



Kozarska Dubica

Small town with 5P

- place
- price
- potencial
- proved
- pleasant

Bosnia and Herzegovina
www.poslovnazona.ba



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- ✓ Northwest of Bosnia and Herzegovina, on the doorstep of EU
- ✓ Completely relying on EU resources regarding communications, markets and other factors



<i>Banja Luka</i>	88 km
<i>Sarajevo</i>	320 km
<i>Zagreb</i>	110 km
<i>Beograd</i>	322 km
<i>Trst</i>	361 km



<i>Sarajevo</i>	330 km
<i>Zagreb</i>	98 km
<i>Banja Luka</i>	66 km



<i>Zagreb - Beograd (izlaz: Novska)</i>	19 km
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Attractive geografical and economic position

- ✓ In the valley of the Una river, at the confluence of Una to Sava river, on one hand geografically belongs to Pannonian plain, and on the other to slopes of hilly, but gentle Kozara
- ✓ Agricultural land covers an area of 31.481 ha, which is 63% of total area of the Municipality
- ✓ Highway A3 Zagreb - Beograd 22 km
- ✓ Two border crossings, one in towns center for passenger traffic, and the other 15 km distant , for freight traffic



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Europe at prices of the Far East, Africa...

- ✓ Average net monthly income 250 EUR
- ✓ Income tax: 10%
- ✓ VAT: 17%
- ✓ Cost of electric energy: 0,033 EUR/KW
- ✓ Local administration ready for quick and efficient service
- ✓ References



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Most representative industrial sectors and available human resources

- ✓ Food industry
- ✓ Wood processing industry
- ✓ Textile industry
- ✓ Metal processing industry
- ✓ Construction industry
- ✓ Agriculture
- ✓ Animal husbandry



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Why is Kozarska Dubica different from others?

- ✓ The biggest dairy plant and the center of dairy industry in Bosnia and Herzegovina is located in Kozarska Dubica
- ✓ The biggest spinning mill plant in South-East Europe is located in Kozarska Dubica
- ✓ Zepter International has its headquarters for Bosnia and Herzegovina in Kozarska Dubica
- ✓ The biggest fruit refrigeration plant in Bosnia and Herzegovina is located in Kozarskoj Dubici
- ✓ The biggest agricultural machinery part production plant in Bosnia and Herzegovina is located in Kozarskoj Dubici
- ✓ The biggest corn syrups production plant in this part of Europe is located in Kozarska Dubica
- ✓ The most productive movie studio in Bosnia and Herzegovina, with 5 movies and 4 tv series made in last 4 years, is located in Kozarska Dubica



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Example of available investment opportunities:

- ✓ sale
- ✓ rent
- ✓ recapitalization
- ✓ joint venture
- ✓ public-private partnership



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Investment opportunity: Business zone "Lipova Greda" - greenfield



- ✓ By motorway, 19 km from highway
- ✓ 69 ha
- ✓ 79 lots
- ✓ complete infrastructure: to the lot
- ✓ incentives; up to 99%



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Investment opportunity: “Unaplod” – recapitalization or sale



- ✓ refrigeration unit capacity 10.000 t (8.000 t in ULO system)
- ✓ 18.000 pvc box pallets
- ✓ industrial zone 60.000 m²
- ✓ 250 ha agricultural land
- ✓ 150 ha plantations of high quality apples and pears
- ✓ area of headquarter facilities of 23.000 m²



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Investment opportunity: "Papirnica" – rent or sale
(earlier: paper products manufacturing plant)



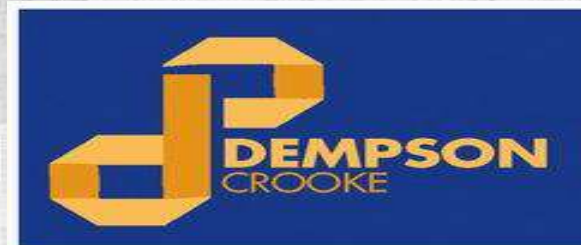
- ✓ production facility 750 m²
- ✓ warehouse 1000 m²
- ✓ workshops 850 m²
- ✓ offices and restaurant 900 m²
- ✓ total area of plant 3500 m²
- ✓ lot 9400 m²



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Switzerland, Italy, France, Great Britain, Belgium, Israel, are just some of the countries whose businessmen increase their capital in Kozarska Dubica.

We will single out, following foreign investors:





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Dražen Vidović, executive director of “Dubicotton”:

"So far we invested 16 million EUR in Kozarska Dubica , plus a new 4.7 million EUR to establish a new plant that is in the execution phase.

From the very beginning we had support from the local administration.

Kozarska Dubica has the advantage of geographical location, proximity to the border crossing and accelerated procedure for issuing administrative permissions. "



Franzoni filati

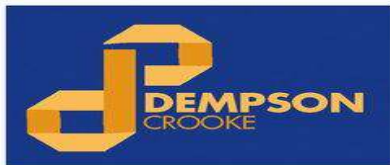


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Jonathan Katzauer owner of the company "Dempson Crooke":

"I am pleased with the work of our company in Bosnia and Herzegovina, with our workers and the support given to us by the local administration since our arrival Kozarska Dubica in 2004.

We have just finished one phase of investment in our company in the UK, and we plan to do the same with our production here in Kozarska Dubica. "





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Points of interest

- ✓ Every year our Municipality of 30.000 people is visited by 5.000 tourist, although tourism is not a primary activity
- ✓ The owner and one of the wealthiest people in this part of Europe Philip Zepter (Milan Jankovic) was born, raised and has and still is investing in Kozarska Dubica
- ✓ Kozarska Dubica is one of the few cities in Bosnia and Herzegovina with preserved urban core from the time of Austro-Hungarian rule
- ✓ At one point in history, the rooster that was crowing at the break of the dawn in Kozarska Dubica, had woken three empires : Austro-Hungarian, Napoleonic and Ottoman



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Quality of life:

- ✓ crystal clear river Una, summer temperature: not below 22 C
- ✓ ski resort – less than 30 km
- ✓ amateur theater and modernly equipped movie theater - theater hall
- ✓ SPA -15 km
- ✓ 3 sports and recreation halls
- ✓ Over 100 restaurants, coffee € 0.50, € 4.00 pizza ...
- ✓ quality accommodation, bed € 13.00
- ✓ Zepter exclusive hotel, attractive river club on Una River ...
- ✓ hunting, fishing, hiking, rafting, farm ...



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Detail from Town park



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Detail from Town park



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View of Una River and the border crossing



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Shopping centre Zepter Plato



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Zepter Hotel



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View of walking area



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Una River- the bridge and the border crossing



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Detail from town centre



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Una River, walking path



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View of “Unaplod” i “Dubicotton”



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Zepter Hotel – by night



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Centre of Kozarska Dubica



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