



INVESTMENT SUMMARY

NOVI GRAD MUNICIPALITY



**REPUBLIC OF SRPSKA
NOVI GRAD MUNICIPALITY**

Dear investors and entrepreneurs,

This brochure is intended to present you investment opportunities and potentials of Novi Grad, with aim to improve the business environment, entrepreneurial initiatives and the social-economic status of our municipality. In the Investment summary incorporates all basic information on Novi Grad as well as other useful information aimed to easen undertaking of actions that precedes to a starring of a business, for all potential investors, and to be helpful for them and make their investments and business operation in Novi Grad more simplified and more comfortable.

Novi Grad is a small town with great natural and other potentials. This very attractive investment location in Bosnia and Herzegovina offers optimal solutions for all potential investors.

We like to call ourselves „partner city” because Novi Grad Municipality is opened to all forms of cooperation with potential investors and entrepreneurs. We promptly reply to all queries and provide information on possibilities and terms of investments in Novi Grad, provide support to investors during overall investment process as well as provide post-investment support.

Our vision is directed to achievement of high quality life for all our inhabitants and we see Novi Grad in future as competitive business location, attractive for investors, with the image of community that invests in welfare of all its inhabitants.

The investment summary is not only a document but a comprehensive process, way of thinking and acting of the local self-government and its inhabitants. It is one of the many steps towards long-term development of our municipality.

We invite you to contact our expert team that will help you and your business interests in the best possible manner.

Thank you for choosing Novi Grad as your next investment destination!

Welcome to Novi Grad!



Miroslav Drljača, mayor



WHY INVEST IN NOVI GRAD

Geostrategic position
(border with EU)

Natural resources
(rivers, forests, land, clean water and air, ores, minerals)

Incentive tax policy
(VAT rate is lowest in the region – 17%)

Access to international market
(CEFTA, EFTA)

Stability of banking sector and presence of a foreign banks

Low operational costs and stimulating costs policy

Business friendly environment
BFC SEE certificate, economy and investors support measures

Institutional support
Section for development management, Department for economy and agriculture, E-government

Proactive and flexible administration

Comfortable place for work and living

GENERAL INFORMATION

Novi Grad municipality is situated in north-western part of Republic of Srpska and Bosnia and Herzegovina, at the border with Republic of Croatia, that is at the border with European Union market that has 494 million consumers.



IDENTITY CARD OF NOVI GRAD

| | |
|------------------------------|--|
| Entity | Republic of Srpska |
| Number of inhabitants | 22.768 |
| Surface | 470 km² |
| Climate | Moderately continental |
| Mayor | Miroslav Drljača |
| Budget | 9.250.010,00 EUR (2023.g.) |
| Address | Petra Kočića 2, 79220 Novi Grad |
| Telephon/fax/e-mail | 00387 52/720-900, 00387 52/720-901, info@opstina-novigrad.com |
| WEB | www.opstina-novigrad.com www.investnovigrad.com |

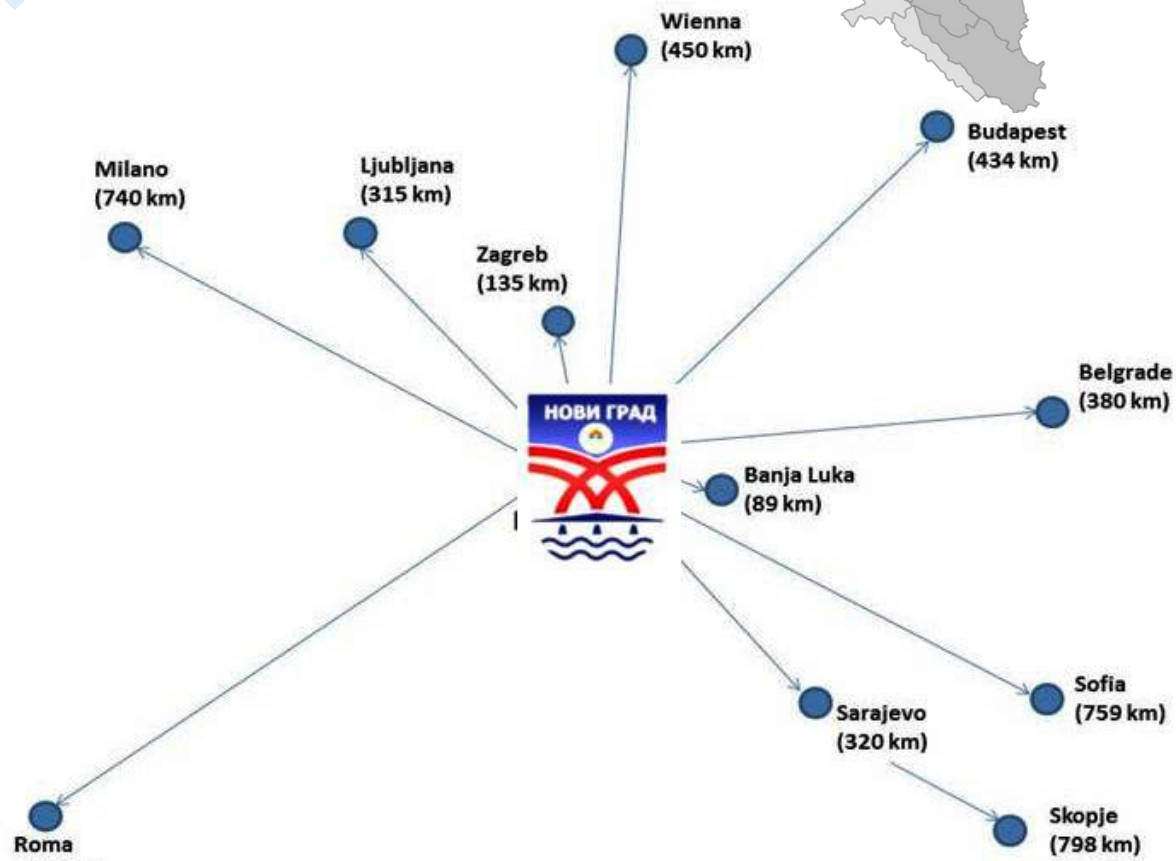


GEOSTRATEGIC POSITION



Distance from airports

- Banja Luka (distance: 87 km)
- Zagreb (distance: 106 km)
- Belgrade (distance: 380 km)
- Split (distance: 280 km)
- Sarajevo (distance: 320 km)
- Tuzla (distance: 238 km)



NOVI GRAD IN NUMBERS:

| | |
|--------------------------------------|---------------------|
| POPULATION (2021) | 22.768 |
| SURFACE AREA | 470 km ² |
| NUMBER OF EMPLOYED (31.12.2022.g.) | 3.747 |
| NUMBER OF UNEMPLOYED (31.12.2022.g.) | 737 |
| NUMBER OF ENTREPRENEURS (2022) | 441 |
| NUMBER OF COMPANIES (2022) | 140 |
| NUMBER OF REGISTERED FARMS (2022) | 265 |
| AVERAGE GROSS SALARY (2022): | 733 EUR |
| GOODS EXCHANGE VALUE (2022) | 57.786.620,00 EUR |
| OVERALL EXPORT (2022) | 17.073.332,82 EUR |

The highest export volumes:

- textile and textile products - 61,2%,
- wood products, charcoal, cork and products, straw products, esparta and other knitting materials, basket and knitting products - 20,2%,
- base metal products - 10,4%,
- machines, devices and mechanical devices, electronic equipment - 5,8%

MAYOR

Miroslav Drljača

Address:

Petra Kočića 2, 79220 Novi Grad

Telephone/Fax:

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00387 52 720-901

E-mail:

nacelnik@opstina-novigrad.com

KEY SECTORS

Agriculture,
Wood processing industry,
Textile industry,
Metal processing industry,
Food industry,
Tourism.

NATURAL POTENTIALS



WOODS

118 568 ha (Over 40% of municipality territory is covered by woods, with average gross wood mass of 48 338 m³)



ARABLE LAND

16 113 ha
(Over 30% of municipality territory)



WATER

Rivers Una and Sana
Thermal-mineral water "Lješljani"
Artificial lake "Petkovac"

ORES AND MINERALS

On the territory of Novi Grad Municipality is currently being exploited gypsum, limestone and dolomite



Potentially exploitable resources: black coal, gypsum-anhydrite, dolomite and limestone, quartz sand, baryte and iron slag, decorative stone, river sand and gravel, lead zinc ore

WORKFORCE - EMPLOYMENT

Municipality has 3.747 employed persons from which 939 persons are employed in companies and 1.808 at entrepreneurs.

HUMAN RESOURCES

EDUCATIONAL STRUCTURE AND EDUCATIONAL PROFILES

- 1 higher education institution - 7 faculties and 14 educational profiles
- 2 high schools with 11 educational profiles in mechanics, business-law, economy, agriculture, trade and health profession
- 4 primary schools

EDUCATIONAL PROFILES:

Mechanical engineering and metal processing (mechatronics technician, mechanical technician for computer engineering, car mechanic, locksmith)

Electrical engineering (information technology technician, electronics mechanic, electrician electrical installer)

Traffic (freight forwarding and logistics technician, motor vehicles, road traffic technician)

Economics, law and trade (economic technician, business legal technician, merchant)

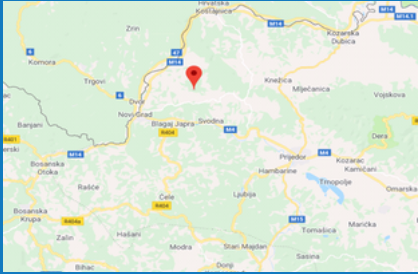
Health (pharmaceutical technician, physiotherapy technician)

Hospitality and tourism (tourism technician, waiter, cook)

Other: grammar school (general education course, computer and information course, socio-linguistic course)

INVESTMENT OPPORTUNITIES

Construction of the spa-recreational center Lješljani and exploitation of the thermal-mineral water



LOCATION: Novi Grad municipality, Spa-recreational center „Lješljani”, Lješljani settlement, 18 km from Novi Grad

WATER CHARACTERISTICS: The temperature of the water is from 31 to 33 Celsius. According to modern classification, natural water "Lješljani" belongs to hyper alkaline, thermal and mineral water with extremely valuable and rich mineralization over 2,500-2,790 mg/l. Water analysis at Faculty of Mining and Geology from Belgrade, carried out in 2010., have determined it belongs to category of a methane sodium chloride hydroxide hypothermal hyperalkaline mineral waters.

OWNERSHIP: Within the „Lješljani” zone, 19,5 ha is managed by „Spa-recreational center Slatina-Lješljani“ d.o.o. Novi Grad, founded and owned by company „KOZARAPREVOZ“ a.d.

PROJECT DESCRIPTION: Purpose of the project is to construct tourist resort “Slatina-Lješljani” with central spa facility - accommodation units and boiler room. 19,5 ha of the spa zone is managed by „Spa-recreational center Slatina-Lješljani“ d.o.o. Novi Grad, founded and owned by company „KOZARAPREVOZ“ a.d. Currently, at the location are constructed certain tourist capacities such as: outdoor swimming pool, showers with healing water and restaurant. Due to project complexity, infrastructural conditions and planned development needs, the construction of Spa-recreational center „Lješljani” will be implemented in several phases that is in 5-and-a-half-year period. The first phase, that last 12 months, considers construction and equipping of the Central object of Spa-recreational center „Lješljani”, with accommodation units of 138 beds. This construction phase also considers landscaping of the location, with construction of supporting infrastructure and accompanying contents for visitors. The second construction phase involves construction and equipping of Wellness hotel which will increase capacities of Spa-recreational center „Lješljani” to 288 beds. This phase is planned to last 12 months, after the first construction phase ends. Second and third construction phase, following development needs and investments in new accommodation units, are planned additional activities on exterior arrangement of the location. With construction of 25 bungalows in the third construction phase overall accommodation capacities will be increased to 363 beds. Before the construction phase of the project, it is necessary to carry out preparational activities which will last 20 months.

Construction of industrial facilities in Industrial zone „Poljavnice“, Novi Grad



LOCATION: The business zone is distanced 4 km from the town's center. From the macro aspect, the location is very suitable since it is well connected with main roads that are connected to EU cities and highways. It is situated in a close proximity to border to Republic of Croatia. Regarding to its location, it is also planned construction of the highway Banja Luka — Novi Grad, whose first phase Banja Luka-Prijedor has started in 2021. The zone is in vicinity of railway station (two traffic routes: Novi Grad – Dobrljin- Zagreb, and Novi Grad - Banja Luka - Doboj) and the highways: Novi Grad – Kostajnica -Sisak, Novi Grad- Banja Luka- Sarajevo and Novi Grad- Bihać-Split.

Available plots:

Overall surface of available plots is 20.005 m² are 100% owned by Novi Grad Municipality. Plots are located 4 km from center of Novi Grad and are covered with Regulatory plan "Industrial zone Poljavnice". Plots are well connected to access roads and there is possibility to be connected to central water supply network and to main electrical network.



Land - location "Dobrljin 1"

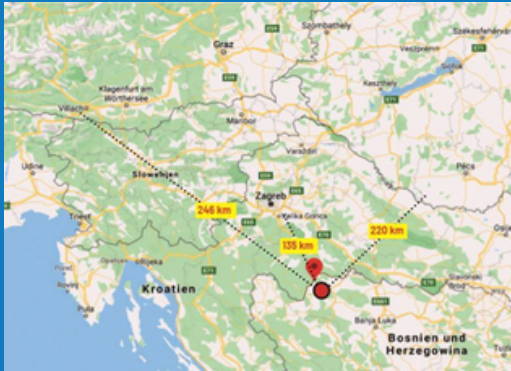


LOCATION:

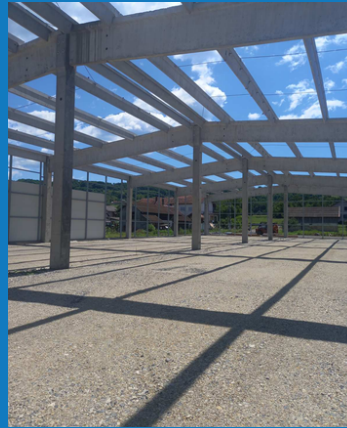
Plot is situated 300 m from main road M14 Novi Grad - Kostajnica and next to train station in Dobrljin, which has its loading ramp. Railway custom authorities are located at this Station, the nearest road goods customs crossing is Gradina (Kozarska Dubica), 55 km from the location. The location of plot is situated 16 km from the center of Novi Grad.

OWNERSHIP: Novi Grad Municipality

Free construction land and multipurpose hall in settlement Dobrljin



LOCATION: Novi Grad municipality, settlement Dobrljin, 16 km from center of Novi Grad. Dobrljin is situated on the south-eastern border of the European Union with the Republic of Croatia (EU). It is very well connected to the CEFTA region in terms of transport (road and railway network). The object and the land are located near the Croatian border with a railway crossing for international transport of passengers, vehicles, and goods.



The company „COMP ASTOR“ d.o.o. Novi Grad offers for sale industrial construction land of 17.000 m² and multipurpose hall of 2.700 m². Location of the property is just at main road Novi Grad – Kostajnica – Sisak, in settlement Dobrljin. The property is located on its building land in the fully developed industrial zone and is currently under construction. The object is intended for selling or rental, in this construction phase or after the construction works are ended.

Year of construction: 2020.

Use permit: Object is under construction

Plot: Surface of the object plot is 2748 m², length 90,40 m, width 30,40 m

Floors: 1 - ground floor

External dimensions of the object: Object has regular shape, surface 2748 m², length 90,40 m and width 30,40 m

Construction land: Surface of the construction land offered for sale is 17.000 m²

Ownership: COMP –ASTOR d.o.o., Rakani bb, 79220 Novi Grad

Object installations: Object is under construction.

Sale of wood processing plant of Nova forma company d.o.o. Šamac



LOCATION: Industrial zone „Poljavnice“, 4 km from the center of Novi Grad. Object is situated in a close proximity to border to Republic of Croatia, in the vicinity of railway station and the main roads Novi Grad – Kostajnica -Sisak, Novi Grad- Banja Luka- Sarajevo and Novi Grad- Bihać-Split. This real estate encompasses office furniture production plant, semi-finished products storage of 1352 m², water purifying pump building of 10 m², office furniture production hall, workshop, preparation plant hall with factory ground area of 17 655 m². These facilities are currently devastated and require complete rehabilitation.

Regarding the object of wood processing plant there is in force enforcement procedure for the recovery of financial claims from Nova forma d.o.o. claimed by depended company ZP Elektro Doboj. Since this company has no interest for taking ownership over this property, the only way for its transaction is the execution of force enforcement procedure in which potential investor could take it over into ownership, The procedure is led by District court in Prijedor.

CONTACT:

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Sale/rental of residential-commercial building (former administrative building of "Lignošper" company)



CONTACT:

Tel: +387 65 812 388,
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LOCATION: Industrial zone "Poljavnice"

OWNERSHIP: "Drvo-Commerce" company d.o.o. Pribinić, Teslić.

Residential-commercial building (former administrative building of "Lignošper" company), surface of 1.000 m², with parking lot, building has 2 elevators, building is in good condition, several rooms need renovation, replace a certain number of windowpanes. Building is suitable for nursing-home, residential purposes, commercial purposes, educational institution etc.

Price 450 KM/m².

Rental of the hall and the land of company „Abi“ d.o.o. Suhača



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E-mail:
abidoo2008@hotmail.com

LOCATION: Industrial zone "Poljavnice"

OWNERSHIP: Company „ABI“ d.o.o. Suhača, Novi Grad

SURFACE:

Hall: 1.700 m²
Land: 18.000 m²

Property includes multifunctional industrial hall of 1.700 m² (year of construction 2010.) and accompanying land of 18.000 m²

Price 450 KM/m².

Sale of the motel, auxiliary facility and land (former motel La Liberta in Novi Grad)



CONTACT:

Real estate agency „NEŠO“
Nenad Stanković s.p. Banja
Luka

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+387 65 884 508
51 920 137

E-mail:
info@nekretnineneso.com
neso.laktasi@gmail.com

Web: www.nekretnineneso.com

LOCATION: Next to City stadium, 1,5 km from the center of Novi Grad

OWNERSHIP: private

Property is situated in the vicinity of City stadium, at the plot of 1.590 m² surface. At the plot are situated 2 commercial buildings, one of 926 m² (ground floor + 3 floors), and second of 355 m² (ground floor + 1 floor). Both commercial buildings are multifunctional and can be used for a variety of purposes such as hotel, nursery home (with minor investments), supermarket etc.

Sale of the building within Cultural-educational center complex Novi Grad (former military warehouse)



LOCATION: In the complex of Cultural-educational center Novi Grad, with provided all necessary infrastrucure, parking lots, proximity of other public buildings.

It is envisioned adaptation and conversion of the building into hostel

OWNERSHIP: Novi Grad Municipality

Novi Grad Municipality, through designated contact person, to all potential investors offers comprehensive support in realization of their investments. This person acts as a contact point between administration and investors and organizes meetings of investors with competent authorities in order to simplify and foster planned investments. Municipal administration is at service and fully available to potential investor 24 hours a day, through accelerated procedures for obtaining different permits, registration of company or obtaining any other relevant documentation which significantly facilitates investment and business operation..

- Financial benefits in form of reduced municipal fees for construction of production facilities.
- Procedure for obtaining construction permit is improved in term of reduced time needed for obtaining construction and location permits.
- Municipality provides incentives for business entities operation, in form of subsidies for improvement and modernization of production and new employments.
- Municipality has introduced fast procedure for issuing registration papers for entrepreneurs (1 day) and companies (2-3 days).
- It is formed economic council as a form of formalized dialogue among municipal administration and business sector, which have significantly impeded participation of this sector in processes of local administration.
- Municipality owns international standard ISO 9001:2008 for quality management of public services in local government.
- Municipality owns business friendly municipality certificate - Business Friendly Certification South East Europe (BFC SEE).

NOVI GRAD MUNICIPALITY SERVICES

CONTACT US

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Skeniranje opština i gradova u RS

Novi Grad -

Čuvar prirodnih resursa
za buduća ulaganja



U saradnji sa: PREDSTAVNIŠTVO REPUBLIKE SRPSKE U SRBIJI

**Skeniranje opština - Novi Grad - Čuvar prirodnih resursa
za buduća ulaganja**



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