

Land for sale, long-term lease or joint real-estate development in the Rétság Industrial Park

Rétság Development Ltd. (RDL) owns a plot of LAND of 6.6 hectare in Rétság Industrial Park, cca 55 kms away from Budapest city centre. RDL provides the following opportunities to those who are interested in the establishment of new production plant.

Owners cooperate with MAPI, the leading Hungarian advisory group specialized in supporting their clients in successfully applying for EU Funds and other State-support. This cooperation includes supporting potential buyers of land in Rétság in such application processes.

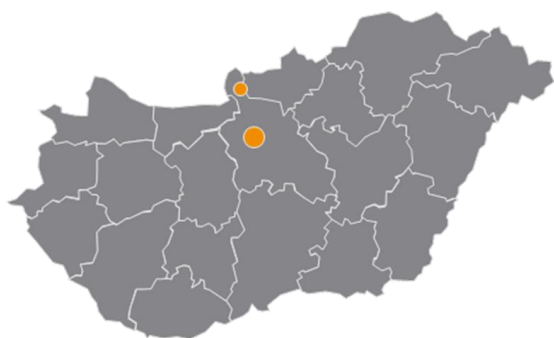
Opportunities

- **Land for sale from owners** (3.5 - 20 ha)

6.6 hectares belong to Rétság Development Ltd, what could be split in case of interest – thus free plot is available from 3.5 hectares. 3.5 ha is prepared by earthwork. 6.6 hectares LAND available on competitive price

Additional free land available in the industrial park next to the LAND. Altogether cca. 20 hectares are available for sale.

- **Long-term lease** (3.5 - 6.6 ha) real-estate development by RDL
- **Real-estate development jointly – with RDL** (3.5 - 6.6 ha)

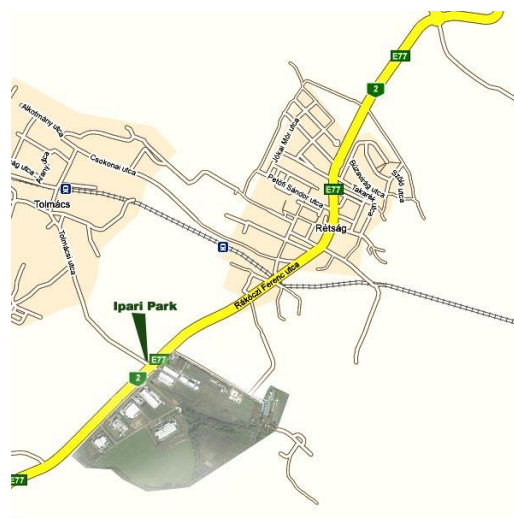


Advantages

- **Excellent location:** distance from Budapest: 55 km, Vác: 23 km, Balassagyarmat: 26 kilometers. Distance from the Slovakian border is 27 km. Qualified workforce available, good conditions for workforce recruitment.
- **Grant application possibilities:** Rétság is very close to Budapest but it belongs to Nógrád county (Northern-Hungary region) that is underdeveloped as compared to other regions of Hungary. There are many available development grants from Hungarian government and EU for development and investments in Nógrád county (Northern-Hungary region)
- Rétság Industrial Park has **all the infrastructure service** necessary for a smooth industrial activity.

Rétság Industrial Park

- Rétság Industrial Park (740,400 sqm) is located in Nógrád county (Northern-Hungary region) at the southern boundary of Rétság city, directly beside E77 (M2) road. The industrial park has direct road connection to E77 road.
- 12.5 tons axle-load path capability on reconstructed roads.
- The Industrial Park has fully developed road network and public utility network. Nearly 70% of the industrial park is sold and installed.
- 4 international and 2 domestic manufacturing companies operate in the industrial park. They provide jobs for nearly 1,400 people.
- Scheduled public transport passing by the industrial park ensures the transportation of employees to each shift



Companies operating in Rétság Industrial Park:



HI-LEX



Tredegar
FILM PRODUCTS



Rétság Development Ltd.



CONCORDE
MB PARTNERS

6.6 ha LAND

- The LAND is completely free
- Built in limit 40%, building height limit 15-18 m, green space should be no less than 25%.
- 3.5 ha area is fully prepared, earthworks were completed in 2009
- The LAND has a direct connection to public utilities: Water: unlimited;
Gas: 1500m³ / h (expandable); Wastewater: 40m³ / day;
Electricity: 16Mw (expandable); Optical network;



Subsidies for investment projects in Rétság

- Cash grants
 - Subsidy with Individual Government Decision (EKD)
 - EU co-financed tenders
- Development tax allowance
- Training subsidy
- Workshop establishment aid
- Social tax allowance
- Job creation subsidy

Cash grants in Northern Hungary region

based on the decision of the Hungarian Government for asset investment or job creation purposes if investment volume is minimum EUR 10 million and minimum 50 new jobs are created

EU co-financed tenders

- In the 7-year financial period of the European Union between 2014 and 2020 Hungary will be entitled to approximately EUR 40 billion of financial source.
- 60 % of the sources granted by the European Union will be spent on economic development (instead of the 20 % allocated in the previous period)
- the support of the SMEs, R&D and rural development will be more pronounced. EU funds are available for a number of development goals, like asset acquisition, infrastructural development, new construction, renovation, service development, job creation and financing human resources costs.

Development tax allowance

Exemption of 80% of the corporate tax payable for 10 years following the fulfillment of the investment.

Training subsidy

50-70% of eligible training costs in case of min. 50 new jobs. Cash, non-refundable, post-financed.

Social tax allowance

The social tax is either 0% or 12,5% or 14% depending on the type of labor group (instead of 27%).

Job creation subsidy

Subsidy is decided individually by the Hungarian Government. Cash, non-refundable, post-financed.

Wages

Gross average wage in October 2015, Budapest 312.000 HUF,
Nógrád county 180.000 HUF (57.7%),
Northern-Hungary region 196.000 HUF (62.8%)

Minimum wage in November 2015 353.60 EUR / month

https://www.ksh.hu/docs/hun/xstadat/xstadat_evkozi/e_qli029.html

Unemployment rate

Unemployment rate in Hungary, 2015Q4: 6.2 %

Unemployment rate in Northern Hungary region 2015Q1: 10.8%; 2015Q4: 7.1%

http://www.ksh.hu/docs/hun/xstadat/xstadat_evkozi/e_qlf061.html?back=/stadat_mun

For more information please contact:



Dr. Zoltán Súdy

Súdy & Co., Ltd.

Founder

sudy@sudy.co.hu

+36 30 20 912 6859



Gábor Szendrői

Concorde MB Partners

Partner

gabor.szendroi@cmbp.hu

+36 20 326 7528