

INVESTMENT
PARTNER

... spark
to plant ...

Manufacturing

Risk Index 2018



40 % **Conditions**

Talent / Labour Force	20 %
Logistics / Access to Markets	30 %
Business Environment	20 %
Time to First Supply	20 %
Sustainability / Corporate Responsibility	10 %



20 % **Risks**

Natural Disaster Risk	20 %
Economic Risk	30 %
Corporate Risk	20 %
Energy Risk	30 %



40 % **Costs**

Manufacturing Labour Costs per Hour	80 %
Electricity for Industrial / Heavy Use (price per hour)	10 %
Construction Building Costs	5 %
Registering Property Cost (% of income per capita)	5 %



Growth has climbed the priority scale to
match **Cost** as the most important
location criteria.

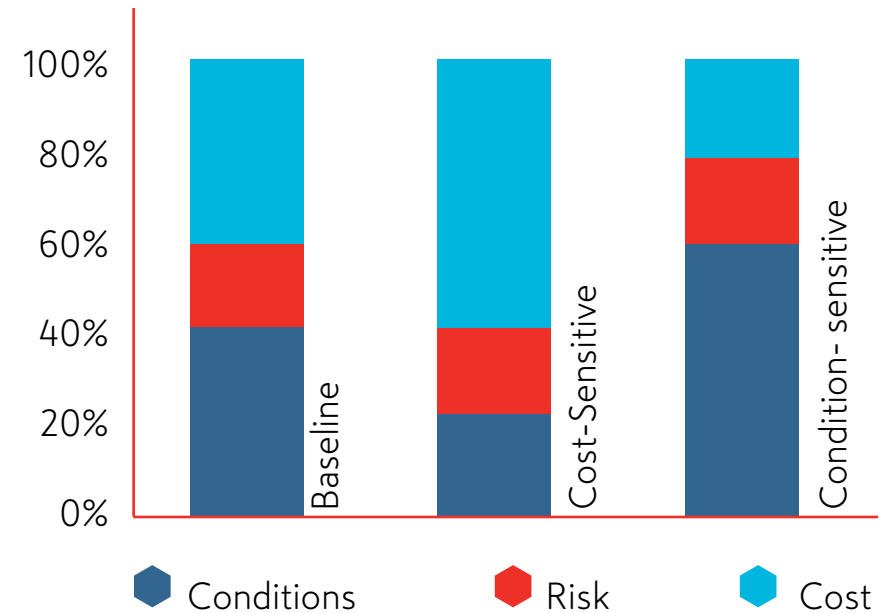
Lithuania - Baseline scenario frontrunner.

1st

In Europe

2nd

Globally



Lithuania

Business Environment

Top investing countries according to jobs planned in manufacturing 2014 – 2017

23 %	USA
21 %	Germany
13 %	Denmark
10 %	Sweden
9 %	Finland
23 %	Other countries

Exceptional Tax Incentives for FEZ, General Tax Situation in Lithuania

• Corporate profit tax	0-15 %
• VAT	21 %
• Personal income tax	20-27 %
• Social security tax:	
Paid by employee	19.5 %
Paid by employer	1.77-3.49 %



NO

corporate tax during the first 10 years and only 7.5% corporate tax over the next 6 years while investing no less than 1 million euros in fixed assets.



NO

real estate tax



NO

tax on dividends for foreign investors in Šiauliai FEZ



We are

INVESTMENT PARTNER

Owned by two different leading companies



LEADERS



Skilled leaders in engineering industry and real estate development. By working closely with industrial clusters and associations, we have knowledge of industry.

EXPERIENCE



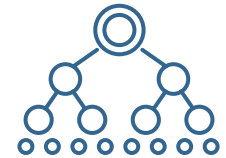
Experience in technical support and construction management, infrastructure development. Also industrial business knowledge: optimization of manufacturing and supply chain development.

SOLUTION



Complete business solution from start-up support, legal paperwork and construction works to supply chain development, technical assistance and recruitment.

Structure



We create value via our competence, experience and network



Development of Real Estate

“Eika” is a real estate market leader, successfully implementing residential, commercial, public and other projects and complexes. It has extensive experience in the construction, development, technical supervision and project management. www.eika.lt



Development of Manufacturing Companies

“PBS” works with expanding capabilities of manufacturing companies and serves as an intermediary in transferring production capacity to Lithuania. We help to set up business processes, implement ERP systems, integrate industry 4.0 solutions and acquire or sell companies.



2 + 1



Investment Options in Lithuania



greenfield built to suit, built to rent



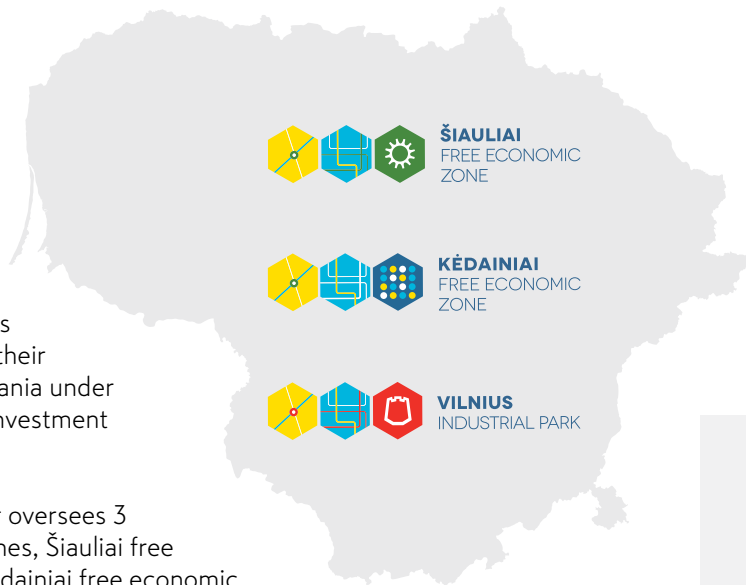
qualified labour force



well-developed infrastructure

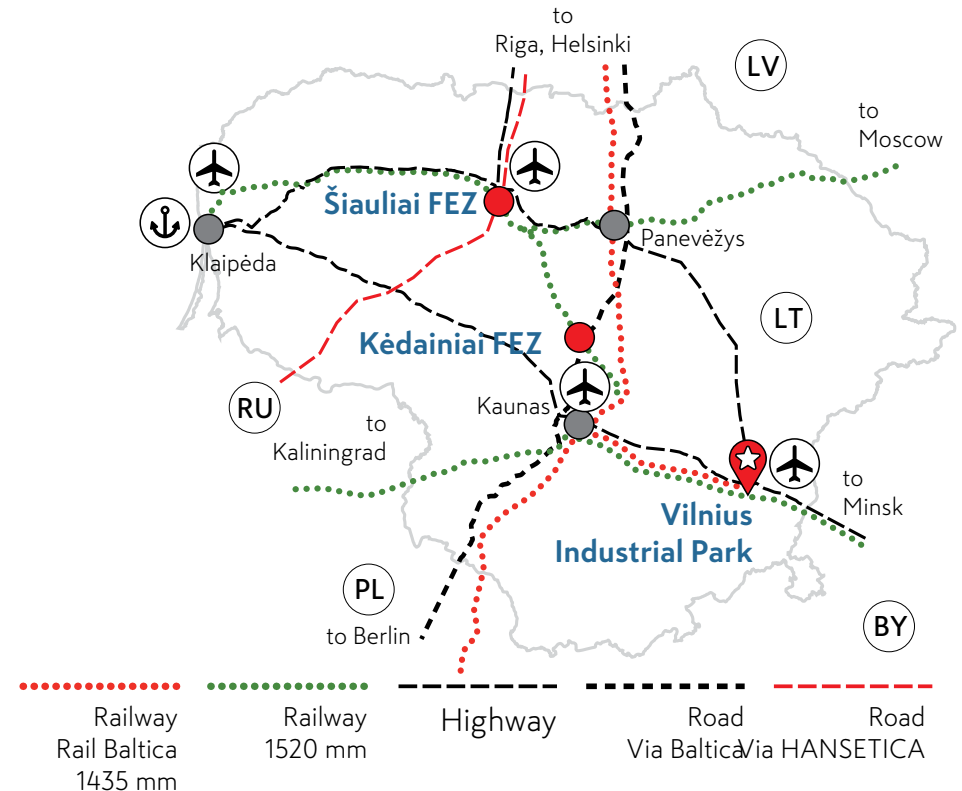
We are Operators of 2 FEZ and 1 industrial park

In 2014 both Eika and PBS partnered up to establish their first free economic zone in Kėdainiai and since have supported a number of investors looking to expand their operations in Lithuania under the joint name of Investment Partner.



Investment partner oversees 3 major industrial zones, Šiauliai free economic zone, Kėdainiai free economic zone, and Vilnius industrial park, where any prospective investor can find a land plot suitable for its particular needs.

On a Crossroads



Logistics



Ocean Carriers



Short Sea Lines



Rail Roads



Roads



Airports

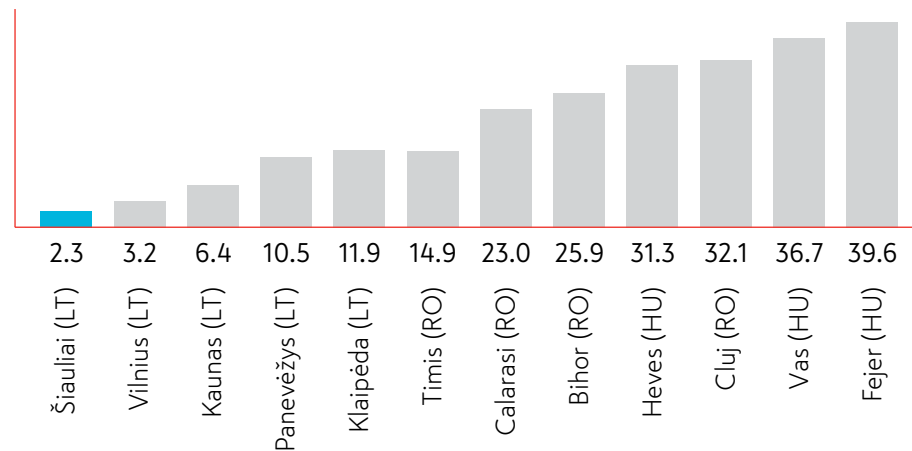
Šiauliai



Lithuania's **4th largest city**
Population in City **108,211**

Population in Region **270,500**
Lowest Average Gross Salary in Region

FDI Manufacturing Jobs per 1000 Inhabitants



Top FDI industries



Manufacturing



**Agriculture, forestry
and fisheries**



Real Estate

Qualifications and competences



1 University, 2 colleges
1 vocational school, 25 schools



Over 2,500 students are currently studying
engineering programmes

The city's greatest asset is its experienced workers
specialised in ...



Electronics

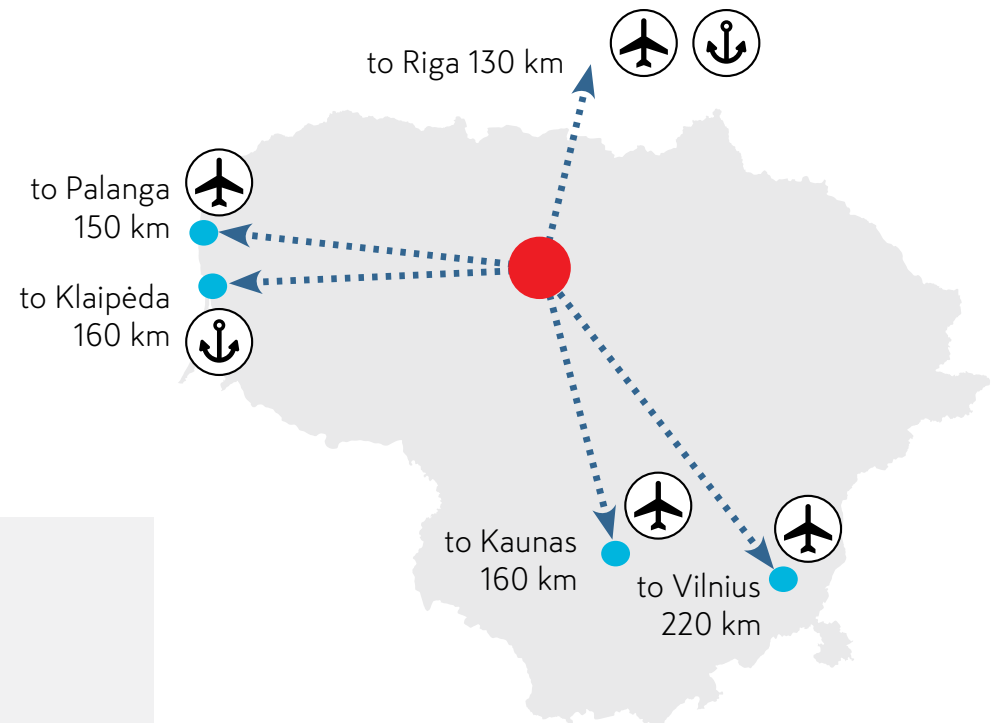


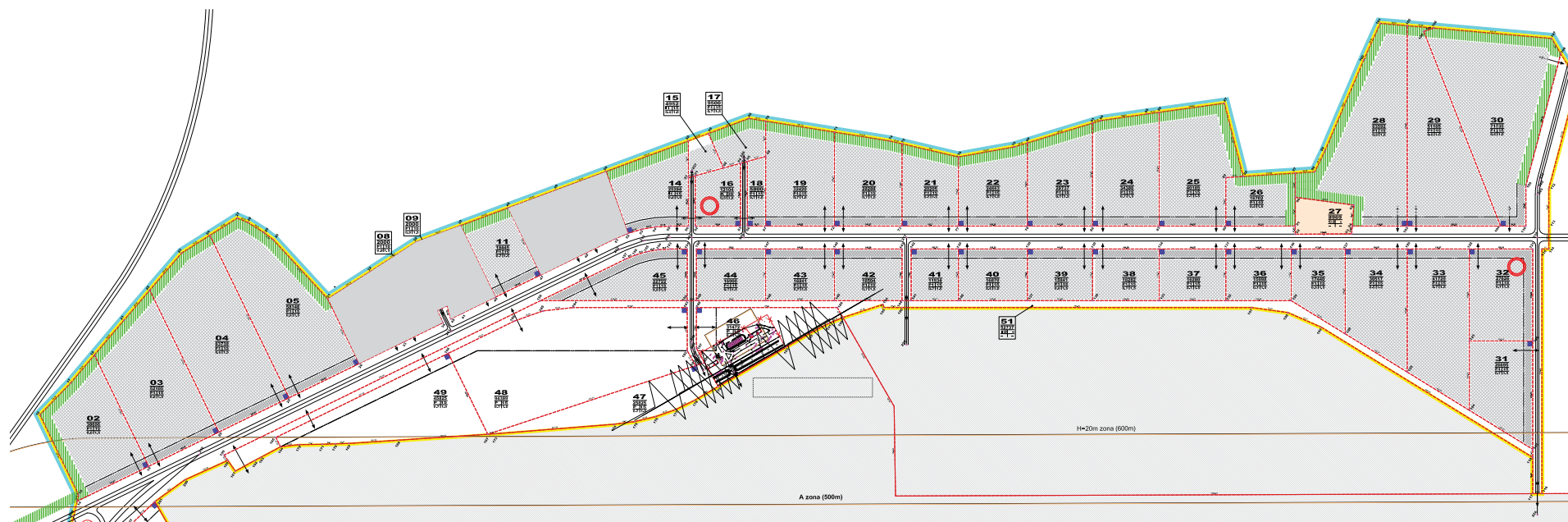
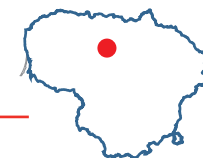
Metal processing



Furniture production

Nearby Airports & Seaports





Main area
133 ha



99 years sublease
contract



Air Cargo terminal
and MRO availability



Power
supply



Gas



Streets and
lighting

Current Tenants

RD Group
i-Dental

Plus Windows
BAR CargoLift



Railroad
option



Rainwater drains



Domestic
sewage



Water
supply

Time & prices indication



PROJECT DESIGN

Technical project – 6 months

Environment asset management
Other parts

Working project 4 months

Can be transferred to construction company work volumes

Extra payments

Geology, Project expertise, Topographic photo, Geothermal drilling,
Energy efficiency modeling

CONSTRUCTION

Preliminary 7 months

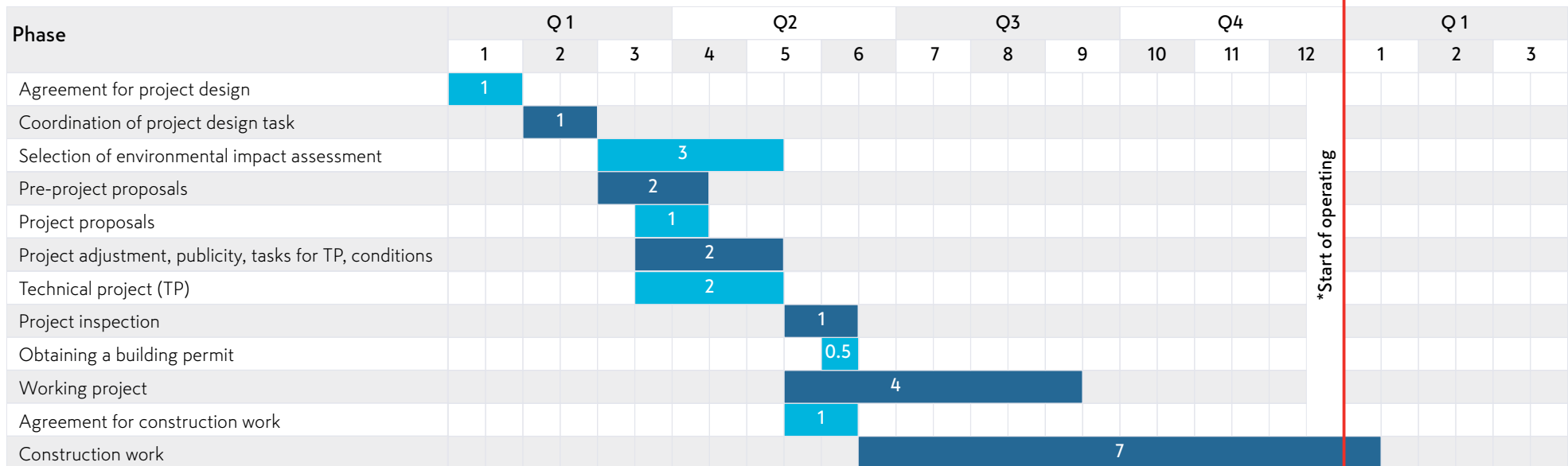
Factory 6 months

Extra 1 month for office

NB

We can help you finding potential partners.

For a typical industrial building, the approximate construction cost is 550 EUR / m²



Projects



	Investor	Kormotech
	Location	Kėdainiai FEZ
	Land Plot size, m ²	18 989
	Building size, m ²	4 500
	Investment mln €	12,0
	Activities	Pet food production
	Opening	2020



www.kormotech.com



www.ikarfactory.eu

	Investor	Ikarai
	Location	Kėdainiai FEZ
	Land Plot size, m ²	36 772
	Building size, m ²	2 000
	Investment mln €	3,0
	Activities	Fertilizer production
	Opening	2017

Projects



	Investor	Linde Group
	Location	Kėdainiai FEZ
	Land Plot size, m ²	10 000
	Building size, m ²	1 200
	Investment mln €	20,0
	Activities	Gas production
	Opening	2020



www.aga.lt



www.naturalfiber.eu

	Investor	Natural Fiber
	Location	Kėdainiai FEZ
	Land Plot size, m ²	25 000
	Building size, m ²	7 000
	Investment mln €	8,2
	Activities	Textile hemp production
	Opening	2019

Projects



	Investor	RD Group
	Location	Šiauliai FEZ
	Land Plot size, m ²	17 915
	Building size, m ²	6 000
	Investment mln €	3,6
	Activities	Production of advertising signboards
	Opening	2020



www.rdsigns.eu



www.i-dental.lt

	Investor	i-Dental
	Location	Šiauliai FEZ
	Land Plot size, m ²	15 843
	Building size, m ²	2 600
	Investment mln €	2,5
	Activities	Dental production
	Opening	2020

Projects



	Investor	Plus Windows
	Location	Šiauliai FEZ
	Land Plot size, m ²	17 252
	Building size, m ²	5 000
	Investment mln €	3,0
	Activities	Windows production
	Opening	2020



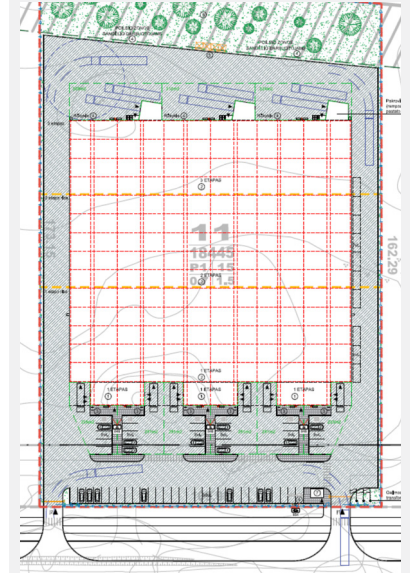
www.pluswindows.eu



www.baer-cargolift.com

	Investor	BAR CargoLift
	Location	Šiauliai FEZ
	Land Plot size, m ²	38 345
	Building size, m ²	8 800
	Investment mln €	6,0
	Activities	Production of Tail lifts
	Opening	2020

Fast Track



LAND PLOT

- Dimensions 110 x 163 (W x L)
- Main plot 18.445 sq.m.



STATUS

- Building permission issued
- Availability to adapt according to investor needs



TIMELINE

- Could be ready in 6 months
- Warehouse project of 8.567,88 sq.m. is divided into 3 development stages:
- 4 623,22 sq.m
 - 2 310,29 sq.m
 - 2 174,72 sq.m



SPECIFICATION

- Office and technical premises plot 1.013,25 sq.m.
- The premises will be divided into 5 sections due to the fire protection requirements for non installing the sprinkler system.
- 70 parking spaces, including 2 EV spots and 6 for people with disabilities.

Welcome To Lithuania!

We really believe that our proposal will fulfill your needs. Looking forward to hearing from you.

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