



**INVESTMENT  
PARTNER**

2022



# THE TAX SYSTEM IN LITHUANIA

Corporate profit tax

**0..15%**

VAT

**21%**

Dividends tax

**0..15%**

Personal income tax

**15-20%**

# TAX BENEFITS IN FEZ

Corporate profit tax for first 10 Years

**0%**

Corporate profit tax for next 6 Years

**1/2 of profit tax**

Real Estate Tax for 45Y

**0%**

Dividends tax

**0%**

# Talent pool

**L<sup>TEN,RU,DE</sup>** Language availability

**80%** proficiency in English among young professionals

**45%** speak at least 2 foreign languages

**70%** of people aged 18-35 would prefer working for an international company.

**50%** of population with higher education





**INVESTMENT  
PARTNER**



# OWNED BY TWO DIFFERENT LEADING COMPANIES



INVESTMENT  
PARTNER



## LEADERS

Skilled leaders of 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.

# DEVELOPMENT OF REAL ESTATE



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

[www.eika.lt](http://www.eika.lt)



# DEVELOPMENT OF MANUFACTURING COMPANIES



PBS works with expanding capabilities of manufacturing companies as well as intermediary in transferring productions capacities to Lithuania. We help to set up business processes, implement ERP systems, integrate industry 4.0 solutions and acquire or sell companies.

[www.pbs.lt](http://www.pbs.lt)



**M & A**  
projects



**4.0**  
industry  
solutions



**BUSINESS**  
Management  
solutions



**SALES**  
of equipment  
to metalworking  
companies



# CONCEPT OF SUPPORT

## Region selection based on primary data of:

- local competences
- cost of land/building
- infrastructure options
- logistics and supply chain

## Construction part:

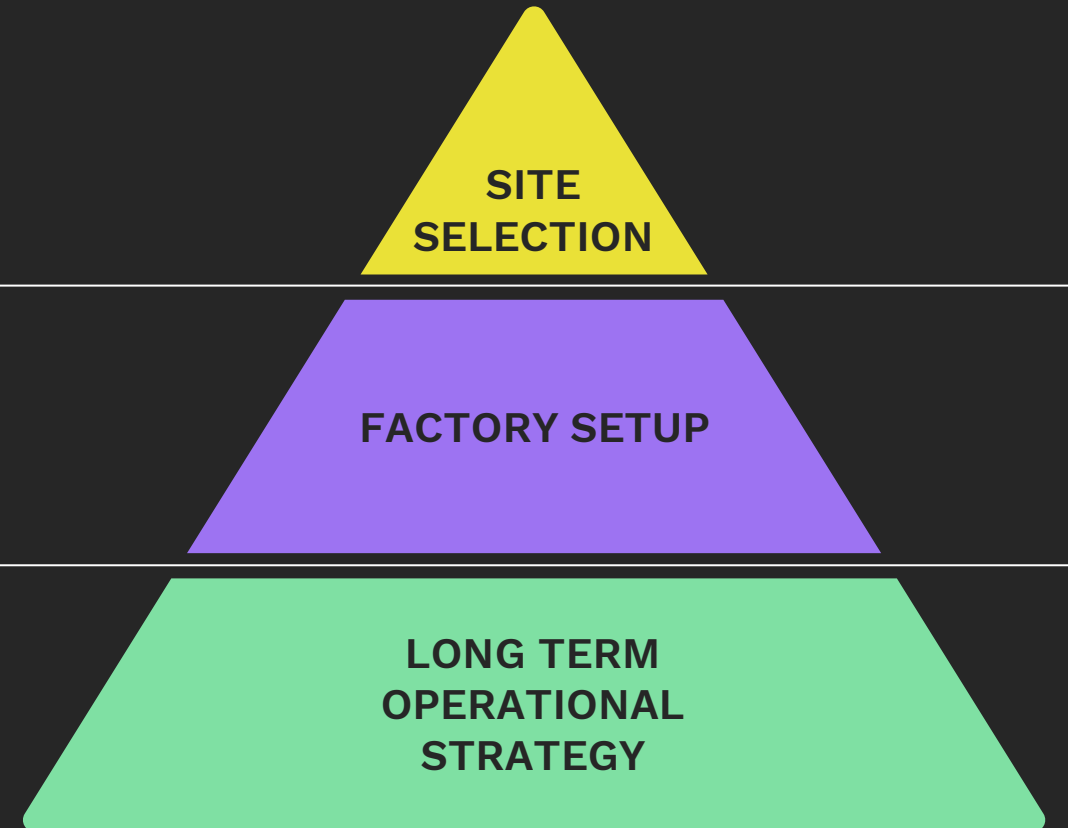
- Set up speed
- support of partners and public entities
- consultancy and guidance via process

## Operational part:






- Team setup, education, supply chain

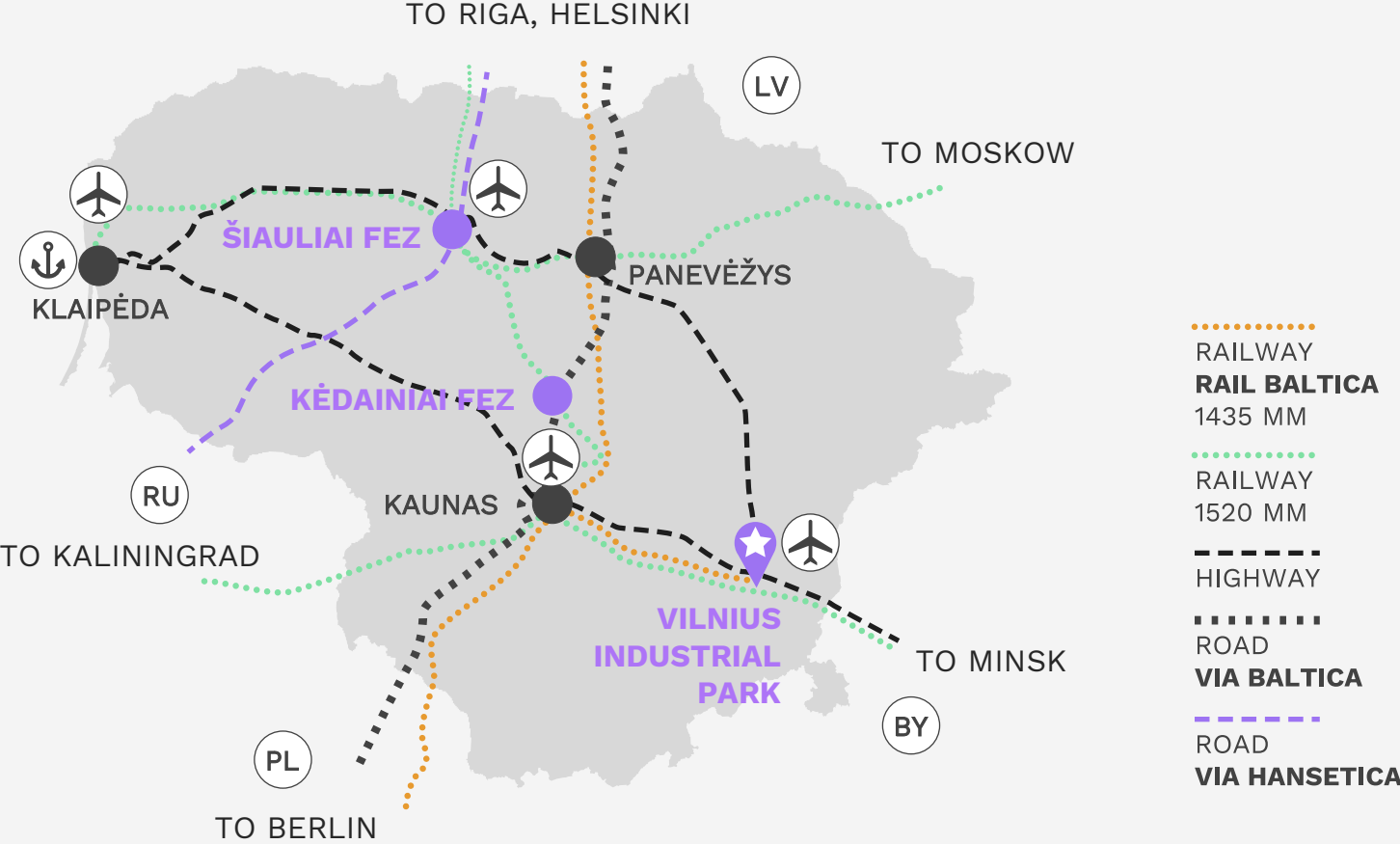
## 10 years of operational perspective:

- estimation of salary growth
- EU grants/regional funding
- synergy with local companies



# OPERATOR OF 2 FREE ECONOMIC ZONES

-  Ocean Carriers
-  Short Sea Lines
-  Rail Roads
-  Roads
-  Airports





**KĖDAINIAI  
FREE ECONOMIC  
ZONE**



# KĖDAINIAI

Kedainiai is one of the oldest cities in Lithuania

First mentioned in 1372 Livonian Chronicle of Hermann de Wartberge

In 17th century city thrived due to tax incentives mainly because of foreign communities such as scotish, jewish, swedish, german etc.



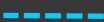
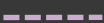

Town is a mix of Renaissance, Gothic, Baroque and Classicist style buildings

Kėdainiai is satellite of Kaunas city.  
In radius of 60km labour pool is over 300.000



130ha

### Infrastructure

- Roads 
- Gas 
- Water pipes 
- Sewage 
- Fiber cable 

Power station  
110 kV/10kV  
Available power 9 MW

VICI

KORMOTECH  
DREAM THINK. CARE

AGA

IKAR  
BRITISH FORMULA POWER

Nature  
Fiber

# KEDAINIAI FEZ

## SAMPLE PLOTS OPTIONS

**RIVNA**

**NordicSugar**  
Member of Nordzucker Group

10ha

12ha

Power  
Station  
110kV/10kV



# KEDAINIAI FEZ

## SAMPLE PLOTS OPTIONS



3,0 ha

# KEDAINIAI FEZ

Sample plots options



2,8 ha

2,0 ha

3 ha

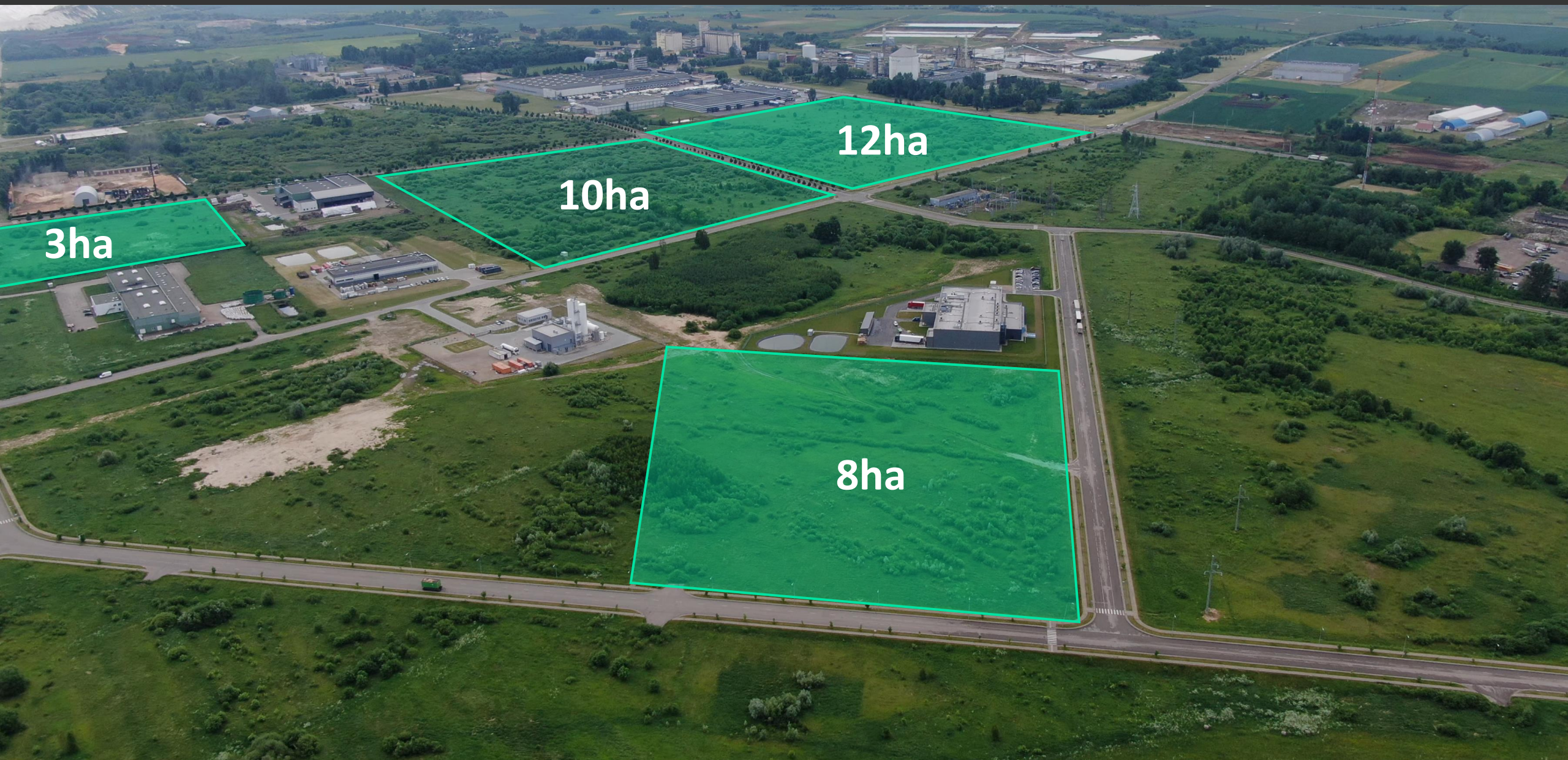
2,0 ha

2,0 ha



# KEDAINIAI FEZ

Sample plots options



3ha

10ha

12ha

8ha



**SIAULIAI  
FREE ECONOMIC  
ZONE**



# ŠIAULIAI CITY

**4<sup>th</sup>**

Largest city  
in Lithuania

**100 000**

Population  
in City

**81,13**

sq. km  
Area size

**261 000**

Population in  
Region

# ŠIAULIAI CITY

## 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

## WORKERS SPECIALISED IN



Electronics

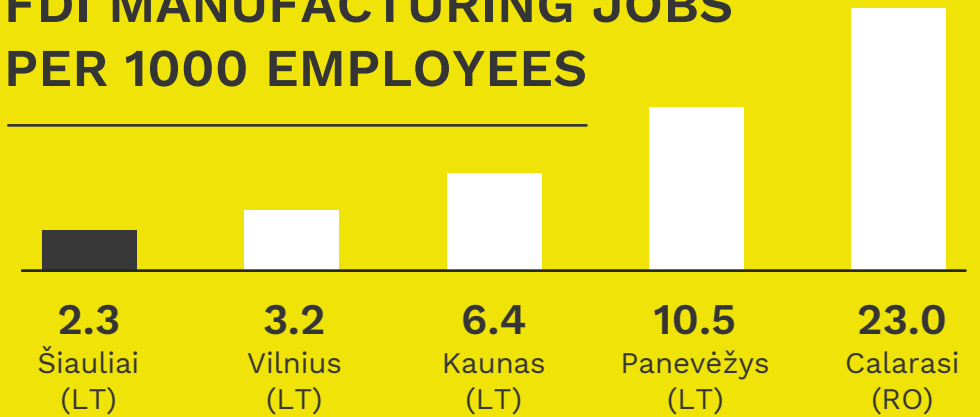


Metal  
processing

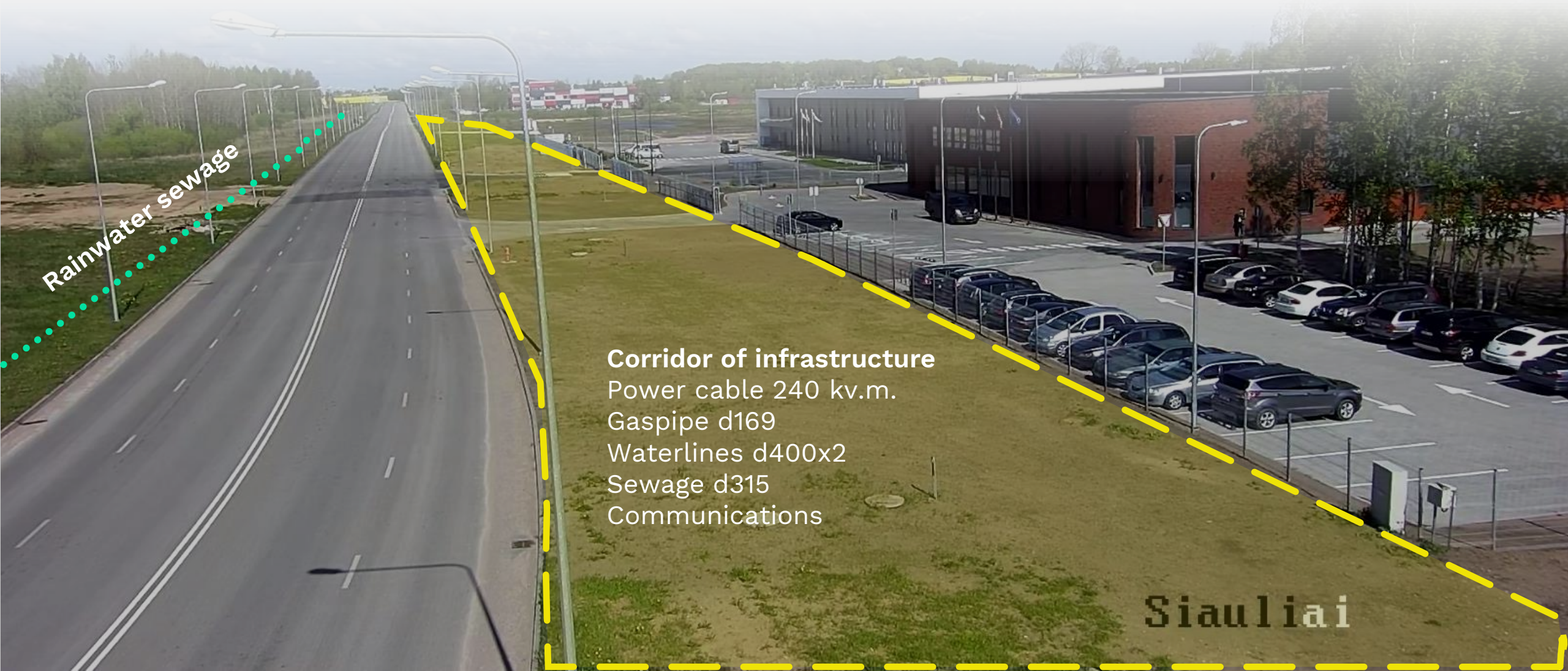


Furniture  
production

## FDI MANUFACTURING JOBS PER 1000 EMPLOYEES



# FEZ INFRASTRUCTURE



Rainwater sewage

**Corridor of infrastructure**  
Power cable 240 kv.m.  
Gaspipe d169  
Waterlines d400x2  
Sewage d315  
Communications

Siauliai



# SIAULIAI FREE ECONOMIC ZONE

## Options

Pollution clean up works completed in 2020. The plots will be available for rent in 2023

Reserved

The sites are currently undergoing decontamination work. The end of work is 2025

- 1 vilmers
- 2 RD signs
- 3 B.A.R Cargolift
- 4 Hwindow+
- 5 i-dental
- 6 dpd

## International/Military Siauliai Airport

RAILWAY  
CARGO TERMINAL  
Siauliai International Airport

Newly build road

The road will be built in 2022

5,8148  
7,9548

2,2722

2,0205  
2,4663  
2,8737

1,5941  
1,6282

Rail road II phase till 2024  
Rail road I phase till 2022

Siauliai Industrial Park



**SIAULIAI  
FREE ECONOMIC  
ZONE**



The factory will be built in 2023

7,9548 ha

Sample plot

5,8148 ha

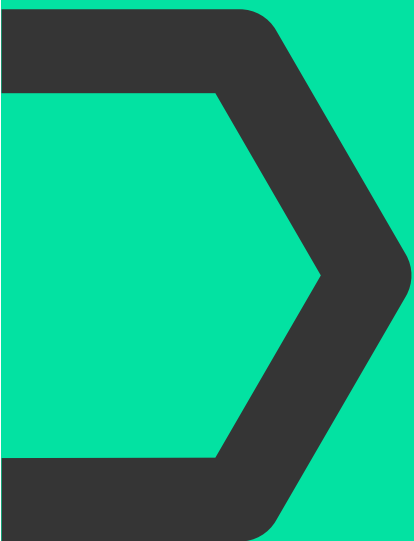
All needed utilities:

- Water D 2x400
- Waste D 315
- Electricity cables x2
- Gas D 225
- Fiber/optic cable

Rainwater sewage  
D 600



# OUR REFERENCES







**KORMOTECH**  
DREAM . THINK . CARE .

— **Latest our reference projects**

Kormotech even haven't hired HR company for gathering 70 employees  
Factory was finished and started during lockdown

## TERMS OF PROJECT:

1. Agreement with FEZ – 2019.02
2. Contract with project designers – 2018.09
3. Permission for the construction – 2019.05
4. Contract with gen. Contractor – 2019.05
5. Start of groundwork – 2019.06
6. Start of operating – 2020.06

## PROJECT:

1. Land plot – 1,9 ha
2. Total building plot – 4.400 sq.m.
3. Office – 500 sq.m.
4. Electricity power – 0,6 MW
5. Building energy class A+
6. Total investment: 15mln EUR



Our latest reference project. After project design, whole process was operated during lockdown.

## TERMS OF PROJECT:

1. Agreement with FEZ – 2019.12.11
2. Contract with project designers – 2020.01.08
3. Permission for the groundwork – 2020.04.24
4. Groundwork (incl. Foundation) – 2020.05.25
5. Permission for the building – 2020.08.06
6. Contract with gen. contractor – 2020.08.10
7. Start of operating – 2021.04

## PROJECT:

1. Land plot – 3,8 ha
2. Total building plot – 8.092 sq.m.
3. Office – 700 sq.m.
4. Manufacturing and warehouse – 8092 sq.m.
5. Car parking – 94
6. Electricity power – 560 kW
7. Building energy class A++

# GENERAL PLAN

## PROJECT DESIGN

Technical project – 6 month

Working project 4 month

## CONSTRUCTION

Preliminary 7 month

- manufactory 6 month.
- extra 1 month for office

## OTHER

Area developing 1 month



# GENERAL PLAN

No	Phase	Q1			Q2			Q3			Q4			Q1			Q2				
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6		
1	Agreement for project design	1																			
2	Coordination of project design task		1																		
3	Selection of environmental impact assessment			3																	
4	Pre-project proposals			2																	
5	Project proposals				1																
6	Project adjustment, publicity, tasks for TP, conditions				2																
7	Technical project (TP)				2																
8	Project expertises						1														
9	Obtaining a building permit							0,5													
10	Working project								4												
11	Agreement for construction work							1													
12	Construction work									7											

\*START OF OPERATING

# THANK YOU!



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