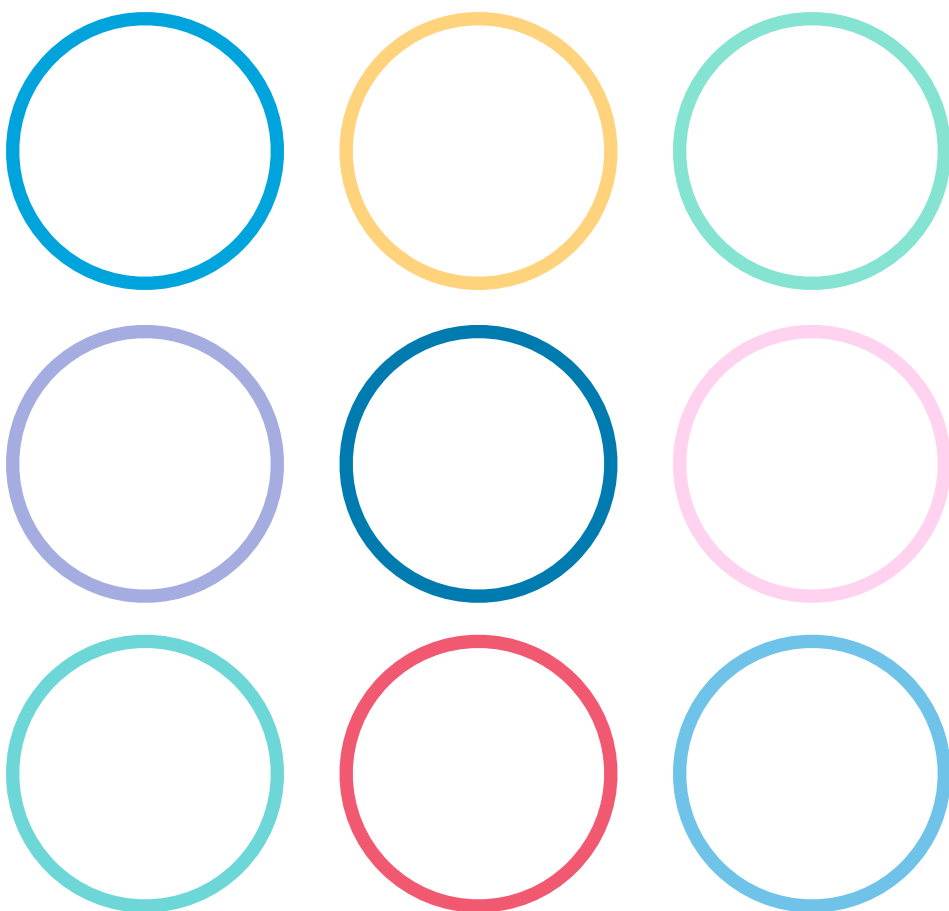


INVESTMENT DESTINATION

PLOVDIV

EFFICIENT. DEVELOPED. CONNECTED.



2022/2023

INVESTMENT DESTINATION

PLOVDIV

EFFICIENT. DEVELOPED. CONNECTED.

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PLOVDIV MUNICIPALITY**

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WELCOME TO PLOVDIV



Zdravko Dimitrov
Mayor of Plovdiv

As the Mayor of Plovdiv, I am proud to introduce the 2022/2023 edition of the “Investment Destination Plovdiv” research.

This may be your first encounter with Plovdiv or you could be updating previously known facts about the region. In any case, it is just the first step of a journey that my team and I will join you in.

- **Plovdiv is the biggest industrial center** of Bulgaria with 71 000 jobs in manufacturing.
- Trakia Economic Zone hosts **over 200 multinational and local manufacturers.**
- A local economy with dominating industrial and business profiles – **close to 70% of all value added is created in manufacturing and B2B services.**
- Plovdiv has the **highest total population growth in Bulgaria.**
- **IT&BPO are the fastest growing sectors** – outnumbering 8000 jobs and a 9.2% annual growth of productivity.
- **Leading university center** with over 37 500 university students.
- **Vibrant expat community** of over 24 000 foreigners
- **Population of nearly 800 000** (metropolis) with a predominantly young profile.

KEY FACTS

Why Plovdiv?

4

DOING BUSINESS IN BULGARIA

Economic freedom in a rising EU member

6

INVESTOR INCENTIVES

Single point of contact for easy setup of operations

8

LOCAL ECONOMY

One of the biggest manufacturing clusters in CEE

10

LABOR MARKET

Positive net migration and expanding pool of talent

12

MANUFACTURING

Automotive and discrete manufacturing center

14

MAJOR INVESTORS

List of multinational & local industrial companies

18

EDUCATION

Diverse ecosystem of high schools and universities

20

IT&BPO

Fastest growing sector attracting global talent

22

PROPERTY MARKET

Modern industrial parks and office centers

26

LOCAL TAXES & FEES

Stable and predictable policy

29

QUALITY OF LIFE

Great work-life balance and attractive cost of living

31

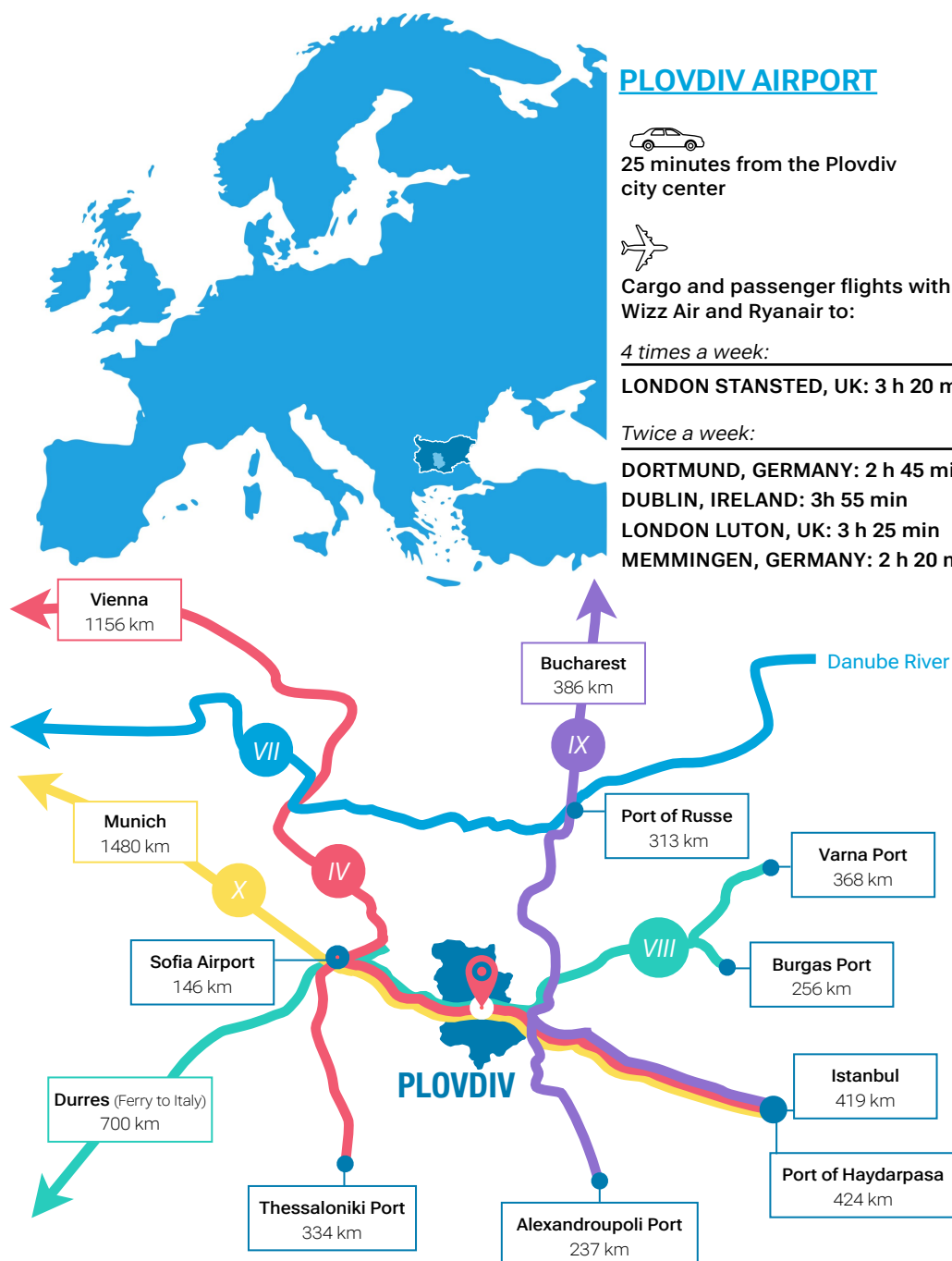
Bulgaria is a member of:

European Union

NATO

EU Banking Union

ERM II



Why Plovdiv?

LARGE HUMAN
RESOURCE POOL

**of over 789 000 people
(wider region)**

BIGGEST
MANUFACTURING
CLUSTER

**in Bulgaria with
71 000 jobs**

BOOMING IT&BPO
DESTINATION

with over 8000 jobs

ONE-STOP-SHOP

**and all-in service
package for investors**

SPECIALIZED
INDUSTRIAL ZONES

**in the metropolitan
area**

HIGH QUALITY
OF LIFE

**and great work-life
balance**

HIGHLY
DEVELOPED
SUPPLIER BASE

**of discrete
manufacturers**

LEADING UNIVERSITY
CENTER

with 37 500 students

STRONG STEM FOCUS

**in high school
education and over
10 500 students**

MAJOR
TRANSPORT LINK

**between Europe and
Asia**

Macroeconomic numbers

€67.8

billion

GDP

€9900GDP PER
CAPITA**68.1%**EMPLOYMENT
RATE

IMPORT

€39.2 billion

EXPORT

€34.9 billion**109.2%**EXPORTS & IMPORTS
(as % of GDP)**#23**

(out of 165)

Economic Freedom of the World

*Fraser Institute,
2022*

ERM II

The last checkpoint before joining the Eurozone, which is expected to happen in 2024

OECD

Bulgaria started accession talks in 2022 to join the OECD

€

The fixed exchange rate will stay in place until Bulgaria joins the Eurozone

Investment climate

10%

Flat corporate &
personal income
tax rate

+18.4%

RISE OF INDUSTRIAL
PRODUCTION IN
Q2 2022 VS Q2 2021

5%

Withholding tax on
dividends distributed to
non EU/EEA companies

71

DOUBLE TAX
TREATIES

€1740

MAXIMUM
MONTHLY SOCIAL
SECURITY BASE

20%

VAT

#29

(out of 177)

Index of Economic Freedom

*Heritage foundation,
2022*

**Bulgaria enjoys macroeconomic and fiscal
stability and predictability**

**GOVERNMENT
DEBT**

20.5%

(as % of GDP), Q1 2022

BUDGET DEFICIT
2nd lowest in EU

-0.2%

(as % of GDP), Q1 2022

Financial incentives representing regional state aid

Tax relief

Financial support of up to 25% for the vocational training for obtaining professional qualifications of persons, who have occupied the new jobs linked to the investments

Reimbursement of social security and health insurance contributions paid by the employer (18.9% of the gross wages) for a period of up to 2 years

Providing a grant of up to 10% of the total investment cost

Introducing exemption from the obligation of paying stamp duty upon alteration of the assigned use of the land

Financial support for construction of technical infrastructure elements to the borders of the project site (used exclusively by the investor)

Acquiring ownership rights or building rights over real estate at prices lower than the market ones (but not lower than the tax assessment)

Importing assets without effective payment of import VAT

Non-financial incentives

Shortened waiting time for administrative services, provided by the central and local government authorities

Individual administrative and information services

Interdepartmental task force for institutional support

Establishment of public-private partnerships with municipalities, universities and other organizations

Acquiring real estate (private state or private municipal property) without an auction or a competitive bidding procedure

**Plovdiv Municipality
provides investors with a
single point of contact & an
all-in package of services,
including preliminary
researches and
consultations, staff
recruitment support, local
media promotion, etc.**

 invest.plovdiv.bg

 invest@plovdiv.bg

Maximum financial incentives intensities under European Commission regulation

| | |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For projects with expenditures below €50 million | 50% of the total investment cost |
| For projects with expenditures above €50 million | Maximum aid amount = $50\% \times (50 + 0.5 \times B + 0.34 \times C)$ B is the part of eligible costs between €50-100 million C is the part of eligible costs above €100 million |
| Example: Semiconductor manufacturer with €170 million total investment cost | Maximum aid amount = $50\% \times (50 + 0.5 \times 50 + 0.34 \times 60) =$ €95.4 million |

Threshold for special investment status for high-tech manufacturing companies

€15.3 million

Priority

€2 million

Class A

€1 million

Class B

Municipality of Plovdiv envisages the following projects to ease the access to the industrial parks

- Modernizing the railway to support high-speed international trains
- Development of city train network (S-Bahn), connecting Plovdiv and its industrial parks
- Completion of the Plovdiv ring road
- Construction of a road underpass under the Plovdiv Railway station

Volume & structure

Plovdiv produces
1/10 of the
national output

Number of jobs (thousand)



Plovdiv district

208



South-central
region

355



Bulgaria

2005

SALES REVENUES (billion €)

€18.0

€23.3

€186.3

VALUE ADDED (billion €)

€4.5

€7.0

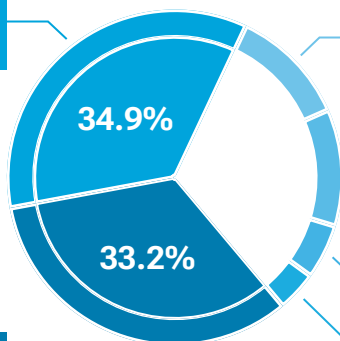
€50.4

Local economy structure (by added value)

Manufacturing

over **2/3**
of the local
economy

IT, BPO & B2B



Consumer services,
incl. tourism

Public services &
regulated markets

Construction

Others

Investments & productivity

€1.1 billion

**FIXED CAPITAL
EXPENDITURES
IN 2021**

€22 100

PRODUCTIVITY
(Value added per job, 2021)

€33 600

**VALUE OF FIXED
ASSETS PER JOB
(2021)**

9.0%
PRODUCTIVITY

**ANNUAL
GROWTH**
(2014-2021 average)

4.1%
**INVESTMENTS
PER JOB**

Source: TEZ with NSI and Commercial register data for Plovdiv district, 2014-2021

**Industrial space &
warehouse
construction play a
major role in the rapid
development of
Plovdiv as a
manufacturing leader**

16.6%

of all permits in the country

454 000 m²
(4.9 million ft²)

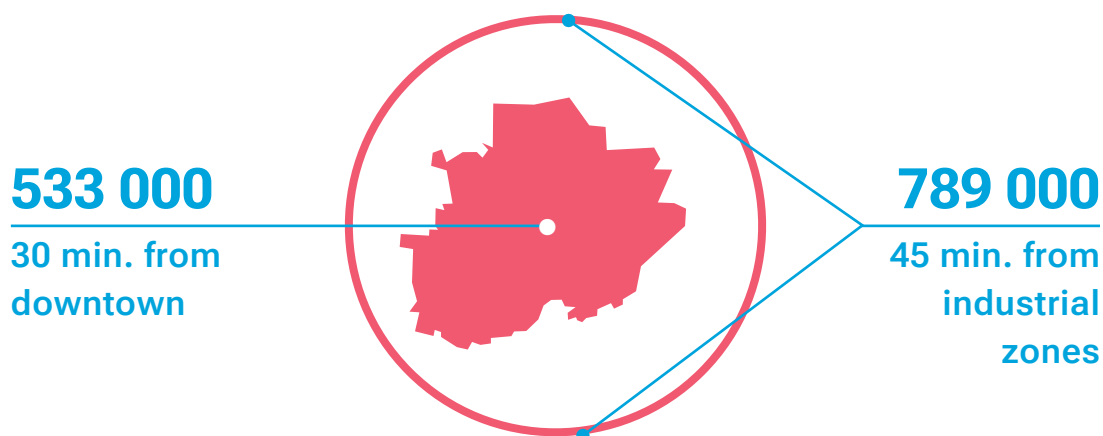
**approved for non-housing
construction
in 2021**

27.8%
GROWTH
compared to 2020

Source: NSI with data on district level for 2021

Population

Plovdiv has the highest total population growth in Bulgaria in 2021



Population by age in wider Plovdiv (distance 45 min.)

| | | | | |
|----------|---------|---------|--------|--------|
| 157 000 | 248 000 | 220 000 | 92 000 | 72 000 |
| UNDER 20 | 20-44 | 45-64 | 65-74 | 75+ |

9100
NEW INHABITANTS
(city)

24 000
EXPATS

+3700
NET MIGRATION
(city)

11.7‰
NET MIGRATION 20-29 YEARS
(district)

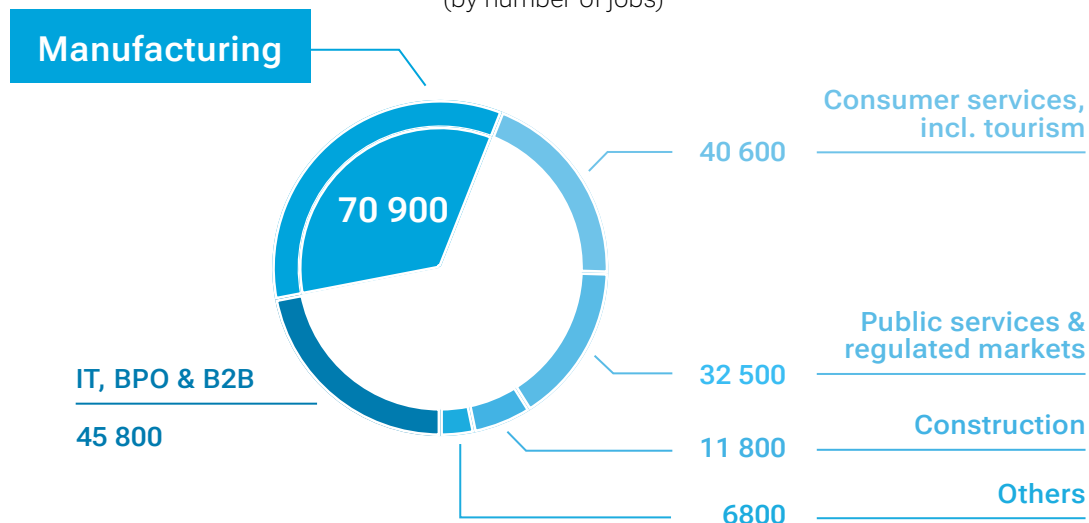
Regions with biggest share in migration towards Plovdiv district

| | |
|--------------------------------|---------------------------------|
| 33.6 Other countries | 12.5% Sofia (capital) |
| 7.2% Pazardzhik | 7.1% Smolyan |

Labor market size

Local economy structure

(by number of jobs)



More than 15% of all manufacturing jobs in Bulgaria are concentrated in Plovdiv and its industrial zones

Number of jobs created by foreign-owned companies

20 200
MANUFACTURING

7000
OTHERS

Source: TEZ with NSI and Commercial register data for Plovdiv district, 2021

Industrial labor pool in closest districts

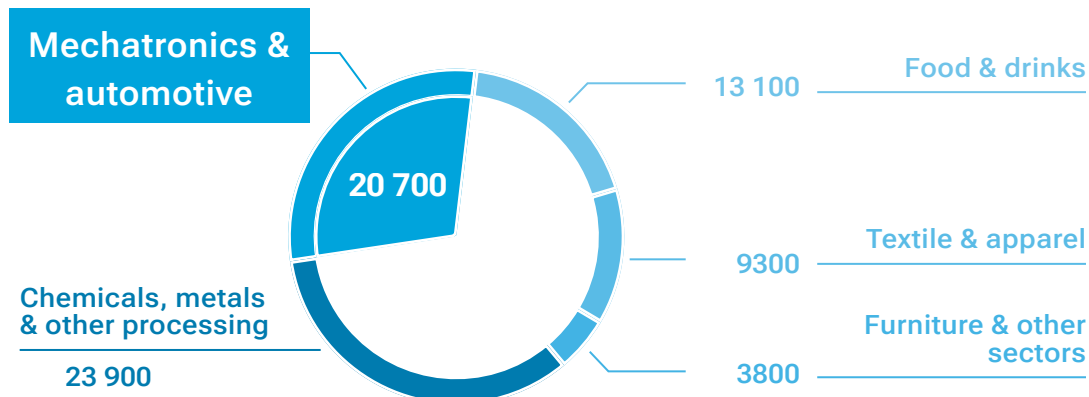


Source: TEZ with NSI and Commercial register data on district level, 2021

Industry snapshot

Structure of manufacturing

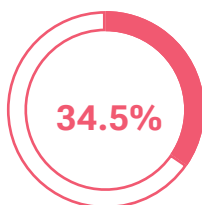
(by number of jobs)



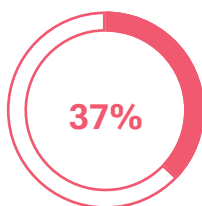
Volume

Share in local economy

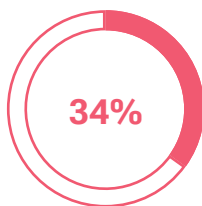
€6.7 billion
SALES REVENUES



€1.6 billion
VALUE ADDED



70 900
NUMBER OF JOBS



**Change in
manufacturing
structure for the
past 7 years**
(in percentage points)

MECHATRONICS &
AUTOMOTIVE

↑7.2

CHEMICALS, METALS &
OTHER PROCESSING

↑2.8

FOOD & DRINKS

↓2.4

TEXTILE & APPAREL

↓7.9

18.3%

of all mechatronics &
automotive jobs are
concentrated in Plovdiv

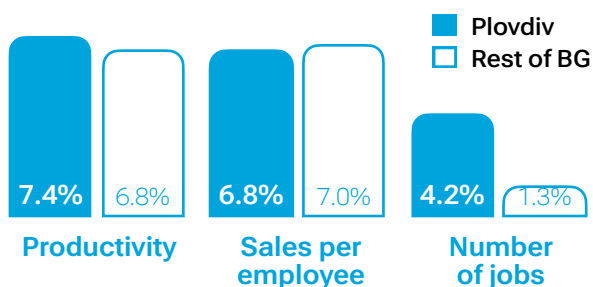
Industry zoom: Mechatronics & automotive

121.6

HIGH-TECH INDUSTRY JOB PRODUCTIVITY

(Index Rest of BG = 100)

Average annual change (2014-2021)



Source: TEZ with NSI and Commercial register data, 2021

Volume of mechatronics & automotive

■ Share in local manufacturing
□ Plovdiv's share in Bulgaria

€2.1 billion
SALES REVENUES

34.0%

25.1%

€521.1 million
VALUE ADDED

33.5%

21.4%

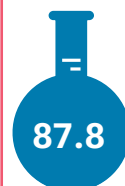
€121.3 million
FIXED CAPITAL
EXPENDITURES IN
2021

30.8%

28.5%

Relative labor costs

(mechatronics & automotive = 100)



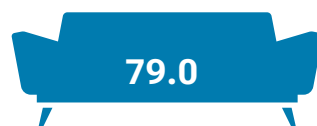
Chemicals,
metals & other
processing

Food &
drinks



58.5

Textile &
apparel



79.0

Furniture & other sectors

Source: TEZ with NSI and Commercial register data, 2021

Wages

Gross wages in manufacturing in Plovdiv

(€/Month for 2022)

| | Min | Max |
|----------------------------------------------|------|------|
| Production assembly worker | | |
| • Entry level | 610 | 720 |
| • Skilled workers | 720 | 850 |
| CNC machine operators | | |
| • Entry level | 770 | 1050 |
| • Skilled workers | 920 | 1180 |
| Welders, lathe and metal workers | | |
| • Entry level | 820 | 1280 |
| • Skilled workers | 1130 | 1430 |
| Engineers (electrical & machines) | | |
| • Entry level | 920 | 1280 |
| • Skilled workers | 1280 | 1740 |
| First-line managers & supervisors | | |
| • Entry level | 1070 | 1400 |
| • Skilled workers | 1180 | 1790 |

Total labor costs include **gross wages plus 18.9%** mandatory social security contributions paid by the employer

HR & recruitment companies

Adecco Bulgaria
adeccobulgaria.com

Easy Consult
easyconsult.eu

HRS Bulgaria
hrs-bg.com

Source: TEZ based on survey among HR agencies

Annual growth of labor costs

(2014-2021 average)



Source: Trakia Economic Zone with NSI and Commercial register data, 2014-2021

EDUCATION & INDUSTRY BOARD



Bauersachs Foundation



INDUSTRY PARTNERS
IN THE 2022/2023
PROGRAM FOR
CAREER
ORIENTATION &
MOTIVATION OF
PRIMARY SCHOOL
CHILDREN

Join the board
in 2022/2023:
ei-board.org

One Passion.
Many Opportunities.
LIEBHERR



Plovdiv district

MECHATRONICS & AUTOMOTIVE

| | | | |
|-------------------|---------------------------------|----------------------|------------------------------|
| ABB Bulgaria | Hannon Systems | Maxcom | Spinner |
| Aiger Engineering | Index - 6 | Mecalit Bulgaria | Stratus |
| Andi BG | ITW Appliance Components | Milara International | Techno Aktas |
| Asel | Katek Electronic | Odelo Bulgaria | Televic Bulgaria |
| Ataro Klima | Kittner | Optix SMT | Tomika - Metal |
| Biomashinostroene | Latecoere | Philcab | Viking Life Saving Equipment |
| Bonner | Leader 96 | Robertshaw | Watts Industries |
| BTL Industries | Liebherr Concrete Technology | Sanmina Bulgaria | Willi Elbe |
| Bulltek | Liebherr Hausgeratte Maritsa | Schneider Electric | William Hughes |
| Cimcoop Holding | Liebherr Transportation Systems | Sensata Technologies | Wurth Elektronik |
| Diko | LMP Bulgaria | SKF Bearings | etc. |

INDUSTRY SUPPLIERS

| | | | |
|--------------------|---------|-------------------------|--------------------|
| ADL | HIK-91 | KCM | Schatti Bulgaria |
| Angel Stoilov - 96 | HMC | Mondi Stamboliiski | Technomontaj |
| Assenova Krepost | Hus | Moni MG | Teolinoplast |
| Avionams | Intrama | Pentax Medical Bulgaria | Tempodem |
| BA Glass Bulgaria | IPO | Poligroup | Vodstroj |
| Dunapack Rodina | ITD | Profilink | Yuriy Gagarin |
| Fort | Kalcit | Profil-I | Zinkovi Pokritia 2 |
| Gotmar | Kaskada | Sage Technologies | etc. |

Closest regions to Plovdiv (less than 100 km)

MECHATRONICS & AUTOMOTIVE

| | | | |
|-------------------------|-----------------------------|-----------------------------|-----------------------------|
| Arexim Engineering | Eme | M+S Hydraulics | Scholly Optics |
| Ariete BG | Energoremont Galabovo | Matrix Pack | Standard Profile |
| Arkomat | Gama Kabel | Micro Optics Europe | Superabrasive |
| Astroida | Group Molding | Micro View Endoscopie Optik | Veas Bulgaria |
| Badeshtnost | Hraninvest-Hranmashkomplekt | Optix | Videoton Bulgarian Holdings |
| Bunay | Hronovski BG | Oskar Ruegg Bulgaria | VT Bulplast |
| Caproni | Kauchuk | Pim | Yazaki Bulgaria |
| Donido Machine Industry | Kolovag | Preskov | Zavod za Optika |
| Elhim Iskra | Kostal | Rodina Haskovo | etc. |

INDUSTRY SUPPLIERS

| | | | |
|--------------|---------------------|------------------|------------------------|
| Ab | Ecoinvest | MM Mechanics | Rofix |
| Ate Plast | Guala Closures | Neochim | Smurfit Kappa Bulgaria |
| Bulhart | Gudex | Panchim | Technoengineering |
| Bulmetal | Kastamonu | PFB Preso Fondal | Tron |
| Damiana 2001 | Metalic | Progress | Zavod za Pruzhini |
| DS Smith | Metalinvest - Remko | Promet Safe | etc. |

Plovdiv also has a well-developed consumer goods industry, hosting such companies as Dimitar Madzharov, Legia, Nova Trade, Nuhealth, OMK, PPS Manufacturing, Socotab, Simid, Ted Bed, Viomoda, VP Brands, etc.

High schools

Strong focus on
engineering and IT
with

26 200

STUDENTS

10 500

of them in STEM fields

28

**VOCATIONAL
HIGH SCHOOLS**

37

**GENERAL
HIGH SCHOOLS**

7

**FOREIGN
LANGUAGE &
MATH HIGH
SCHOOLS**

76

**VOCATIONAL
TRAINING
CENTERS**

**High school
graduates in 2022**

3400



of which

in STEM fields

1100

Source: MoE, NAVET (data on district level for 2021/2022)

Biggest dual education center in Bulgaria

1000

STUDENTS

60

PARTNERS

54

CLASSES

8

HIGH SCHOOLS

- DUAL EDUCATION SYSTEM BEGAN IN 2016
- 14 NEW CLASSES WERE INTRODUCED IN 2021 ALONE
- THE MUNICIPALITY ACTIVELY SUPPORTS THE DUAL EDUCATION PROGRAM

Source: Plovdiv Municipality, 2022

Universities

8

UNIVERSITIES

37 500

STUDENTS

3200

FOREIGN STUDENTS

Bachelors degree

3800

University graduates
in 2021

Master's degree

3500

Source: Plovdiv universities for 2021/2022, NSI for 2021

| Universities in Plovdiv | Major fields | Students | Students enrolled in technical studies | |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------|----------|-------------------------------------------|-------------|
| Plovdiv University | Business & marketing; Software engineering; Language studies; Natural sciences | 17 700 | • Foodtech & Biotech | 2660 |
| Medical University of Plovdiv | Medicine; Dental medicine; Healthcare | 6000 | • Software Engineering | 1860 |
| University of Food Technologies | Foodtech & biotech; Machine engineering | 4000 | • Electronics Engineering | 1850 |
| University of Agribusiness and Rural Development | Business & marketing; Finances & accounting | 3700 | • Natural Sciences | 1540 |
| Agricultural University of Plovdiv | Agricultural science; Plant protection | 2100 | • Machine Engineering | 780 |
| Technical University of Sofia - branch Plovdiv | Electronics engineering; Machine engineering | 1900 | • General Engineering | 530 |
| University of Security and Economics | Business & marketing; Finances & accounting | 1400 | • Energy Studies | 290 |
| Academy of Music, Dance and Fine Arts | Fine arts; Graphic Design | 700 | • Transport, Navigation & Aviation | 200 |
| | | | TOTAL | 9710 |

Source: Plovdiv universities for 2021/2022

Industry zoom

The sector has been experiencing steady growth in recent years

8000

NUMBER OF
EMPLOYEES

84.3

LABOR COSTS

Index Rest of BG = 100

1.6

PRODUCTIVITY TO
LABOR COSTS RATIO

Rest of BG = 1.4

Average annual growth for 2014-2021

21.1%

SALES REVENUES

21.4%

VALUE ADDED

+11.8%

LABOR COSTS

9.2%

LABOR
PRODUCTIVITY

8.8%

SALES PER
EMPLOYEE

+11.6%

EMPLOYMENT

Source: TEZ with NSI and Commercial register data

The city is a
reputable center
for the training of
high-skilled
professionals

**High school
students in IT&BPO
related fields**

7700

**University students
in IT&BPO related
fields**

13 800

Source: MoE, Plovdiv universities, 2021/2022

Attracting global talent

Plovdiv hosts a vibrant expat community consisting of residents of over 130 different nations. The number of foreigners in Plovdiv region reaches 24 000 in 2022

| EU citizens | Non-EU citizens |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <div>LONG-TERM RESIDENCE</div> <div>UP TO 5 YEARS VALIDITY (ISSUED FOR 24 HOURS)</div> | <div>EU BLUE CARD</div> <div>LONG-TERM RESIDENCE FOR PROFESSIONALS WITH WORK CONTRACT</div> |
| <div>PERMANENT RESIDENCE</div> <div>ISSUED AFTER THE INITIAL PERIOD OF LONG-TERM RESIDENCE</div> | <div>STARTUP VISA</div> <div>LONG-TERM RESIDENCE FOR HIGH-TECH ENTREPRENEURS</div> |
| <div>FOREIGN SOCIAL SECURITY</div> <div>VALID AND TRANSFERABLE</div> | <div>RESIDENCE VALIDITY</div> <div>UP TO 4 YEARS</div> |
| <div>BUYING PROPERTY</div> <div>NO RESTRICTIONS</div> | <div>BUYING PROPERTY</div> <div>LEGAL ENTITY NEEDED WHEN ACQUIRING LAND</div> |
| <div>FOREIGN DRIVER'S LICENSE</div> <div>VALID THROUGHOUT THE STAY</div> | <div>FOREIGN DRIVER'S LICENSE</div> <div>VALID FOR 1 YEAR</div> |

Source: TEZ, Foreigners in Republic of Bulgaria Act, europa.eu

Ecosystem

OVER 200 IT&BPO COMPANIES ARE LOCATED IN PLOVDIV

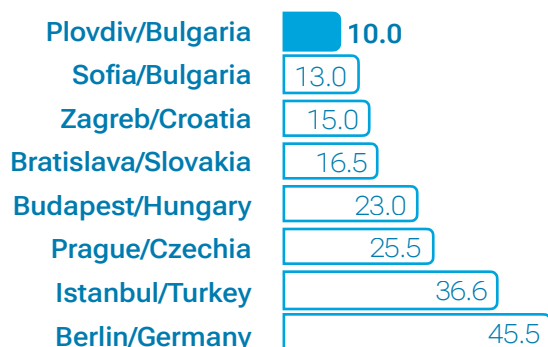
| | | | |
|--------------------|----------------------------|-------------------------------|----------------------------|
| 60K | Code Nest | Effortel | ICYGEN |
| A Data Pro | ConsultCommerce | Elders | IKOM |
| Accenture Bulgaria | CoreTech Bulgaria | Endava | Ilievsoft |
| Adastra Bulgaria | CRA Services | Enterprise Security Solutions | Infinite Lambda |
| Adecco Bulgaria | Cryptosphere Systems | Euroweb (Viscomp) | Intech Group |
| Admin Corporation | Data Network International | EVN Service Center | InterConsult Bulgaria |
| Advance | Data+ | Evolink | ioio.tv |
| Advise Tech | Delasport | Excuse | IT Factory |
| Amexis | Delta Group - 2012 | FFW | ITC Consult |
| App Factory | Delta Source | Football Radar Bulgaria | Kodar |
| Arcade Retail | Design Connected | For Creations | Konversa |
| Arkieva | DiaDraw | Gamaflow | Language Bear |
| Ascent Services | Dlgistore24 | Got It | Lead Consult |
| Banksoft | DIGITALL | GPS Systems Bulgaria | Limacon Marketing |
| BGO Software | Dilago | Graystone Capital | M+W MediaNetworks |
| BPO Bulgaria | Donatix | Hemisphere Commerce | Marketing Pragmatic |
| Broadcom Bulgaria | DraftKings (SBTech) | Hosting Solutions | Media IT Services Bulgaria |
| Cloudtech | dWare | Hosting Well Done | MentorMate Bulgaria |
| Code Coda | eDynamix | IBS Bulgaria | Modis Bulgaria |

| | | | |
|---------------------------------------|---------------------------|-------------------------------------|-----------------------------------|
| Move Digital | Risco Group | SQA Service | UNIQA Software - Service Bulgaria |
| Niset | RUBBER DUCK | SSMN | Vato Soft |
| Novarto | Scale Focus | Staello | Vereign Labs |
| Orak Engineering | Sciant | Strypes | Vertinity |
| ORM | Seeburger Informatik | Sutherland Global Services Bulgaria | Viking Lifesaving Equipment GBS |
| Outcons | SelMatic | Synergy Global Financial Solutions | Vision Print |
| Oworkers | Serpact | TechnoLogica | Visrez |
| Page Rules | SFB (Speedflow) | Technology Solutions 2018 | VKA Solutions |
| Paraflow | Sibiz Bulgaria | Tedisoft | VSG Bulgaria |
| Pasha Trading Consultancy | Simvoly Applications | Telelink City | Web X Software |
| Pentagon Interactive | Sirma Business Consulting | Telus International | Webasa |
| Plutus BG | SIS Technology | Tendrik (Seomax) | Wecraft Media |
| Prime Holding (Programista) | SiteGround Hosting | Terminet Bulgaria | Westernacher Consulting |
| Proxiad Bulgaria | SmartIT | TIMIFY | Wisdom |
| Quality House | Smule | Totemo Solutions | Wogi |
| Real Time Games Development | Social Cloud | Triera Soft | Wool Premium |
| Repulse | Soft To Run | TSD Services | WOW Corporation |
| Retail Direct | Softart BG | TTEC Eastern Europe | Zingasoft |
| Reward Gateway (UK) - Bulgaria Branch | Speed | Ulpia Tech | etc. |

Office space

Rent of prime office space

€/m²/month



9-12 €/m²

MONTHLY RENT FOR OFFICE CLASS A

Source: TEZ, Colliers, 2022

Major office centers

| | |
|-------------------------------------------------------------|---------------------------------------------------|
| Business Centre Angelov businesscentreangelov.com | PIMK Office Center pimkbuild.bg |
| Capital City Center capitalcitycenter.bg | Plovdiv Plaza plovdivplaza.bg |
| Capital Trade Center capitaltradecenter.bg | Regus regus.bg |
| Kamenitza Office Park kamenitzapark.bg | Rilon Center rilon-center.business.site |
| Office Park Plovdiv officeparkplovdiv.com | Royal City Business Park galaxy-bg.com |

Major co-working places

| |
|---------------------------------------------------------|
| Cat & Mouse Coworking catandmouse.bg |
| Colorking colorking.com |
| Ji4ka ji4ka.com |
| Networking Premium Coworking networking.space |
| Regus regus.bg |

Larger logistics parks around Plovdiv

| | |
|-------------------------------------------|-------------------------------------------------------------|
| AIT Logistic Base ait-trans.com | Raztrans raztrans.bg |
| NextLogistic nextlogistic.eu | South Ring Logistic Park logisticsparkplovdiv.com |
| NTZ ntz.bg | Technolink Park Maritsa |
| Pace Logistics pace.com.tr | Unisped Logistics unisped.bg |

Industrial zones

Rent of warehouse space

€/m²/month

| | |
|---------------------|-----|
| Plovdiv/Bulgaria | 4.0 |
| Bratislava/Slovakia | 4.3 |
| Sofia/Bulgaria | 4.7 |
| Zagreb/Croatia | 5.5 |
| Budapest/Hungary | 5.5 |
| Istanbul/Turkey | 7.2 |
| Prague/Czechia | 7.5 |
| Berlin/Germany | 8.7 |

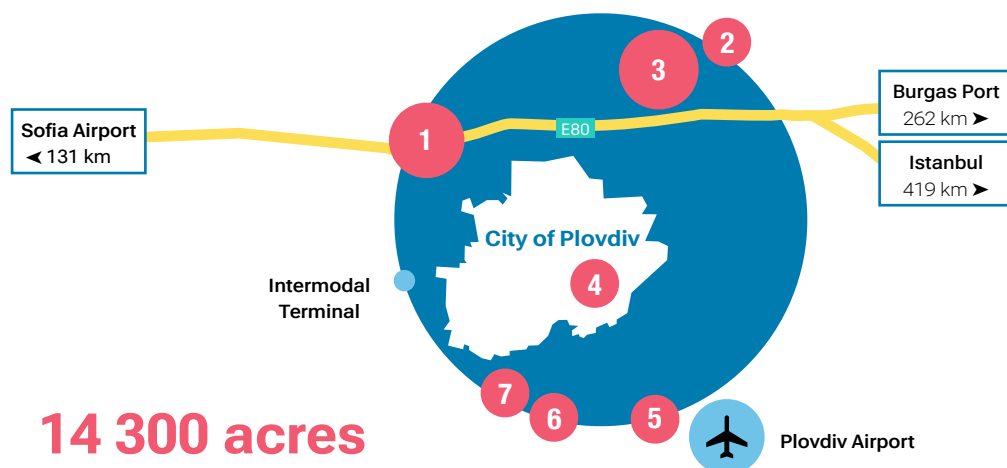
30-40 €/m²

PRICE OF INDUSTRIAL LAND

3-5 €/m²

MONTHLY RENT FOR INDUSTRIAL SPACE

Source: TEZ, Colliers, 2022



14 300 acres

LAND FOR INDUSTRIAL USE

1

Maritza Industrial Zone

tez.bg

2

Rakovski Industrial Zone

tez.bg

3

Technological Park Plovdiv

tez.bg

4

Industrial Park Plovdiv

tez.bg

5

Kuklen Industrial Zone

tez.bg

6

Logistic Industrial Park Rodopi

lip-rodopi.com

7

Industrial Park Markovo

industrialparkmarkovo.com

Industrial zones management



6 industrial parks

located in a close proximity
to the highway & the city

Trakia Economic Zone has attracted over 200 investors, some of them global leaders in their fields. TEZ is home to enterprises from the entire palettes of industry, transport and logistics sectors.

Services provided

- SALE OF READY TO USE FACILITIES AND PLOTS WITH MODERN INFRASTRUCTURE
- ALL-IN SERVICE PACKAGE
- LEASE OF READY-TO-USE & BUIT-TO-SUIT FACILITIES
- TRAINING AND RETRAINING AT EDUCATION CENTER „TRAKIA"
- CONSTRUCTION & PROJECT MANAGEMENT
- EXECUTING PROJECTS UNDER CARBON NEUTRAL INDUSTRIAL PARK STRATEGY FOLLOWING ESG STANDARDS

| The property value for tax purposes is the higher between the balance-sheet value or the administrative valuation of the asset | Plovdiv | | Industrial zones |
|--------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------|------------------|
| | Property tax | 0.18% | 0.15%-0.24% |
| | Waste fee | per quantity or 0.53% | per quantity |

Source: Municipalities Plovdiv, Maritza, Rakovski and Kuklen, 2022

Example calculation for a new industrial plant in Maritza Industrial Zone with:

4500 m²/48 500 ft²

built up area

&

€1 800 000

property value

€2700

PROPERTY TAX

€3600

WASTE FEE

0.2% fee for cleaning of public areas

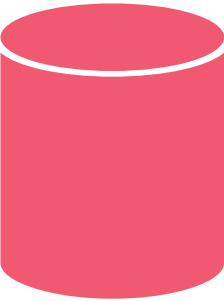
The standard waste collection process is once per week but companies can declare and pay in addition for each subsequent collection

PER CONTAINER PER COLLECTION

€26.6

Bigger containers

1100 liters/
290 US gallons



€5.8

Smaller containers

240 liters/
63 US gallons

Source: Maritza Municipality, 2022

TRAKIA ECONOMIC ZONE

CARBON NEUTRAL INDUSTRIAL PARK

**CARBON
NEUTRAL
BY 2040**

Green Infrastructure & Services

Renewable Energy
Water & Waste Management
Smart Buildings Construction
Electric Transport
Data Center



ECO SMART FACTORIES

- Efficient
- Competitive
- Sustainable

TECHNOLOGY ECOSYSTEM

- Applied Research Center
- Universities
- StartUp Accelerators
- Tech Vendors

Knowledge Process Outsourcing
Industrial Internet of Things
Prototyping & 3D printing
Data Science Services

tez.bg
info@tez.bg

Sports & recreation

65

SPORT HALLS &
FIELDS

17

STADIUMS &
MULTI-SPORT
CENTERS

168

SPORT CLUBS

3

HILLS FOR HIKING
IN THE CITY

2200 m

REGATTA VENUE

52 km

BIKE LANES

The city offers endless opportunities for both indoor and outdoor recreational activities

300

SUNNY DAYS

76

PARKS & GARDENS

2190 acres

PUBLIC GREEN
SPACES

Major sport events

- Canoe Kayak State Championship
- European Wrestling Championship
- International Swimming Tournament
- Women's Volleyball Champions League

Source: Plovdiv Municipality

| Average | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Low in °C | 0 | 1 | 3 | 8 | 12 | 15 | 17 | 17 | 14 | 10 | 5 | 1 |
| High in °C | 8 | 9 | 13 | 19 | 24 | 27 | 30 | 30 | 26 | 21 | 15 | 9 |
| Low in °F | 32 | 34 | 37 | 46 | 54 | 59 | 63 | 63 | 57 | 50 | 41 | 34 |
| High in °F | 46 | 48 | 55 | 66 | 75 | 81 | 86 | 86 | 79 | 70 | 59 | 48 |

Source: meteoblue.com

Childcare & medical services

49

**PRIMARY
SCHOOLS**

96

**KINDERGARTENS
& NURSERIES**

2

**MUNICIPAL KIDS &
YOUTH CENTERS**

1

**INTERNATIONAL
SCHOOL**

(providing Cambridge
primary curriculum & IB
diploma program)

THE ONLY
BULGARIAN CITY
in the UNESCO
global network of
learning cities

7

**COMMUNITY
CENTERS FOR KIDS
WITH SPECIAL
NEEDS**

Source: Plovdiv Municipality

**In addition to a number of private hospitals, Plovdiv hosts
the largest medical center in Southern Bulgaria**

23

**MULTI-PROFILE
HOSPITALS**

195

**CLINICS & OTHER
HEALTH CARE
FACILITIES**

€155

**PER YEAR
VOLUNTARY PRIVATE
HEALTH INSURANCE**

Plovdiv has the highest density
of doctors and dentists
among municipalities with
population over 150 000
citizens

Doctors

85

Dentists

24

Per 10 000 inhabitants

Source: NSI with data on municipality level for 2021, Insurance companies

Cost of living

Typical prices in Plovdiv for everyday items

| | |
|-----------------------------------------------------|---------|
| Lunch menu | €7.70 |
| Public transport (one-way ticket) | €0.51 |
| Public transport (monthly pass) | €25.61 |
| Taxi journey of 5 km (3 miles) | €3.28 |
| E-scooter (15 min. ride) | €3.00 |
| E-car (per day) | €30.20 |
| Parking in city center (per hour) | €1.00 |
| Gym membership (monthly fee) | €23.10 |
| Cinema ticket | €7.50 |
| Private kindergarten (per month) | €265.30 |
| 1-bedroom apartment in city center (rent per month) | €290.80 |
| Average basic utilities | €80.21 |
| Prepaid mobile tariff (1 min.) | €0.15 |
| Internet (1 Gbps connection) | €11.20 |

Cost of living in
selected European
cities vs. Plovdiv

+18.5%

BUCHAREST

+44.2%

BRATISLAVA

+63.2%

PRAGUE

+114.2%

BERLIN

Culture & tourism

600+

**CULTURAL
EVENTS**

770+

**CULTURAL
SIGHTS**

50+

**MUSEUMS AND
GALLERIES**

6

**CINEMAS WITH
25 SCREENS**

3

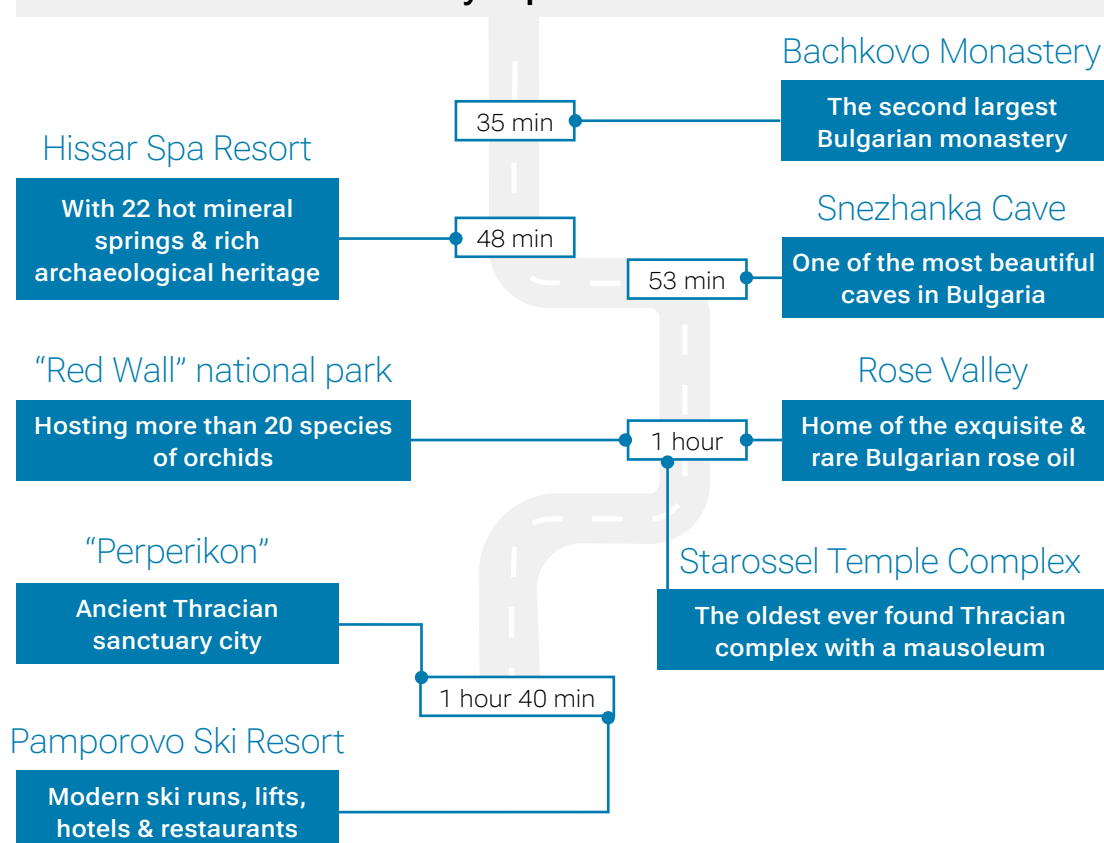
**OPEN AIR
THEATERS**

16

**4* & 5*
HOTELS**

Source: Plovdiv Municipality, Ministry of Tourism, TEZ

One-day trips from Plovdiv

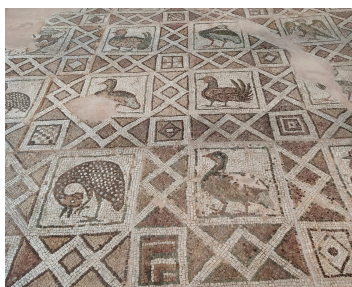


To do list



TAKE A WALK IN THE OLD TOWN

part of the UNESCO world heritage tentative list



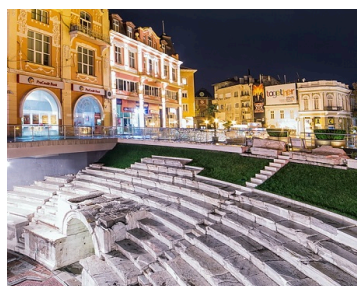
VISIT THE BISHOP'S BASILICA

one of the largest late antique Early-Christian churches on the Balkans



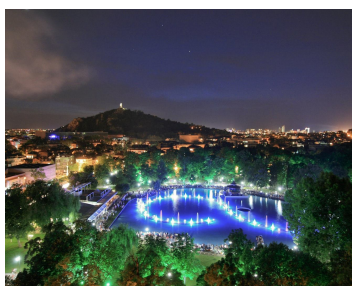
ATTEND AN EVENT

at one of the world's best-preserved ancient theaters



GET TO KNOW PLOVDIV'S RICH ROMAN HERITAGE

including well-preserved stadium built in the II century



RELAX AT THE SINGING FOUNTAINS

situated in Tsar Simeon's Garden



FEEL THE PLOVDIV VIBE

in the creative-industry district Kapana (the Trap)



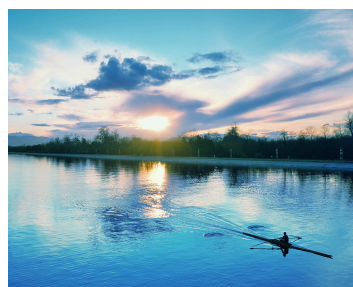
TAKE A PHOTO

at the Plovdiv Together monument



STROLL DOWN THE MAIN STREET

the longest pedestrian street in Europe



VISIT A SPORTS CHAMPIONSHIP

at the multi-sport complex at Regatta venue

Awards and international recognition

#3 IN BEST FDI STRATEGY
among European cities with
population under 350 000
inhabitants

SMART 50 AWARD
for the successful
digitalization of the local
education system
Smart Cities Connect, 2021

#4 IN BEST
EUROPEAN CITY
with population under
350 000 inhabitants for its
cost

INNOVATION IN POLITICS
awards finalist in the
education category
The Innovation in Politics Institute, 2020

*Financial Times, fDi Intelligence,
2022/23*

GUARDIAN, 2022

„THE BEST EUROPEAN CITY BREAK FOR ART AND CULTURE“

#4 Best European
Destination



#1 Best Romantic
Destination

#1 Best Cultural
Destination

#1 Best Wine
Destination

UNESCO WORLD HERITAGE TENTATIVE LIST

Bishop's Basilica and Late-Antique Mosaics of Philippopolis

The Ancient Plovdiv



ARCHAEOLOGY REVEALING HISTORY OF 8000 YEARS



BISHOP'S BASILICA OF PHILIPPOLIS

www.plovdivmosaics.org



The Bishop's Basilica of Philippopolis is the newest tourist site of Plovdiv. It was opened for visitors on April 18th, 2021. ***The Bishop's Basilica and Late-Antique Mosaics of Philippopolis, Roman Province of Thrace*** is included in UNESCO's Tentative List of Republic of Bulgaria.

CREATING A BUSINESS-FRIENDLY CITY



PLOVDIV MUNICIPALITY

Bulgaria, 4000 Plovdiv, 1 Stefan Stambolov Sq.

tel.: +359 32 656 727

web page: invest.plovdiv.bg

e-mail: invest@plovdiv.bg

In partnership with

