



DEAR PARTNERS,

The responsibility that the Municipality of Svishtov took together with its partners more than 8 years ago was clearly stated and much of the difficult path has already been covered.

We have proven that we can do it and we know how to achieve it.

We have shown that we have all the necessary resources for sustainable economic growth and social stability, and investors can count on stable workforce that is ready to implement new technologies and adapt to market changes.

As the sole owner of the company's capital, the Municipality of Svishtov guarantees investment in a sustainable economic zone, generating added value, with enormous potential for creation of jobs and new opportunities for development, which will benefit not only you as investors, but also the residents of the region, as a whole.

Welcome to Svishtov!

DR. GENCHO GENCHEV

MAYOR OF MUNICIPALITY OF SVISHTOV

INVEST IN BULGARIA, INVEST IN SVISHTOV

INVESTMENT PROFILE OF MUNICIPALITY OF SVISHTOV

Svishtov Municipality is a dynamically developing municipality that provides normal living conditions for its residents by increasing economic and social well-being, utilizing local potential, trusting in the free initiative of citizens, providing optimal and appropriate conditions for investments.

The goal is to make it economically attractive and stable, preserving the spirit of its ancestors, but at the same time being a modern, cultural, educational and tourist destination of European class.

LOCATION

Svishtov Municipality is situated on the bank of the Danube River, in Veliko Tarnovo District, in Central Northern Bulgaria.

Svishtov Municipality is around 85 km from Veliko Tarnovo and it is one of the ten municipalities of the district.

The total area of the territory of Svishtov Municipality is 625.5 sq. km., which represents about 14.02% of the area of Veliko Tarnovo District.



List of municipalities in Veliko Tarnovo District and their territories.

Municipalities	Territory, sq. km.
Veliko Tarnovo	885.3
Gorna Oryahovitsa	305.2
Elena	671.4
Zlataritsa	232.7
Lyaskovets	177.4
Pavlikeni	622.7
Polski Trambesh	463.7
Svishtov	625.3
Strazhitsa	521.00
Suhindol	157.00
VELIKO TARNOVO DISTRICT	4661.60

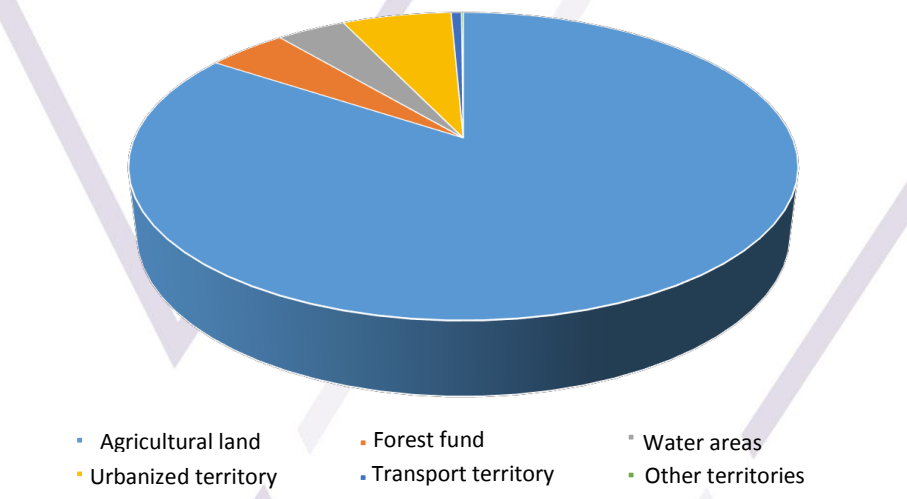
Svishtov Municipality comprises 16 populated areas, of which 1 town and 15 villages, which constitutes 4.76% of the total number of populated areas in Veliko Tarnovo District. It falls into the North Central Planning Region (NCPR, NUTS 2), as it is located in the northernmost part of Veliko Tarnovo District. Svishtov Municipality covers a total area of 625 321 km² and it ranks 3rd out of the 10 municipalities that constitute the district.

**List of the populated areas in Svishtov municipality,
population and lands area**

Populated area	Population (as of 15.12.2024)	Land area km²	Populated area	Population (as of 15.12.2024)	Lands area km²
Svishtov	22 923	110,271	Kozlovets	1123	60,955
Alekovo	478	34,698	Morava	861	32,634
Aleksandrovo	159	11,686	Ovcha Mogila	1232	54,365
Balgarsko	960	40,107	Oresh	1303	43,140

Slivovo					
Vardim	827	53,480	Sovata	242	-
Gorna Studena	299	38,048	Hadzhidimitrovo	526	46,551
Delyanovtsi	64	13,657	Tsarevets	1002	31,925
Dragomirovo	478	36,162	Chervena	261	17,642
			TOTAL	32 738	625,321

84.4% of the total area of Svishtov Municipality is agricultural land, 4.6% is forest land, 6.3% is populated areas and 4.0% is water area.



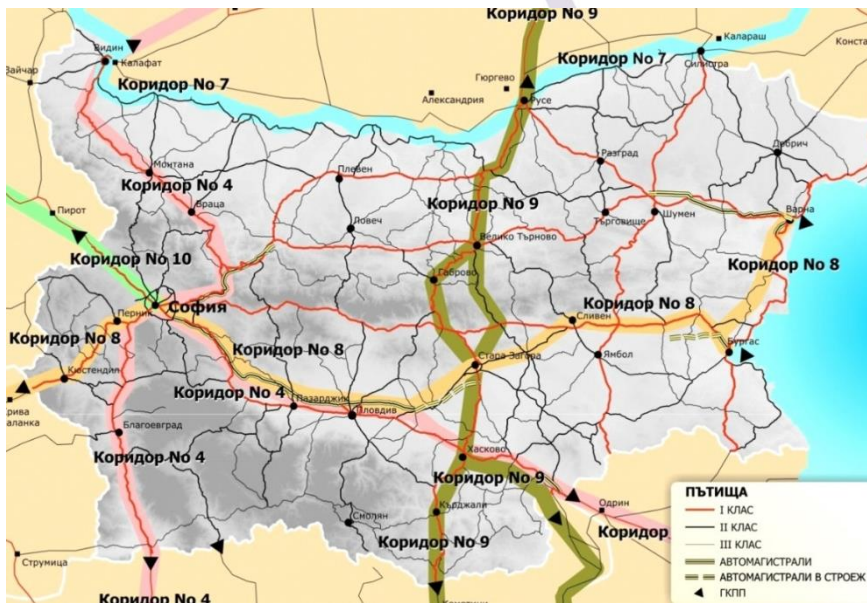
Source: National Statistical Institute

According to the categorization, the town of Svishtov is defined as a settlement of the II functional type. Both in the municipal center and in the other 15 populated areas, the low-rise type of residential development prevails, which provides less noise and a peaceful atmosphere for the citizens.

GEOSTRATEGIC LOCATION

Surrounded by the following municipalities and countries:

- **to the north** it borders with Romania, via the Danube River;
- **to the northwest** with the municipality of Belene, Pleven District;
- **to the west** with the municipality of Levski, Pleven District;
- **to the south** with the municipality of Pavlikeni, Veliko Tarnovo District;
- **to the southeast** with the municipality of Polski Trambesh, Veliko Tarnovo District;
- **to the east** with the municipality of Tsenovo, Ruse District.



To the northern, the municipality has always been connected to the Danube River, as the southernmost point of the river in its entire length is located here (43°37' north latitude).

The city, the center of the municipality, is 2295 km from its headwaters and 555 km from its navigable mouth. The location of Svishtov on the bank of the Danube River is particularly favorable for its development. Svishtov Municipality has a geostrategic character with its location in the southernmost part of the trans-European Danube River with the presence of three types of transport - road, rail (freight and passenger) and river (port and ferry Svishtov - Zimnich).

This good road and transport connectivity has both a social and economic impact on the territory of the municipality from the perspective of the planned implementation of the industrial park and the effort to attract external investors.

The presence of **good road connectivity with neighboring municipalities** and regional centers, and from there the connection with the future Hemus Highway and Pan-European Transport Corridor No. 9, provide a very good foundation and perspective, both for improving the competitiveness of existing businesses and for the development of new economic activities.

The construction of the new **Ruse - Veliko Tarnovo motorway** and of a high-speed section from the town of Svishtov to the nearest point for inclusion in the motorway is of strategic importance not only for Bulgaria, but also for all of Europe.

It is of key importance not only for the development of the municipality's economy, but it will also help the economic development of the region, significantly improving transport connections to the Svishtov - Zimnich ferry, thus facilitating the international transport corridor.

Also, by Decision of the Council of Ministers of the Republic of Bulgaria of September 14, 2022, the upcoming construction of the Ruse - Veliko Tarnovo highway (passing near Svishtov) was designated as **a site of national importance and priority**.

Svishtov International Port is located on Pan-European Transport Corridor 7 (Rhine-Main-Danube). It is located near transport corridors No. 8 and 9, about 45 km from the Hemus highway (56 km from its proposed route) and 45 km from the city of Alexandria (Romania), which has access to the main road of the country Bucharest - Timisoara - Arad - part of international infrastructure corridors.

Trade via the Danube River is a cheap and environmentally friendly way to deliver goods to European countries. It includes the transportation of goods such as grain, coal, petroleum products, and industrial equipment.

The river also supports tourism and cruise travels, which stimulates the development of local economies.

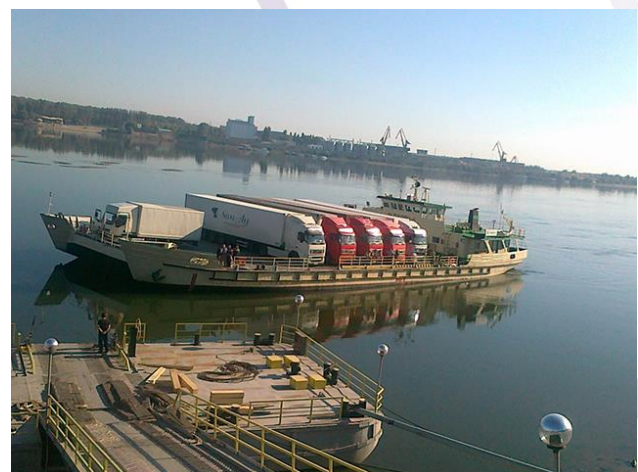
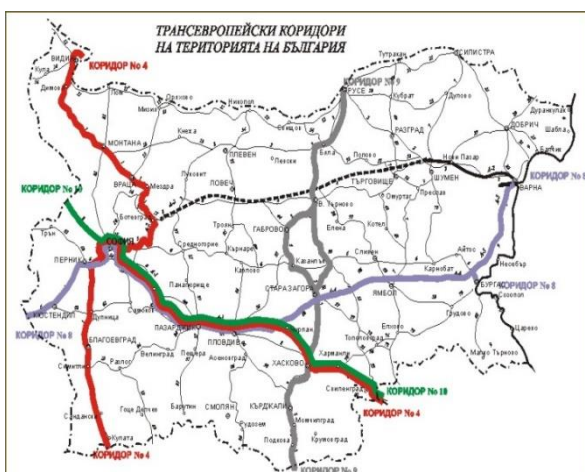
ADVANTAGES:

- **Environmental friendliness:** Due to the use of less fuel and low carbon dioxide emissions;
- **Capacity:** Carrying significant amounts of cargo;
- **Economy:** Cheap transport, especially for long distances;
- **Flexibility:** Easy transfer of cargo from and to other vehicles;
- **Security:** Reduced risk of theft, accidents and loss of goods;
- **Multimodal transport:** Possibility of transporting any type of goods.

A Eurocorridor passes through the territory of the North Central Region, connecting Northern, Central and Eastern Europe with the Aegean Sea. The entry of the corridor into the country through Ruse provides advantages related to the complex development of the entire region. As a result of the intersection of the two corridors at Ruse, the city acquires a structurally determining geoeconomic importance within the EU.

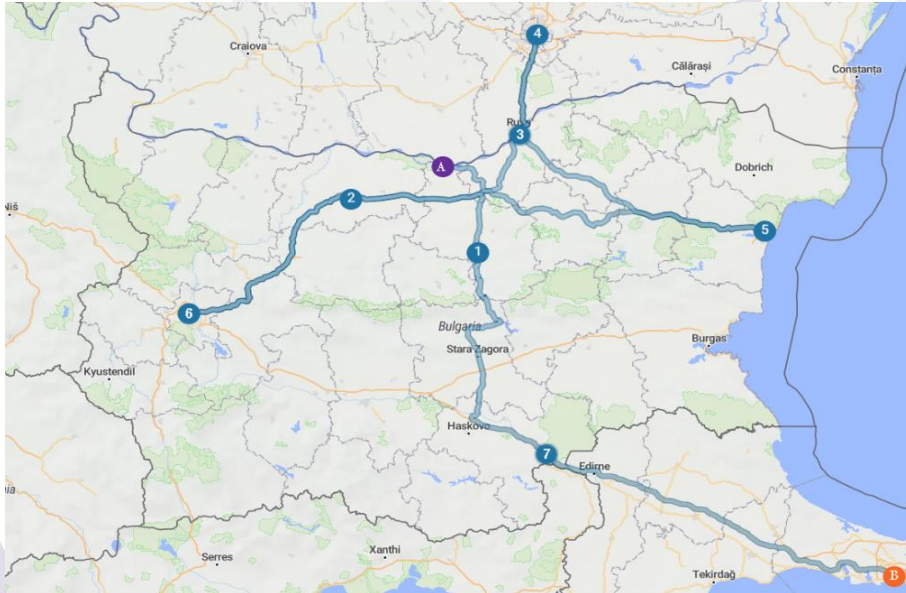
The construction of a third bridge on the Danube, the Hemus Motorway, the Ruse-V. Tarnovo Motorway and the main east-west roads in Central Bulgaria will connect Central Europe with Greece in the north-south direction and with the Greek ports of the Aegean Sea, open to the world ocean. In this way, the geopolitical potential of the North Central Region will be unlocked and a high level of transport service between the regions of Central Bulgaria and between populated areas will be ensured for the purpose of accelerated economic and social development.

The Integrated Territorial Development Strategy of the North Central Region plans to expand the international port in Svishtov, which will also provide the ferry connection Svishtov -



Zimnich (Romania). This port is the closest container terminal to Sofia, Plovdiv, Stara Zagora, etc.

TRANSPORT CONNECTIVITY



Svishtov – Veliko Tarnovo – 78 km

Svishtov – Pleven – 75 km

Svishtov – Ruse – 83 km

Svishtov – Bucharest – 132 km

Svishtov – Varna – 230 km

Svishtov – Sofia – 236 km

Svishtov – Svilengrad – 298 km

Svishtov – Istanbul – 567 km

Close proximity to:

- Railway infrastructure: 1 km (Svishtov railway station);
- Airport for public use: 77 km (Gorna Oryahovitsa Airport); 235 km (Sofia Airport); 131 km (Bucharest Airport, Romania);
- Airport for servicing commercial aircraft operations: 235 km (Sofia Airport);
- Seaport: 260 km (Varna Port);
- River port: 0.8 km (Svishtov Port);
- Svishtov Port (800 m), Svilozha Port (5 km), Zimnich Port (1 km), Belene Port (20 km)

Communication infrastructure

The communication infrastructure in Svishtov plays a key role in improving mobility and access to information and communication services. High internet connection speeds and stable services allow many homes and businesses to benefit from the internet with speeds of up to 1GB/s. Mobile operators are essential for connecting people and businesses, offering a wide range of services and speeds for 3G, 4G, 5G networks, providing users with stable and high-speed connections and reliable internet access that meets the needs of the modern society.

EDUCATIONAL INSTITUTIONS AND UNIVERSITIES

PROFESSIONAL DIRECTIONS

The traditions in education, the quality of the educational product and technology determine the appearance of Svishtov as an academic city - a city of young people.

Dimitar A. Tsenov Academy of Economics is located in Svishtov and it is a leading educational, scientific and cultural institution in the Republic of Bulgaria.

The Academy of Economics consists of: 4 faculties, 18 departments, a research institute, which mission is to promote scientific research, creative initiative, entrepreneurship and innovation of the academic staff, researchers, doctoral candidates and students, with the aim of creating quality scientific products and innovations and their implementation in the educational process and integration into practice.

Svishtov Municipality has a well-developed educational infrastructure, providing opportunities for quality education at various stages - elementary, secondary and high school.

In the town of Svishtov there are 4 municipal schools functioning, 3 of which are secondary and 1 primary, as well as 2 state vocational schools. In the small populated areas in the municipality of Svishtov there are four primary schools functioning. Eight of the municipal schools are central, and they educate students from the municipality of Svishtov and neighboring municipalities.

There are also two vocational secondary schools in Svishtov - the Vocational State High School of Commerce Dimitar Hadzhivasilev and the Vocational High School of Svishtov Aleko Konstantinov, which prepare qualified specialists in various fields - natural and computer sciences, foreign languages and entrepreneurship, economic specialties, electrical engineering, electronics and energy, automation and production technologies, hotel and restaurant management and many others.

The vocational high schools provide opportunities for retraining of personnel according to business requirements.

There are 6 **regional universities** out of a total of 51 in the country, with 3 of them in Veliko Tarnovo District - D. A. Tsenov Academy of Economics in Svishtov, St. Cyril and Methodius Veliko Tarnovo University, Vasil Levski National Military University in Veliko Tarnovo, Technical University in Gabrovo, Angel Kanchev University in Ruse, and the Medical University in Pleven.

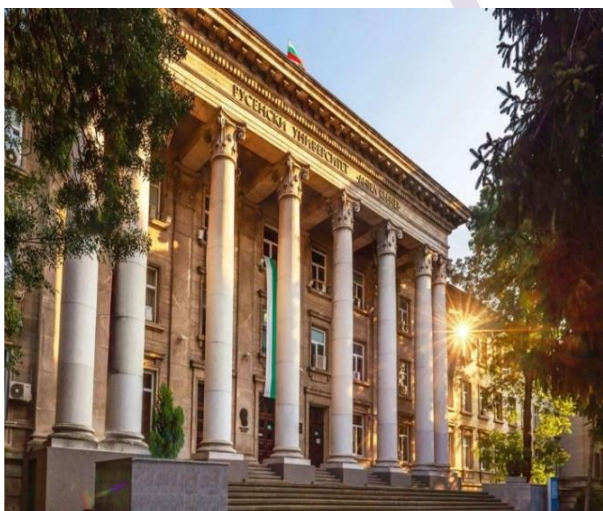
All of them prepare specialists in an extremely wide range of professional fields that can support and stimulate business and economic development of the region - in the fields of industry, medicine and pharmacy, defense, public order and security, engineering specialties, computer science and cybersecurity, economics and pedagogy, and many others.

The Higher School of Agribusiness and Regional Development (HSARD) with branches in Ruse and Veliko Tarnovo trains students in the areas of management and administration, tourism, economics, agribusiness and regional development, economics and agribusiness management.

The high share of population with higher education in one region creates prerequisites for increasing its competitiveness, labor productivity, and economic growth.

Focus on young people, innovative learning and STEM centers

Within the framework of active communication with local businesses and support for their development, the municipal management strives to create prospects for professional and career development of young people. The goal is to increase employment opportunities and retain their potential in the municipality. Together with educational institutions and businesses, work is being done to provide staff through the implementation of innovative and dual forms of



training in vocational high schools.

Nikolay Katranov Secondary School - Since 2020 the school has had a STEM profile "natural sciences" with intensive study of English. The same year, the school library was also modernized under the National Program of the Ministry of Education and Science "Ensuring a Modern Educational Environment", module "Libraries as an Educational Environment". The school library has a modern reading corner, a rich collection of Bulgarian and modern foreign language, scientific and fiction literature, it is equipped with new furniture, a laptop and a robotics kit "Arduino for Education", suitable for practical and experimental activities.



The main goal is to increase students' interest in reading and to provoke their self-initiative for individual learning in areas of interest to them. With its new vision, the library has been transformed into a favorite place for children, a space of the school premises where students can spend their time having fun and acquiring new knowledge and skills.

The STEM Center for natural sciences is planned to be upgraded. A complete modernization of the physical environment will be carried out, including a complete renovation of the classrooms and adjacent spaces. Delivery and installation of new equipment, as well as purchase of modern software are planned.

Dimitar Blagoev Secondary School – the STEM center encompasses three classrooms in Building A with corridors and an existing area for nature lovers "Green Classroom" - gym, with an approximate area of 200 square meters. The choice is based on facilitated access also for children with special educational needs (SEN).

The three sections have interactive displays and whiteboards, a 3D printer, a 3D scanner and an interactive table, which allow visualizing the learning material. Laboratory stations, mobile digital laboratory kits, 3D models and mock-ups, a magnetic board and kits by topic. The STEM center holds classes in chemistry, biology and physics.

The research center allows students to build laboratory skills that help them learn to deal with real-world problems. The gym is also actively used.

Tsvetan Radoslavov Secondary School - the school STEM center is focused on the



following areas: "Robotics and Cyber-Physical

Systems"; "Natural Sciences" and "Mathematics and Informatics" and these include subjects such as biology, chemistry, physics and astronomy, mathematics, informatics, robotics and applied programming, computer modeling and information technologies, as well as foreign languages. Over 100 interdisciplinary lessons adapted to the Bulgarian curriculum are part of the STEM lessons. They were developed by teachers from Tsvetan Radoslavov Secondary School with the aim of developing mathematical skills, logical thinking and creativity. The center is about to be upgraded with equipment such as a stationary robot, a multi-point touch screen, etc.

The school has 5 high-tech, equipped and connected classrooms (HECs). It includes a Robotics and Applied Programming classroom, a Foreign Languages classroom and a High-Tech Biology classroom.

Dimitar Hadzhasilev Vocational State High School of Commerce - for the upcoming academic year 2025/2026, admission of students from the Dimitar Hadzhasilev Vocational State High School of Commerce in a dual form of training in the specialties "Organization of

Tourism and Free Time" and "Forwarding, Transport and Warehouse Logistics" has been discussed with five companies, which will meet the growing need for qualified personnel in the field of tourism, transport and logistics.

By implementing dual training, the aim is to provide quality training for students, practical activities in real work environment and adaptation of curricula according to business requirements.

The STEM center has yoga laptops, a 3D printer, graphics tablets, a 65" mobile TV, laser engraving, etc. It enables students from



different classes



ses to work in the center on creation and maintenance of websites for specific applicants, comprehensive service for e-stores, including the respective logistics.

They are successfully applied in the work of the specialists in "Internet Applications Organizer" and "Economist - Informatics" professions.

Aleko Konstantinov Secondary Vocational School - prepares personnel in the fields of electrical and power engineering; electronics, automation, communication and computer engineering; technician of energy facilities and installations; fitter of agricultural equipment; hotel, restaurant and catering.

The school has a built STEM center with excellent material and technical facilities.

Dual training is successfully implemented, with the aim of students gaining practical knowledge in a real environment, discipline, work habits, teamwork skills, meeting deadlines, independence, concentration, etc. This gives them a real look at the professional field they are aiming for.

Dual training is provided for students in the professional fields of Agricultural Equipment Fitter, Automotive Equipment Technician, Woodworking Technician-Technologist and Electrician.



POPULATION TRENDS AND THEIR IMPACT ON THE LABOR MARKET

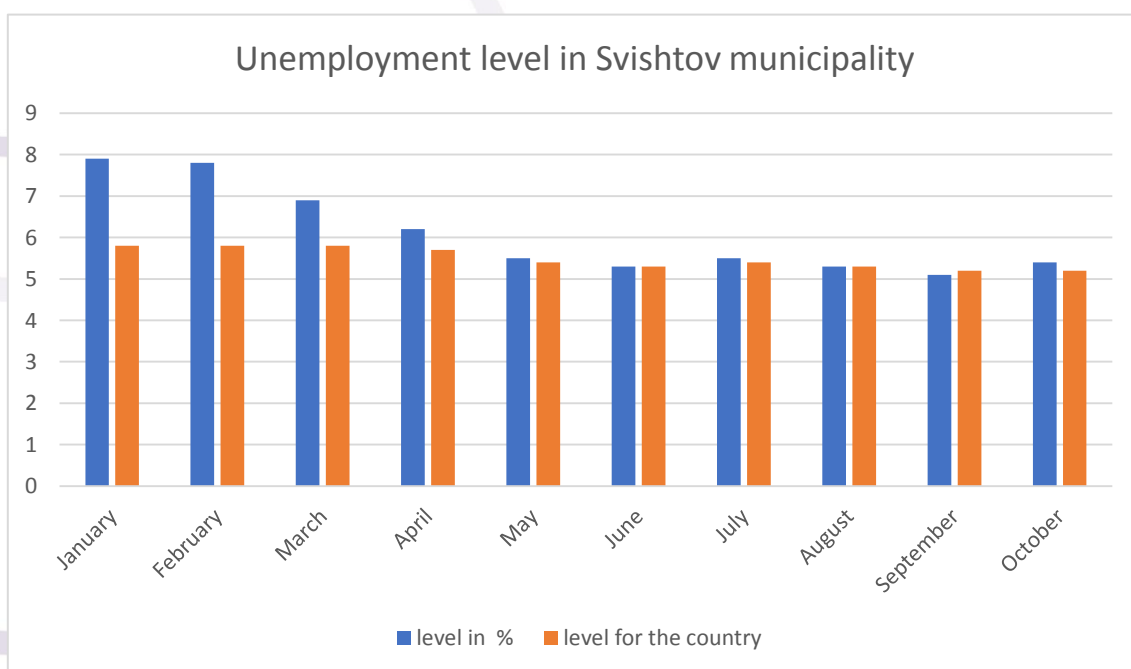
Workforce profile in Svishtov and neighboring municipalities

As of 15th December 2024 the population of Svishtov Municipality was 32,738 people, representing 13.31% of the population of Veliko Tarnovo District.

The working-age population represents over 60% of the total population.

The average annual salary also increases. For the first nine months of 2024, the average gross salary in Veliko Tarnovo district is BGN 1,769, compared to BGN 1,782 for the North Central Planning Region.

The unemployment rate in the municipality as of 31st October 2024 is 6%, which is slightly higher than the national average.



August	558	5,3	5,3
September	539	5,1	5,2
October	565	5,4	5,2
Average for the year	640	6%	5,50 %

The largest employment sector in Svishtov Municipality is the processing industry. The relative share of those employed in the sector is stable in time (26-27%).

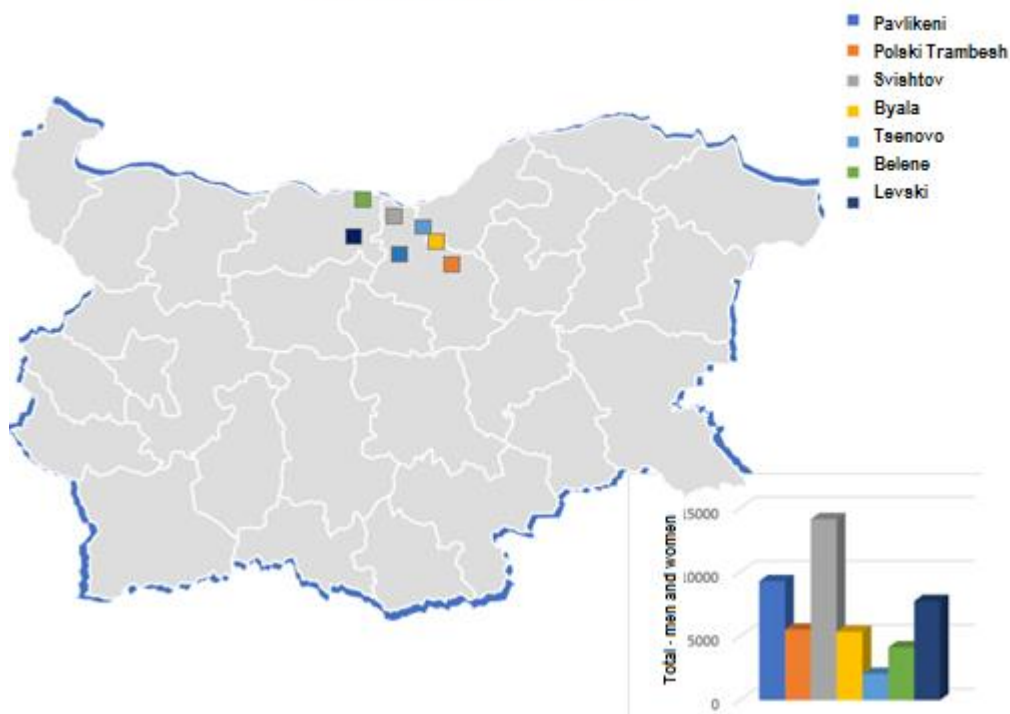
A significant advantage of Svishtov Municipality is the high percentage of working-age population, which represents over 50% of the total population of the municipality. These are people who fall into the age group between 20 and 59 years, and this is a prerequisite not only for a stable workforce for existing enterprises, but also for attracting new investments in the municipality.

as of 31.12.2023

	total			Incl. the town of Svishtov		
	total	men	women	total	men	women
Svishtov Municipality	26 236	12 675	13 561	17 638	8 436	9 202
Under working age	3 038	1 567	1 471	2 227	1 151	1 076
Of working age	14 150	7 667	6 483	9 824	5 190	4 634
Above working age	9 048	3 441	5 607	5 587	2 095	3 492

The working-age population of Svishtov Municipality and neighboring municipalities possesses a variety of knowledge and skills. This includes specialists with specific technical and manual skills, as well as professionals with higher education. If specific qualified personnel is needed, Svishtov Municipality can rely on specialists from neighboring municipalities – Pavlikeni, Polski Trambesh, Byala, Tsenovo, Belene, Levski, etc., which are up to 55 km from Svishtov. Travelling between Svishtov and neighboring cities is frequent and is driven by various reasons such as better-paid job opportunities, education, healthcare, shopping, social and cultural events and tourism. Daily trips to work and other purposes are common and are part of the normal rhythm of life in the region. In this context, the share of the working-age population as of 31.12.2023 in Svishtov Municipality and neighboring municipalities is as follows:

Population of working age in Svishtov municipality and neighbouring ones



Investors can rely on qualified and experienced personnel from the municipality and neighboring municipalities, which is a key factor for the success of any industry. The engine of economic processes in the municipality is exactly this age group, which is an important segment for the sustainability of the labor market in Svishtov. The presence of a significant number of people with diverse professional experience means that enterprises have personnel who can contribute to the development of the region with innovative ideas and solutions.

Health reform: the successes and new perspectives of Dr. Dimitar Pavlovich Multiprofile Hospital for Active Treatment

Over the past few years, Svishtov Municipality has achieved significant progress in providing healthcare to the population.

In Dr. Dimitar Pavlovich Multiprofile Hospital for Active Treatment EOOD the medical activities cover 60 clinical pathways and outpatient procedures. Over the past year, over 4,000 medical interventions were performed in the departments, which shows the significantly increasing trust of patients in our specialists, compared to nearly 3,000 patients during the same period in 2022 and 2023.

Over the past year, nine new doctors have been recruited with the following specialties: two surgeons, two gastroenterologists, an endocrinologist, a pediatrician, a nephrologist, a neurologist and a doctor specializing in internal medicine, as well as three young resident doctors who are part of the teams of the Internal Medicine Department and the clinical laboratory.



During the past period, a number of improvements were made to the hospital, including the installation of modern facilities in the polyclinic part of the medical institution. Activities have been launched to completely repair the roof, and new facilities have been acquired to

facilitate the work of doctors in the wards, the clinical laboratory and imaging diagnostics. The funds invested in modern medical equipment and technologies are of key importance for achieving quality standards in hospital care.

The project to increase the energy efficiency of the entire hospital is also ready.

The hospital actively cooperates with medical and healthcare institutions for primary and specialized outpatient care, hospital care, non-profit organizations and other institutions, including the Dutch SMHO Foundation, BHT CLINIC Istanbul Tema Hospital, etc.

The main activity of the hospital is aimed at maintaining strategic positions in multidisciplinary inpatient care for active treatment through continuous improvement of the qualification and professionalism of the medical staff. This goal is being achieved thanks to high qualification, accumulated experience and constant improvement.

SUSTAINABLE DEVELOPMENT AND SOCIAL CARE

In order to achieve sustainable development of its social services, Svishtov Municipality is taking actions aimed at creating a better and more effective social system that meets the needs and expectations of the residents of the municipality. The municipality is committed to these goals not only in the present, but also in long term.

Day care center for children with disabilities – for the needs of children with disabilities, the day care center has a specialized vehicle with a hydraulic ramp for transporting wheelchairs. The entrance area is also equipped with a wheelchair ramp. With the complete renovation of the premises, ceilings and lobby, the center provides a pleasant environment and comfort for children. As a result of assistant support, 35 social assistants have been appointed for 2024 and 114 individuals from various vulnerable target groups and users have been supported.



Center for care for elderly people unable to self-care St. Ivan Rilski, town of Svishtov - a residential-type social service, opened on 21.07.2021 which has a capacity for 15 people and a team of 14 employees. The main goal of the implemented project is prevention of institutionalization of elderly people unable to self-care, by supporting and providing the opportunity for users to live in a peaceful environment with the necessary living conditions for a normal life, professional support, emotional and mental stability, social contacts and life in the community. The service is provided in a renovated, reconstructed, equipped and furnished building.



Community Support Center (CSC) – established in 2011, it provides support to children and



families at risk. With a capa



city of 50 children and families. Served by a team including three social workers, three psychologists, a speech therapist, a pedagogue and a hygienist.

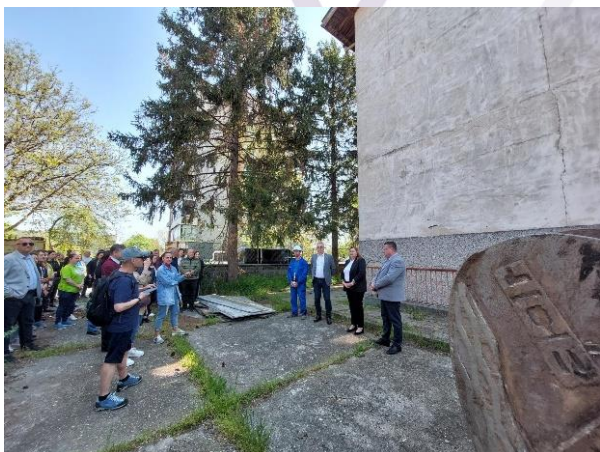
The center has very good facilities, consistent with the nature of the services. The premises are appropriately furnished for individual and group work with children and parents. An accessible, safe and secure environment is provided. The furnishings of the offices for holding meetings and consultations with users are consistent with the age groups, the nature of the social service and the requirements for safety and security. There are separate offices for group work with children and parents, individual work, psychological counseling, for working

with the youngest, a multimedia room for preventive work and an office for social and domestic skills

Establishment and equipment of new social and integrated health and social services for residential care and specialized social services for persons with disabilities. On 22nd April 2025, the activities under the project began, the deadline for which is 20th June 2026, for the establishment of three new social services:

- Residential care for adults with intellectual disabilities – with a capacity of 15 people;
- Residential care for adults with physical disabilities – with a capacity of 15 people;
- Specialized support center for people with disabilities and their families with a capacity of 30 people.

Sustainable living conditions and the possibility of effective support for users will be ensured. The design of the buildings is in line with key requirements, including provision of communicative environment. The main principles in the establishment of the three new services include creation of conditions for easy integration and socialization of users within the local community. The implementation of the project will lead to the creation of about 30 new jobs.



Family-type accommodation center for adults with dementia in the village of Ovcha Mogila, Svishtov municipality. For the convenience of the residents, the municipality purchased a new vehicle that serves the needs of the people and the center. Partial refreshing renovation and refurbishment of some of the center's facilities have also been carried out.



Maria Luiza nursing home for elderly people – Additional furniture has also been provided to people from the nursing home. Under the Personal Assistance Act, 245 personal assistants have been appointed, of which 57 to children with disabilities and 368 to elderly



people with disabilities.



Social housing – in 2024, a total of 48 users from vulnerable and social groups were accommodated in the built social housing. All of them use accompanying social services and receive the necessary support for their adaptation in society.



Pensioner's Clubs – Svishtov Municipality financially supports the activities of 19 cultural clubs of pensioners in the city and villages, 2 sports pensioner clubs, 3 clubs of people with disabilities and 2 clubs of the Union of War Veterans and Officers and Sergeants from the Reserve. For the development of their activities in 2024, an expenditure of nearly 65 thousand BGN has been made from the municipal budget.



Svishtov Municipality provides **hot lunch** for about 100 people under the Food and Basic Material Assistance Program 2021-2027, worth nearly BGN 290 thousand.

Svishtov Municipality strives to continue the established trend of improving the material base in social services. Constant efforts to improve the qualifications of staff are an integral part of our vision for better social services.



CULTURAL HERITAGE

SVISHTOV is located among the hilly heights of the Danube bank, where the river is most inland in the country. The town has ancient origin and culture. Its rich historical past is proven by monuments from the Roman era, the Middle Ages, the Renaissance, etc. Nature has sculpted the beautiful islands of Vardim and Persina here, where rare plant species and protected representatives of the animal world thrive.

SVISHTOV is a town of educators and contributors. A galaxy of bright personalities were born, lived and created in it, including Aleko Konstantinov, Prof. Ivan Shishmanov, Tsvetan Radoslavov, Filip Sakelarievich, Dimitar Nachovich, Emanuil Vaskidovich, Grigor Nachovich, Georgi Atanasovich, Nikola Zhivkov, Dimitar Hadzhivasilev, Kiril D. Avramov, Dimitar A. Tsenov and many others.

SVISHTOV, known as the city of 100 first things, is proud of the first Bulgarian folk community center Elenka and Kiril D. Avramovi-1856. Here the first donation for school needs was made, the first secular school, kindergarten, the first polyphonic choir, drama theater and festival "The Charisma of the Dance", etc., which have a significant contribution to the popularization and development of Bulgarian folklore. Here freedom dawned for the first time and the administrative machine of civil government in Bulgaria started functioning.

SVISHTOV jealously preserves the memory of its glorious past and its achievements that have outlived their time. Today, the guests of the Danube town can visit its sights and immerse in the atmosphere of its past.

ROMAN MILITARY CAMP AND LATE ANTIQUE TOWN OF NOVE

Nove is located 3 km. east of Svishtov in the direction towards Ruse. Systematic archaeological research of the site began in 1960.

Nove was founded on the banks of the Danube River as a military camp of the VIII Augustus Legion around 45 AD, and after the 4th century the I Italian Legion settled there.



The camp consisted of watchtowers and fortresses. Gradually the ancient town changed its appearance. The most impressive building is the "Principia" or the headquarters of the legion. Many statues and a coin treasure have been found at this place. The military hospital (valetudinarium) is interesting, as well as the legionary bath, where remains of floor and wall heating were found. In the 5th-6th centuries the fortress gradually transformed into a town.

At the beginning of June, the "Eagle of the Danube" festival of ancient heritage takes place in Nove. Reenactors from the country and abroad recreate the lifestyle, culture, and military clashes between imperial Rome and the tribes inhabiting the vast territories (Thracians, Dacians, Goths).

Since 2010, Nove has been declared an archaeological reserve. Research continues.

MEMORIAL PARK "THE MONUMENTS"

Here, on the Danube bank, in the lowland of the small Tekir Dere stream, on the night of 27th June 1877, one of the most successful landings in the military history of the world was carried out. Russian troops under the command of Gen. Dragomirov stormed the Bulgarian coast and defeated the Turkish camp. From this place began the victorious march to the long-awaited freedom. Svishtov became the first liberated city.



The idea to immortalize the liberation mission of the Russian troops during the war of 1877-1878 formed among the officers and soldiers during the course of the military operations. The erection of monuments in the area received an approval of Alexander II. The construction activities began in 1878 with funds of 165 thousand rubles allocated by the emperor. Seven obelisks, which were made in the marble workshops of Odessa, were erected near Svishtov. Over the years, the area was improved and formed as a memorial park, and it was announced a historical reserve in 1969.

ALEKO KONSTANTINOV HOUSE MUSEUM

The Aleko Konstantinov House Museum is on the list of the 100 national tourist sites of Bulgaria. Aleko Konstantinov's birthhouse was built by his father Ivanitsa Hadzhikonstantinov in 1861.



The building is a model of the wealthy private homes of that time – spread over two floors, spacious, with a wide courtyard and an impressive view

of the Danube River. During the Russo-Turkish War, Emperor Alexander II stayed in Aleko's house. After the Liberation, the building housed the office of the first governorate in our country – the Svishtov governorate. Aleko was a clerk there together with Ivan Vazov. During his lifetime, the writer donated the house to the municipal government for cultural purposes. In 1926, it was converted into a museum, and since 1979 - into a memorial museum. The interior recreates the layout of a wealthy merchant house from the second half of the 19th century. The original Viennese furniture and household items from that time imperceptibly bring the museum visitors into the atmosphere of the pre-liberation era. The human, creative and social aspirations of the Happy Man are shown by the photographs, books, letters and personal belongings. His heart (which stopped beating on 11th May 1897, after Aleko was mistakenly shot) is also kept here.

THE MONUMENT OF FREEDOM

The Monument of Freedom was opened with a solemn ceremony on 7th October 1934. It is dedicated to the people from Svishtov who sacrificed their lives in the fights for liberation of their homeland. It was erected near the place where the Svishtov conspirators who participated in the May 1867 uprising were hanged. The lowest part of the monument – the granite pedestal – was erected on 4th July 1900. The remains of the hanged rebels, kept until then in the Church of the Holy Trinity, were laid in the foundations. In February 1912, a

competition was announced for making the figures. Among nine projects, that of Marin Vassilev was selected. After years of stagnation, in June 1932, the monument was finally installed, after the figures were made in the foundry of the sculptors O. Colastri and A. Castini in Sofia. The Freedom Monument was built with voluntary donations.



MONUMENT OF THE DONORS

The monument is dedicated to the multitude of donors from the Revival to the present day, who contributed to the cultural and educational rise of Svishtov. The authors of the project are the sculptor Georgi Chapkanov and the architect Stanislav Konstantinov. The two hands are a symbol of the noble act of donation and the embodiment of everything beautiful built in Svishtov. The official opening of the monument was on September 23, 2005.



Among the most significant donations made in Svishtov are those of Dimitar H. Vassilev, who donated 240 thousand gold leva for the establishment of a Commercial School in Svishtov; the 200 thousand gold leva donated by Kiril D. Avramov for the construction of a theater and community center in Svishtov; Dimitar A. Tsenov donated 5 million gold leva for the establishment of a higher economic school in Svishtov - the second largest donation for educational needs in Bulgaria; after him is that of the brothers Evlogi and Hristo Georgiev for Sofia University and many others.

THE TOWN CLOCK

The history of the clock tower can be assumed from the two stone slabs with Arabic inscriptions embedded in the structure. It was built around the middle of the 18th century, and then in 1859 it was restored by master Bogdan. It is assumed that he was a famous master stonemason - he built stone houses, fountains and tombstone crosses. The tower is 23.50 m high. It is built of small



processed stone. It is decorated with white limestone at the four corners. At the top there is a two-story wooden superstructure with a clock and a tower above it. The clock mechanism was delivered from Vienna by the prominent Svishtov resident Yancho Stanchov. During the great earthquake in 1977, the clock tower was significantly affected. Strengthening activities were carried out in order to preserve it for nowadays. The town clock is one of the symbols of Svishtov, of its centuries-old economic and cultural development.

HOLY TRINITY TEMPLE

The building is considered one of the examples of church architecture from the Late Revival. On 4th April 1865 the foundation stone of the Cathedral Church in Svishtov was laid. The construction was entrusted to the most famous master of the time - Nikola Fichev (Kolyu Ficheto). The construction lasted 30 months. The temple was consecrated on 15th October 1867. Due to a lack of funds, the bell tower was completed by master Gencho Novakov almost 20 years later. The six bells were a gift from the Russian Emperor Alexander II. The temple impresses with its remarkable size and shape. Of particular interest are the two rotating columns at its entrance. The iconostasis is also very impressive. It is made by master Anton Peshov. The icons were painted by the prominent Svishtov resident Nikolay Pavlovich - a notable artist. North of the temple is the grave of Prof. Georgi Atanasovich – a prominent scientist and the first Minister of Public Education, born in Svishtov in 1821. During the 1977

earthquake, the temple suffered severe damage. Its restoration lasted for several decades. Today, the building is among the brightest architectural symbols of Svishtov and is a cultural monument of national importance.



THE FIRST COMMUNITY CULTURAL CENTER IN BULGARIA

The birth date of the first community cultural center in our country is 30th January 1856. The place where it was established was the home of Dimitar Nachovich in Svishtov. Years later, building of a community center became possible with the donation provided by Kiril D. Avramov (March 22, 1904). But the donated 200 thousand gold leva turned out to be insufficient to realize the impressive project



of the famous architect Peter Paul Brang, and the community center trustees assigned the preparation of a new architectural plan to some of the most famous Bulgarian architects of that time - Georgi Fingov and Kiro Marichkov. The two were the authors of some of the most beautiful buildings in Sofia, and their project of a community cultural center in "Secession" style left a lasting mark on the architectural appearance of Svishtov. On 20th May 1906 the entrepreneur Vasil Gyuderov from Svishtov started the construction. The building was completed in 1908 and on 14th September it was officially opened. Built more than a century ago, the stylish and romantic building of the First Bulgarian Community Center is among the architectural landmarks of Svishtov and is a symbol of the spiritual growth of Bulgarians.

THE HIGH SCHOOL OF COMMERCE

The building was created as a result of the donation of 240 thousand gold leva by Dimitar Hadzhivasilev for the construction of a high school in Svishtov. On 6th September 1883, at the suggestion of the Minister of Public Education, Prince Alexander I signed a decree to establish a state school of commerce in Svishtov. In 1891 a competition was



announced for the development of an architectural plan for the new school, which was won by the famous architect Peter Paul Brang. The foundation stone of the building was laid on 1st September 1892. The construction was completed in 1895. The building of the High School of Commerce is extremely modern and beautiful. The dominant accent in its exterior is its baroque dome with the figure of the aspiring Hermes. The facade is richly decorated with ornaments, columns and arches. The high school also impresses with unique interior and the work of Austrian artists. The first steam heating system on the Balkan Peninsula was installed there. Dimitar Hadzhivasilev State High School of Commerce is not only an architectural symbol of Svishtov, but also a worthy embodiment of quality education in our country.

THE SVISHTOV ACADEMY

Dimitar A. Tsenov Academy of Economics is the higher commercial educational institution in Svishtov and is one of its symbols. It was established with Dimitar Tsenov's donation of 5 million golden leva. The donation is the second largest for Bulgarian education, after the donations of the brothers Evlogi and Hristo Georgievi. The conceptual design of the rectorate building belongs to one of the most prominent Bulgarian architects - Ivan Vasilyov.



THE FORTRESS KALETO

This is the only monument of construction on the territory of the town dating back before the Ottoman conquest, which was spared by time and human hands.

The fortress is located north of the center of today's town, on a hill, steeply overlooking the river, named Chukata.

Various artifacts have been found in the area and in its surroundings that shed light on the history of the Svishtov fortress. Pieces of pottery since the New Iron Age – 5th-1st c. BC that provide information about the fortress have been discovered. Due to the lack of systematic archaeological excavations, it is difficult to determine exactly when life began and ended in this place. The stone walls that have survived to this day give reason to believe that they are from the period of Byzantine-Bulgarian construction in the 12th-14th centuries, which means that during the Second Bulgarian Kingdom the fortress existed and was part of the state. After the Ottomans settled in these places, the fortress served as a fortification. We can judge this from the campaigns of the Hungarian kings. With the name of one of these conquerors, the fortress in Svishtov gained popularity, namely Vlad Tepes – Dracula. According to the chronicles, the fortress was for some time the residence of the Wallachian ruler, and the objects discovered by Prof. Ovcharov in 2019 confirm it to a great extent. The fortress was destroyed many times via countless conquests and raids.

Further exploration of the fortress is underway, as it appears to be well preserved and hiding many unsolved secrets.

Known for its cultural heritage, the town of Svishtov provides its guests also with numerous opportunities for entertainment and recreation. People can enjoy wines produced in local wineries, and lovers of flora and fauna can visit the local nature reserves, located mainly along the Danube River.



HOSPITALITY AND ACCOMMODATION

Known for its cultural heritage, the town of Svishtov provides its guests also with numerous opportunities for entertainment and recreation. Guests can enjoy wines produced by local wineries, delicious traditional foods, and the town's rich cultural scene, which includes festivals, concerts, and theater performances. Nature lovers can also take a walk along the scenic trails in the surrounding area and discover the beauty of the local flora and fauna.

In the municipality and in the town of Svishtov there are dozens of accommodation facilities for tourists and workers, among which is the accommodation facility of the D. A. Tsenov Academy of Economics. It is a complex of 8 blocks - student dormitories, located in the eastern part of Svishtov, which could serve as accommodation for workers and employees, as well as the "Corpus - South" complex with a total capacity of 191 beds. The complex has an indoor swimming pool, and guests can also use the sports fields on its territory. The complex offers the opportunity to organize conferences, a large hall with 100 seats, halls with a capacity of 10 to 60 seats, a negotiation room, etc.

The Municipality has nearly 1,000 accommodation facilities in total, with a capacity of over 2,000 beds.

For the convenience of workers from other towns, each facility has a convenient parking, and various services for recreation and entertainment are offered. Many of them have panoramic views over the Danube River and Romania.

Services offered by the accommodation facilities:	Offered attractions (among the others):
<ul style="list-style-type: none"> - Free parking; - Free Wi-Fi connection; - Currency exchange; - Order a taxi; - Organization of official events and celebrations; - Safes for valuables upon request of a visitor; - Transfer to a bus station, train station or airport; - Wellness center with indoor and outdoor pools; - Fitness; - Finnish sauna; - Infrared sauna; - Salt room; - Steam room; - Solarium. 	<ul style="list-style-type: none"> - Rental of electric bicycles provided by the EU; - Rental of bicycles for cycling and city tours; - Organization of guided cycling tours; - Horseback riding; - Boat trip on the Danube River; - Sport fishing; - Kayaking Rafting; - Other water sports.

WE CREATE AND BUILD WITH VISION – FROM IDEA TO REALITY.

A STEP TOWARDS A SUSTAINABLE FUTURE.

The municipality works actively to implement projects aimed at the transformation and modernization of the town, implementing sustainable and innovative solutions for the development of the local community. Among the successfully implemented projects in 2024 and 2025 are:

- **Implementation of measures for energy efficiency by means of technological renewal and modernization of outdoor artificial lighting systems on the territory of Svishtov Municipality** – in 2024, energy efficiency measures were taken in the town of Svishtov and four other residential areas on the territory of the Municipality. A management system and a renewable energy power supply system were built. Under the project, all old street and park lighting fixtures were replaced with new modern LED technologies; the cable and pole network was restored and modernized; individual photovoltaic systems with solar panels and intelligent solar controllers with a high efficiency coefficient were installed.

This reduces annual electricity costs and the costs of maintenance and operation of the lighting system, and in turn, the reduction of carbon dioxide emissions contributes to environmental protection.

- **New vision of Aleko Square** in Svishtov – the project includes complete renovation that will refurbish the area by creating modern and functional environment. The main activities are aimed at repairing the sewage system and improving the drainage systems; correcting the existing fountain and building new fountains with modern look; creating green and water areas with contemporary design, consistent with the appearance of the central square; removing the compromised pavements and replacing the base with stone from several fractions; implementing a finishing layer of concrete pavers with a top layer that prevents slipping; preserving the white marble granite, where possible, as part of the local cultural heritage.

- **Implementation of construction activities and supply of facilities and furnishings with a purpose of reforming Maria Luiza Nursing Home in Svishtov.** The project aims at improving the conditions in Maria Luiza Nursing Home in Svishtov, ensuring full compliance with the standards for quality residential care for elderly people over working age. Special attention is paid to the creation of an appropriate and specialized environment for providing the service. The main activities include repair and reconstruction of premises;

delivery of facilities and furniture in order to bring the existing material base up to standard. For the period of the project implementation in the spirit of good partnership, Dimitar A. Tsenov Academy of Economics - Svishtov, provided the facilities of Student Block No. 3 free of charge. The necessary quality of life is provided in the student block.

- **Kaleto Park and the medieval fortress with the same name** - the project is aimed at improving the urban living environment in places of public use and improving the park space of the entire Kaleto Park. The main goal is to combine historical values and a modern vision, through conservation and restoration activities, exposure and socialization of the Immovable Cultural Property (ICP) - Medieval Fortress "Kaleto" is of "national significance" category. The project activities include clearing of dried vegetation, profiling and preparation of the terrain for construction activities; construction of water cascades from the highest part of the hill, with waters collecting in a kind of water mirror; renovation of the amphitheater stage, intended for events from the cultural calendar of the Municipality; completely new vision of the small stage, designed in medieval style, with a real park for children, including a small castle and other facilities for children; installation of night lighting, alleys and new park furniture for the entire park; construction of public toilets and a video surveillance system; construction of access for people with physical needs; construction of an interactive center that presents the history of the site, with finds from previous archaeological research; restoration and construction of the Citadel of the former Svishtov Fortress; renovation of the courtyard of the church "St. Dimitar", which is also a IPC site.

- **Construction of a Youth Center in the town of Svishtov** – construction of a completely new building, at one ground floor, including premises and offices: conference hall, computer room, study rooms, offices, etc. The center conducts training to improve the qualifications of young people in the field of digital literacy, foreign language learning, civic education, professional qualification and other activities. Interest clubs are formed and they will include clubs for personal development, sports clubs, art studios, stimulating active civic behavior and critical thinking, activities to improve environmental culture, etc.

- **Support for sustainable energy renovation of the residential building stock – Stage I.** On 23rd April 2025 renovation activities for the approved 19 buildings were launched, with the aim of reducing the energy costs of 738 households in Svishtov. These residential buildings are planned to have a new welcoming appearance and the necessary energy efficiency, which is a guarantee for a higher quality of life for people

and care for the environment. Renovated free of charge under the procedure "Support for sustainable energy renovation of the residential building stock", from the National Recovery and Sustainability Plan.

- **Danube Industrial Technology Park – Svishtov** is positioned in the BG32 North Central Planning Region of level 2 (NUTS 2), with an area of nearly 308 decares, and a total of 21 plots on the territory of the park. The terrain is suitable for activities aimed at sustainably meeting public needs of local importance, production, logistics and the high-tech sector. The project proposal is aimed at developing new, high-tech activities, supporting entrepreneurship, encouraging a circular economy and increasing youth employment, as well as increasing the knowledge and skills of employed persons in local enterprises. The specific objectives of the project include investments in the technical external and internal infrastructure of the industrial park, with a focus on improving the investment climate, attracting local and foreign investors, creating new jobs and increasing the income of the local population; creating a prerequisite for mitigating the negative demographic trend by diversifying economic activities, encouraging youth employment and labor mobility; investments in new production facilities that will create an opportunity for integration of activities between business and educational institutions - secondary and higher education institutions, including various types of dual training and internships for the development of human resources in enterprises.
- **Major repairs of "33-ti Svishtovski Polk" Street in the town of Svishtov (Republican Road II-52)** - Road Infrastructure Agency participates with a proposal for a concept for integrated territorial investments for major repairs to improve the organization of traffic on "33-ti Svishtovski Polk" Street in the town of Svishtov. The street coincides with the route of the Republican Road II-52 Nikopol - Svishtov and borders the territory of the future Industrial Technology Park - Svishtov. The repair is of a section with length of 1.09 km where two roundabouts will be built along its route to ensure the conflict-free passage of transport flows and improve traffic safety at the entrance and exit of the industrial park. The project aims to provide a modern, safe and comfortable infrastructure, in accordance with regulatory requirements.
- **The Green Danube – The "Green Danube" project** aims to improve the quality of life and the environment within the scope of the streets: "Mir", "Gradevo", "Georgi Matev", "Mladost" and part of "33-ti Svishtovski Polk" Str. The idea is to build a new network of

alleys to connect the block spaces in a common concept; ensure equal access for people with disabilities; redevelopment and optimization of all parking lots on the territory of the complex; a new organization for the collection of household waste, with places provided for the placement of containers for separate waste collection, general household waste and for green waste from green areas. Recreation areas will be set up near the blocks, in order to improve the inter-block space and improve the overall appearance of the neighborhood. New children's facilities for different age groups, as well as sports facilities for outdoor fitness are planned to be mounted in the surrounding area of the neighborhood. In order to create a better green environment, the project also includes recultivation of areas, planting new trees and ornamental shrubs.

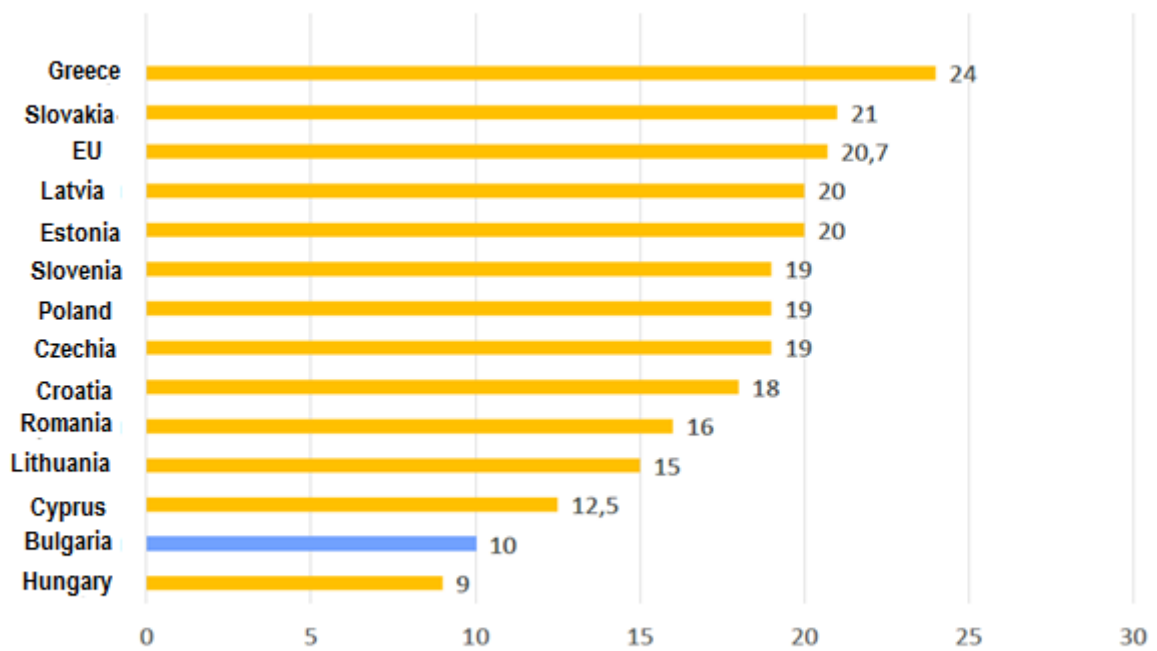
INVESTMENT DESTINATION – BULGARIA

Bulgaria attracts investors with a combination of strategic location, highly skilled workforce and the benefits of membership in the European Union. This makes it a magnet for global investment.

Here are some **main factors** that make Bulgaria attractive to investors:

- Five pan-European transport corridors crossing the country, connecting Europe with the Middle East and Asia;
- - Developed infrastructure with airports in the 4 largest cities – Sofia, Plovdiv, Varna and Burgas;
- Sea and river ports with well-developed intermodal terminals, enabling combined transport of goods by road, rail and air transport;
- Highly qualified and well-prepared specialists to meet business needs;
- A very well-developed system of secondary and higher education schools;
- Competitive prices for business – attractive costs for labor, utilities and office space rental;
- Appropriate and sustainable tax environment – 10% corporate tax and 5% dividend tax. The law provides various tax reliefs in the form of corporate tax deferrals;

Corporate tax rates



Fast procedure for business registration and opening a business bank account;

- Permanent residence in the European Union is not required to set up a business in Bulgaria;
- VAT registration and validation within the EU;
- Secure business environment - fixed exchange rate of the BGN to the Euro, which eliminates currency risk;
- Direct access to key markets: European Union; Turkey; Middle East;
- Millions of foreign tourists prefer our country due to its unique 4-season climate, incomparable nature, culture and traditions.

ENCOURAGEMENT MEASURES AND INVESTMENT INCENTIVES

Investors applying for a Class “A” or “B” certificate in Bulgaria can benefit from a number of incentives, including:

- Shortened deadlines for administrative services – for class A and B certificates;
- Individual administrative services necessary for the implementation of the investment project - class A;

- Sale, exchange or establishment of onerous limited real right without a tender or competition on properties owned by sole proprietorships with state or municipal participation, as well as commercial companies whose capital is owned by sole proprietorships with state participation - class A and B;
- Financial support for the construction of technical infrastructure necessary for the implementation of one or more investment projects for class A or for two projects for class B and in an industrial zone - on a competitive basis;
- Financial assistance for partial reimbursement of the mandatory social security contributions made by the investor at his own expense, in his capacity as an employer, for the state social security, for the additional mandatory pension insurance and for the mandatory health insurance for newly appointed workers and employees for the implementation of investment projects - class A and B - on a competitive basis.

INVESTMENTS OF MUNICIPAL SIGNIFICANCE - CLASS "B"

Since the beginning of 2017, an Ordinance on the promotion of investments of municipal importance in the Municipality of Svishtov and the issuance of a class B certificate have been adopted and are in force on the territory of the Municipality of Svishtov. The regulatory document, that has entered into force, regulates the conditions and the procedure for promoting future investment intentions on the territory of our municipality.

The main objectives set out in the Ordinance are:

- Increasing the competitiveness of the economy through increased investment, innovation and technological development in production and services with high added value while adhering to the principles of sustainable development;
- Improving the investment climate;
- Creation of new and highly productive jobs.

The regulatory document sets the parameters within which the local government will support the local economy, and namely - investments in long-term tangible or intangible assets and the related new jobs.

The projects of municipal importance are promoted as Class "B" investments when:

- Are implemented within the administrative boundaries of the specified municipality;
- Can be implemented in all sectors of the economy with some exceptions;
- The amount of investment for issuing class B certificate is determined according to the municipal criteria and its amount cannot be greater than the minimum amount for class B investment, i.e. BGN 2 million.

The investments of municipal importance that have received a Class B certificate for the implementation of the investment project are encouraged through:

- Shortened deadlines for administrative services provided by the municipality;
- Individual administrative service;
- Sale of private municipal property without a tender or competition after obtaining an evaluation decision of Svishtov Municipal Council;
- Establishment of onerous limited real right over real estates;
- Assistance in issuing and forwarding all necessary documents and permits;
- Tax incentives and reliefs;
- Provision of vacant building stock;
- Public-private partnership.

In the long term, the municipality aims to satisfy the needs of future investors by providing a fully completed project, equipped with all necessary infrastructure amenities, as well as to create modern infrastructure and high quality environment for new companies, corresponding to the highest standards and requirements imposed by the rapid pace of development in all areas of business.

PARTNERSHIP AND COOPERATION

Driven by the ambition to revive the Danube region and based on the given conditions and prospects for its development, the municipality, together with the state, organized the siting and construction of the "Danube Industrial Technology Park "Svishtov" - the flagship of the future of the municipality of Svishtov.

The Danube Industrial Technology Park development project, which is the result of a long and difficult administrative process, which within several years required the full dedication

of the municipal leadership to the implementation of number of activities, which were carried out with the support of key national and international partnerships and state institutions.

Svishtov Municipality also actively cooperates with a number of ministries, departments and state institutions – Road Infrastructure Agency, Bulgartransgaz EAD, ESO EAD and Yovkovtsi Water and Sewerage Company OOD, which provide the area with road connection, gasification, energy independence and water and sewerage infrastructure with sewage diversions, as well as with other institutions - financial, educational, economic, business and non-governmental.

After the Municipality of Svishtov officially acquired the land of the former barracks in 2018, the Municipality clearly stated its desire to build a Danube Industrial Technology Park and undertook this long and difficult process of transforming the relevant properties. Thanks to the joint work of the municipality and the state, despite the periods of uncertainty, the complex economic and political situation, which made the implementation of such a long-term and large-scale project extremely difficult, the municipal leadership did not give up on the set goal and purposefully followed the outlined path step by step.

A number of meetings and discussions with various institutions and organizations were held, during which the idea of the economic potential of the Danube Industrial Technology Park - Svishtov and its development as part of the North Central Region was defended.

We are walking the difficult path of preparation and implementation of the planned activities together with our strategic partners: Bulgarian-Turkish Chamber of Commerce and Industry; Bulgarian-Turkish-German Consortium IDEARC LTD; PROVIDA EOOD; Sofia Tech Park; FLAG Fund EAD; Bulgarian Development Bank; TECHPARK ENGINEERING EOOD; Investment Design EOOD Shumen; Geozashtita Pleven EOOD; Europe Close to Citizens Center, etc.





LAND AND PLOTS IN DANUBE INDUSTRIAL TECHNOLOGY PARK SVISHTOV

Danube Industrial Technology Park - Svishtov is located in the North Central Planning Region of Level 2, in the urbanized territory of the town of Svishtov, Eastern Industrial Zone.

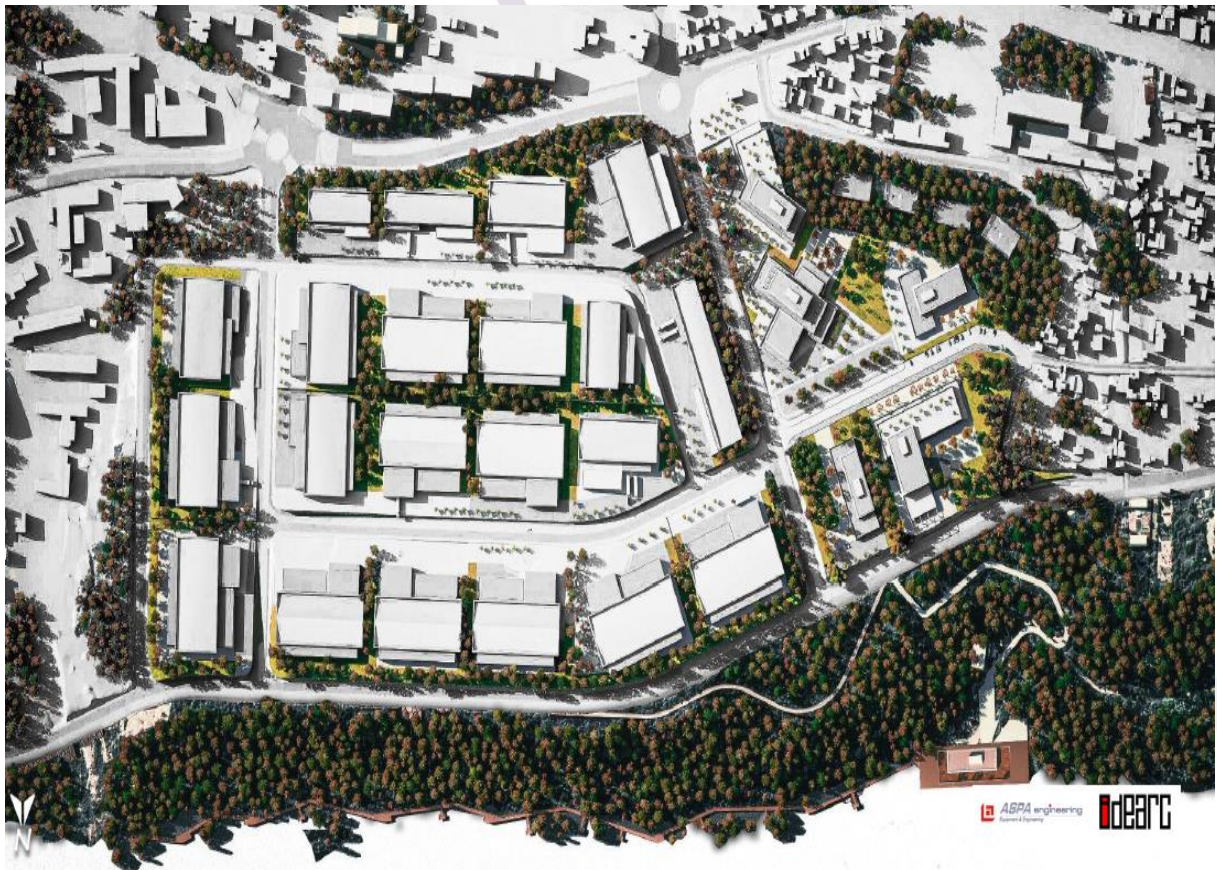
Its total area is nearly 300 decares, and the terrain is suitable for activities aimed at permanently satisfying public needs of local importance, production, logistics and the high-tech sector. The northern border of the park is the Danube River, and the southern border is the Republican Road II-52, which is a prerequisite for convenient road connections to Sofia (235 km), Varna (260 km), Veliko Tarnovo (80 km), Ruse (80 km), Pleven (77 km).

The planned production and business objectives from various industrial sectors will develop activities in various plots of land designated for this purpose on the territory of the park, which are 21.



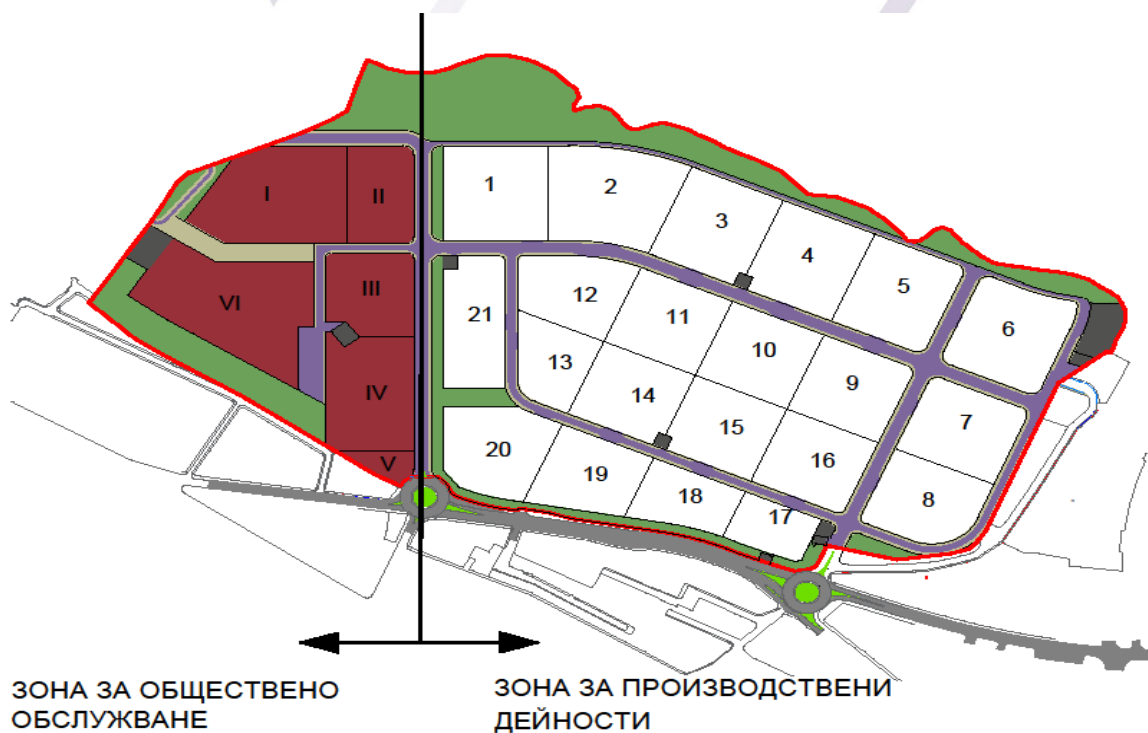
Each investor can choose among the 21 plots in different sizes and combinations, with an area of min. 4,000 - max. 11,000 sq.m., where **EACH PLOT IS PROVIDED WITH ELECTRICITY, GAS, WATER, SEWERAGE AND COVERAGE OF MOBILE OPERATORS.**

1 – 9 500	2 – 11 295	3 – 8910	4 – 8908	21 – 7 632
5 – 8 957	6 – 9610	7 – 8137	8 – 7689	
9 – 7628	10 – 7 650	11 – 7 650	12 – 7212	
13 – 5505	14 – 7 369	15 – 5 261	16 – 7 458	
17 – 3869	18 – 5261	19 – 7 098	20 – 8 310	





Within the zone, additional areas and investments are planned for the construction of administrative and office buildings, co-working spaces, a sports and health center, landscaping - parks and gardens, construction and equipment for infrastructure for scientific and development activities.



	Public services	Area, m²
I	For Multifunctional buildings, catering establishments, hotel	12,494
II	For office buildings and co-working spaces	6,151
III	For administrative buildings	6,730
IV	For commercial centre, market, stores, etc.	9,544
V	For scientific research activities	1,510
VI	For public services, sports and recreation	14,617
		51,046
	For green areas, parks and gardens	45,706
	For technical infrastructure	4,347
	For street and alley network	43,624



INFRASTRUCTURE FOR SCIENTIFIC AND DEVELOPMENT ACTIVITIES

The development of the industrial park in the town of Svishtov will improve the investment climate and will contribute to increasing the level of investments in more high-tech, environmentally friendly activities.

This will encourage local and international companies to invest, which can be financed through grants and financial instruments..

In this way, new jobs will be created and the income of residents will increase not only in the municipality of Svishtov, but also in neighboring municipalities, by stimulating labor mobility.

Construction of new production facilities in combination with a research center will create an opportunity for integration of activities between business and educational institutions - secondary and higher education institutions, including through various types of dual training and internships.

For the implementation of research and development, the park has established strategic partnership with local, regional and international institutions, including the Angel Kanchev University - Ruse, Sofia Tech Park, Vasil Levski National University - Veliko Tarnovo, D. A. Tsenov Academy of Economics, the Institute for Transport Infrastructure and other organizations in the field of education, research and development and innovation.

This will contribute to increasing the competitiveness of local industry on an international scale and improve social capital in the region.

The Research and Development Center will have its own premises, equipment and staff and will provide services related to laboratory research, optimization and robotization of processes, integration, design and development of new technologies and products, staff training, etc.

Its clients will be mainly the tenants in the Park, but also other companies and institutions. As a new business facility, the Research and Development Center will enable implementation of new production and technological solutions.

Training rooms, laboratories, and other facilities will be set up for professional training of personnel for the needs of the Park and the investors conducting their business activities there.

ADMINISTRATIVE AND OFFICE BUILDINGS

SPORTS AND HEALTH CENTER

"Industrial Technology Park - Svishtov" Ltd. is pursuing a policy of creating multifunctional and generally accessible infrastructure in the park. This will diversify the supply, improve the conditions and quality of the services offered, as a result of which sales revenues will increase.

MIXED ZONE

- **Offices for companies from the sector of finance, energetics, logistics, technologies, etc. Co-working spaces.**
- **Multifunctional halls, cultural facilities, catering and drinking areas and spa hotel**
- **Areas for sports and entertainment, wellness centre and residence**
- **Management of industrial zone and other offices**
- **Commercial centre, market, stores, etc.**
- **Electric vehicle charging station and public parking lots**



BUILDING OF ECOLOGICAL INTERNAL INFRASTRUCTURE

In relation to the constantly growing number of electric vehicles, as well as the need for a gradual transition to hydrogen-neutral energy sources within the industrial park property, it is planned to create technical infrastructure for charging electric vehicles.

It has the possibility of expansion in subsequent stages..

Electric vehicle charging stations are specialized facilities used to meet the energy needs of electric vehicles. As an alternative to traditional internal combustion engine vehicles, electric vehicles offer an environmentally friendly and energy-efficient transport option.

OPEN & GREEN SPACE

- integrated green spaces
- green access between the existing residential area and the river bank
- new green alley



23.000 sqm.
green space



Electric vehicle charging stations contribute to the expansion of sustainable transport while

reducing environmental impact. They also offer significant benefits in reducing energy costs, enabling zero-emission transport and energy independence.

MINERAL WATER

The provision of mineral water on the territory of the industrial park gives potential users a greater opportunity to use the natural resource in the production of food and beverage industry, soft drinks, syrups, carbonated and natural mineral water.



In 2022, the municipality launched the development of a mineral water well located within the boundaries of the "Danube Industrial and Technological Park - Svishtov". It was drilled in 1976-1977 and is 1510 m deep. Hydrogeological research and an assessment of the operational indicators were carried out during that time.

The research and analyses show that the waters from the Svishtov deposit are extremely interesting and favorable for the development of sports and preventive purposes, for heating of resort and residential establishments.

Also, the mineral water of the P-4xr well is suitable for the development and offering of various medical and sports and preventive activities, and its location makes it extremely suitable for the economic development of the Danube Industrial Technology Park and the town of Svishtov.

It is planned that the mineral water from the Svishtov mineral water deposit, Drilling No. P-4xr, will be used as a source of heating energy for public and private buildings.

Investing in activities to utilize this water resource will enable the development of various balneological and sports and preventive services, which will have a significant impact on both the diversification of the offered tourist products and the health and preventive activities provided to the population of the territory.

After the development of the mineral spring, the mineral water can reach the Student Dormitories of D. A. Tsenov Academy of Economics in Svishtov, as well as the "Section South"

Complex, on which territory there are football fields, basketball courts, tennis courts, an indoor athletics track, a basketball and volleyball hall, table tennis halls and an indoor swimming pool.

Moreover, "Section South" Complex has a hotel section with over 150 beds and 8 auditoriums for team training and conferences, as well as a restaurant with over 100 seats.

It is planned that "Section South" Complex will be connected to the open mineral spring, the waters of which will be used for heating the complex and its possible use as a Rehabilitation and Balneology Center.



Food chains in Svishtov with branches in Bulgaria

Food chains with various advantages and amenities are designed to save residents time. The stores have spacious sales halls. Billa provides great convenience through self-service checkouts, reducing queues. It also boasts a completely new parking lot renovated and expanded including parking spaces for people with disabilities and charging stations for electric vehicles. T-Market offers a variety of products and is distinguished by its convenient location and large-capacity parking, which allows for quick and easy shopping.

Retail Park Svishtov located in a communicative location and providing sufficient space, has a Class B investment certificate. It is a complex of retail outlets, pharmacies, restaurants and a children's corner, offering a wide variety of products and services suitable for different needs.

Built-up non-residential properties

Currently, Svishtov Municipality owns 251 buildings, 50 parts of buildings and 219 built-up non-residential properties. Municipal properties house territorial structures of various institutions with different purposes and activities. Eighteen properties are intended for kindergartens or nurseries, another seventeen for schools, twenty-six are community centers and cultural institutes. Fourteen properties are used by health facilities, nineteen are used for sports in the municipality, and sixteen properties are used by the mayor's offices.

As of the end of 2023, the active contracts for leased and concessioned non-residential properties, parts of properties and land are 92, of which 51 in the town and 41 in the town halls, which, distributed by purpose, are shown in Table 2.

Table 2

No.	Purpose	Number of contracts
	Commercial, manufacturing, service, office, etc. facilities.	58
	Offices of municipal organizations of parties, trade unions, non-profit associations	11
	Temporary facilities (pavilions)	16
	Dams and fishponds	6
	Co-ownership	1
	Total:	92

Agricultural lands and producers

Svishtov Municipality has 74971.643 decares of agricultural land, of which 62567.98 decares are public municipal property and 12403.663 decares are private municipal property. Public municipal property of agricultural land includes: pastures, common lands, roads and other areas.

The ratio between arable and unarable agricultural land can be summarized as very good. The arable areas include territories occupied by permanent crops, fields and areas for vegetable and field crops. The undeveloped terrains are mainly intended for commercial, manufacturing and warehousing activities and a small part for residential development.

TRADE AND INDUSTRY

The trade and industry of Svishtov are diverse and they drive the economy of the region and create countless opportunities for innovation and prosperity. The agro-industry in the town is significantly developed and encompasses a number of activities supporting agriculture, including trade and storage of agricultural products such as fertilizers, seeds, plant protection

products and feed components, production of agricultural machinery, processing of agricultural products and winemaking

The **Industrial sector** is associated with the development of:

- Mechanical engineering and metalworking, producing high-quality machines and components;
- The food industry produces nutritious and healthy food products;
- The textile industry, creating high-quality textiles and innovations in environmental solutions aimed at sustainable development.

The **construction industry** in Svishtov includes the production of reinforced concrete sleepers, pillars and other elements for railways and road construction, with the leading manufacturer Bulgarian Concrete Elements EAD, which products meet high standards and are used in significant infrastructure projects.

Many of the products and services produced in Svishtov are traded internationally, including engineering and metalworking products, textiles, food products, and concrete elements. International trade in these products contributes to the city's economic growth and expands the influence of local businesses.

Successfully developing enterprises on the territory of Svishtov Municipality - Pause jeans which offers delivery of its items to over 95 countries around the world; Svilosa JSC - to over 15 countries around the world; Favo JSC - to countries such as Germany, France, Belgium, the Netherlands, etc.; Slancho JSC – mainly the EU - Germany, France, Italy, Spain, also Great Britain and many others; Vinprom-Svishtov - its delicious wine is enjoyed both on the local market and on more exotic ones - the Middle and Far East, Western Europe, the former republics of the USSR, today's Russia and many others; Bulgarian Concrete Elements EAD - exports concrete elements to countries in Asia, the EU along important Pan-European transport corridors No. 4,7,8 and 9 and the international roads E 70, E 83 and E 85; LAT Nitrogen - one of the leading European suppliers of nitrogen products on the fertilizer and industrial chemical market. The company has a warehouse in the village of Dolna Studenya, Svishtov Municipality. LAT Nitrogen has representatives in various European countries such as Hungary, Slovakia, Austria, Belgium, Romania and the Czech Republic. The company is distinguished by an extensive warehouse and sales network in Western, Central and Eastern Europe.

PARK OPERATION ACTIVITIES, OPERATOR'S COMMITMENT

INDUSTRIAL TECHNOLOGICAL PARK - SVISHTOV EOOD

1. Management and maintenance of the internal technical infrastructure in accordance with technical requirements;
2. Provision of administrative and other services to investors regarding the activities carried out on the territory of the park;
3. Provision of assistance to users in the industrial park in connection with the administrative servicing of their activities by state and municipal institutions;
4. Conclusion of business contracts, partnership contracts and service contracts;
5. Construction of elements of the internal technical infrastructure and construction activities for the development of the industrial park;
6. Conclusion of contracts with partners to provide social, administrative and other activities and services on the territory of the industrial park;
7. Construction and maintenance of the connections of elements of the internal technical infrastructure of the park to the available external technical infrastructure under Art. 64, para. 1 of the Spatial Planning Act (when applicable);
8. Conclusion of a service contract with persons possessing a document for carrying out waste activities; for the collection and transportation of waste generated on the territory of the industrial park to the relevant facilities and installations;
9. Construction and maintenance of production and other buildings and facilities on the territory of the industrial park;
10. Representation of the owner before administrative, state, regional and municipal authorities, notaries, etc. in connection with the exercise of the owner's rights after due authorization;
11. Snow removal, periodic washing and cleaning of infrastructure;
12. Waste collection from designated locations;
13. Maintenance and disinfestation of green areas, including provision of fuel, maintenance and consumables for the garden equipment;
14. Video surveillance and security alarm equipment;
15. Maintenance of parking lots and facilities for employees and guests;
16. Maintenance of parking and heavy vehicle facilities;
17. Park fence maintenance.

MARKETING PLAN

The presented marketing plan will make it possible to identify the widest possible range of potential investors with whom direct contacts can subsequently be sought..

This plan includes planning of specific marketing activities to outline the target market of the industrial park and serve as the basis for developing the marketing mix (product, price, promotion and place). In this regard, the AIDA model will be applied - a process of four consecutive steps: Attention, Interest, Desire and Action.

ATTENTION – Attracting the attention of potential investors is of utmost importance for implementing the park's short-term strategy.

The operating company Industrial Technology Park - Svishtov EOOD (ITP-Svishtov) is newly established. For this reason, the main marketing goal is to promote the park and attract attention to it among the widest possible range of stakeholders - potential investors, ministries, state agencies (e.g. Bulgarian Investment Agency), local government bodies, etc. In this way, anyone interested in investment activity in the town of Svishtov and the region will be familiar with the opportunities and services it provides.

To promote ITP-Svishtov, all opportunities will be sought to inform potential partners about the existence of the park, such as conducting advertising campaigns, participating in and organizing investment forums, organizing B2B meetings with investors, etc.

This will be achieved by implementing the following activities:

1. Creation of a website for the park that will present investment opportunities, services, prices, investors and other useful information;
2. Creation of business profiles of the park in all relevant social media (LinkedIn, Facebook, Viber, etc.);
3. Participation in trade fairs in the country and abroad;
4. Holding special events, such as organizing visits for potential investors and encouraging visits by foreign delegations;
5. Establishing strategic contacts with the representative offices of foreign chambers of commerce and industry in Bulgaria, Veliko Tarnovo Chamber of Commerce, Bulgarian Chamber of Commerce, Bulgarian Investment Agency, etc. to attract new investors.

INTEREST – the most important thing is to have a clear understanding of the needs and desires of potential investors. To create investor interest, two factors will be taken into account - value and uniqueness of the offered product / service (USP). The more value and uniqueness are offered, the stronger the interest of potential investors will be. For this purpose, there will be identified key advantages which the park will offer to its investors, such as: perfect infrastructure of the park (streets, routes, energy, communications, etc.), perfect internal engineering infrastructure on the territory of the park, fully built and completed, full cooperation from the operator to the investor in the preparation and implementation of the investment intention in the park.

To increase the competitiveness of the park, it is of utmost importance to present it as a unique product, different from the existing ones. Priority will be given to the preparation of content and information (content marketing) for the industrial park, which necessarily contains the SKUs that distinguish it. A corporate identity of the park will be built - its branding. This includes the creation of a corporate logo and slogan that will distinguish it from other parks and zones and shape the park as a complete product containing distinctive characteristics and competitive advantages. In addition to all the marketing benefits resulting from branding, this will turn the company and the park into a recognizable and authoritative institution.

After creating the park's corporate identity, print and web materials will be developed: multimedia and audio-visual products for relevant web media and social media, printed advertising materials, a brochure about the park which will be advertised in specialized publications - web and printed media.

DESIRE – This step involves convincing the customer that the product will meet their needs. This means that it is essential to convince the investor that the product being offered is a superior solution to their goals and problems, compared to what the competition offers.

ACTION – In the context of sales, this final step of the AIDA model is also known as “closing the sale”. All the above stages, when perfectly organized, should lead to the following- the Investor’s attention is attracted, his interest is aroused, his desire is created – he chooses a plot of land that meets his needs, he is given the opportunity to realize his investment in a short time.

Investments in technical external and internal infrastructure for the industrial park will contribute to improving the investment climate, attracting local and foreign investors, creating new jobs and increasing the income of the local population. The industrial park will create a prerequisite for mitigating the negative demographic trend by diversifying economic activities, encouraging youth employment and labor mobility.

The construction of internal infrastructure in the park will significantly reduce the time for preparation and implementation of investment projects for production and provision of services.

In medium-long term (2024-2026) the Pre-Investment Study plans for 21 plots for construction of production and warehouse facilities, which will be offered to potential investors. The presence of a regulated plot, water, electricity and gas, as well as a brand new road and street network allows quick coordination of investment projects, issuance of a building permit and implementation of project activities. This is extremely important for investors, as it saves significant time and money.

Investments in new production facilities on the territory of the industrial park will create an opportunity for integration of activities between business and educational institutions - secondary and higher education institutions, including through various types of dual training and internships for the development of human resources in enterprises.

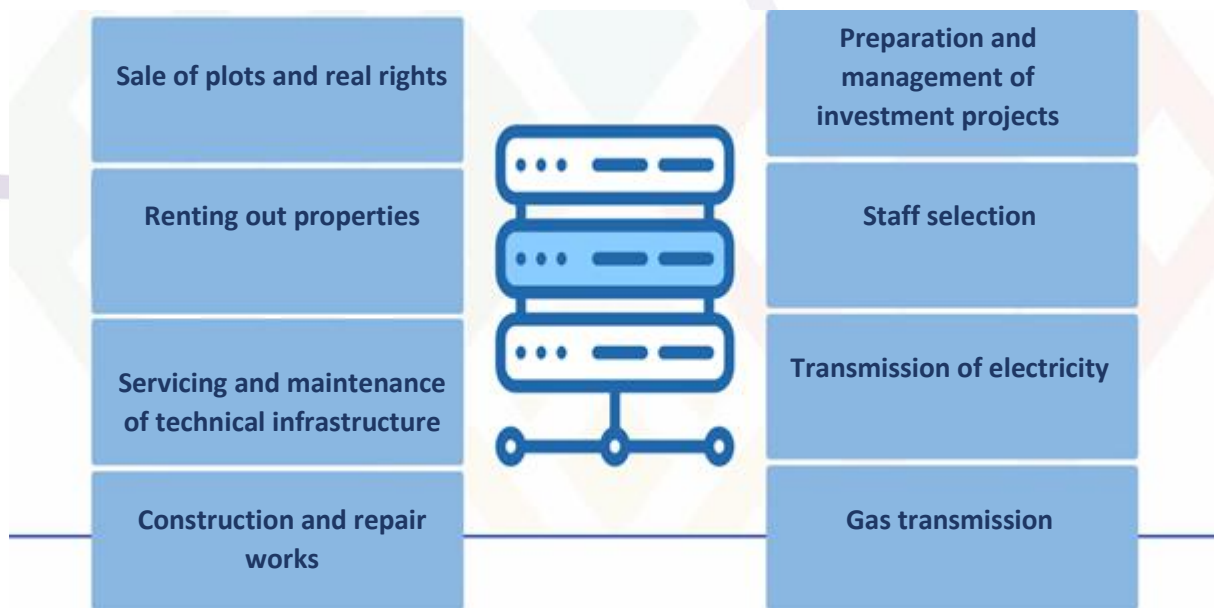
In long term (2024 – 2035) - within the reference period of the business plan, additional investments are planned in the construction of administrative and office buildings, co-working spaces, a sports and health center, landscaping - parks and gardens, construction and equipment of infrastructure for scientific and development activities. These investments will be financed through funds from the Regional Development Program - grants and financial instruments. This will take place during the period 2026 - 2028.

COMMERCIAL PROGRAM OF INDUSTRIAL TECHNOLOGICAL PARK – SVISHTOV

The commercial program of Industrial Technology Park - Svishtov EOOD includes:

- Sale of plots and real rights;

- Rental of properties;
- Service and maintenance of the technical infrastructure;
- Construction and repair activities;
- Preparation and management of investment projects;
- Personnel recruitment (HR);
- Electricity connection;
- Gas connection.



The provision of these services requires investments in office equipment and furnishings, vehicles and equipment for carrying out maintenance and repair activities.

- To carry out these activities, a highly qualified staff of 14 people is required in the fields of finance, marketing, human resources, design, construction, etc.:
- Manager – 1 person;
- Accountant/ financial specialist – 1 person;
- Marketing and advertising specialist – 1 person;
- HR specialist – 1 person;
- Organizational and administrative secretary – 1 person;
- Civil engineer – 1 person;
- Technical security and maintenance personnel – 5 people;
- Maintenance of internal power distribution network – 2 people;
- Maintenance of gas distribution network – 2 people.

If necessary, external experts and contractors will be hired to carry out construction and repair activities, prepare and manage investment projects and select personnel for investors in the park. In this way, in its effort to provide integrated services to meet the needs of its clients, Industrial Technology Park – Svishtov EOOD will generate its own revenues and profits. External experts and contractors could provide assistance in terms of:

- preparation of technical/working designs, according to the Spatial Planning Act;
- organization and implementation of construction works and supervision;
- troubleshooting and repair of enclosed electricity and gas distribution networks;
- adaptation of projects of foreign investors to Bulgarian legislation;
- marketing research;
- legal consultations;
- selection and training of personnel, etc.

The successful implementation of the project and the additional investments in Danube Industrial Technology Park - Svishtov form a serious potential for satisfying the needs of future investors by providing a fully completed project, equipped with all necessary infrastructure amenities, with modern infrastructure and a quality environment for new companies, corresponding to the highest standards and requirements imposed by the rapid pace of development in all areas of business.

The above statement creates conditions for the successful implementation of marketing mix activities: product, price, promotion and place.

