X - E75, Corridor VIII - E65

Main roads: A2 - Skopje, Tetovo, Ohrid and A1 - Skopje, Veles, Negotino

Railroad: the international transport center is only 500 meters away from MGB. The international bus and train stations are placed there, offering many international connections.

Ports: Port in Thessaloniki 230km away

Airports: 15 km distance to the Aleksandar the Great international airport

INVESTMENT LOCATIONS

350 ha, hard industry, easy industry, logistics, business and trade (Industrial park Zelazara, Eastern industrial zone and Northern ringroad zone)

Land area and purpose

Ownership structure

50% state ownership, 50% private ownership

Infrastructure

high voltage electricity, access road, telecommunications, primary gas pipeline, water, public lightening, sewerage

Location

connected to A2, A4, E75, E65

Price and type of acquisition

Auction, initial price 1 euro/m²

Other investment-related costs

development fee - 5% of the current development fee for - G2 - easy non-polluting industry, G3 - services, G4 - warehouses, B5 - catering and tourist complexes, hotel complexes resorts and A4 - hotel, motel, mountain home and house hunting

Local incentives

1 euro initial price of state land and development fee 5% of the current development fee



“ P L A C E F O R D O I N G B U S I N E S S ”



MGB today...

- Located in north – east part of city of Skopje
- The biggest industrial municipality in the city
- Educational, Science and University Center
- Consuming area of 700.000 residents of Skopje's region
- Cultural and Natural heritage
- Health and Social Center
- Main Exhibition Center located in MGB
- Fair & Transit Tourism
- Modern Public Transportation - two floor buses



BUSINESS ENVIRONMENT

MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



“ P L A C E F O R D O I N G B U S I N E S S ”



Business structure...

- Network of 2818 registered companies,
- Promoting innovation and high technology
- Turn key sophisticated infrastructure,
- Installing optical cable connections,
- Protecting environment for future generations,
- Headquarter of the biggest export oriented companies in Macedonia,
- Energy industry, Metallurgy and metal industry, FMCG industry, Pharmaceutical industry, Retail and wholesale trade industry, Logistic industry, Brewery and vine industry,
- Business incubator for start up firms in ICT industry



Structure of the Local Economy – 2015

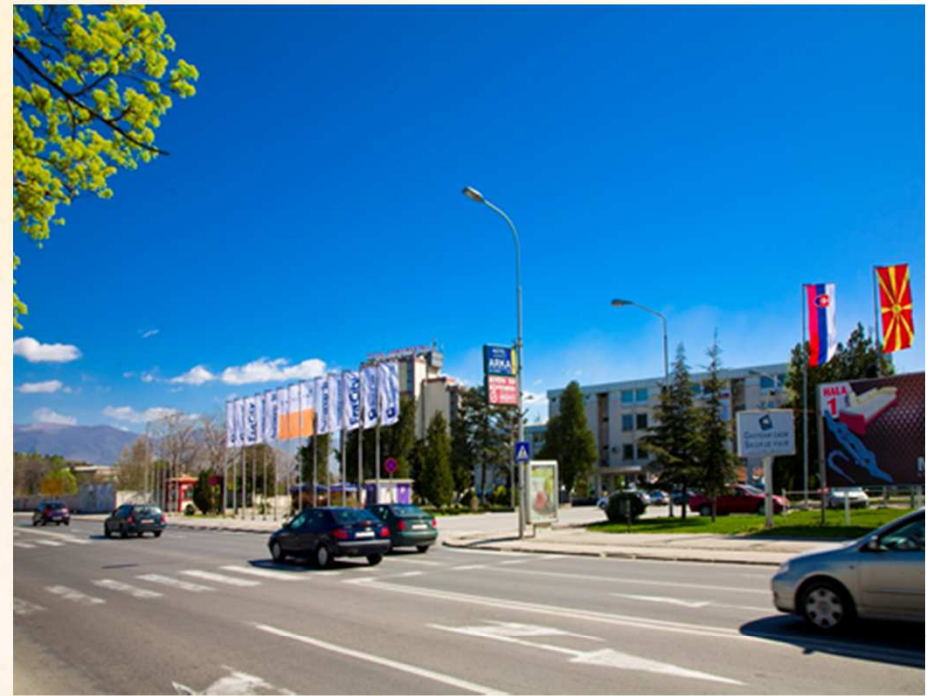
TYPE OF INDUSTRY	MKD	MGB
Total	100.0	100.0
Agriculture, forestry and fishery	4.1	1.6
Mining and quarrying	0.2	0.1
Manufacturing	11.2	12.7
Electricity, gas and steam supply	0.1	0.3
Water supply; sewage, waste management, environment rehabilitation	0.4	0.6
Construction	6.0	6.3
Wholesale, retail, motor vehicles and motorbikes repair	37.6	38.4
Transport and warehousing	8.7	13.9
Accommodation and beverages services	5.9	3.9
ICT	1.9	2.3
Finance and insurance	0.6	0.4
Immovable property	0.6	1.0
Consulting, scientific and technical services	7.3	5.7
Administrative and support services	1.8	2.3
Public sector and defense; mandatory social insurance	0.3	0.1
Education	1.3	1.1
Health and social protection	4.4	2.7
Art, entertainment and recreation	1.7	1.5
Other services	5.8	5.2



BUSINESS ENVIRONMENT

MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



Company Brands in MGB...

“ P L A C E F O R D O I N G B U S I N E S S ”



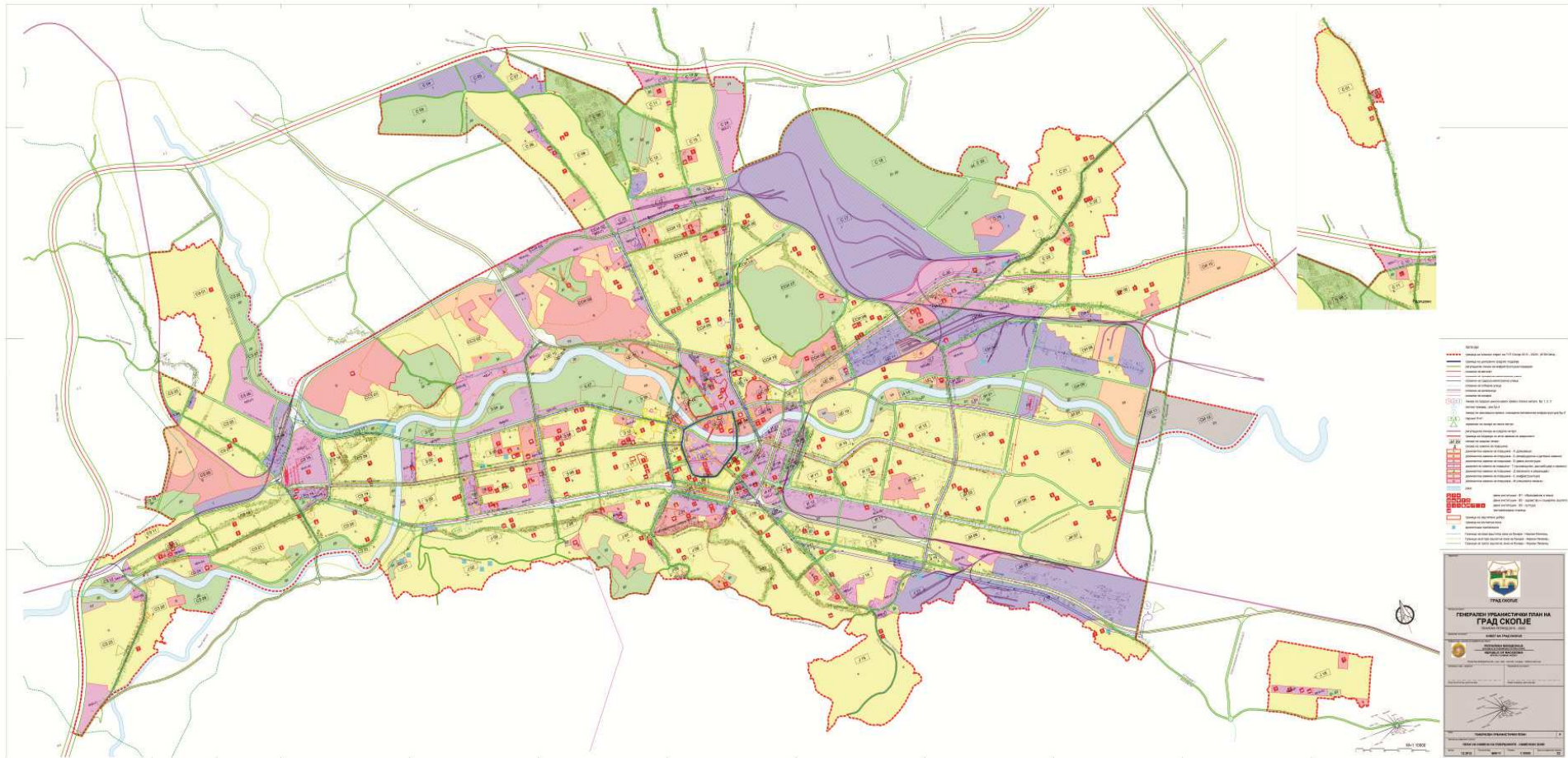
BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



General Urban Plan of City of Skopje, 2012 -2022



“ P L A C E F O R D O I N G B U S I N E S S ”



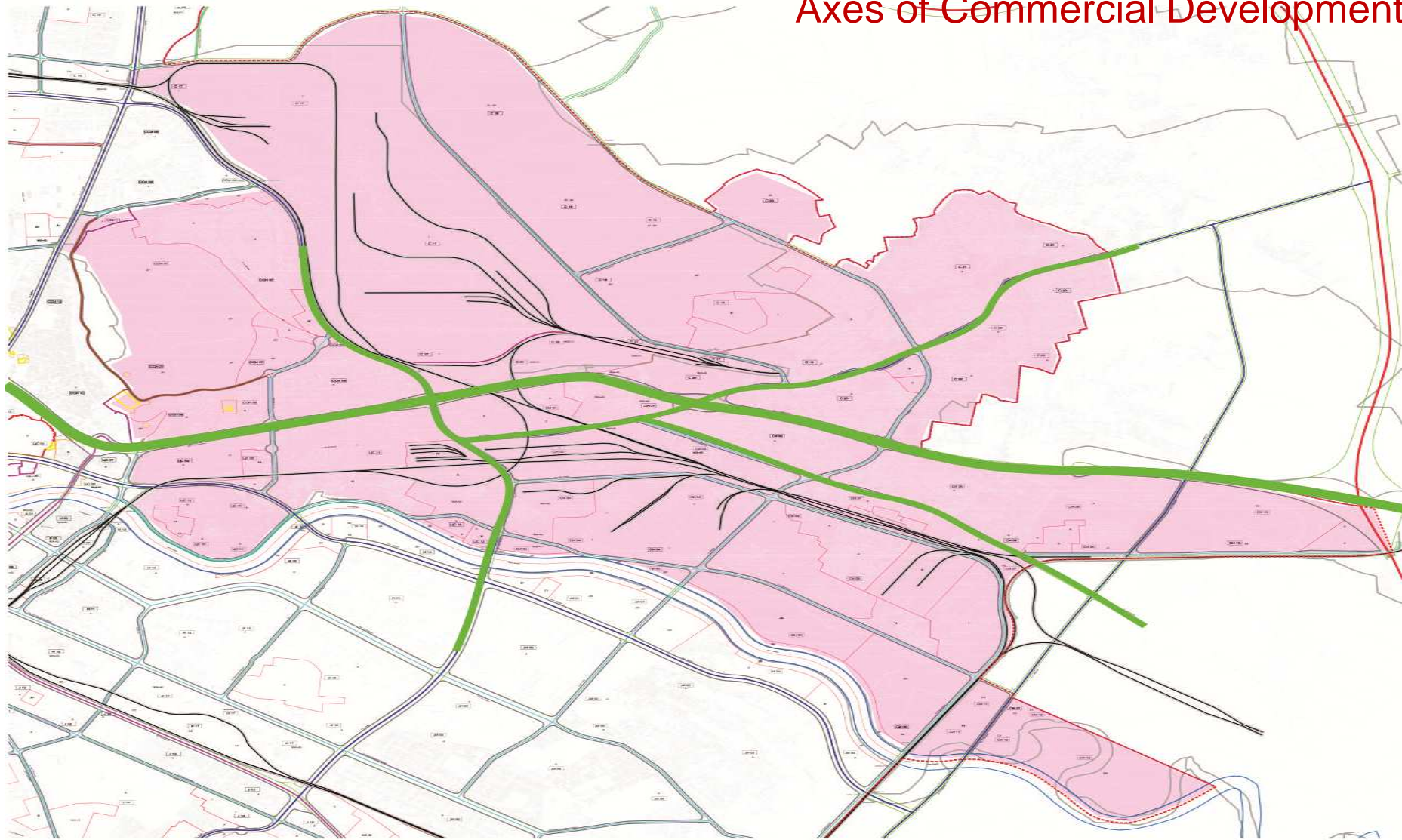
BUSINESS ENVIRONMENT

MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



Axes of Commercial Development...



“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



Development Projections for Line's Centers ...



“ P L A C E F O R D O I N G B U S I N E S S ”



New Business Related Detail Urban Plans...

- 162 urban districts in the city of Skopje
- 27 urban districts in MGB
 - Introducing of the zone planning
 - 22 adopted plans, 10 plans in procedure
- Industrial Park Zelezara – 370 ha – hard industry, brownfield
- Industrial Zone – Northern Ring road – 270 ha – easy non polluting industry, greenfield
- SRC Hipodrom – hotels, wellness and entertainment complex
- Block 1 of Eastern Industrial Zone, TINEX – retail industry
- Block 2 of Eastern Industrial Zone - mechanical industry
- Block III of Eastern Industrial Zone – residential complex
- Restructured DUP for project “ERA CITY” – trade & exhibition complex
- Municipal Headquarter – business and administrative complex



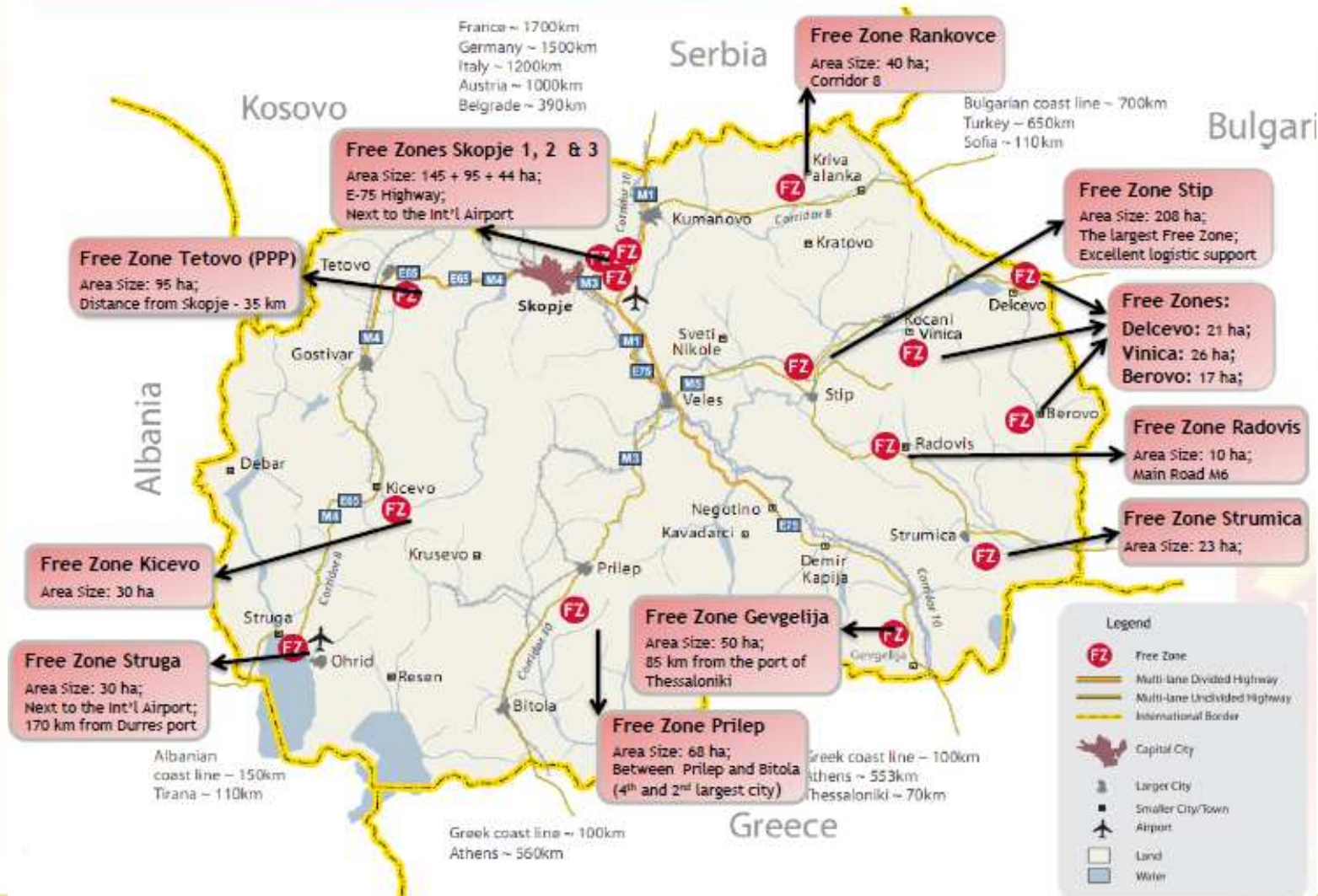
Legalization & Construction Permits...

2015

- Construction permits for business entities
 - **29 companies**
- Business entities with legalized buildings and halls
 - **162 companies**



Technological Industrial Development Zones

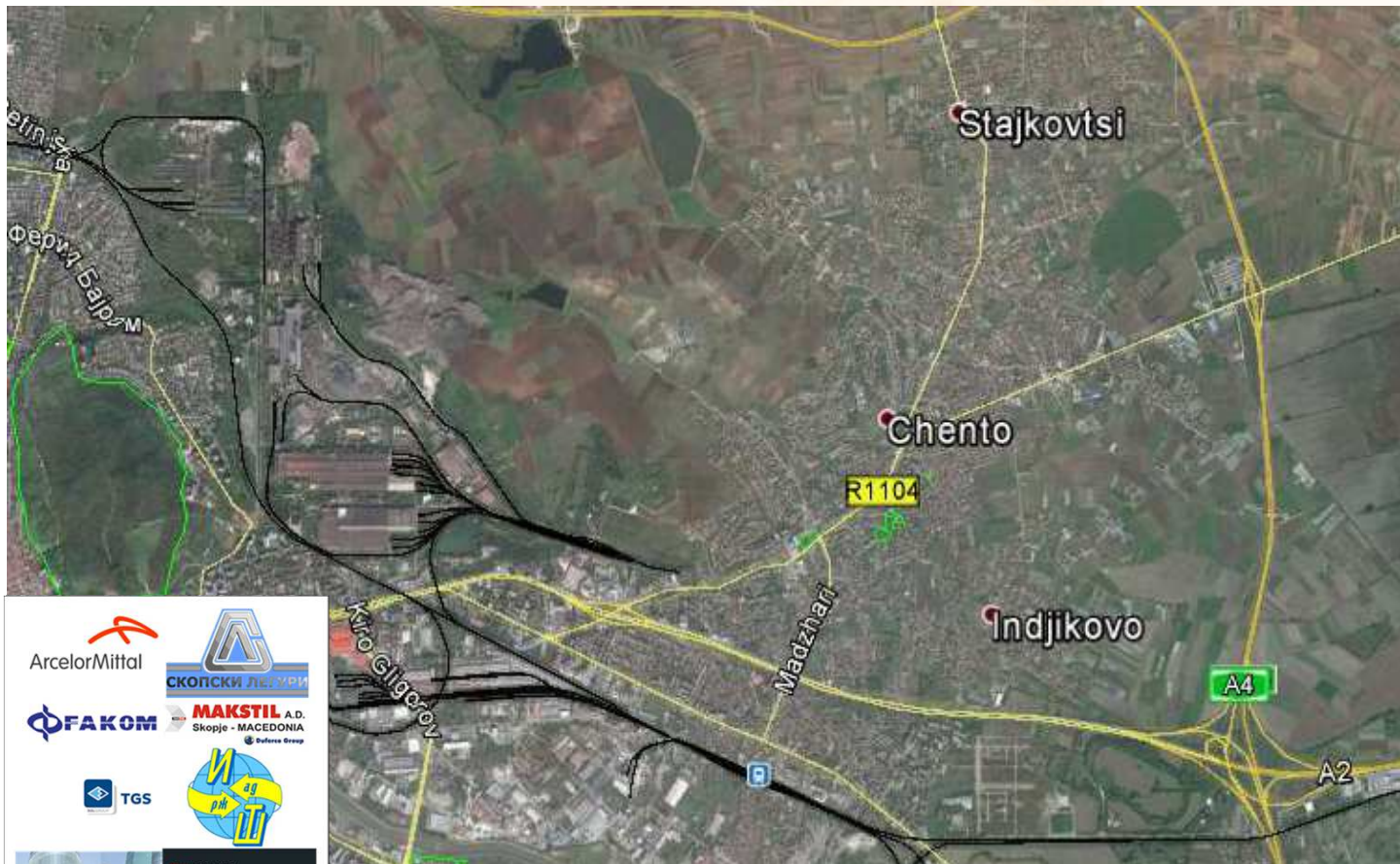




Industrial Zones in MGB...

Industrial park – Zelezara

- Established in 1968 as a metallurgical complex
- Complete turn key infrastructure
- Railway and traffic connections with the transport corridors 8 & 10
- Energy network and Gas pipeline connection with the zone
- More than 26 companies located in this zone – like Arcelor Mittal, Makstil Duferco....
- Employed more than 4000 employees
- Mainly export oriented companies





BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

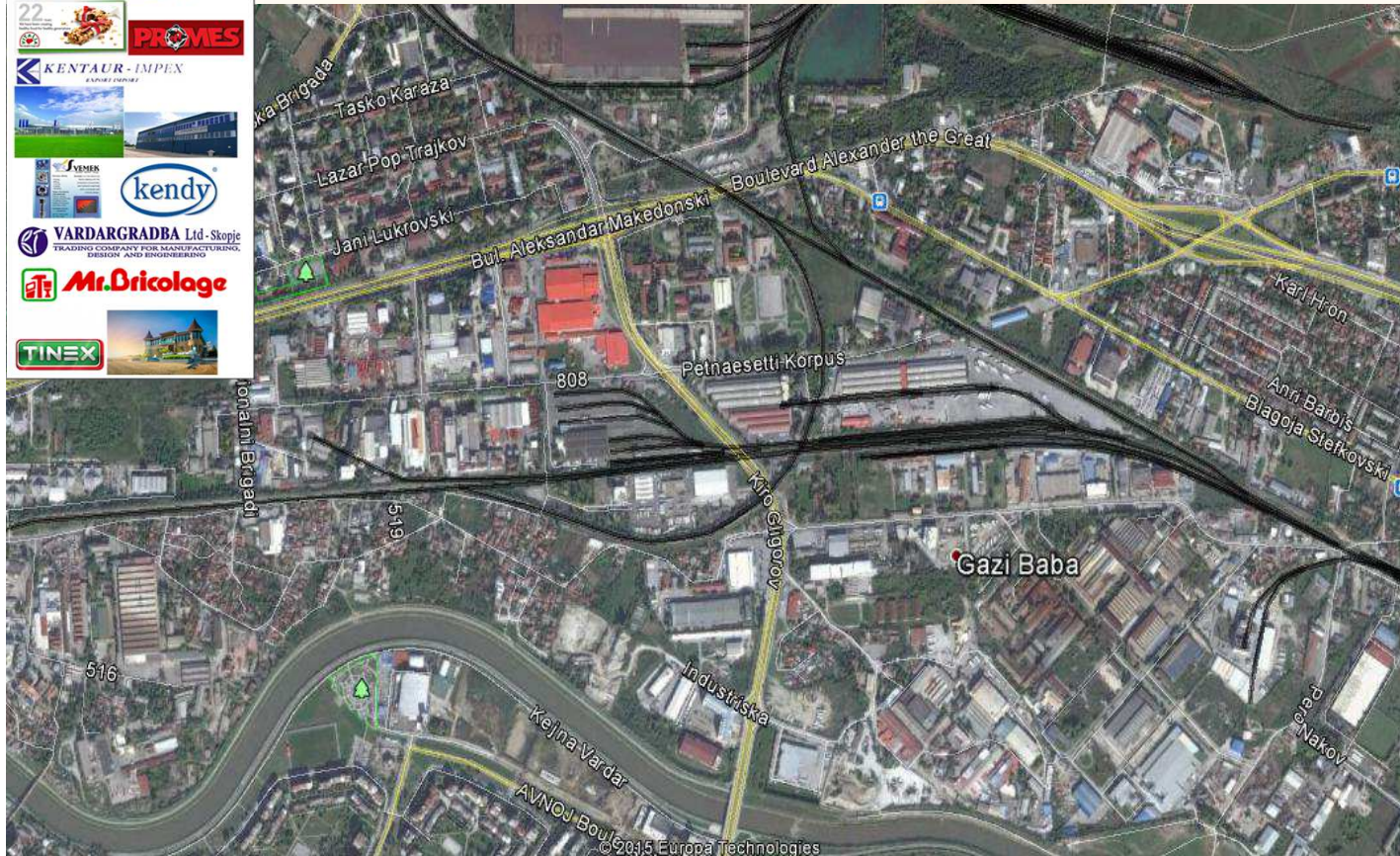
BUSINESS CLUB
MGB - SKOPJE



Industrial Zones in MGB...

Eastern Industrial Zone

- Established five decades ago
- Turn key traffic, communal, electric and gas infrastructure
- Excellent railway and road connection with transport corridors A2 and A4
- Located more than 60% of all companies in MGB
- Brand companies of FMCG, Pharmaceutical, Logistic, Retail and Metal Processing Industry – like Brewery Skopje, Alkaloid and many companies in MZT industrial park
- Manufacturing mainly export oriented



“ P L A C E F O R D O I N G B U S I N E S S ”



Industrial Zones in MGB...

Industrial zone Northern Ring Road

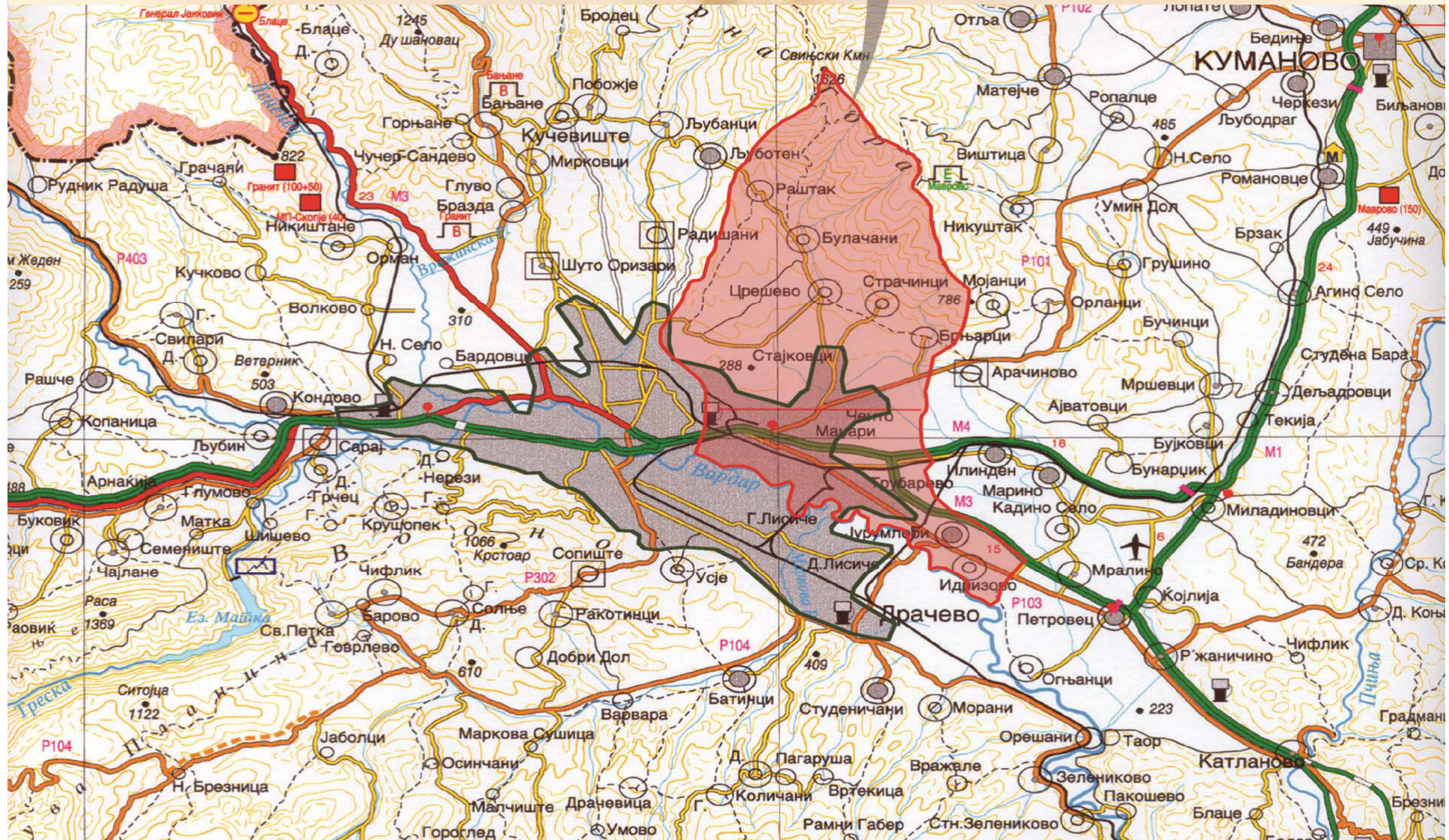
- New greenfield zone spread over at 270 ha from both sides of the ring road
- Focus on easy non – polluted industry, logistic and transport industry, and business and trade industry
- Zone will be organized in 14 blocks
- 11 blocks for easy industry, distributive centers, warehouses, storages and transport terminal
- 3 blocks for business and trade industry
- Near the zone there is a gas primary pipeline installation
- Only 7 km distance from the airport Aleksander the Great and city downtown
- Fast access to neighboring markets





Communication and transport crossroad...

- The crossroad of Balkan Peninsula
- REVITALIZATION OF THE RAILWAY NETWORK
- PAN – EUROPEAN CORRIDOR 10
- PAN – EUROPEAN CORRIDOR 8
- NEW AIRPORT ALEKSANDAR THE GREAT at distance of 17 km
 - Capacity of 4 millions passengers
 - Capacity for cargo transport
- NEW RING ROAD AROUND THE SKOPJE in length of 10 km within the MGB

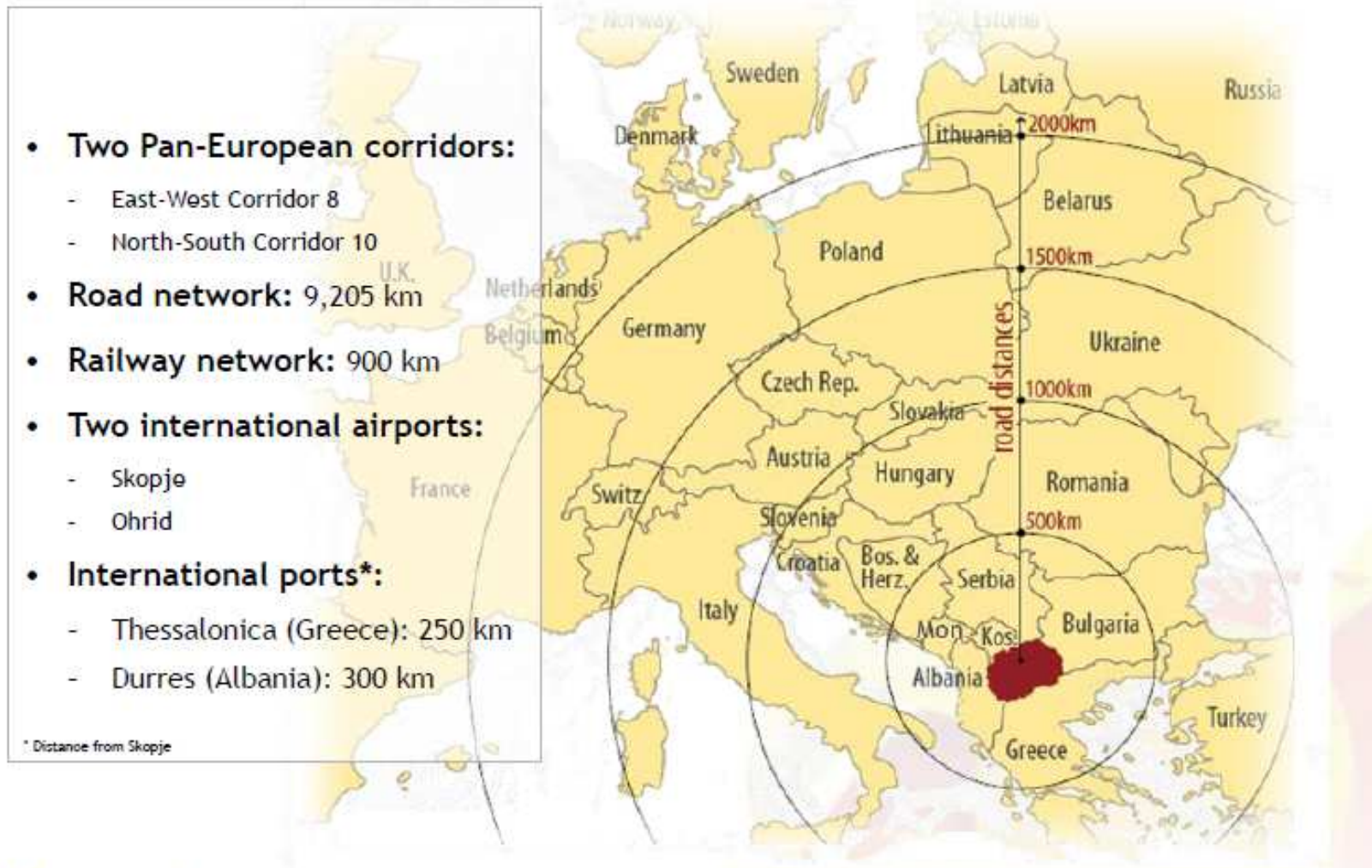




Location and Transport Infrastructure

- **Two Pan-European corridors:**
 - East-West Corridor 8
 - North-South Corridor 10
- **Road network:** 9,205 km
- **Railway network:** 900 km
- **Two international airports:**
 - Skopje
 - Ohrid
- **International ports*:**
 - Thessalonica (Greece): 250 km
 - Durres (Albania): 300 km

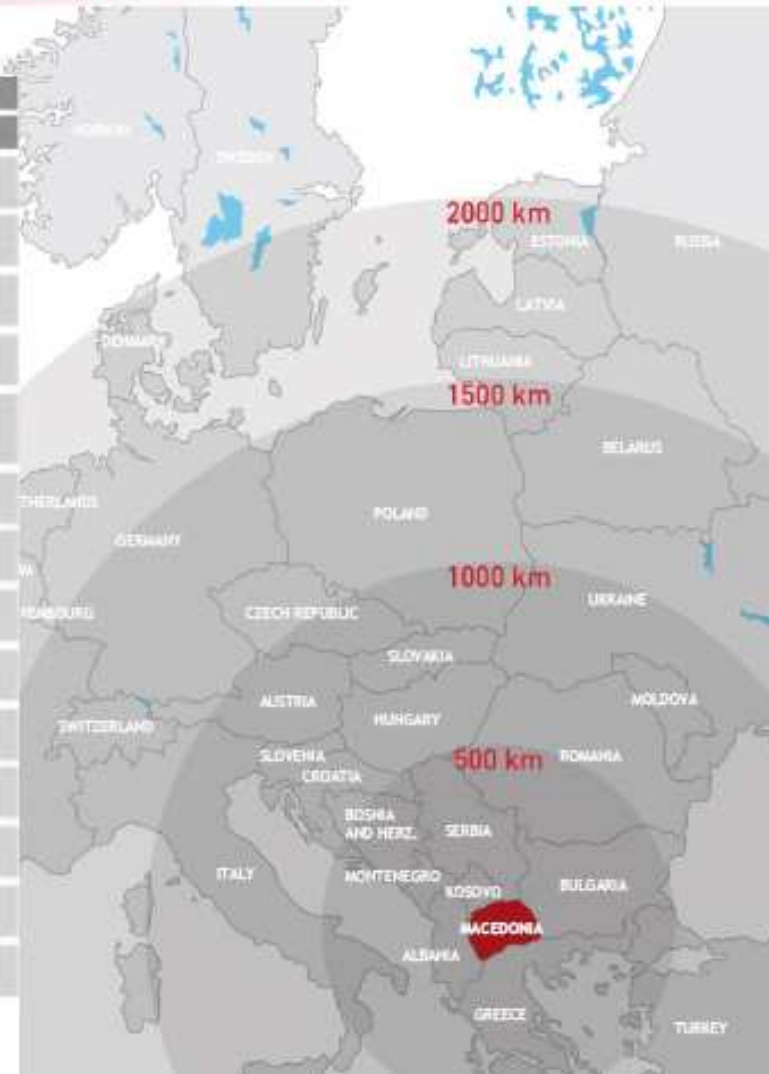
* Distance from Skopje





Transportation costs to major European cities

Destination/Origin	Distance (km)	Net Hours	Borders	From Skopje (€) (20 ton truck)
Kraguevac, Serbia	320	6	1	670 €
Pitesti, Romania	730	8	2	1,050 €
Budapest, Hungary	800	11	2	1,000 €
Gebze Turkey	850	12	2	1,100 €
Ljubljana/Novo Mesto, Slovenia	950	15	3	1,000 €
Vienna, Austria	1,200	14	2	1,250 €
Ostrava, Czech Republic	1,300	16	2	1,550 €
Munich, Germany	1,370	17	2	1,350 €
Aksaray, Turkey	1,470	18	2	1,600 €
Milan, Italy	1,500	19	3	1,350 €
Stuttgart, Germany	1,600	19	2	1,450 €
Frankfurt, Germany	1,700	20	2	1,500 €
Cologne, Germany	1,900	24	2	1,550 €
Batilly, France	2,000	26	2	1,700 €



Source:
Kuehne-Nagel, ViaMichelin, January 2014



Contemporary Information System...

- Digitalization of municipal services and information
 - Geographic Information System of MGB
 - Web portal - Invest In MGB
 - Web portal - Business Information Centre
 - Business friendly official web portal of MGB
 - Youth MGB
 - E-construction permit
 - E-construction land
 - E - urbanism
 - E – report a problem in MGB



BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB

MGB - SKOPJE



Бизнис Инфо Центар

УРБАНИЗАМ

ЛОКАЛНА ЕКОНОМИЈА

ФИНАНСИ И БУЏЕТ

БИЗНИС И ЕУ ФОНДОВИ

КОНТАКТ ИНФОРМАЦИИ

УСЛУГИ ВО ОБ



Invest in Gazi Baba

If you are looking for a best place to set up your business, then look no further. Located in the heart of the most industrial part of the city, the municipality of Gazi Baba has a long standing tradition in pharmacy, metal industry, metallurgy, food industry, wine and beer industry, logistics, trade.

[MORE](#)

Ogb Business location



Information flyer

Our Partners at a Glance

Please feel free to contact us

A Project of

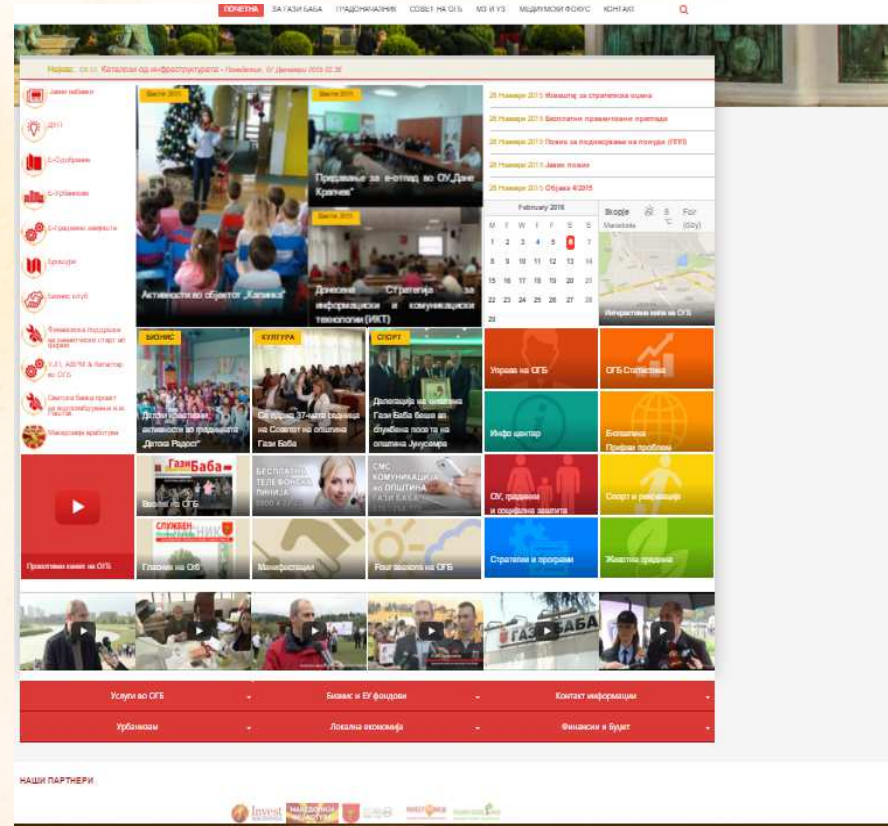
1

2

Quick links

- ▶ Invest in Mgb
- ▶ Locations in Mgb
- ▶ Gazi Baba municipality
- ▶ Business in Mgb
- ▶ Tourist guide
- ▶ Business location

Establishing business operations here




The screenshot shows a website with a top navigation bar in Macedonian. The main content area features a grid of news articles with images, a calendar for February 2016, and several sidebar widgets including 'Услуги во ОБ' (Services in OB), 'Уровень на ОБ' (OB Level), 'Инфо центар' (Info center), and 'Бизнис' (Business). At the bottom, there are navigation menus for 'Услуги во ОБ', 'Урбанизам', 'Бизнис и ЕУ фондови', 'Локална економија', 'Контакт информации', and 'Финанси и Буџет'. A 'НАШИ ПАРТНЕРИ' (Our Partners) section is also visible at the very bottom.


Home | Sitemap | Links

INVEST MGB


Municipality of Gazi Baba - Skopje, Macedonia



New York



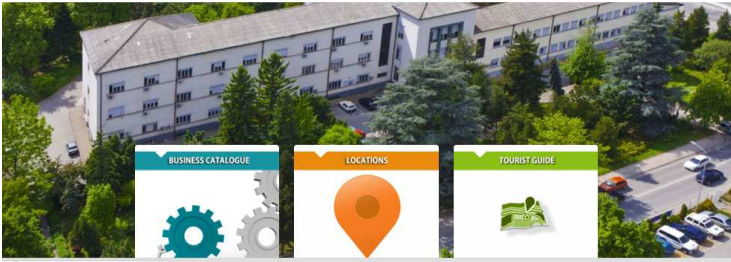
London




Hong Kong

Saturday 6 February 2016


Why to invest
Key Sectors
Doing Business
Contact




BUSINESS CATALOGUE



LOCATIONS



TOURIST GUIDE



“ PLACE FOR DOING BUSINESS ”



Partnership with business community...

- Economic – Social Council, established 2012
- Municipal Business Forum, started 2013
- Consortium COSSME MK, established 2014
- Centre for Youth and NGO, established 2012
- YES Start up Incubator, established 2007
- Corporate Social Responsibility, on going process
- Business Information Centre
- Business Club of MGB, established 2015



Our Partners...

НАШИ ПАРТНЕРИ

ВЛАДА НА РМ; ЗЕЛС; ГРАД СКОПЈЕ; УКИМ; БИЗНИС КЛУБ НА ОГБ; ССК НА РМ; WORLD BANK GROUP; EBRD; EIB; SIQ; BFC – SEE; COSSME NETWORK; ФОНД ЗА ИНОВАЦИИ И ТЕХНОЛОШКИ РАЗВОЈ; INVEST IN MACEDONIA; АВРМ; КАТАСТАР НА РМ; УЈП НА РМ; USAID; ЗАНАЕТЧИСКА КОМОРА НА ГРАД СКОПЈЕ; UNDP; ЦЕНТАР ЗА МЛАДИ И НВО; МЛАДИ ИНФО; ХАБИТАТ; ФК ВАРДАР; MACEDONIAN MUSIC ENTERTAINMENT – FAMES; ЈП ВОДОВОД И КАНАЛИЗАЦИЈА; ЈП КОМУНАЛНА ХИГИЕНА; ЈСП СКОПЈЕ; ЈП ПАРКОВИ И ЗЕЛЕНИЛО; VIP; BLIZOO; ТЕЛЕКОМ МАКЕДОНИЈА; ЕЛЕМ ЕНЕРГЕТИКА; СКОПСКИ САЕМ;



BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



BUSINESS CLUB OF MGB

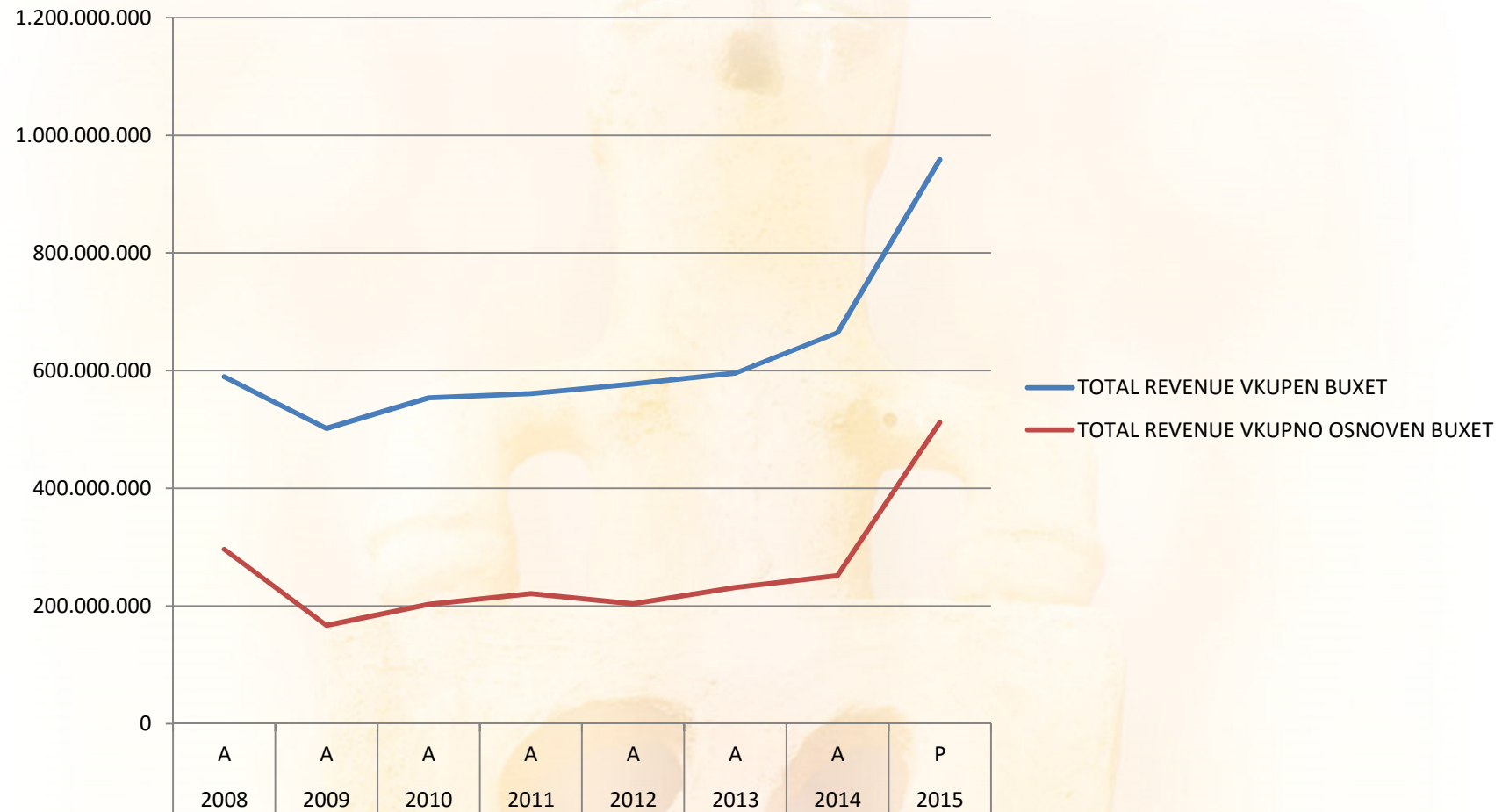
COSSME NETWORK MK



“ P L A C E F O R D O I N G B U S I N E S S ”



Budget of MGB 2008 - 2015...





**Preliminary design for the new
municipal building**



“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



**Contract
signing with
Mak Auto Star
for the new
MERCEDES
building**



“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

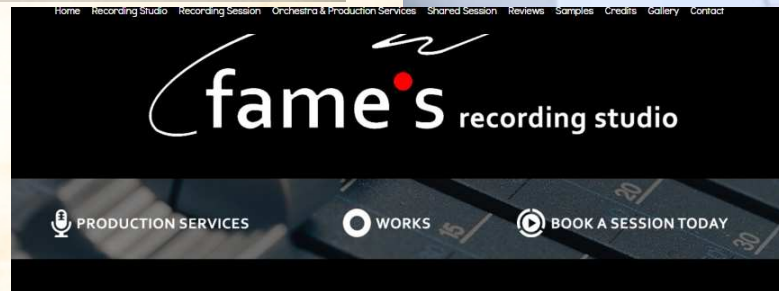
MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB

MGB - SKOPJE



Contract signing with the FAME's – MME for the unique & contemporary recording studio for movie music and new cultural center



LATEST NEWS JANUARY 2016



Directed by Mari Høgholt, Ejdeha Vared Mahovadi (A Dragon Arrives!) is among the nine new films to compete in the 66th Berlinale - Berlin International Film Festival 2016. A total of 15 films have been revealed as vying for the Golden and Silver Bears, six of which were announced in December 2015 and nine additional titles were revealed on Monday 11 January. The



The short Norwegian film Pölen, directed by Peder Schankie Olsen and produced by Kindergarten Media premiered yesterday on the Minimalen Kortfilmfestival 2016, an annual independent short film event covering new productions from Norway, Scandinavia and the rest of the world. Composer: Andreas Gunnar Aaser



The 6th Annual Soundtrack Geek Awards are here. Among the nominees are several projects that we have worked on, such as Spectrum by Fredrik Wedström, nominated for Best Documentary Score, Desert Dancer by Benjamin Wolfisch, nominated for Best Drama Score, Zhong Kui: Snow Girl and the Dark Crystal by Javier Navarrete for



David Attenborough's Conquest of the Skies 3D (Colossus Productions), was honored with a Lumiere statuette for 'Best 3D Documentary' at the Advanced Imaging Society 7th Annual Creative Arts Awards Ceremony at Warner Bros. that took place last Wednesday! Congrats! Composer: Joel Duval, Freddy Sheffield and Erik Álvarez



The feature film 'LINA' premiered yesterday on the Solothurner Filmtage Festival. It tells the story of Lina, a young woman who has been administratively supplied by the authorities and therefore deprived of a normal life. A rare representative of many, based on true events in Switzerland. Composer: Great Garbo Music

“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

MUNICIPALITY
OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



**Opening of the new
& contemporary
training camp of the
most famous football
club in Macedonia –
FK Vardar**



“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS ENVIRONMENT

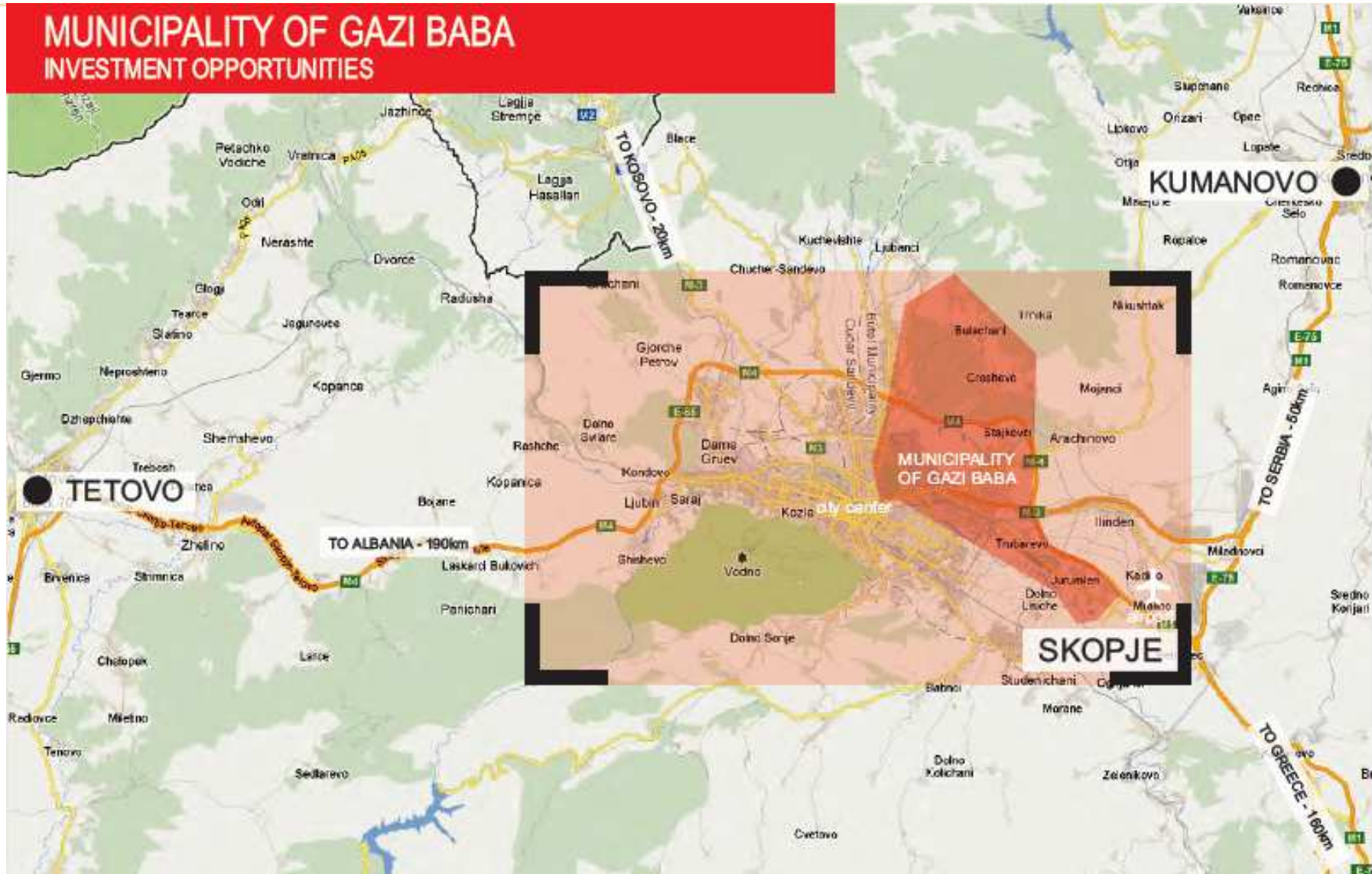
MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB

MGB - SKOPJE



MUNICIPALITY OF GAZI BABA INVESTMENT OPPORTUNITIES



“ P L A C E F O R D O I N G B U S I N E S S ”



BUSINESS

MUNICIPALITY
OF GAZI BABA - SKOPJE

ENVIRONMENT

BUSINESS CLUB
MGB - SKOPJE

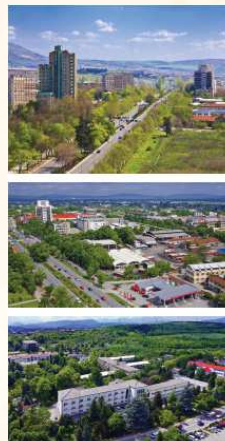


PROMOTIONAL PUBLICATIONS...

**ВОДИЧ ЗА
ИНВЕСТИТОРИ**

ГАЗИ БАБА

ОПШТИНА ГАЗИ БАБА



INVEST MGB
Municipality of Gazi Baba - Skopje, Macedonia

Municipality of Gazi Baba - Skopje

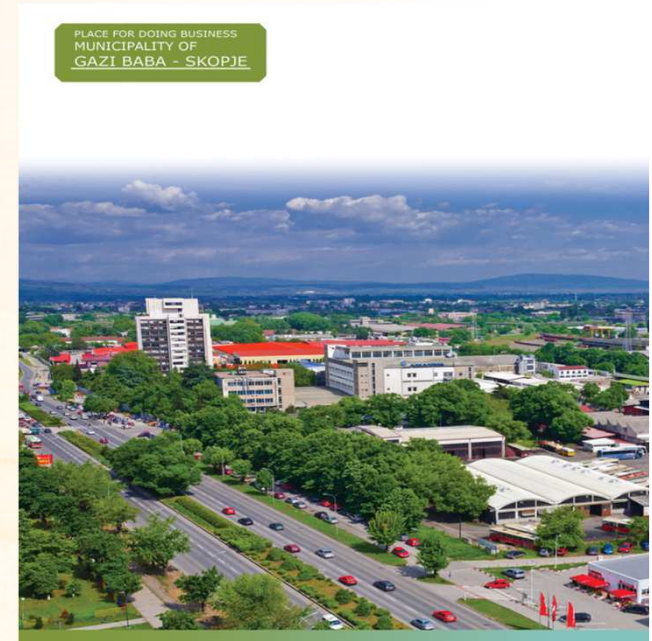
HUMAN RESOURCES
Workforce: 28.127
Education structure: 36% elementary school and lower, 54% high school, 10% college and university degrees
Education profiles/schools and facilities: four faculties of the State University "St. Cyril and Methodius", a private FON University, 21 elementary schools, a school for children with special needs, five state high schools and a private Yaha Kemal school
Number of unemployed: 6368, unemployment rate 22%
Average gross salary: 353 euros

LOCAL ECONOMY
Number of enterprises: 2918
Size: 61,5% micro companies, 35% small companies, 2% medium companies and 1,5% large companies
Dominant industries: pharmacy, metal industry, metallurgy, food industry, wine and beer industry, logistics, trade
The largest domestic companies: Alkafed (pharmaceutical industry), Fakom (metal processing industry), Remedika (medical industry), Vitalla (food processing industry), Skopin (wine industry), Promes (meat processing and retail industry), Kamik (wine industry), Tinex (retail industry), Arilje metal (mechanical industry)
The most significant foreign investors: Duffero Group - Makoli (metal processing), Heineken - Pivara (beer and beverages industry), Arador Metal (metal processing industry), Eta Group - Skopje's Fair (service industry in organizing events and business fairs), SOI Group - Tehnolog (energy industry), Meuser Group - Meuser Vardar (technology (energy industry), Wabtec-MT Skopje (transport industry), Sandok Group - Lek Skopje (pharmaceutical industry), Mr - Brikolage Group - Mr Brikolage (trade retail industry), TE-TO (heating and energy industry)

TRAFFIC CONNECTIONS
Highway: Corridor X - E75, Corridor VIII - E66
Main roads: A2 - Skopje, Titov, Ohrid and A1 - Skopje, Veleo, Negotino
Railroad: the international transport center is only 500 meters away from MGB. The international bus and train stations are placed there, offering many international connections
Ports: Port in Thessaloniki 230km away
Airports: 15 km distance to the Aleksandar the Great International airport

INVESTMENT LOCATIONS

Land area and purpose	350 ha, hard industry, easy industry, logistics, business and trade (industrial park Zvezdara, Eastern industrial zone and Northern ringroad zone)
Ownership structure	50% state ownership, 50% private ownership
Infrastructure	high voltage electricity, access road, telecommunications, primary gas pipeline, water, public lighting, sewerage
Location	connected to A2, A4, E75, E65
Price and type of acquisition	Auction, initial price 1 euro/m ²
Other investment-related costs	development fee - 5% of the current development fee for - G2 - easy non-polluting industry, G3 - services, G4 - warehouses, B5 - catering and tourist complexes, hotel complexes resorts and A4 - hotel, motel, mountain home and house hunting
Local incentives	1 euro initial price of state land and development fee 5% of the current development fee





BUSINESS ENVIRONMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

BUSINESS CLUB
MGB - SKOPJE



PLACE FOR DOING BUSINESS
MUNICIPALITY OF
GAZI BABA - SKOPJE



“ P L A C E F O R D O I N G B U S I N E S S ”

#1.1 NEW ERA CITY COMPLEX

MUNICIPALITY OF GAZI BABA - SKOPJE
CITY EXHIBITION & BUSINESS CENTER & TRADE CENTER
41°59'53.9"N 21°27'06.1"E

BLVD ALEKSANDAR THE GREAT - CITY DOWNTOWN
URBAN AREA

Type of Project

New MGB "ERA CITY COMPLEX", through an urban development plan and project conversion for urban purpose B1 - construction surface area of 0,11 ha and gross floor area of 0,10ha, for urban purpose B2 - construction surface area of 6,84 ha and gross floor area of 27,67ha, for urban purpose of B4 - construction surface area of 2,38 ha and gross floor area of 7,58ha, for urban purpose of B5 - construction surface area of 1,1ha and gross floor area of 2,97ha and for urban purpose of B6 - construction surface area of 5,98ha and gross floor area of 27,87ha. The project, also foresees for compatible purposes, the realization of residential building and group housing, small business and commercial facilities, large trade centers, large catering units, business premises, hotel complexes, spaces for gatherings, health, culture, state institution and sport & recreation.

Description

The project is located in Eastern Industrial Zone alongside the blvd Aleksandar the Great, in the urban zone 1, on the construction surface area of 23,38 ha. The location is distanced only 1,5 km from the downtown of the city. This project is located at the one of the most attractive location in the city, right beside the city exhibition area, close to the university campus of St Cyril & Methodius, next to the city regional and international railway and bus station, with fast road connection to all parts of the city. This project will offer a combination of opportunities for business, exhibition fairs, trade center, entertainment, conference and congress space, as well as residential housing, not only for the city, but also for the entire state, and wider for the neighboring countries. In this direction, this location has an excellent and fast connection through the blvd Aleksandar the Great with the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great.

Implementation strategy

It will be offered on real estate market through direct business negotiations with the private owners of the state construction land.

Proximity to public transport

With city bus lines: "2", "16", "2A", "50", "65" and many others this location is connected with all parts of the city of Skopje.

Property

Private ownership.

ZONE 1

Zone area	23,38 ha
Distance from Skopje city center	1,5 km
Distance from the Skopje train station	0,5 km
Airport distance	15 km
Small Business & Commercial Facilities	0,11 ha
Large Trade Units	6,84 ha
Business Premises	2,38 ha
Hotel Complex	1,1 ha
Exhibition & Gathering Space	5,98 ha

The real estate market - Zone # 1

Autumn - 2015

Offices	Prices (Euro/sq.m.)	2000
	Rent (Euro/sq.m./yr.)	144
Retail	Prices (Euro/sq.m.)	220
	Rent (Euro/sq.m./yr.)	168
Residencies	Prices (Euro/sq.m.)	1050
	Rent (Euro/sq.m./yr.)	60

0 Km 1Km 2Km



- Urban Landmarks of the Area :

- A - Blvd Alexander The Great
- B - Blvd Alexander The Great at night
- C - Current Era City Complex



" PLACE FOR DOING BUSINESS "

#1.2 NEW KERAMIDNICA RESIDENTIAL BUILDING

MUNICIPALITY OF GAZI BABA - SKOPJE

NEW RESIDENTIAL BUILDING

41°59'40.2"N 21°28'13.8"E

BLVD KIRO GLIGOROV - TOWARD BLVD SRBIJA
PERIPHERAL AREA

Type of Project

New MGB Keramidnica Residential Building, next to FON, through an urban development plan and project conversion for urban purpose A2 - construction surface area of 0,55 ha, and gross floor area of 11290 m². In addition to the new residential settlement, for compatible purposes, the project foresees the realization of small business and commercial facilities, large trade centers, business premises, culture and state institutions.

Description

The project is located alongside the blvd Kiro Gligorov, next to the private University FON, in the urban zone 2 of the municipality. The location is distanced only 5 km by the downtown of the city, and close to the residential zones Jane Sandanski and Novo Lisiche in the Municipality of Aerodrom. The location offers an excellent advantages for construction of residential building, close to commercial and educational facilities - Super Tinex, Bricolage, Neptun, BIG BOX, University FON, auto salon Mercedes, recreational zone alongside of river Vardar, giving an added value to this project. This location have excellent and fast connection by the blvd Kiro Gligorov blvd Srbija, blvd Aleksandar the Great, and blvd Asnom to all parts of the city of Skopje, as well as fast connection to the new airport Alexander the Great and railway network.

Implementation strategy

It will be offered on the real estate market through the process of e-bid selling of the state construction land.

Proximity to public transport

Bus lines "13", "42". Also close to that location is city bus line "3".

Property

Republic of Macedonia.

ZONE 1

Zone area	0,55 ha
Distance from Skopje city center	5 km
Distance from the Skopje train station	6 km
Airport distance	14 km
Residential Building construction surface	0,11 ha
Residential Building Gross Floor Area	11290 m ²
Compatibility for Large Trade Units & Small business and Commercial Facilities	40%

The real estate market - Zone # 1

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1700
Rent (Euro/sq.m./yr.)	120	
Retail	Prices (Euro/sq.m.)	1900
Rent (Euro/sq.m./yr.)	144	
Residencies	Prices (Euro/sq.m.)	950
Rent (Euro/sq.m./yr.)	48	



2.1 NEW SPORT & RECREATIONAL CENTER-ZELEZARA MUNICIPALITY OF GAZI BABA - SKOPJE SPORT & RECREATIONAL CENTER 42°00'23.4"N 21°27'41.1"E

STR. 16 MAKEDONSKA BRIGADA - TO BLVD
ALEKSANDAR THE GREAT - URBAN AREA

Type of Project

New MGB Sport & Recreational zone - Zelezara, through an urban development plan and project conversion for urban purpose A4 - construction surface area of 0,827 ha and gross floor area of 4,68ha, for urban purpose D3 - construction surface area of 6,47 ha and gross floor area of 10,94ha, and for urban purpose of E2 - for parking garage construction surface area of 0,625 ha and gross floor area of 1,17ha. In addition to the sport & recreational zone, for compatible purposes, the project, foresees realization of temporary accommodation, small business and commercial facilities, large trade centers, large catering units, business premises, spaces for gatherings and culture.

Description

The project is located at the foot of the protected park forest Gazi Baba, alongside the street 16th Macedonian Brigade, in the urban zone 2, on the construction surface area of 18 ha. The location is distanced only 3 km from the downtown of the city. At this location on a two football fields existing two football clubs, Metalurg and Skopje, as a solid foundation for development of this zone as a arena for professional and recreational sport, commercial facilities, accommodation and catering and space for parking garage. It will offer many opportunities for all generations, not only for the sportiest and inhabitants of MGB and Skopje, but also form the entire state, and wider from the neighboring countries. In this direction, this location have excellent and fast connection through the blvd Aleksandar the Great with the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great and railway network.

Implementation strategy

It will be offered on real estate market through the process of e-bid selling of the state construction land.

Proximity to public transport

With city bus lines: "16", "13" and "2A" SRC Zelezara is connected with all parts of the city of Skopje.

Property

Republic of Macedonia and Private ownership

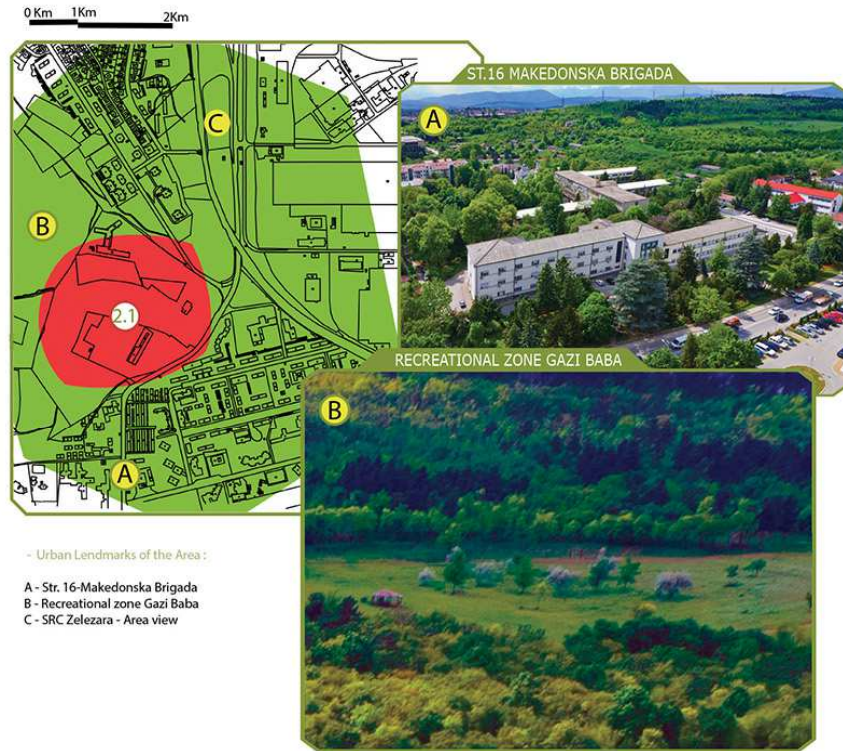
ZONE 2

Zone area	18 ha
Distance from Skopje city center	3 km
Distance from the Skopje train station	2 km
Airport distance	10 km
Temporary Accommodation	0,827 ha
Sport & Recreation	6,47 ha
Parking Garage	0,625 ha

The real estate market – Zone # 2

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1800
	Rent (Euro/sq.m./yr.)	120
Retail	Prices (Euro/sq.m.)	2000
	Rent (Euro/sq.m./yr.)	144
Residencies	Prices (Euro/sq.m.)	950
	Rent (Euro/sq.m./yr.)	42



- Urban Landmarks of the Area :

- A - Str. 16-Makedonska Brigada
- B - Recreational zone Gazi Baba
- C - SRC Zelezara - Area view



“ P L A C E F O R D O I N G B U S I N E S S ”

#2.2 NEW MUNICIPAL HEADQUARTER MUNICIPALITY OF GAZI BABA - SKOPJE ADMINISTRATION & BUSINESS CENTER & TRADE CENTER 41°59'59.9"N 21°27'08.2"E

BLVD ALEKSANDAR THE GREAT - CITY DOWNTOWN
URBAN AREA

Type of Project

New MGB "MUNICIPAL HEADQUARTER", through an urban development plan and project conversion for urban purpose V4 - construction surface area of 0,68 ha and gross floor area of 4,75ha. The project, also foresees 49% of the entire gross floor area for compatible purposes, the realization of small business and commercial facilities, large trade center, large catering units, business premises, hotel complexes, and state institution.

Description

The project is located in the foot of the park forest Gazi Baba, alongside the blvd Aleksandar the Great, in the urban zone 2, on the construction surface area of 0,68 ha. The location is distanced only 1,5 km from the downtown of the city. This project is located at the one of the most attractive location in the city, among the city exhibition fair, hotel Continental, student campus St Cyril & Methodius and few faculties of the state university St Cyril & Methodius, next to the city regional and international railway and bus station, with fast road connection to all parts of the city. This project will offer an opportunity for public private partnership with the model of co-investment in implementation of this project as a combination of municipal building and business & commercial complex. In this direction, this location has excellent and fast connection through the blvd Aleksandar the Great with the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great.

Implementation strategy

It will be offered on the real estate market through direct business negotiation with the private owners of the state construction land.

Proximity to public transport

With city bus lines: "2", "16", "2A", "50", "65" and many others this location is connected with all parts of the city of Skopje.

Property

Private ownership.

ZONE 2

Zone area	0,68 ha
Distance from Skopje city center	1,5 km
Distance from the Skopje train station	0,5 km
Airport distance	15 km
Munic. Building with compatible purposes	0,68 ha

The real estate market - Zone # 2

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1800
Rent (Euro/sq.m./yr.)	120	
Retail	Prices (Euro/sq.m.)	2000
Rent (Euro/sq.m./yr.)	144	
Residencies	Prices (Euro/sq.m.)	950
Rent (Euro/sq.m./yr.)	42	



- Urban Landmarks of the Area :

- A - Blvd Alexander the Great
- B - Blvd Alexander The Great night shot
- C - Current Municipal HQ Complex



" PLACE FOR DOING BUSINESS "

#3.1 NEW MADZARI RESIDENTIAL SETTLEMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

NEW RESIDENTIAL SETTLEMENT

41°59'35.6"N 21°28'35.5"E

BLVD KIRO GLIGOROV - TOWARD BLVD SRBIJA
PERIPHERAL AREA

Type of Project

New MGB Madzari Residential Settlement, next to auto salon Mercedes, through an urban development plan and project conversion for urban purpose A2 - construction surface area of 2ha, for urban purpose B1 & B2 - construction surface area of 2,18 ha, for urban purpose of V2 - construction surface area of 0,218 ha, for urban purpose of B1 - construction surface area of 0,23 ha, for urban purpose of D2 - protective greenery surface area of 0,216 ha, for urban purpose E1 - construction surface area of 2ha, and for line centers - construction surface area of 0,726 ha. In addition to the new residential settlement, for compatible purposes, the project foresees realization of small business and commercial facilities, large trade centers, large catering units, business premises, health and social protection, culture and state institutions, as well as sport and recreation, residential housing and group housing.

Description

The project is located next to the auto salon of Mercedes, alongside the blvd Kiro Gligorov, close to the private University FON, in the urban zone 3 of the municipality, on the construction surface area of 7,43 ha. The location is distanced only 5 km by the downtown of the city, and close to the residential zones Jane Sandanski and Novo Lisiche in the municipality of Aerodrom. The location offers a possibility for regeneration of the site by organizing a housing model, as a combination of individual and collective housing, with all necessity planned plots for health, kindergarten, primary education, as well as small commercial facilities, large trade units and catering units. In the neighborhood of this location are located residential and educational facilities - Super Tinex, Bricolage, Neptun, University FON, auto salon Mercedes, giving an added value to this project. This location have excellent and fast connection by the blvd Kiro Gligorov blvd Srbija, blvd Aleksandar the Great, and blvd Asnom to all parts of the city of Skopje, as well as fast connection with the new airport Alexander the Great and railway network.

Implementation strategy

It will be offer on the real estate market through the process of e-bid selling of the state construction land.

Proximity to public transport

Bus lines "13", "42". Also close to that location is city bus line "3".

Property

Republic of Macedonia and Private ownership.

ZONE 3

Zone area 7,43 ha
Distance from Skopje city center 7 km
Distance from the Skopje train station 6 km
Airport distance 14 km
Residential Housing 2,0 ha
Large Trade Units & Small business and Commercial Facilities 2,18 ha
Communal Infrastructure 2,0 ha

The real estate market - Zone # 3

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1700
	Rent (Euro/sq.m./yr.)	120
Retail	Prices (Euro/sq.m.)	1900
	Rent (Euro/sq.m./yr.)	144
Residencies	Prices (Euro/sq.m.)	950
	Rent (Euro/sq.m./yr.)	48

0 Km 1Km 2Km



- Urban Landmarks of the Area :

- A - Blvd Kiro Gligorov
- B - Nearby Business & Trade Center
- C - Blvd Kiro Gligorov



" PLACE FOR DOING BUSINESS "

#3.2 NEW HIPODROM RESIDENTIAL SETTLEMENT

MUNICIPALITY OF GAZI BABA - SKOPJE

NEW RESIDENTIAL SETTLEMENT

41°59'38.8"N 21°31'24.7"E

A2 HIGHWAY - TO THE CENTER OF CITY OF SKOPJE
PERIPHERAL AREA

Type of Project

New MGB Hipodrom Residential Settlement, through an urban development plan and project conversion for urban purpose A1 - construction surface area of 4,7 ha, for urban purpose A2 - construction surface area of 2,6 ha, for urban purpose of B2 - construction surface area of 0,23 ha, for urban purpose of B1 - construction surface area of 0,23 ha, for urban purpose of D1-park foliage surface area of 0,49 ha, for urban purpose of D2 - protective greenery surface area of 2,3 ha, for urban purpose V2- construction surface area of 0,6 ha, and for urban purpose E1 - construction surface area of 5,2 ha. In addition to the new residential settlement, for compatible purposes, the project foresees realization of small business and commercial facilities, large trade centers, large catering units, business premises, health and social protection, culture and state institutions.

Description

The project is located next to the highway A2, at the so called Eastern gate of the City of Skopje, in a peripheral zone 3, on the construction surface area of 16,6 ha. The location is distanced only 7 km by the downtown of the city. The location offers quite a different approach in organizing the housing model, at the peripheral zone, as a combination of individual and collective housing, outside of the urban and traffic chaos, with all necessity planned plots for health, kindergarten, primary education, as well as small commercial facilities, large trade units and catering units. In the neighborhood of this location are located two exceptional complexes - the best training center and the sport & recreational center, giving an added value to this project. This location will have excellent and fast connection by two bypasses for exit and entry to the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great and railway network, distanced only 10 km from the location.

Implementation strategy

It will be offered on real estate market through the process of e-bid selling of the state construction land.

Proximity to public transport

At this moment few bus lines are active: "50"; "52"; "53"; "54".

Property

Republic of Macedonia and Private ownership.

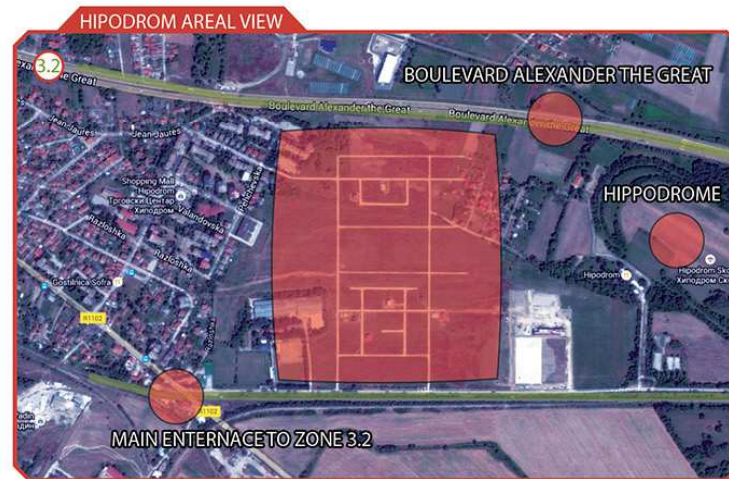
ZONE 3

Zone area 16,6 ha
Distance from Skopje city center 7 km
Distance from the Skopje train station 6 km
Airport distance 10 km
Individual Housing 4,7 ha
Collective Housing 2,6 ha
Large Trade Units 0,23 ha
Small Business & Commercial Units 0,23 ha

The real estate market - Zone # 3

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1500
	Rent (Euro/sq.m./yr.)	108
Retail	Prices (Euro/sq.m.)	1700
	Rent (Euro/sq.m./yr.)	144
Residencies	Prices (Euro/sq.m.)	800
	Rent (Euro/sq.m./yr.)	36



“ P L A C E F O R D O I N G B U S I N E S S ”

#3.3 SPORT & RECREATIONAL CENTER HIPODROM

MUNICIPALITY OF GAZI BABA - SKOPJE

SPORT & RECREATIONAL CENTER

41°59'38.8"N 21°31'24.7"E

A2 HIGHWAY - TO THE CENTER OF CITY OF SKOPJE
PERIPHERAL AREA

Type of Project

New MGB Sport & Recreational zone - Hipodrom, through an urban development plan and project conversion for urban purpose B6 - construction surface area of 41,4 ha, for urban purpose B5 - construction surface area of 0,34 ha, for urban purpose of A2 - construction surface area of 1,25 ha, for urban purpose of A1 - construction surface area of 23,8 ha. The project, in addition to the sport & recreational zone, foresees for compatible purposes, the realization of small business and commercial facilities, large trade centers, large catering units, business premises, health and social protection, culture and state institutions.

Description

The project is located next to the highway A2, at the so called Eastern gate of the City of Skopje, in a peripheral zone 3, on the construction surface area of 67 ha. The location site is distanced only 7 km from the downtown of the city. In a time when contemporary professional life brings many challenges in mental, physical and healthy sense, the need for project of this kind is significantly multiplied with the objective to generate healthy, productive and top youth generations. In that sense, the development of the SRC, with many facilities for sport and recreation, accommodation and catering, events and manifestations, will offer many opportunities for all generations, not only for the inhabitants of MGB and Skopje, but wider, in the whole state and also from the neighboring countries and wider. In this direction, this location will have excellent and fast connection by two by pass for exit and connection with the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great and railway network distanced only 10 km from the location.

Implementation strategy

It will be offer on real estate market by the process of e-bid selling of the state construction land.

Proximity to public transport

After finalization of the project, the city public transport company "JSP", will provide this location with regular bus lines.

Property

Republic of Macedonia and Private ownership.

ZONE 3

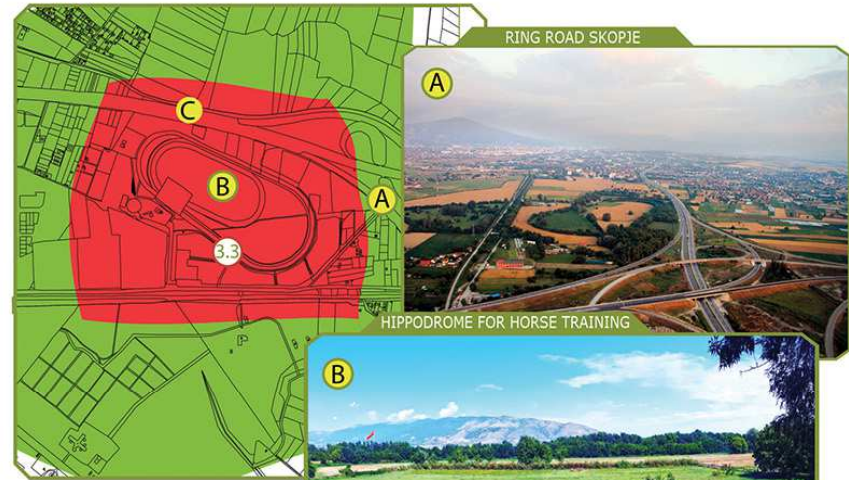
Zone area	67 ha
Distance from Skopje city center	7 km
Distance from the Skopje train station	6 km
Collective facilities	41,4 ha
Hotel Complex	0,34 ha
Airport distance	10 km
Individual Housing	23,8 ha
Collective Housing	1,25 ha

The real estate market - Zone # 3

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1100
Rent (Euro/sq.m./yr.)	108	
Retail	Prices (Euro/sq.m.)	1300
Rent (Euro/sq.m./yr.)	168	
Residencies	Prices (Euro/sq.m.)	800
Rent (Euro/sq.m./yr.)	36	

0 Km 1Km 2Km



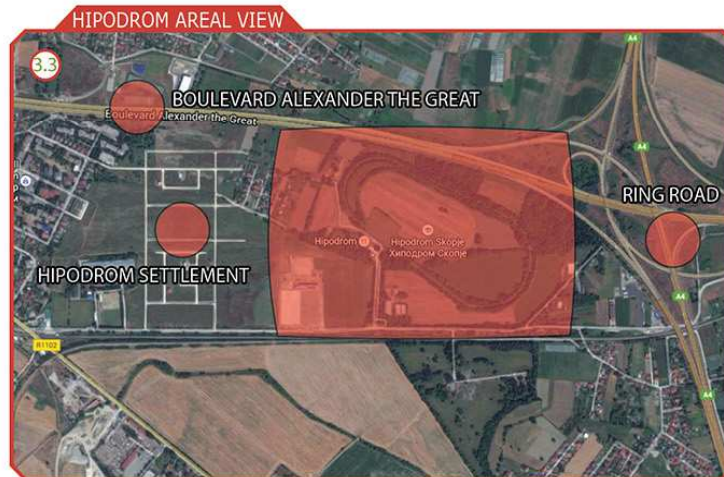
RING ROAD SKOPJE

HIPPODROME FOR HORSE TRAINING



- Urban Landmarks of the Area :

- A - Ring Road - Skopje
- B - Hippodrome stadium for horse training
- C - Blvd Alexander the Great



BLVD ALEXANDER THE GREAT



#4.1 NEW INDUSTRIAL ZONE - RING ROAD

MUNICIPALITY OF GAZI BABA - SKOPJE

INDUSTRIAL & LOGISTIC & TRADE ZONE

41°59'56.8"N 21°32'05.4"E

SKOPJE RING ROAD - BETWEEN HIGHWAY A2 INTERCHANGE AT HIPODROM AND TRAFFIC INTERCHANGE AT R - 1104 - PERIPHERAL AREA

Type of Project

New MGB Industrial zone at the Skopje Ring Road, through an urban development plan and project conversion for urban purpose B2 and B5 - construction surface area of 42,87 ha, for urban purpose G2, G3 and G4 - construction surface area of 148,83 ha, for urban purpose of D2 - for protective greenery construction surface area of 42,29 ha and for the urban purpose of E1 & E2 - for communal infrastructure and supra-structure construction surface area of 50,56 ha. In addition to the industrial zone, for compatible purposes, the project foresees the realization of hotels, large catering units, business premises, culture and state institutions.

Description

The project is located around the Skopje ring road, from both sides, on the construction surface area of 284,5 ha, between the A2 highway interchange at Hipodrom, close to settlement Indzikovo, and traffic interchange at R - 1104, at a distance of 3,2km. The ring road, alongside this location, is the main transit transport corridor for domestic and foreign logistic companies. This industrial zone is planned for logistic industry - warehouses and distribution centers, and easy industry in combination with the large trade and catering units. The location has excellent connection with the domestic and foreign markets by the pan European corridors 8 and 10, as well as with the airport Alexander the Great and railway network located in close neighborhood, at distance of only 10 km. The zone will provide an excellent business and logistic location for all companies and its business operations in SEE markets and wider in the EU markets, with the huge consumer's potential.

Implementation strategy

It will be offered on real estate market through the process of e-bid selling of the state construction land.

Proximity to public transport

After finalization of the project, the city public transport company "JSP", will provide this location with regular bus lines

Property

Republic of Macedonia and Private ownership (proportion 50 % state, 50 % private).

ZONE 4

Zone area	284,5 ha
Distance from Skopje city center	10 km
Distance from the Skopje train station	10 km
Manufacturing, distribution, services	148,83 ha
Commercial and business functions	42,87 ha
Airport distance	10 km
Protective Greenery	42,29 ha
Communal Infrastructure and Supra structure	50,56 ha

The real estate market - Zone # 4

Autumn - 2015

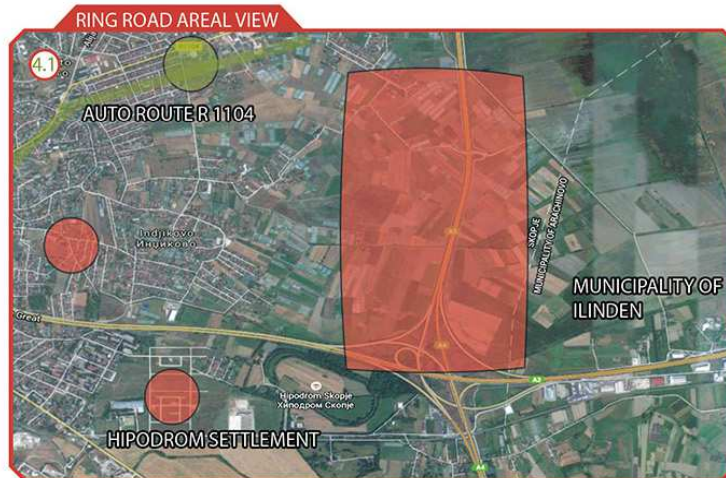
Offices	Prices (Euro/sq.m.)	1000
	Rent (Euro/sq.m./yr.)	108
Retail	Prices (Euro/sq.m.)	1200
	Rent (Euro/sq.m./yr.)	120
Industrial buildings	Prices (Euro/sq.m.)	N/A
	Rent (Euro/sq.m./yr.)	N/A

0 Km 1Km 2Km



- Urban Landmarks of the Area:

- A - Auto Route A2
- B - Auto Route R 1104
- C - Ring Road Areal View



“ PLACE FOR DOING BUSINESS ”

#4.2 NEW AUTOCAMP SMILKOVCI MUNICIPALITY OF GAZI BABA - SKOPJE TOURIST&RECREATIONAL ZONE 42°01'52.8"N 21°29'16.0"E

SKOPJE RING ROAD AT SMILKOVCI LAKES
PERIPHERAL AREA

Type of Project

New MGB auto camp Smilkovci construction is a combination of three blocks with a different urban purpose. Through an urban development plan and project conversion of, block one for a maximum of 3,87ha gross floor area for hotel complex and construction area at surface of 3,74ha, block two for a maximum of 0,73ha gross floor area for temporary accommodation, sport & recreation and construction area at surface of 7,37ha, and block three for a maximum of 3,86ha gross floor area for sport & recreation and construction surface area of 10,42ha.

Description

The project is located around the Smilkovski lakes, alongside the Skopje's ring road, at a distance of 8th km from the exit of the highway A2 at Hipodrom area. The ring road alongside this location is the main transit transport corridor, not only for abroad passengers, tourists and logistic companies, but also for domestic passengers, tourists and logistic companies from the country and city of Skopje. The ongoing construction of ring road bypass connection to this project location, in both directions of the ring road, will give an added value to this tourist and recreational hub. And the beauty of the Skopska Crna Gora mountain, mixed with a plenty of opportunities of the rural areas and villages spread over the mountain, gives to this location a unique feeling of natural scent and taste.

Implementation strategy

It will be offered on the real estate market by the process of e-bid selling of the state construction land for 73707 sq.m.

Proximity to public transport

After finalization of the project, the city public transport company "JSP", will provide this location with regular bus lines.

Property

Republic of Macedonia.

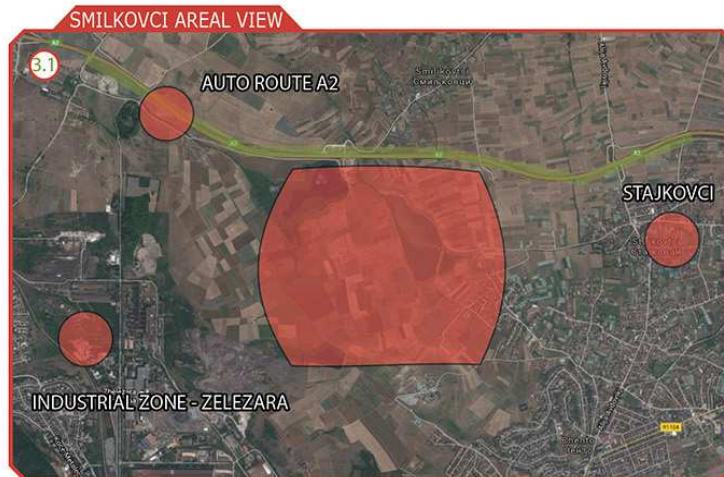
ZONE 4

Zone area 21.53 ha
Distance from Skopje city center 15 km
Distance from the Skopje train station 15 km
Airport distance 15 km
Hotel complex 3.87 ha
Temporary accommodation 0.73 ha
Sport & Recreation 3.86 ha

The real estate market - Zone # 4

Autumn - 2015

Industrial buildings	Prices (Euro/sq.m.)	N/A
Rent (Euro/sq.m./yr.)		N/A
Offices	Prices (Euro/sq.m.)	1000
Rent (Euro/sq.m./yr.)		108
Retail	Prices (Euro/sq.m.)	1200
Rent (Euro/sq.m./yr.)		120
Residencies	Prices (Euro/sq.m.)	700
Rent (Euro/sq.m./yr.)		30



“ PLACE FOR DOING BUSINESS ”