



Own source of energie

SemtinZone operates its own power distribution network and has its own power plant, whose production capacity of 332 MWt can reliably cover all needs of partners throughout the industrial zone. Thanks to this fact, power station can operate in so-called the traffic island when customers are independent of surrounding distribution network and thus protected from all potential negative impacts (energy crisis, outages, etc.). This has the important impact on the reliability of energy supply stability and the related production.

Area manager is licensed for the production and distribution of electricity, heat production and distribution and trade of natural gas. He has the same rights and obligations as all other distributors or dealers in the Czech Republic and is in full accordance with price regulation of the Czech Energy Regulatory Office.

Electricity Heat

Natural gas Pressure air

Drinking water Industrial water

Demi water

Circulated cooling water

Newly, a project on ecological energy source is being prepared. This project will already contribute between 2012 -2015 to:

- Emission reductions = meeting future legislative requirements
- Installation of gas and fluidized bed boiler with flue gas desulphurization
- Fuel base diversification (lignite, hard coal, NG, biomass)
- Improve production economy and capability of source

Logistic services

The industrial zone disposes of advanced infrastructure suitable for complex logistical operation. We offer our experience in intrastate as well international logistic.

Railway transport

Own railway infrastructure which is connected to public railway network is at disposal. The total length of railway is 43 km and is operating continually. It is able to transport up to 500 thousands MT/y.

Warehouse of chemical raw material

Possibility of purchasing chemical raw material directly from warehouses of Synthesia, a.s., rental of storage space, storage of raw material, material and chemical specialities – flammable liquid, Natrium, including related services.

Internal manipulation

Possibility of manipulation of material inside the premises with utilization of special equipment.

Transport and customs clearance

Providing transportation for all kinds of transport, processing of forwarding documents, customs clearance services.

Other services

Work safety and work hygiene

Every employee is obliged to follow the prescript OSH. Within the industrial zone Semtin, it is possible to consult the OSH rules with specialists. In the terms of chemical industry, these rules belong to the most demanding at all. We are a holder of the prestigious certification OSH management system – OHSAS 18001:2008.

Dispatching services

Non-stop dispatching service ensures an easy-going operation of the industrial zone. This service is intended for businesses with an increased risk of incident such as energy shortage, breakdowns and other disaster situations.

Security guard

Professional security guard unit provides non-stop surveillance over the industrial zone. The unit excels in very good terrain knowledge, years of experience and professional competences.

Fire protection rescue service

The chemical park has its own fully professional unit of the fire rescue system. In case of fire, all companies within the premises have certainty of an immediate action which will considerably eliminate higher damage on properties.

Informative, telecommunication and data services

All the important parts of industrial zone are connected through the data and telephone infrastructure that provides easy-going connections to the internal and to the external land telephone network, internet or backup servers. According to requirements, it is possible to implement its own data network or to purchase computers for favoured prices of key customers and subsequently manage it.

Purchase of fuel

Fuel can be purchased at a petrol station which is own by Synthesia and is located on the premises. Fuel prices are regularly updated and the price level is usually lower than prices at petrol stations in the nearby.

Health care

The indisputable advantage of industrial zone is a medical center that is located inside the fenced area, which provides not only services of doctors, but also health, preventive, dental and surgical care, surgical ambulation and X-ray examination.

Human resource service

Services related to human resources can be also used within the industrial zone. Daily care of thousands of employees requires knowledge of all possible answers to all thinkable questions from the field of human resources as well as the latest legislation requirements.

Catering

Catering in SemtinZone is provided in completely modern environment.

Lease of special equipment

It is possible to lease special equipment with the industrial zone such as an auto crane, front loader, and road flusher.

Maintenance service

For ensuring the equipment's operation efficiency and for ensuring routine repairs in the mechanical, electrical, instrumentation and control (I&C) lines, we offer following services:

- check on pressure, gas, electricity, conductor and M&R
- repairs of electric motors
- repairs of hand tools
- calibration facilities and Calibration
- repair of scales, M&R devices, valves, service and repair of analysers, special repairs of electronic equipment, and accredited calibration of devices that measure electrical quantities, pressure and temperature.
- maintenance of public lighting

Entry and entrance to the industrial zone SemtinZone

Entry and entrance to the guarded part of industrial zone is ensured by an electronic access system. Data taken from the electronic access system can be used for tracking persons and vehicles movements of the particular company, for monitoring working hours of employees, for ordering and taking meals in company canteen, or for providing access to own properties (after connecting to the access system).

Area administration

We can provide land and building administration within the area.

Postal service

SemtinZone can also offer usage of our internal postal service.

Gross monthly wages (median) for selected positions (EUR)

Position	Region	CR
Production and operations managers in manufacturing	1,978	2,221
Research and development managers	1,608	2,189
Mechanical engineers	1,296	1,475
Accountants	1,243 1	1,599
Economists	1,293 1	1,511
Mechanical engineering technicians	1,075 1	1,179
Secretaries	834	899
Machine-tool setters and setter-operators	927	934
Electronics mechanics, fitters and servicers	885	910
Machine-tool operators	931	879
Electrical-equipment assemblers	619	731
Manufacturing labourers	629	638

Source: Ministry of Labour and Social Affairs, 2012

Travel distances

From	To Prague Airport
Pardubice	143 km
Chrudim	153 km
Svitavy	213 km
Usti nad Orlici	197 km

Source: Google Route Planner, 2012

Transport infrastructure



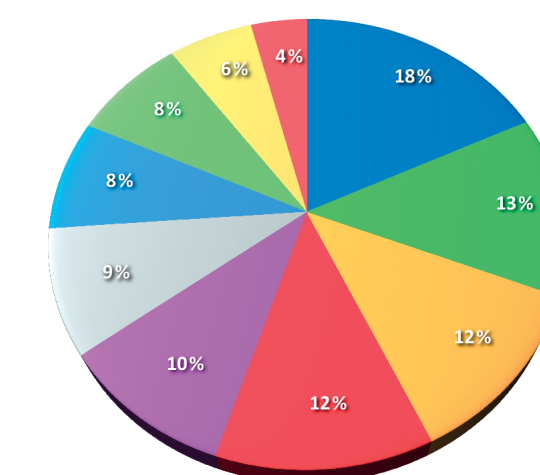
Top 20 companies ranked by turnover (mil./EUR)

Company	Sector	Turnover
Foxconn	computer equipment	3 024
Iveco	automotive	562
Paramo	refined petroleum products	367
Panasonic Automotive	electronics	208
Saint - Gobain Vertex	glass fibres	196
Kiekert	machinery	180
AVX	electronic components	151
Synthesia	chemical products	130
Logistics Services Solutions	computers, peripheral equip.	96
Korado	radiators and boilers	71
OEZ	control apparatus	57
Westvaco	articles of paper, paperboard	56
Vertex Fabrics	weaving of textile	50
Schott Electronic	electronics	44
Nedcon Bohemia	metal structures	43
Isolit - Bravo	electric appliances	42
Rieter CZ	machinery for textile, apparel	40
Ravensburger Karton	games and toys	35
ETA	electric appliances	33
Tomil	soap, detergents	31

Source: CreditInfo, Company Monitor, 2012

Companies by production in 2012

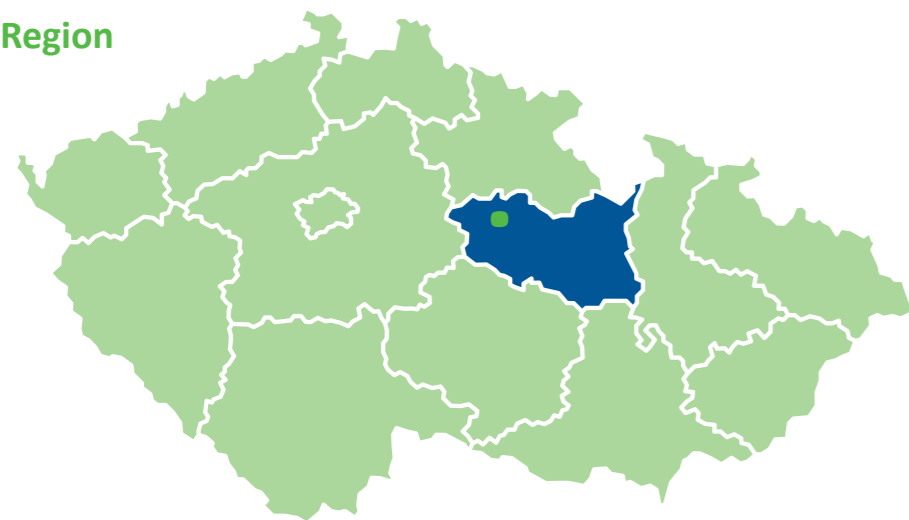
Number of enterprises* in manufacturing: **138**
Enterprise density per 100 sq km: **3.05**



- machinery and equipment
- food products
- rubber and plastic products
- electrical equipment
- chemical and chemical products
- fabricated metal products
- motor vehicles, trailers
- textiles
- computer, electronic and optical products
- other manufacturing

*with 100+ employees, Source: Czech Statistical Office, 2012

Pardubice Region



Basic

Capital: **Pardubice**
 Total population (2011): **517,365**
 Population of capital city: **90,401**
 Labour force (2011): **273,207**
 Population density: **114.0**

Source: Czech Statistical Office, 2012

GDP in Pardubice region 2011

5,799 total (mil.EUR), **11,221 per capita** (EUR)
 Share of GDP of CR: **3.9%**
 Regional GDP per capita (EU 27 = 100): **62.9**

Source: Czech Statistical Office, 2012

Foreign direct investment

Pardubice Region (EUR ths.): **1,493,915**
 Czech Republic Average (EUR ths.): **6,237,881**

Source: Czech National Bank, CzechInvest, 2012

Employment by selected sectors 2011

CZ-NACE code	Empl.
Mining and quarrying	-
Manufacturing	80,849
Electricity, gas, steam and air condit. supply	1,554
Construction	21,632
Information and communication	4,936
Financial and insurance activities	5,735
Total	240,889

Source: Czech Statistical Office, 2012

Education 2010/2011

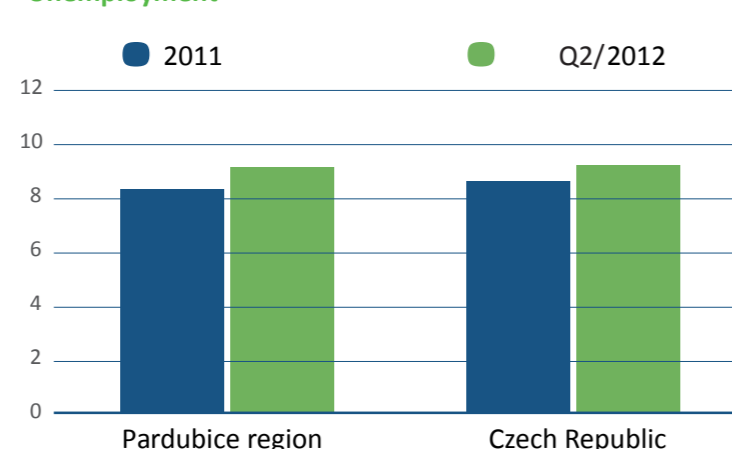
	Schools	Students	Graduates
Training centre	35	5,834	1,492
Secondary specialized school	51	13,841	3,005
Gymnasium (Grammar school)	21	6,639	1,238
Higher professional school	9	1,499	444
University	1	10,604	1,912

Languages at universities

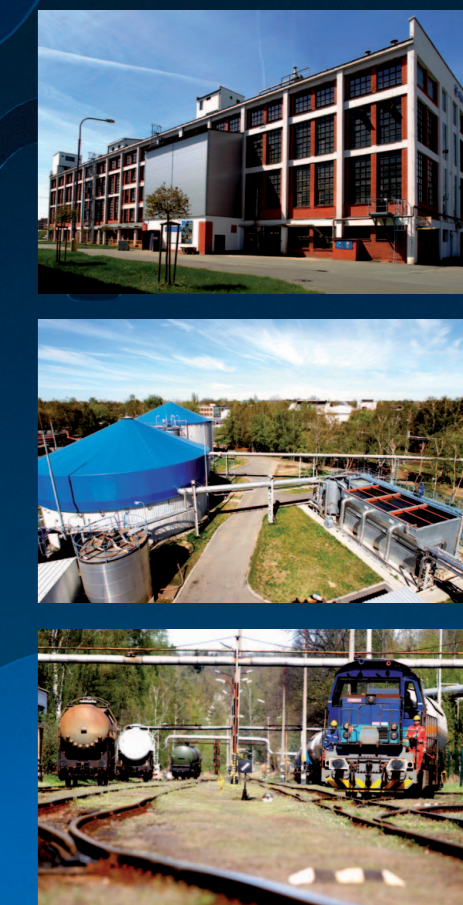
	Students of the language
English	4,034
German	559

Source: Czech National Bank, CzechInvest, 2012

Unemployment



Source: Ministry of Labour and Social Affairs, 2012



Vision of SemtinZone

- an industrial estate with modern manufacturing, infrastructure and with high grade services
- prosperity & durable development
- great emphasis on health and safety
- resolved environmental issues
- popular employment centre
- utilization of the industrial zone over 90 %
- synergic co-operation
- strong support in education
- R&D activities
- neither brownfield nor greenfield (investment into technology itself)
- option to use of existing networks of electricity, steam, water
- wastewater treatment plant, storage space and transport at disposal
- provision of related services
- possibility of participating on an investment (subsidized price, a joint venture)
- agreed investment in the heat station with ability to use different kinds of fuel (independency from rising energy prices outside the premises)
- synergy within the premises as well as within Agrofert group
- for sale or lease
- excellent relations with local authorities
- close cooperation with schools
- strategic location

What is SemtinZone.eu

SemtinZone is an ideal place for running your business. It is the largest industrial zone with the most sophisticated infrastructure in Pardubice region. It was founded and is now developed in the land plots and in properties that were, or are, in ownership of public limited corporation Synthesia. Properties, released thanks to the restructuralization of company Synthesia, are being subsequently offered for sale or lease to private companies.

Today, more than 100 companies with its own production and trade activities are located in the industrial zone. Due to its strategic location, well established infrastructure and provided services the Industrial zone is a suitable place for running businesses in logistics, light and heavy industry, trade, services and a number of other fields.

Important advantage of the chemical park is its simplicity in terms of the zoning plan – a majority of the real estates offered within the zoning plan of Pardubice is included in the zones intended for heavy or light industrial production and storage. For more information visit the website at www.semtinzone.eu

- the largest industrial zone in the Pardubice region
- the most sophisticated infrastructure
- it is focused on chemical productions – approved by the zoning plan of Pardubice
- location: northwest from the centre of Pardubice city, part Semtin, between the town Lazne Bohdanec, villages Rybitvi and Doubravice
- gps: (50°3'41.045"N, 5°43'43.672"E)
- connection to the roads I/36, I/37 and D 11
- own power plant station = source of electricity and steam
- area of 7,5 km²
- over 100 companies
- cca 4500 employees
- activities: manufacturing, trade, services, R&D
- companies operating in the industrial zone SemtinZone e.g. Synthesia, VUOS, Explosia, Norbrook



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