



REPUBLIC OF CROATIA
COUNTY OF ZAGREB



PISAROVINA MUNICIPALITY
Pisarovina, Trg S. Radića 13

Subject: INVITATION TO INVESTORS FOR THE INVESTMENTS INTO ENTERPRISE ZONES IN THE AREA OF THE PISAROVINA MUNICIPALITY

Dear investors,

allow us to briefly present the possibilities of investment in the ENTERPRISE ZONE in the Pisarovina area as well as to present our Municipality.

Two Zones are available for investments: Pisarovina and Velika Jamnička. In both Zones free land is available, while the Pisarovina Zone is entirely provided with utility equipment and ready for the construction of facilities.

We dispose of a total building land surface of 102 ha (1,021,321 m²) at the minimal initial price of EUR 6 / m², which would satisfy the needs of every investment project, even of those who are most demanding in terms of space.

In the Pisarovina Zone we also have 68,271 m² of premium land at the minimal initial price of EUR 12 / m², intended for investments for which position is important (stores and services with a high level of customer flow).

We adapt the selling area to the projects in order to provide an optimal investment.

The utility equipment of the Pisarovina Zone is either completed or it includes in its final construction phase: drinking water supply, electrical energy supply, wastewater drainage, internal roads, public lighting and access roads to the investor's parcel limit. Future investments shall involve telecommunication capacities and central thermal energy supply.

The communal infrastructure in the Velika Jamnička Zone is currently at the initial phase of planning and construction which enables the cooperation with the interested investors who plan their projects 3-4 years in advance.

Except for the extremely low expenses of land purchase (alternative forms of ownership or land use right are not possible) for the price of EUR 6 / 12 m², by investing in our zones, investors can count on the following privileges:

- Cooperation and help by the Pisarovina Municipality regarding the drafting of documents and licenses regarding physical planning,
- Stable supply of basic utility services at economically justified prices,
- Continuous investments in the infrastructure development: from telecommunications, thermal energy and public transport to state traffic and railway routes,
- Business operation costs which are considerably lower (utility contribution and municipal local income tax) in comparison to such centers in the region,
- Proximity to the main traffic routes (highways) and main urban centers (Zagreb, Jastrebarsko, Karlovac, Velika Gorica, Sisak),
- Its continuous and stable growth of the Municipality regarding the number of employed persons, companies, inhabitants, organized facilities and the offer of local products and services.

In the end, by investing in the area of the Pisarovina Municipality, you shall join a long list of companies which achieved their goals in this area. Among others, these companies are:

- “Jamnica”, mineral water bottling plant, a Croatian market leader,
- “Kraš”, confectionery industry of centennial tradition, a Croatian market leader,
- Bratina Airport, first private business and sports airport in the region,
- Bratina pig farm
- Pisarovina fish-pond,
- 45 individual investors in the Pisarovina Zone.

We also plan to build:

- Pisarovina car racetrack,
- Hotel-sports complex Lijevo Sredičko,
- Tourism and congress centre Vila Gračac.

In the vicinity (village Kupinec, Municipality Klična Sela) the construction of a residential area, “Zeleni grad” /*Green City*/ is planned, as well as the construction of the distribution center “Kupinec” by Verdispar investor.

The Kupa river, which defines our southern border, is the largest individual touristic potential, which we wish to develop on our own or with partners by providing activities such as: sports, leisure and social activities present throughout the year.

The Municipality is the largest municipality of the Zagreb County in terms of surface. Approximately 4,000 people live in 14 villages. Traditionally, their main activity is agriculture, mainly milk and meat production.

We are proud of our tradition and have established modern ways of work, education and business and we are organized in a large number of associations, clubs and institutions. We are proud of a high percentage of involvement, we work jointly on our development.

We hope that this summary gave you a basic insight into the development potential and the plans of the Pisarovina Municipality – a place pleasant to live in!

Do not hesitate to contact us for further questions.

Best regards
Pisarovina Municipality
Head, Tomo Kovačić

Pisarovina, May 2011