





<u>INFORMATION DOSSIER</u>





EXECUTIVE SUMMARY

1. WHY MIRANDA DE EBRO? 10 REASONS

- 1. Access to industrial land
- 2. Privileged, strategic location
- 3. Large intermodal logistics centre
- ∠ 4. Tax exemption or subsidy at maximum legal levels
- 5. Non-repayable subsidies
- 6 Tailor-made financing
- 7. Access to talent
- 8. Technological resources
- 9 Consolidated entrepreneurial network
- 10. Speedy procedures

2. AREAS OF IMPLEMENTATION

- 1. Ircio
- 2. Rottneros
- 3. Bayas
- 4. Las Californias
- 5. Other areas

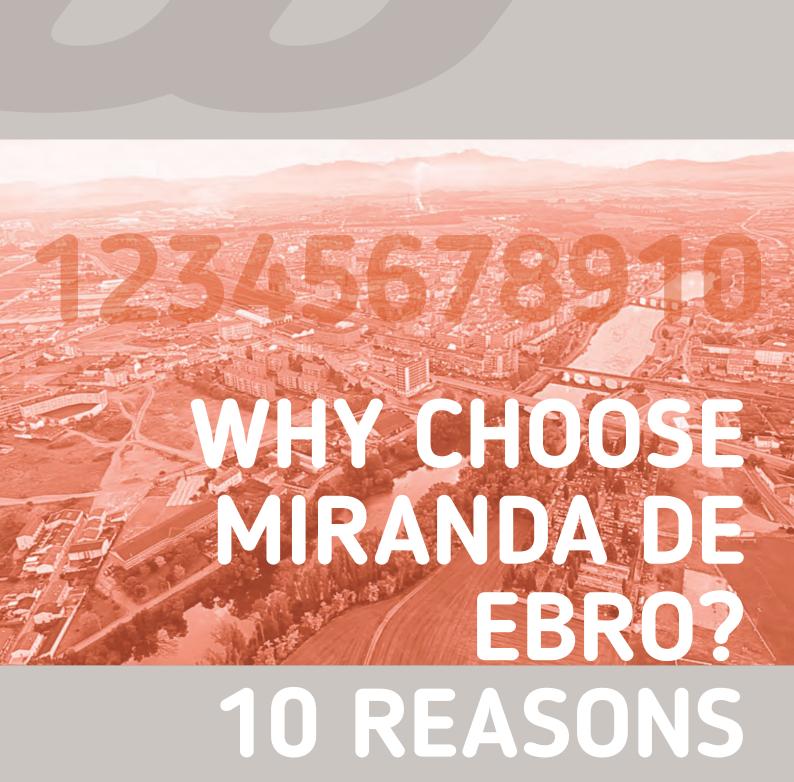
■ 3. MIRANDA EMPRESAS

- 1. Who we are
- 2. A town behind the town
- Z 3. And far more ...



EXECUTIVE SUMMARY

- Miranda de Ebro always has been a pole for attracting business, but now it is more so than ever. Now there is a strategic objective that provides unique conditions for companies interested in implementing themselves in Miranda de Ebro before 2024, offer a "made-to-fit suit" in line with requirements
- Miranda de Ebro has designed a modern socio-economic development model based on facilitating productive entrepreneurial investments, simplifying the ways of accessing industrial land, offering life-long leaseholds at symbolic costs, unique acquisition prices and zero payment during the initial years of implementation.
- A real, effective strategy designed to simplify and speed up procedures to give coordinated management, all-round solutions and turnkey projects, adapting all conditions so that they are tailor-made for entrepreneurial needs.
- Why choose Miranda de Ebro? The objective arguments are many and varied, but, from the viewpoint of entrepreneurial implementation, they can be summarized in ten points:
 - 1. PREFERENTIAL ACCESS TO INDUSTRIAL LAND
 - 2. PRIVILEGED, STRATEGIC LOCATION
 - 3. TAX EXEMPTION OR SUBSIDY AT LEGAL MAXIMUM LEVELS
 - 4. NON-REPAYABLE SUBSIDIES
 - 5. LARGE INTERMODAL LOGISTICS PLATFORM
 - 6. TAILOR-MADE FINANCING
 - 7. ACCESS TO TALENT
 - 8. TECHNOLOGICAL RESOURCES
 - 9. CONSOLIDATED ENTREPRENEURIAL NETWORK
 - 10. SPEEDY PROCEDURES
- The time is now, the place is Miranda. Find out how Miranda de Ebro is far more than just an option for your company; this is a unique opportunity in a unique setting.



WHY CHOOSE MIRANDA DE EBRO?

Miranda de Ebro is a unique opportunity for companies; an ideal entrepreneurial habitat designed around ideal circumstances to enable companies to develop and grow.

An environment with unique conditions which, like no other place elsewhere, promote the development of strategic, innovative entrepreneurial activities on a sustainable basis.

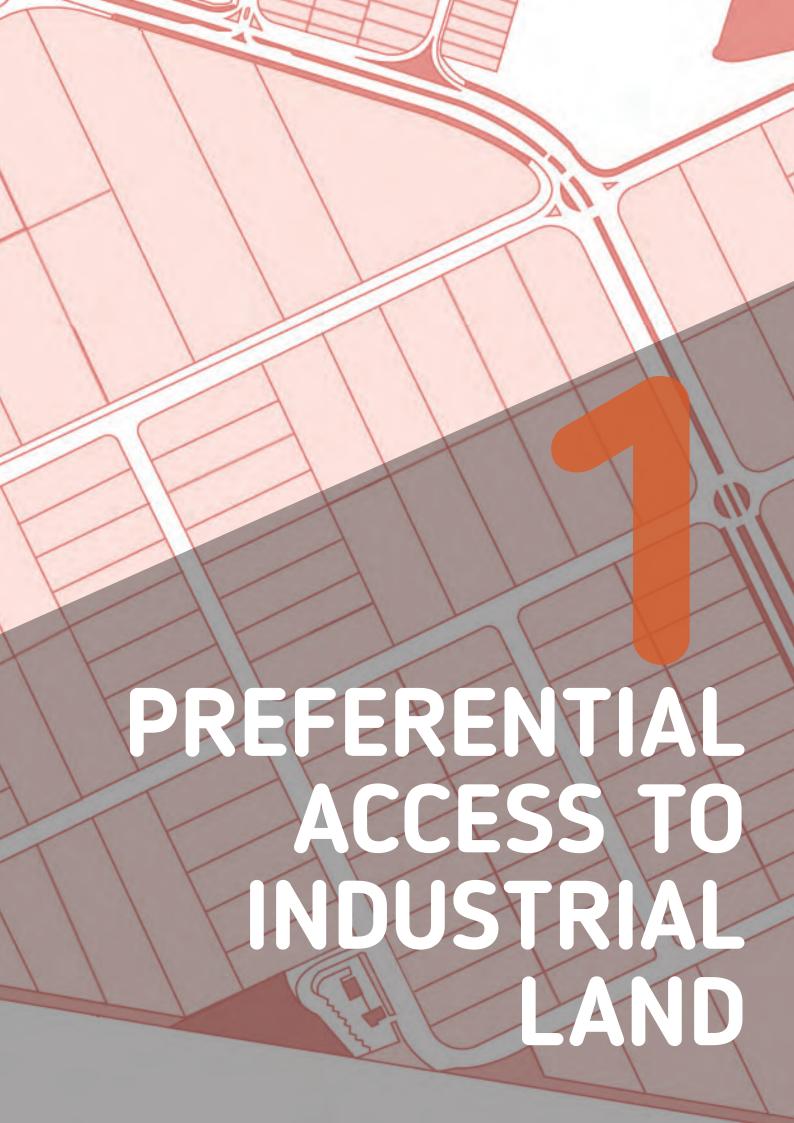
The town is located on a frontline communications network, vital both for the North of Spain and for the South of Europe.

Not only is this a privileged location, but now it is enhanced by offering access to industrial land, with zero payment during the initial years of implementation, an important consideration to guarantee the correct development of an entrepreneurial project and its solid growth.

Miranda de Ebro is a unique place for companies as it draws together a wide diversity of factors involving industrial localization able to respond to the highest demands and needs required: an exceptional location with specific technological resources, accessibility to qualified professionals, tailor-made financing, subsidized taxation and exclusive funding, among many other factors.

Discover 10 reasons why Miranda de Ebro is far more than just an option for a company - it is a unique opportunity in a unique place.





>>> PREFERENTIAL ACCESS TO INDUSTRIAL LAND

Access industrial land with the first 3 years entirely exempt of payment and deal with your investment in highly advantageous conditions, from 10 euros/m2.

Miranda de Ebro is an eminently entrepreneurial-orientated town, now offering purchase options from 10 euro per square metre, or lifetime leasing at zero cost, making available almost three million square metres of industrial land, distributed over three industrial estates (Ircio, Las Californias and Bayas).

These excellent local strengths are now added to by outstanding conditions for accessing land, entirely exempt of payment during the first 3 years, the needed to ensure the adequate development of an entrepreneurial project and its solid growth, thus making it possible to take on easy payment terms, with large discounts on the initial prices.

Not only that for emerging companies that need a period of adaptation before finally accessing the market, but also there is a Business Incubator, managed by the Official Chamber of Commerce and Industry of Miranda de Ebro, located in the Bayas Industrial Estate. Here, industrial premises and offices are available with non-repayable grants, on an annual basis, to cover implementation costs and reaching maximum redeemable limits.





A PRIVILEGED, STRATEGIC LOCATION

Locate close to all, with highly favourable environmental conditions

Miranda de Ebro lies in a privileged, strategic location, on a frontline communications network both in terms of Spain and of Europe, drawing together such important ingredients as proximity and easy access, climate and hydrography.

Within a radius of less than 90 km are the towns of Bilbao (90 km), Burgos (80 km), Logroño (60 km) and Vitoria (30 km). It lies at about 130 km from Pamplona and San Sebastián, and 150 km from the border with France.

The area's high reception capacity is represented by factors such as its location on an easily accessed plain, a milder climate than on the Tableland and a tremendous hydrographic wealth.



EUROPE

SPAIN



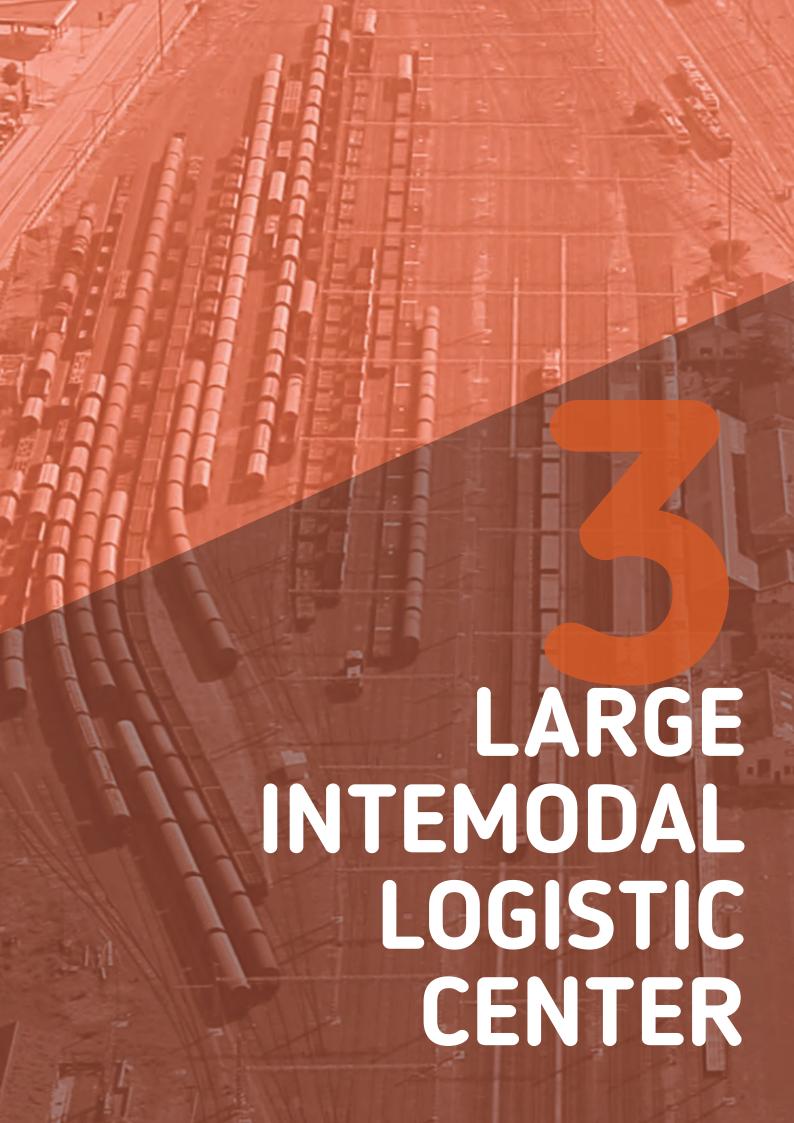
IN



CASTILLA Y LEÓN



BURGOS



>>> LARGE INTERMODAL LOGISTICS CENTRE

Open the door to the power of logistics and intermodal communications

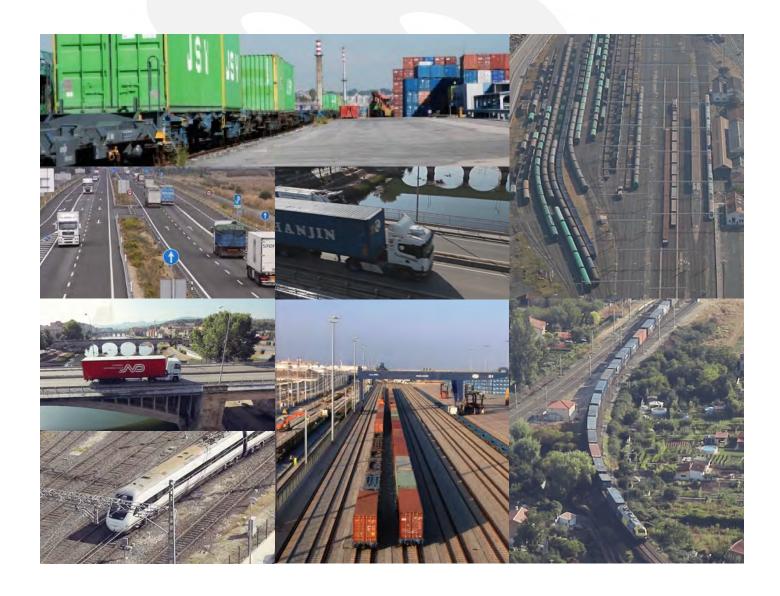
Its privileged location has meant that Miranda de Ebro, historically speaking, has always been the watershed of the most important road and rail communication networks, offering an intermodal potential within reach of quite a number of towns, a potential that Miranda de Ebro coherently responds to in any type of transport.

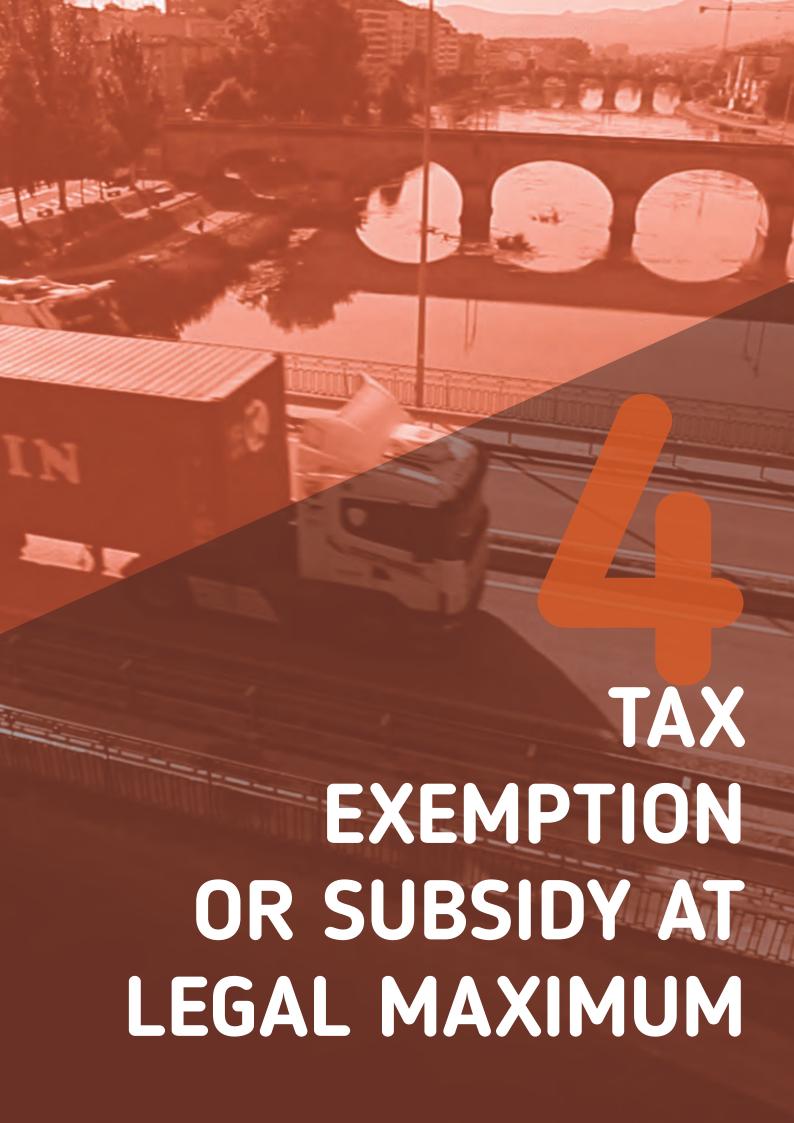
- Land transport: by linking up with some of the motorways, dual carriageways and the most important roads in Spain (AP-1, AP-68, N-1, N-124, N-232...). In an outstanding location, in the heart of the Ebro Axis, the main traffic routes converge here, both internally within the Iberian Peninsula and externally with links to Europe, from a strategic position on the Transeuropean Axis.
- Rail transport: the train lines Madrid-Irun-Paris, Lisbon-Irun-Paris, Bilbao-Miranda de Ebro, A Coruña-Barcelona and Madrid-Bilbao, among others, will be completed with the construction in 2017 of the TCM (Miranda Container Terminal) in the Rottneros area, which opens up the door to all-round intermodality, Miranda de Ebro being a vital point on the Mediterranean Corridor and on the Atlantic Corridor on the Transeuropean Transport Network.
- Air transport: at least one hundred kilometres away from in reference cargo and/or passenger airports in the north of the country, such as Foronda-Vitoria (30 km), Loiu-Bilbao (90 km), Agoncillo-Logroño (80 km) or Villafría-Burgos (80 km).

LARGE INTERMODAL LOGISTICS CENTRE

 Sea transport: very close to reference ports in the península, such as Bilbao (90 km), Pasajes (120 km) or Santander (160 km), with connections to the main ports on the Mediterranean and the Atlantic.

Also, now the "Ircio Actividades" Industrial Estate offers another are for logistics activity (this platform is part of the CyLoG Network), covering a surface area of almost 400,000 square metres, enabling a link that will make it possible to have intermodal transport solutions by road and rail.





TAX EXEMPTION OR SUBSIDY AT LEGAL MAXIMUM

Reduce your tax liability to the maximum by implementing your activity

Miranda de Ebro has designed an ideal tax environment for entrepreneurial implementation, in the form of direct and real measures that cancel out or drastically reduce costs in direct taxation for the years required to enable companies to grow with guarantees, through subsidized taxation reaching legal maximums and total exemption.

The Miranda de Ebro Town Council has set up a tax plan (two-yearly seasonality) to promote the implementation of new economic activities, investment and to create employment with a preferential taxation based on incentives and subsidies for entrepreneurial activities, whose promotion and attraction are considered strategic for the town. The most outstanding subsidies and exemptions are:

- 95% subsidy of the ICI (municipal tax applicable to building, installations and infrastructural work) for building industrial premises and works on the lot.
- Exemption from payment of the Business Activity Licence.
- Exemption from payment of Trade Tax during the first two years, and reduction in the quota for the following 3 years to 50%.
- 95% subsidy on Property Tax.
- And there are further subsidies and exemptions, regarding
 Capital Gains and other lesser taxes on water, waste, drainage or vehicles.
- http://mirandaempresas.com/guia-implantacion/#bonificaciones



NON-REPAYABLE SUBSIDIES

Rely on the backing needed with the minimum risk

Local subsidies

- Incubator: up to 20,000 euros, non-repayable, to cover 80% of arrangement costs and maintenance of loans for starting up entrepreneurial activity, occupation of spaces where entrepreneurial activities are to be developed, costs (both private and common), expenses arising from registering the activity, regarding social security quotas, costs arising from publicity and advertising, costs arising from prevention of risk in the work place management, and costs arising from contracting personnel, in order to subsidize salary costs (payrolls and social security chargeable to the company or for self-employed, regarding the job created).
- Historic centre: up to 10,000 euros, non-repayable, to cover 80% of costs arising from carrying out works or reforms to open new trade premises or for modernizing the same, for enlarging or refurbishing and fitting out commercial premises.

Regional incentives

Basic, non-repayable subsidy of up to 10% for large companies, 20% for medium-sized companies and 30% for small companies.

http://mirandaempresas.com/guia-implantacion/#subvenciones



TAILOR-MADE FINANCING

Access the most advantageous financing for your company

Entrepreneurial implementation in Miranda de Ebro entails access to financing with preferential conditions; a vital instrument to promote not just the installation itself, but also to promote entrepreneurial growth, the implementation of new lines or expansion of installations, or the ability to purchase vehicles, machinery and equipment.

In Miranda de Ebro, <u>companies will find full collaboration for</u>
<u>negotiating with local financial bodies</u> and for securing alternative
lines of financing, obtaining soft credits with low rates of
interest, longer reimbursement periods, lower guarantees and
no commissions. Apart from an alternative and preferential
financing, companies will have aid programmes for investment,
implementation and innovation, to back strategic sectors.

Financial shuttle: to complement this, there is a financial shuttle covering up to 90% of investment, with reimbursement periods of up to 40 years.



ACCESSIBILITY TO TALENT

Rely on the best professionals and the qualification needed to grow

Miranda de Ebro offers companies a large pool of qualified professionals. A large human capital of manpower trained in a wide range of production areas, allowing companies considerable accessibility to professionals from highly trained fields who are committed to their environment.

These young professionals have been trained at Professional Training Centres, with a wide catalogue of specialities in Intermediate and Advanced levels, such as the Instituto Técnico Industrial, the Centro Integrado de Formación Profesional Río Ebro, or the Instituto Fray Pedro de Urbina.

These places are also entrepreneurial resources that make it possible to complement the ongoing training of workers since they offer courses adapted to the needs of each individual company.









TECHNOLOGICAL RESOURCES

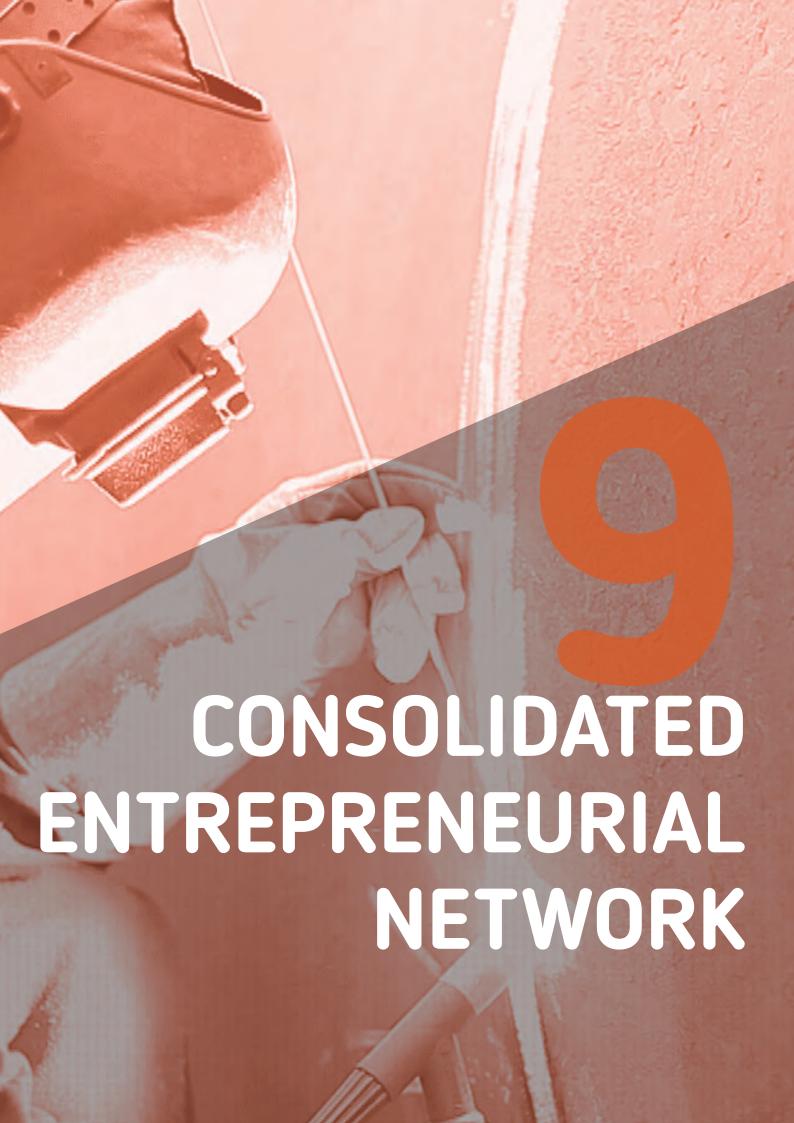
Take hold of the tools to generate innovation and knowledge

The Miranda de Ebro Technological Centre (CTME), one of the four towns in the Castilla y Leon region with a top level resource such as this, is a territorial reference and an indispensable factor of excellence, integrating a technical team with considerable solvency and experience in Research, Development and Innovation, serving the companies implemented in the town, offering fields of work such as:

- Continuous work in R+D+i: research work in environmental sustainability, materials and innovation in products, processes and manufacturing technologies.
- Technological and technical services: laboratories involved in the Environment, Metrology and Materials Testing (chemical and physical analyses, certifications, etc.).
- Training for ISO Standard certifications
- Training services for companies.

Alongside this extraordinary entrepreneurial resource is the availability of land specifically for technological activity in the "Ircio Actividades" Technological Entrepreneurial Park, offering 53 different sized lots with possibilities top group together so that they adapt to any need. This Technological Entrepreneurial Park is one of the four in the Castilla y Leon region.





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Add to multiply with a consolidated, solvent entrepreneurial network

Industrial tradition in Miranda de Ebro makes it possible to rely on an environment close at hand where dozens of consolidated entrepreneurial activities are developed in different sectors.

Now, drawing in companies considered as strategic is given priority and is promoted, both for their intersectorial link with R+D+i or new technologies, as well as for their high degree of implementation at local level, represented by sectors such as communication and information technologies, biotechnology, pharmaceuticals, the agro-food sector, aeronautics, capital goods, safety, logistics, renewable energies, environmental protection industry, automotive industry, metal, mechanics, manufacturing, or railways.

In this manner, the ideal entrepreneurial habitat is set up to create alliances, agreements and client and supplier networks or entrepreneurial groupings, with travel companions who have the experience and knowledge required to respond to the high levels of demand on today's market.





SPEEDING UP PROCEDURES

At a single point, swiftly, efficiently, you can manage all the administrative procedures

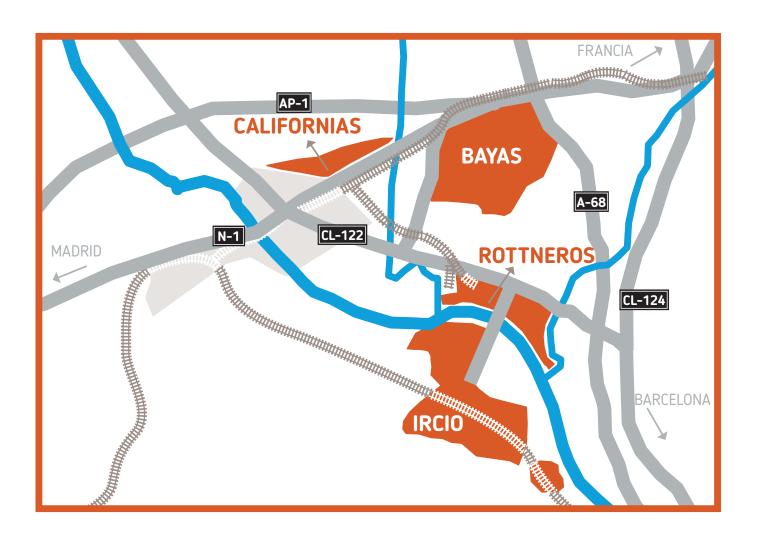
No more long waits and red tape to hinder a company's work. Here at Miranda de Ebro, companies have a single entrepreneurial service point where the company manages all the documentation, requirements and applications to the administrations. A single interlocutor to optimize procedures and swiftly deal with the distribution for companies, where the important thing is the activity and performance of the company



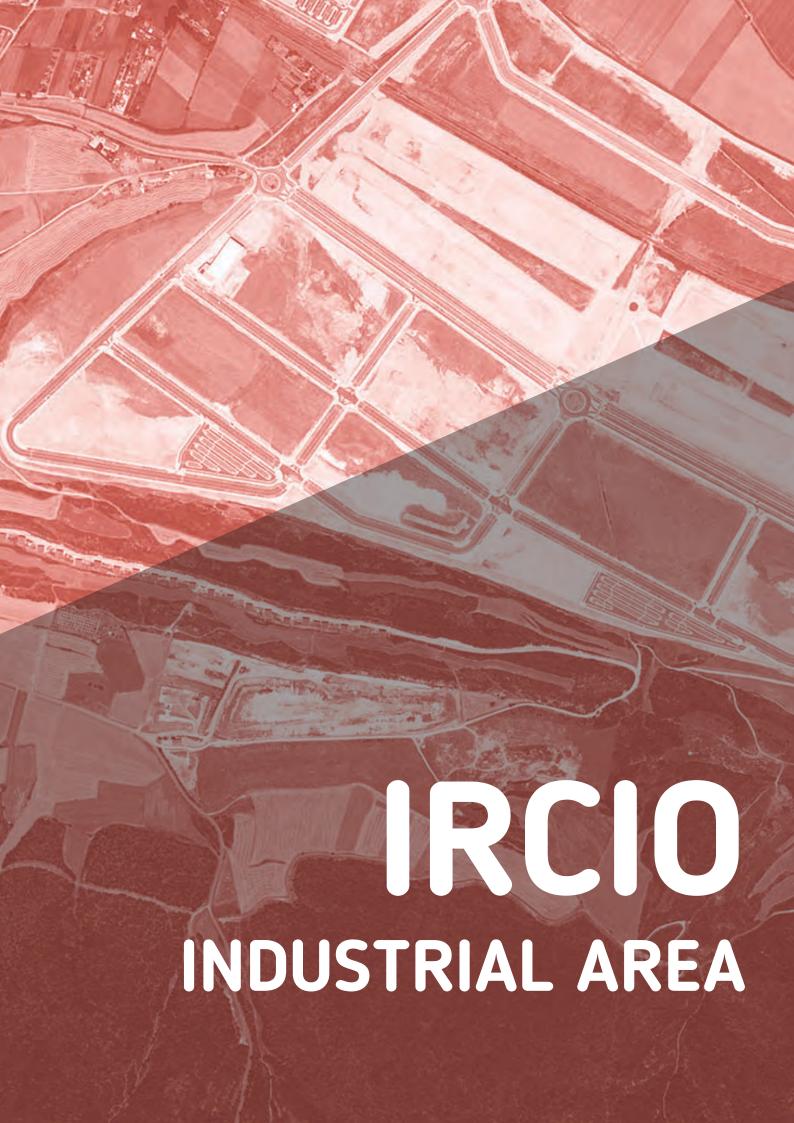


INDUSTRIAL AREAS IN LINE WITH YOUR BUSINESS

Several areas for implementing your company, with all the values offered in Miranda de Ebro, each with its own specific features to enable you to choose which best adapts to your company.



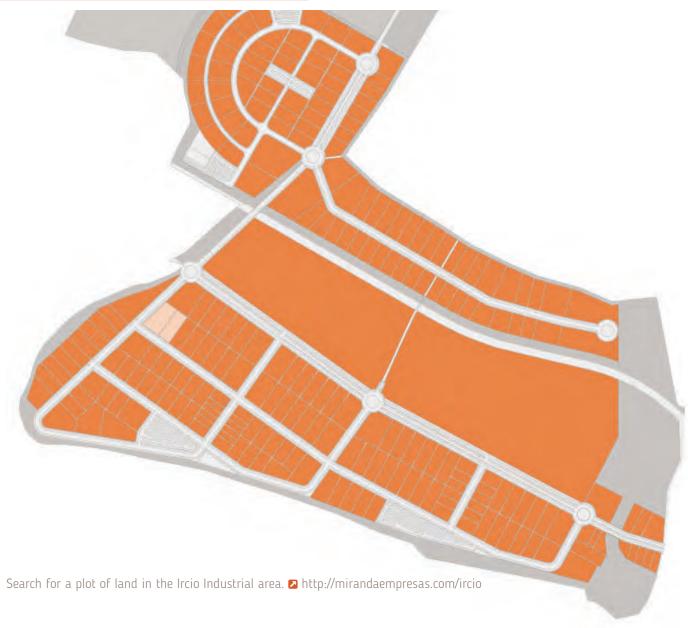
The plans included in this dossier have a strictly descriptive character, without any legal consequence.



IRCIO INDUSTRIAL AREA



- LOCATION: 42° 39' 48.37" N | 2° 55' 13.47" W
- APPROX. TOTAL SURFACE AREA: 2,500,00 m²
- APPROX. BUILDABLE SURFACE AREA: 1,216,000 m²
- SERVICES: Water. System separating pluvial and waste water.
 Municipal purifying plant. Low and medium voltage power supply. Natural gas. Solid waste management. Channelling telecommunications for voice and date. Fibre optics.



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IRCIO INDUSTRIAL AREA

OUTSTANDING FOR

- Swift and easy access to the main road and rail infrastructures in the country.
- Accessibility to traffic and two-lane main road.
- Purchase price for land from 10 euros/m2 and free lifetime lease.
- Financing conditions.
- Available amount of land.

DESCRIPTION

The Ircio Activities Industrial Estate is close to the access to the A-68 main road, with a direct link through the Bayas Industrial Estate to the N-1 main road, and a direct link to the N-124. It also links with the Madrid-Irun-Paris, Lisbon-Irun -Paris, Bilbao-Miranda de Ebro, A Coruña-Barcelona and the Madrid-Bilbao rail lines.

Out of the 2,496,830.68 square metres surface area available in Ircio, 398,094.55 are for the logistics park, 182,827.13 for the Technological Park and 88,981.49 for commercial and social equipment.

The industrial estate provides a filtered drinking water supply to ensure the required pressure and supply round the clock.

There is also a drinking water supply tank with two independent reservoirs. It is also equipped with an underground infrastructure supplying a medium or low voltage power supply. Inside the industrial estate, the power supply company has an electrical substation.

IRCIO INDUSTRIAL AREA

Includes underground channelling for telephone lines and underground channelling for natural gas, supplied at high pressure, and fibre optics installation.

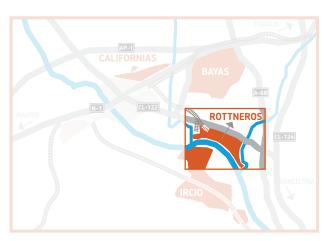
This is a unique opportunity for a wide range of companies and concepts: low and medium density industries, entrepreneurial and technological parks, or installation and promotion of miniwarehouse premises.







ROTTNEROS LOGISTICS PLATFORM



- **LOCATION**: 42° 40′ 58.36″ N | 2° 55′ 26.61″ W
- TOTAL SURFACE AREA: 1,600,000 m²
- LOGISTICS SURFACE AREAA: 270,000 m²
- SECONDARY SECTOR SURFACE AREA: 730,000 m²
- PRIMARY SECTOR SURFACE AREA: 600,000 m²



ROTTNEROS LOGISTICS PLATFORM

OUTSTANDING FOR

- Being land destined to be a large-scale reference Intermodal Logistics Centre in South Europe.

DESCRIPTION

Development of the land in Rottneros offers a clear potential based on its intrinsic characteristics:

- It is land incorporating train lines, with the permission of ADIF for the use and exploitation of its railway sidingsl.
- It lies on a strategic point to guarantee immediate access to several of the main national transport networks: (AP-1, AP-68, N-1, N-124 and N-232), or the Madrid-Irun-Paris, Lisbon-Irun-Paris, Bilbao-Miranda de Ebro, A Coruña-Barcelona, and Madrid-Bilbao rail lines, which are key for national links and trans-European connections.
- The investment of a frontline logistics operator and the international projection in a large Intermodal Logistics Centre (TCM) guarantees links with the main sea ports in the peninsula to Miranda de Ebro, offering an intermodal transport system to the entrepreneurial network in its area of influence.
- A vital part of the project of the large Container Terminal is the availability of several 700 metre long tracks that will connect Miranda de Ebro, daily, with different European terminals. This will also contribute to decongesting the roads.

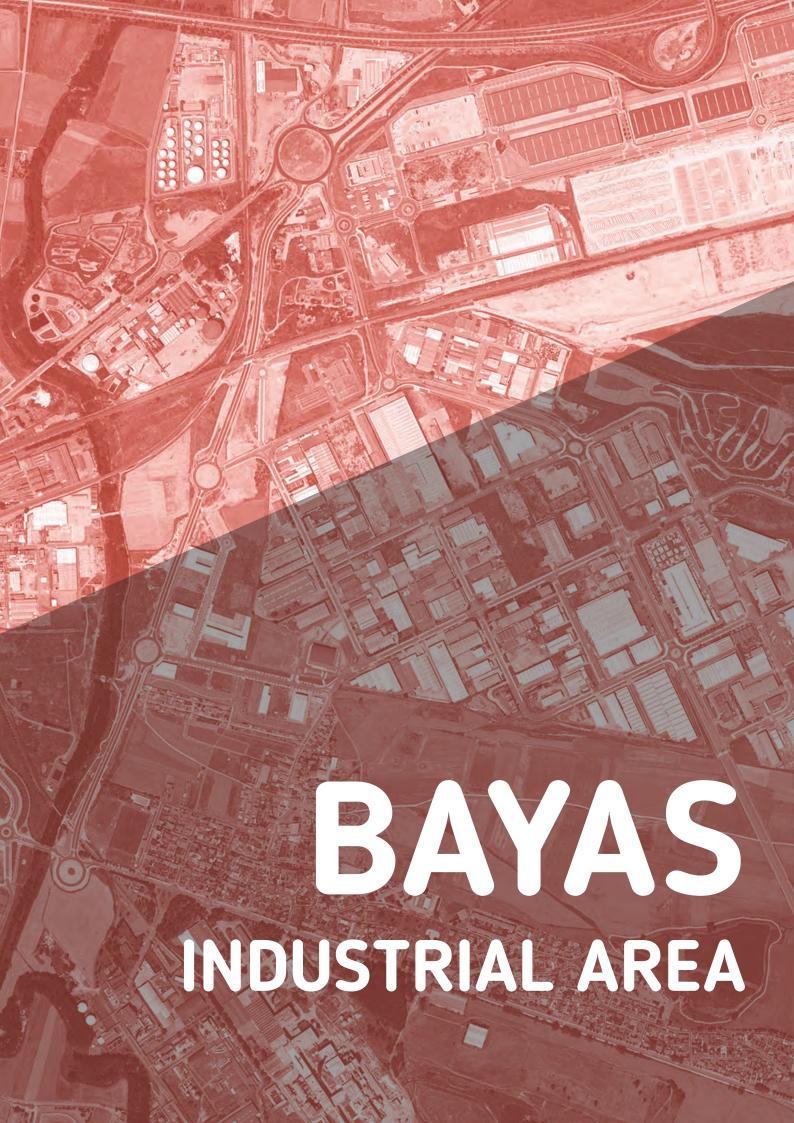
Ahora.

ROTTNEROS LOGISTICS PLATFORM

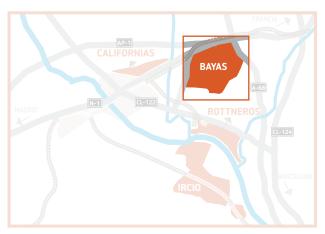
- The strategic sectoral development model, based on industrial localization around entrepreneurial groupings, finds its best point of support by guaranteeing the possibility of sharing services and complementing industrial processes (which promotes external economies, clustering and the effects of networking, giving rise to a higher productivity and entrepreneurial growth), forming customer and supplier networks (which improves profit in economies of scale and scope, leading to a reduction in production costs).







BAYAS INDUSTRIAL AREA



- **LOCATION**: 42° 41′ 44.01″ N | 2° 55′ 9.15″ W
- TOTAL SURFACE AREA: 2,000,000 m²
- SURFACE AREA AVAILABLE: 200,000 m²
- SERVICES: All services available

Water. System separating pluvial and waste water. Municipal purifying plant. Low and medium voltage power supply. Natural gas. Solid waste management. Channelling telecommunications for voice and date. Fibre optics. Service station



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MAREA INDUSTRIAL BAYAS

OUTSTANDING FOR

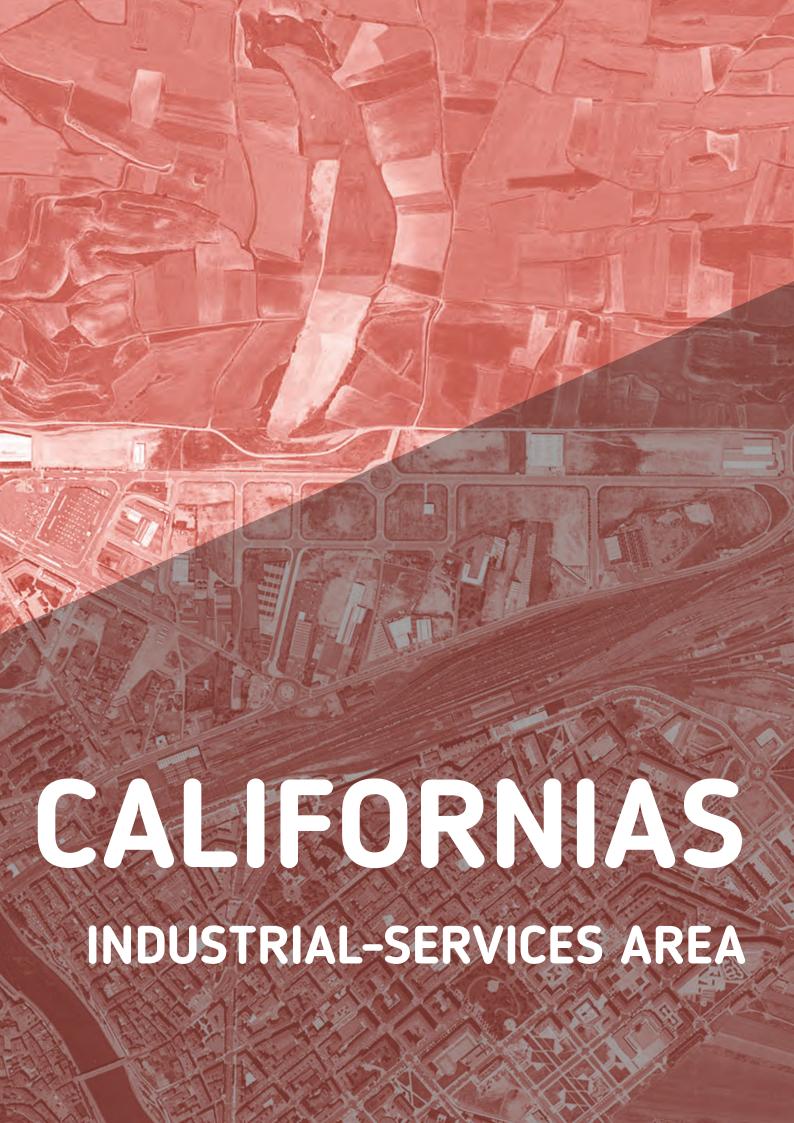
- A powerful industrial network developed and consolidated in the area, which gives it an extremely high added value

DESCRIPTION

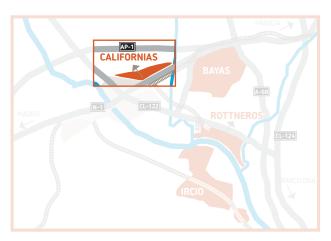
The Bayas Industrial area ranks among the most traditional for entrepreneurial and industrial activity in Miranda. Companies with a host of sectors, with a stable, consolidated network, are constantly growing through the development of the firms installed there – the best symptom to show that it is an area with a consolidated industrial network. Several examples of this are the different entrepreneurial commitments that have been launched by firms in Bayas over the past few months. See link.





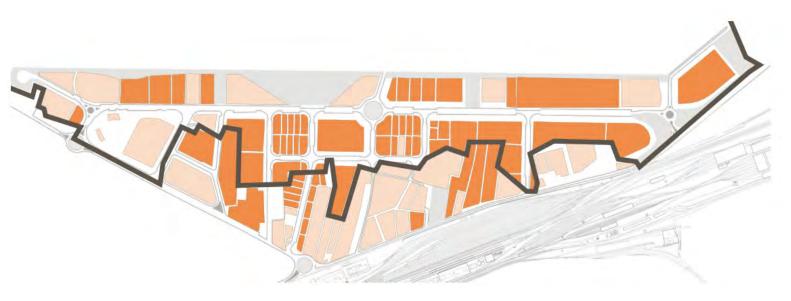


CALIFORNIAS INDUSTRIAL-SERVICES AREA



- LOCATION: 42° 41′ 40.94″ N | 2° 57′ 14.14″ W
- TOTAL SURFACE AREA: 500,000 m²
- SURFACE AREA AVAILABLE.: 200,000 m²
- SERVICES: All services available

Water. System separating pluvial and waste water. Municipal purifying plant. Low and medium voltage power supply. Natural gas. Solid waste management. Channelling telecommunications for voice and date. Fibre optics. Service station. General services operating: restoration, workshop-automatic cashier point ...



Search for a plot of land in the Las Californias Industrial area. 2 http://mirandaempresas.com/californias

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CALIFORNIAS INDUSTRIAL-SERVICES AREA

OUTSTANDING FOR

- Swift, easy access (direct access to the N-1 main road)
- Close to the town.
- Installation of recognized firms in the services-oriented area.

DESCRIPCION

Las Californias Industrial Estate, formally reconverted six years ago into a commercial expansion area for the town.

The implementation of several distribution firms and services oriented towards the end customer (E. Leclerc, Decathlon, Forum, Mercadona...) have made it an attractive location for service companies thanks to its proximity to the town and ease of access.

This industrial space, however, has attractions for companies from a wide range of sectors.







OTHER IMPLEMENTATION AREAS

Besides the implementation areas proposed, Miranda de Ebro has other possible implementation areas that are less extensive and adaptable to special needs and characteristics of each individual company, offering land suitable for the primary, secondary and tertiary sectors.





MIRANDA EMPRESAS

WHO WE ARE

MIRANDA EMPRESAS (Miranda Companies) is the Development Department of the Town Council of Miranda de Ebro. Behind this project, which sets out to promote and revitalize the economy, at an entrepreneurial and social level in the town. This is the effort and commitment of an entire town to demonstrate that Miranda de Ebro is a unique opportunity for investment, implementation, growth and entrepreneurial development.

Miranda de Ebro always has been a pole for attracting business, but now it is more so than ever. Now there is a strategic objective that provides unique conditions for companies interested in implementing themselves in Miranda de Ebro.







A TOWN BEHIND THE TOWN

The MIRANDA EMPRESAS project has behind it the support of the entire town; unity at social, economic and political level throughout Miranda de Ebro is building an ideal environment for companies:

POLITICAL AND SOCIAL UNITY

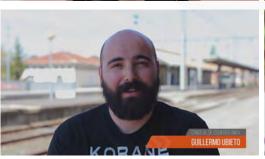
All the groups represented on the Miranda de Ebro Town Council (PSOE - PP - IU - Miranda Puede - Ganemos Miranda) back the initiative unanimously, as it sets out to deepen and strengthen unity around such a vital project for the socio-economic regenerating of the town, guaranteeing stability and support for entrepreneurial investment.

Furthermore, the leading associations, collectives and institutions in the town support Miranda Empresas, which promotes a climate of security and trust for companies that are welcome in all fields of society.













A TOWN BEHIND THE TOWN

The unity behind this project is echoed in the audiovisual campaigns of politicians, entrepreneurs and relevant Miranda locals from all areas who have supported, taken part and continue to back the Miranda Empresas project to express how Miranda de Ebro opens its arms to entrepreneurial investment, committed to a stable model for the present and future..

YOU CAN ALSO SEE ALL THE VIDEOS AT:

▶ http://mirandaempresas.com/videos/ or in the youtube profile of Miranda Empresas.



AND MUCH MORE ...

Numerous relevant personalities at national level have understood that Miranda de Ebro is a unique opportunity for companies at all levels and have selflessly collaborated in publicity campaigns and support activities for the town as a unique environment for entrepreneurial implementation.



"Miranda de Ebro is an essential communications hub, both for North Spain and for South Europe".



What do we bet that Miranda de Ebro will steal the show?"



"Now, Miranda de Ebro is generating opportunities for entrepreneurial investment"



"Miranda de Ebro is now offering a host of opportunities".



"Lao Tse said that to perceive things is the germ of intelligence, and I believe that that germ has been seen in Miranda de Ebro".



"Miranda de Ebro now welcomes companies, offering them all that they need and bringing out their best smile".



"Now, Miranda de Ebro has a really goodlooking plan for local development".



Miranda de Ebro is now in today's news for its strategy to attract entrepreneurial investment".



"Miranda de Ebro is set to win the game for investments and employment".



"Miranda de Ebro has an excellent development strategy"



"Now Miranda de Ebro has discovered the secrets of strategic sectoral development"

YOU CAN ALSO SEE ALL THE VIDEOS AT :

Attp://mirandaempresas.com/videos/

or in the youtube profile of Miranda Empresas.

SHALL WE TALK?

If you would like further details, please do not hesitate to contact Miranda Empresas.

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Ahora.