



We bring future to the country

Selected investors in Slovakia

- Coca – Cola
- DELL
- Fujitsu
- Heineken
- Henkel
- IBM
- Johnson Controls
- KIA Hyundai
- PSA Peugeot – Citroen
- Samsung
- Siemens
- SONY
- U.S. Steel
- Volkswagen
- Whirlpool



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TWIN CITY  
 AUPARK PĚSTANY  
 AUPARK BRATISLAVA  
 AUPARK ŽILINA  
 AUPARK KOŠICE  
 CENTRUM ČERNÝ MOST PRÁHA  
 AUPARK BRNO

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## SLOVAKIA

### 10 Advantages for Investing in Slovakia

1. Central European hub.
2. Political and economic stability.
3. 19% flat tax rate.
4. Availability of highly skilled workforce.
5. Low labour costs vs. High labour productivity.
6. Liberal labour code.
7. Large selection of industrial land available for purchase/ lease.
8. Strong engineering tradition.
9. The highest economic growth in the region.
10. Infrastructure growing steadily.

Source: SARIO

### Basic data about Slovakia

Area:	49,035 km <sup>2</sup>
Population:	5.4 million
Capital:	Bratislava
Language:	Slovak
Currency:	Slovak koruna (SKK)
Corporate Tax:	19%
VAT:	19%
Dividend Tax:	0%

	Average monthly wage 2005 (€)*	GDP growth 2006 (2007 exp.)*	Euro adoption*	Business Attractiveness Ranking**	S&P rating*
Slovakia	448	9.0% (8.0%)	Jan 09	24	A
Czech Rep.	639	5.5% (4.5%)	>2011	27	A-
Poland	592	5.5% (4.6%)	>2012	37	BBB+
Hungary	671	3.7% (3.2%)	>2013	33	BBB+

\*Source: national statistics; S&P

\*\*Source: Economist Intelligence Unit for 2006-2010



### Major industrial branches

- Automotive industry
- Engineering industry
- Metallurgical industry
- Electrotechnical industry
- Chemical industry
- Wood-processing industry
- Food industry
- Construction

## EUROVALLEY

### Golden Investment Triangle

- According to various studies, the Golden Investment Triangle is being rated one of the best and the most perspective regions for investing and business in Europe
- Its geo-strategic location at the heart of Europe makes the Golden Investment Triangle a strategic point of intersection on North – South, as well as East – West routes. Being at the cross point of important trans-European transport routes, its connection to the European transport network makes it an important logistic point
- Well built infrastructure in the region gives a variety of transport possibilities, such as road transportation, the industrial railway system, and river shipment transport
- All three strategic cities within the Triangle, Bratislava, Vienna, and Gyor have the airports, which offer a comfortable way of transport
- The number of universities in the region offers a high density of highly – educated workforce
- The hospitable administrative, fiscal and political environment encourages investors and the availability, price and quality of land and offices are amongst the most competitive in Europe.



● Industrial Park

### Industrial branches

- Metal-processing industry
- Electrotechnical industry
- Automotive industry
- Construction materials
- Information and communication technology
- Pharmaceutical industry and biotechnologies
- Chemical industry
- Warehousing, commercial activities, logistics
- Power-producing industry
- Food industry
- Glass industry
- Wood processing industry

### Why to invest in Eurovalley – Industrial and Technology Park

- Modern 21<sup>st</sup> Century park – production and R&D centre surrounded with the original environment of pine forest
- More than 4 million inhabitants living within 60 km distance from the park
- Opportunity to produce for West-European markets at East-European costs – the right combination for investors
- The total area of more than 2 200 ha (constructed in three stages)
- Immediate availability of land – freehold and long-term leasehold
- Supported by municipalities, government and entrepreneurial organisations
- Quality working environment
- Location close to the borders with three states with more than 30 million inhabitants in total

**Slovakia is the 'Investors' paradise!**

*Steve Forbes, Editor-in-Chief, FORBES*

**Slovakia is 'the best country for investors in Europe', at the moment.**

*Ronald Weiser, U.S. Ambassador to the Slovak Republic, DIE PRESSE*

**Slovakia is 'well ahead of other Visegrád countries' in implementing reforms.**

*Lajos Bokros, the World Bank expert, former Finance minister of Hungary, THE WORLD BANK*

**An economic tiger purrs in once backward East Europe.**

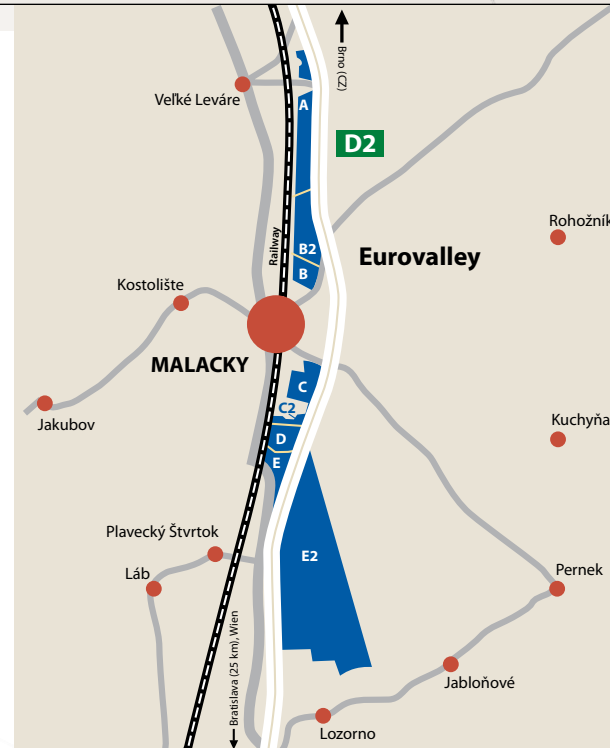
*THE NEW YORK TIMES*

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## EUROVALLEY

### Functional zones in the park

- Research and development
- Production
- Logistics
- Education and science
- Residential and leisure
- General public services



### Benefits of co-operation with Eurovalley

- Full package of real estate development services
- Tailor made products
- Turn-key-solutions
- One-stop-shop
- Facility management company Eurovalley provides full range of services for investors



## BRATISLAVA REGION

### Bratislava region profile

- the smallest, however, the most developed region of Slovakia
- has a strategic position, bordering with Austria, Hungary in the south and Czech Republic in the west
- whole area occupies 2,053 squared kilometres and has a population of 600 thousands people
- economic performance of the Bratislava region is heavily based on the constant inflow of FDI
- has a great development potential, which stems from high concentration of highly qualified labour force, small and medium-size enterprises, R&D activities, universities, government and financial institutions



### Bratislava – the capital city

- Bratislava is becoming an attractive destination for many Europeans, as well as for the visitors from all over the world
- Its location on the banks of the River Danube right at the heart of Europe predestines it to become a meeting point of various cultures
- More than 70 accomodation facilities provide services of various categories and standards
- Dining in over 800 restaurants, coffee houses, bars or pubs gives a wide spectrum of domestic & international cuisines
- High level of education is based on 11 universities with a long tradition and many other educational institutions, educating 70,000 students each year
- To fulfill the cultural needs, the visitors can choose from 17 theatres, including the Slovak National Theatre with its long tradition, more than 20 galleries with permanent exhibitions of the ancient and modern art and many interesting temporary exhibitions.

### Town of Malacky

- County of 949 km<sup>2</sup>, it has 64,354 inhabitants, who live in 24 villages and two cities
  - Malacky (17,700 inhabitants) and Stupava (8,000 inhabitants).
- It is the centre of oil and gas complex, engineering, wood and food processing industry, construction materials production and engineering industry.
- Investors operating/producing in Malacky district:
  - Asparágus (Austria)
  - Holcim (Switzerland)
  - IKEA (Sweden)
  - Inergy Automotive Systems (France)
  - Johnson Controls International (USA)
  - Lear Corporation (USA)
  - Pepsi-Cola Beverages Slovakia (USA)
  - Plastic Omnium Auto Exteriére (France)
  - Saint-Gobain Sekurit Slovakia (France)
  - Tower Automotive (USA)
  - Volkswagen Lozorno (Germany)



### Park zones

- A zone** – Veľké Leváre – large scale manufacturing
- B zone** – Malacky – North – small and medium-size enterprises, R&D
- C zone** – Malacky – South – medium scale manufacturing
- D zone** – Malacky – Vasková – sport, leisure activities, relaxation, residential zone
- E zone** – Plavecký Štvrtok – logistics, warehousing, commercial activities
- E2 zone** – Innovation City

### Infrastructure

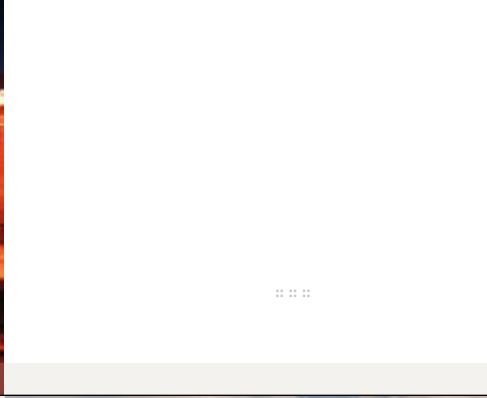
- Road** – highway Bratislava–Vienna–Prague – Budapest, dense network of 1<sup>st</sup> and 2<sup>nd</sup> class roads
- Railway** – main route to all European metropolises
- Ship** – Danube, Morava rivers – connection to European courses
- Airway** – Bratislava (40 km) and Vienna (60 km) airports
- Park infrastructure**
- Roads and railway** – sidings connected to main routes
- Telecommunication** – optical cable
- Water, gas, electricity** – junctions at the boundary of plots

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## DEVELOPER'S PROFILE



Aupark Bratislava



Aupark Tower



Apollo Business Center II



Logistics Center Bratislava – Sv. Jur



Logistics Center Bratislava – Rača



These awards prove the right direction of our steps.



City Business Center

### January 2007:

#### Office Projects

##### Completed

- Bratislava Business Center (BBC) I – IV
- Apollo Business Center I
- City Business Center I – II

##### Under Construction

- Aupark Tower
- Apollo Business Center II

##### Pipeline

- City Business Center III – V
- Twin City
- Forum Business Center

#### Shopping Centers

##### Completed

- Aupark Bratislava

##### Under Construction

- Aupark Bratislava – extension

##### Pipeline

- Aupark Žilina
- Aupark Košice
- Twin City
- Aupark Trenčín
- Aupark Piešťany

#### Logistics and Industrial Projects

##### Completed

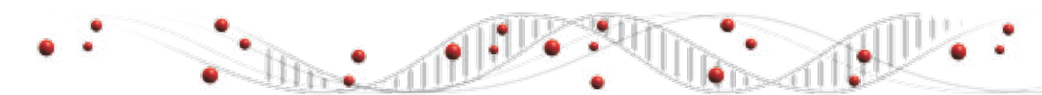
- Logistics Center Bratislava – Rača

##### Under Construction

- Logistics Center Bratislava – Sv. Jur

##### Pipeline

- Logistics Center Malacky
- Logistics Center Trnava – Zavar



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