



USBA JSC

Resident of BALTI Free Economic Zone, Cahul Subzone
CONSTRUCTION MATERIAL MANUFACTURING INTEGRATED PLANT
 4 Muncii Str., Cahul Town,
 Republic of Moldova, Cahul, MD-3901, Tel./Fax: + 373 299 4 17 01
 e-mail: sausba@mail.ru, website: www.fez-usba.md

Europe



Republic of Moldova





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INFORMATION SUMMARY

Cahul Subzone of BALTI Free Economic Zone

Cahul Subzone was founded by the Parliament of the Republic of Moldova (Law No 203 of November 20, 2015) on the basis of *USBA JSC* Construction Material Manufacturing Integrated Plant within the framework of Balti Free Economic Zone.

The subzone area of 16.68 hectares (the territory layout is attached hereto) has the status of Cahul Subzone within the framework of BALTI Free Economic Zone and is located in the outskirts of Cahul Town, towards Giurgiulesti port, at the distance of 10 km from the border with Ukraine and Romania.



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1. Availability of highly skilled labor force in sufficient quantities (Cahul is a town with a population of approximately 44 thousand people).

3. Location: close proximity to Chisinau - Giurgiulesti - Odessa international highway, Cahul International Airport, and Giurgiulesti International Free Port.

**Advantages of
Cahul Subzone:**

2. Developed infrastructure.

4. Cahul Subzone is:
- a regional logistics center on the border of the European Union with access to land, rail, river, and sea routes;
- an excellent zone for business development due to its strategic location, three-mode transport infrastructure, and preferential tax and customs regime.



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The following infrastructure is available to Cahul Subzone:

National and international highways (R34; M15) within easy reach;

Cahul International Airport at the distance of 10 km;

Giurgiulesti International Free Port at the distance of 50 km;

Odessa International Port at the distance of 300 km;

High voltage power line;

Medium pressure gas pipeline;

Drinking water supply;

Wastewater disposal;

Fiber-optic network for Internet data transfer and telephony.



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Advantages of activity of residents (economic entities) of Cahul Subzone within BALTI Free Economic Zone:

1. Investment protection by the state.
2. The legal status of the FEZ is regulated by the legislation.
3. Possibility of transferring the profit abroad from the Republic of Moldova.
4. Preferential regime for stimulating economic activity.
5. Guarantee of compliance with the provisions of the legislation for the next 10 years from the date of registration as a FEZ resident.
6. Free circulation of goods (services) located in the FEZ.
7. Possibility of transferring goods (services) from one FEZ resident to another one only on the basis of a consignment note, without issuing a customs declaration.
8. Preferential customs regime (the customs office is located in the FEZ and operates 24 hours a day, 6 days a week).
9. Preferential duties.



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The following activities can be practiced in the free economic zones of the Republic of Moldova:

1. Industrial manufacturing of export goods, except ethyl alcohol and alcohol products.
2. Sorting, packaging, labeling, and other similar operations with goods to be transported in transit through the customs territory of the Republic of Moldova.
3. Auxiliary types of activities, such as utilities, warehousing, construction, catering, etc., necessary for practicing the above activities.
4. Foreign trade activity, i.e. wholesale trade in goods imported into the free zone outside the customs territory of the RM and exported.
5. Transport activities, i.e. transportation of goods imported or exported through a free zone by air or sea means of transportation.

The following activities are PROHIBITED in the territory of the free economic zones:

- importing tobacco and tobacco products;
- manufacturing tobacco products;
- manufacturing, transporting, and storing weapons;
- other activities prohibited by the legislation of the RM.



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TAX BENEFITS FOR ACTIVITIES IN THE FREE ECONOMIC ZONE

Content	Type	Term
Exports of goods and services originating from the free economic zone outside the customs territory of the Republic of Moldova	50% of the profit tax rate (12 %)	Indefinite
Activity of residents in the free economic zone	75% of the profit tax rate (12 %)	Indefinite
Residents who have invested in the permanent assets of their enterprises and/or in the development of the infrastructure of the free economic zone at least:	Exemption from the profit tax	
– 1 million US dollars	100%	3 years
– 5 million US dollars	100%	5 years
when exporting goods and services originating from a free economic zone outside the customs territory of the Republic of Moldova		
Goods and services delivered to a free economic zone from outside the customs territory of the Republic of Moldova, delivered to a free economic zone outside the customs territory of the Republic of Moldova, delivered to a free economic zone from the rest of the customs territory of the Republic of Moldova, as well as delivered by residents of various free economic zones of the Republic Moldova to each other	Zero VAT rate and exemption from customs duties	Indefinite
Excise-taxed goods imported into a free economic zone from outside the customs territory of the Republic of Moldova, from other free economic zones, from the rest of the customs territory of the Republic of Moldova, as well as goods originating from this zone and exported outside the customs territory of the Republic of Moldova	Exemption from the excise duty	Indefinite



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Cahul Town

Currently, Cahul is the largest center in the south of Moldova. It has a large number of industrial facilities, cultural institutions, shopping centers, residential areas, and highways. The town has a dairy plant, a bakery, and a winery; light industry is well developed, there, too.

Most of the population is bilingual, speaking Romanian and Russian at a conversational level.

Cahul has approximately 50 educational institutions, including 2 higher educational institutions, 2 colleges, 5 vocational technical schools, secondary schools, and lyceums.



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Investment Suggestion for Active Business Republic of Moldova CAHUL Subzone Balti Free Economic Zone (FEZ)

CAHUL Subzone of Balti Free Economic Zone was founded in accordance with Law No 203 of 20.11.2015 (www.fez-usba.md).

In November 2018, construction of an industrial and infrastructure facility complex for a plant manufacturing automotive industry components started in the FEZ.

The plant was constructed and put into operation in 2019. It is 100% private property.

The total area of the buildings is 21 200 square meters, including the manufacturing block having the area of 18 000 square meters; the area of the plot of land where the plant is located amounts to 3.5 hectares.

The complex is constructed according to the highest German standards.

The complex is leased to a German company (turnover of over 4 billion Euros per year; about 70 plants in 20 countries). The lease term is 12 years.

<i>Amount of investment:</i>	€ 16 280 000.00
<i>Yearly income:</i>	€ 1 357 000.00
<i>Type of participation:</i>	100 % in active business
<i>Payout time:</i>	12 years
<i>Land, 3.3 hectares:</i>	€ 900 000.00

<i>Project support by the authorities:</i>	Investment protection by the state. For the term of operation of the zone (20 years) with the right of renewal. Profit tax is 0%; free withdrawal of income.
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Main Road





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Office from the Outside





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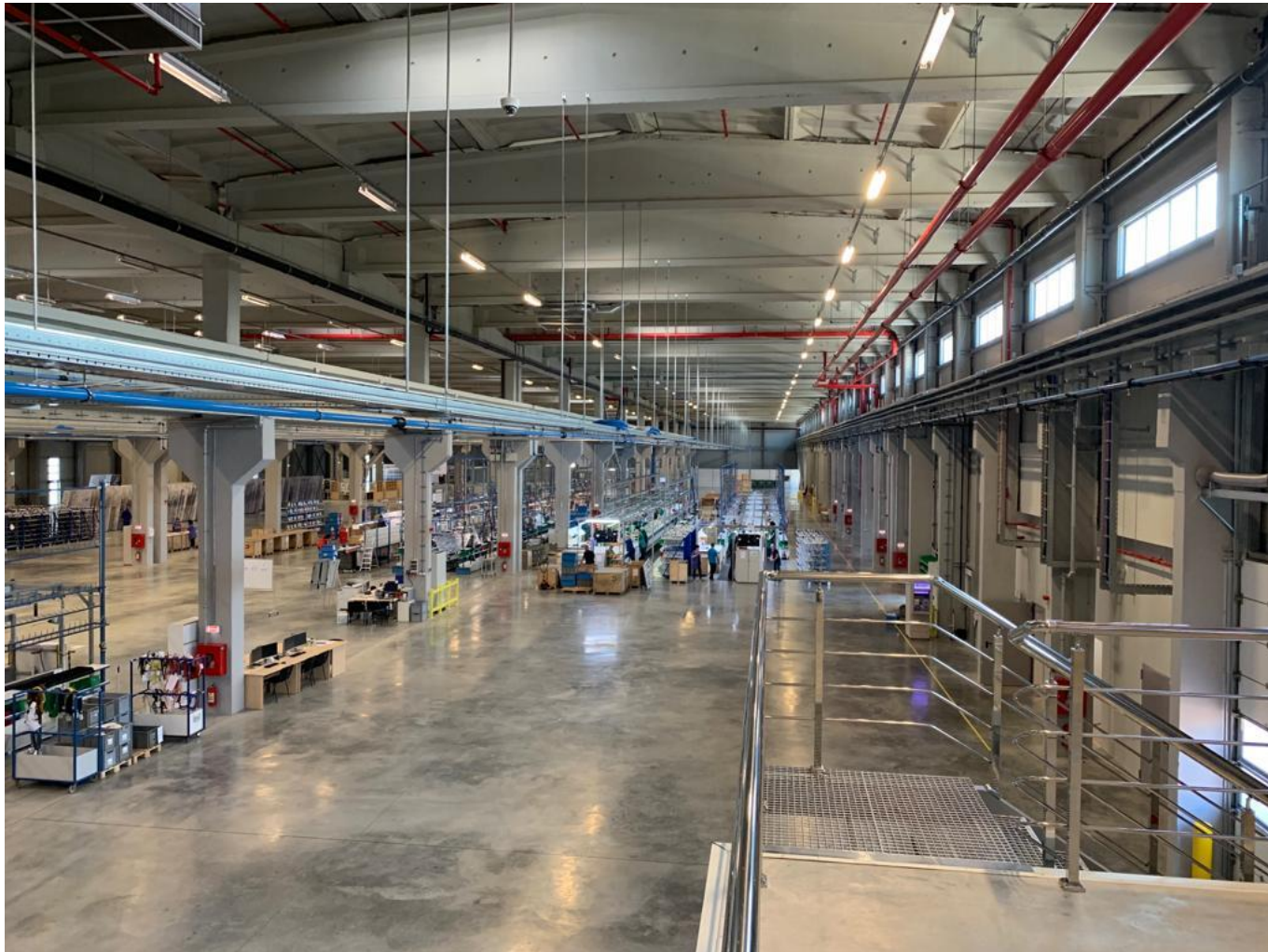
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Layout from the Inside





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Logistics





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The Road Inside





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Design Layout

DRAXLMAIER



DESIGN



DRAXLMAIER

[1] Model (14 из 14)



U STUDIO
ARCHITECTURE/
DESIGN



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