



EAST GATE

— BUSINESS —

A modern office interior with large windows and people working at a table. The scene is dimly lit with a blue tint. Several people are seated around a long white table, some looking at laptops and others at documents. The office has a clean, minimalist aesthetic with a grid ceiling and large glass walls.

ARE YOU PLANNING TO EXPAND YOUR
BUSINESS AT THE HEART OF SOUTH EAST EUROPE?

ARE YOU SEARCHING FOR A
**MODERN ENVIRONMENT FOR YOUR TEAM TO BE
MOTIVATED AND YOUR BUSINESS TO THRIVE?**

THEN **EAST GATE Business**
IS WHAT YOU ARE LOOKING FOR



DOING BUSINESS IN NORTH MACEDONIA

Strategic location

Excellent infrastructure

Dynamic and growing

market

Growth of investment

Available skilled workforce

High quality of life

Political stability

Monetary stability

Macroeconomic stability

Business-oriented

Government

Fast company registration

Electronic payment of

Taxes

Lowest taxes in Europe

NORTH MACEDONIA STRATEGIC GEOGRAPHICAL POSITION



LOCATED AT THE HEART OF THE BALKANS, NORTH MACEDONIA IS PART OF A WELCOMING ECONOMIC ENVIRONMENT FOR YOUR NEW INVESTMENTS

- at the crossroad of two major pan-European transportations corridors (East-West Corridor 8 and North-South Corridor 10) linking Central Europe to the Adriatic, Aegean and Black Sea



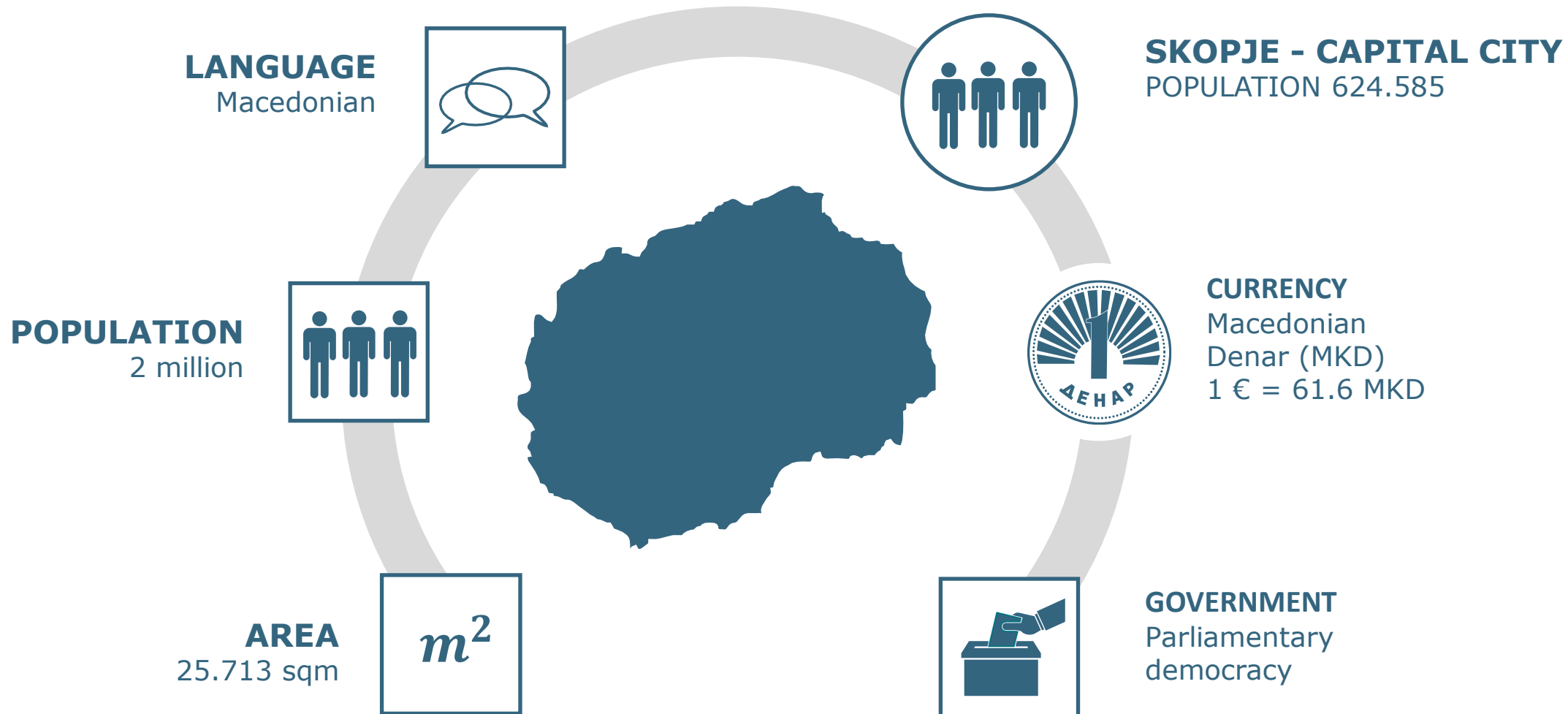
2 hr drive from all the capital cities in the region



Two international airports: Skopje and Ohrid

ACCESS FROM
Kosovo, Serbia, Greece, Albania and Bulgaria

NORTH MACEDONIA profile



NORTH MACEDONIA free trade agreements



SAA (Stabilization and Association Agreement) with the EU member-states



EU candidate country since December 2005



Signed protocol on the accession to NATO on 6th February 2019



EFTA (Switzerland, Norway, Iceland and Liechtenstein) signed Agreement On 19th of June 2000




CEFTA (North Macedonia, Albania, Moldova, Serbia, Montenegro, Bosnia and Herzegovina and Kosovo) member since 26th of July 2007



World Trade Organization member since 4th of April 2003

NORTH MACEDONIA economic climate

BEST FOR STARTING BUSINESS IN THE REGION



North Macedonia has ranked 10th out of 190 countries in ease of doing business according to the [Doing Business Report for 2019](#) published by the World Bank and consequently as a best country for starting a business in the region.

North Macedonia was ranked 1st IN TOTAL TAX RATE IN THE WORLD PwC and [World Bank Group Study 2015](#).

[Fitch](#) affirms Macedonia at BB+ positive (stable credit rating 2019).

GDP 3.2%

expected GDP growth by 2022

FDI € 310.6 million

growing FDI (Q1-Q3 2018)

NORTH MACEDONIA youth potential

North Macedonia prides itself with its **educated, highly-qualified, and ethical workforce** that is available to foreign investors.

10,000 college graduates each year are ready to bring their talents to area employers

45%

of the population under 30 years of age

80%

high school graduates enrolled in universities

€580

average gross monthly salary

(including the net salary, personal income tax and social contributions for pension and disability insurance, health insurance and employment insurance)

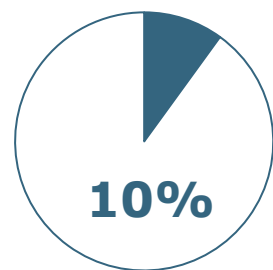
5% of GDP

spent on education

35% increase

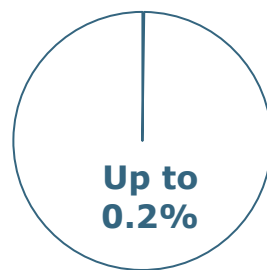
in total number of undergraduate degrees

NORTH MACEDONIA taxation



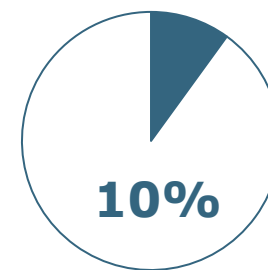
**CORPORATE
TAX RATE**

10%



**PROPERTY
TAX**

**Up to
0.2%**

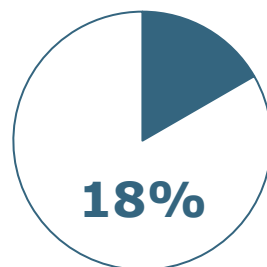


**PERSONAL
INCOME TAX**

10%

0%

**TAX ON
REINVESTED
EARNINGS**



VAT

18%

BB+

**STABLE CREDIT
RATING**

SKOPJE OFFICE MARKET SNAP SHOT

300.000
sqm

SKOPJE
OFFICE STOCK

13
€/sqm

PRIME OFFICE
MARKET RENT



4.86%

VACANCY

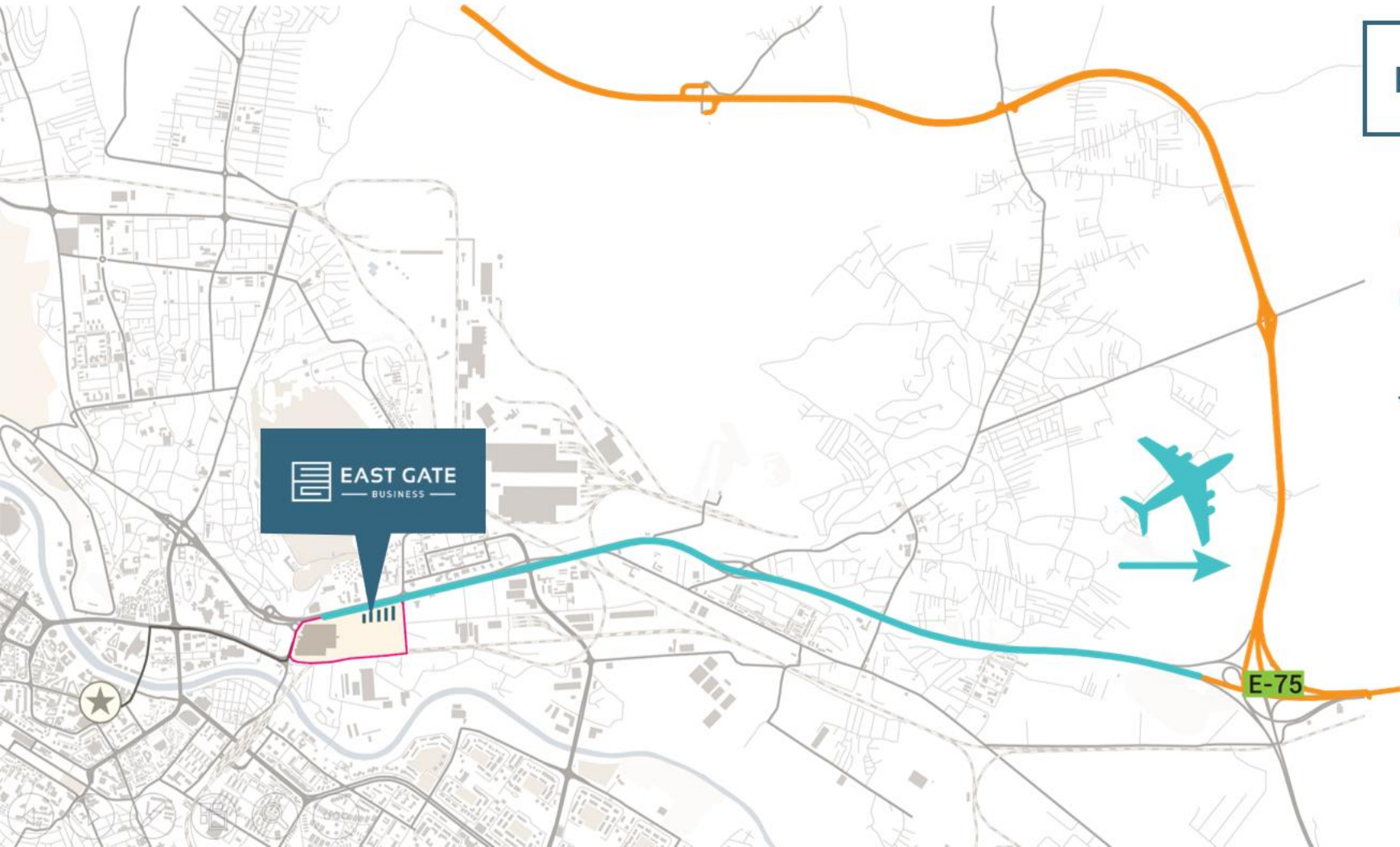
ICT
Tourism
Automotive
Life Insurance market
Energy sector
Pharmaceuticals

MAJOR DRIVERS OF
THE MARKET DEMAND




BUT WHAT DOES EAST GATE BUSINESS STAND FOR?



EAST GATE BUSINESS STANDS FOR...



EXCELLENT ACCESSIBILITY

-  Ring Road
-  Boulevard Alexander the Great
-  International Airport 20 km (17 minutes)

CONNECTION TO

M4 national highway
E75 and E65 international highway

EAST GATE BUSINESS STANDS FOR...

EXCELLENT CONNECTIVITY AND HIGH FREQUENCY



from the city center

60.400
vehicles



Passing daily

5 bus lines



stopping every
5 minutes

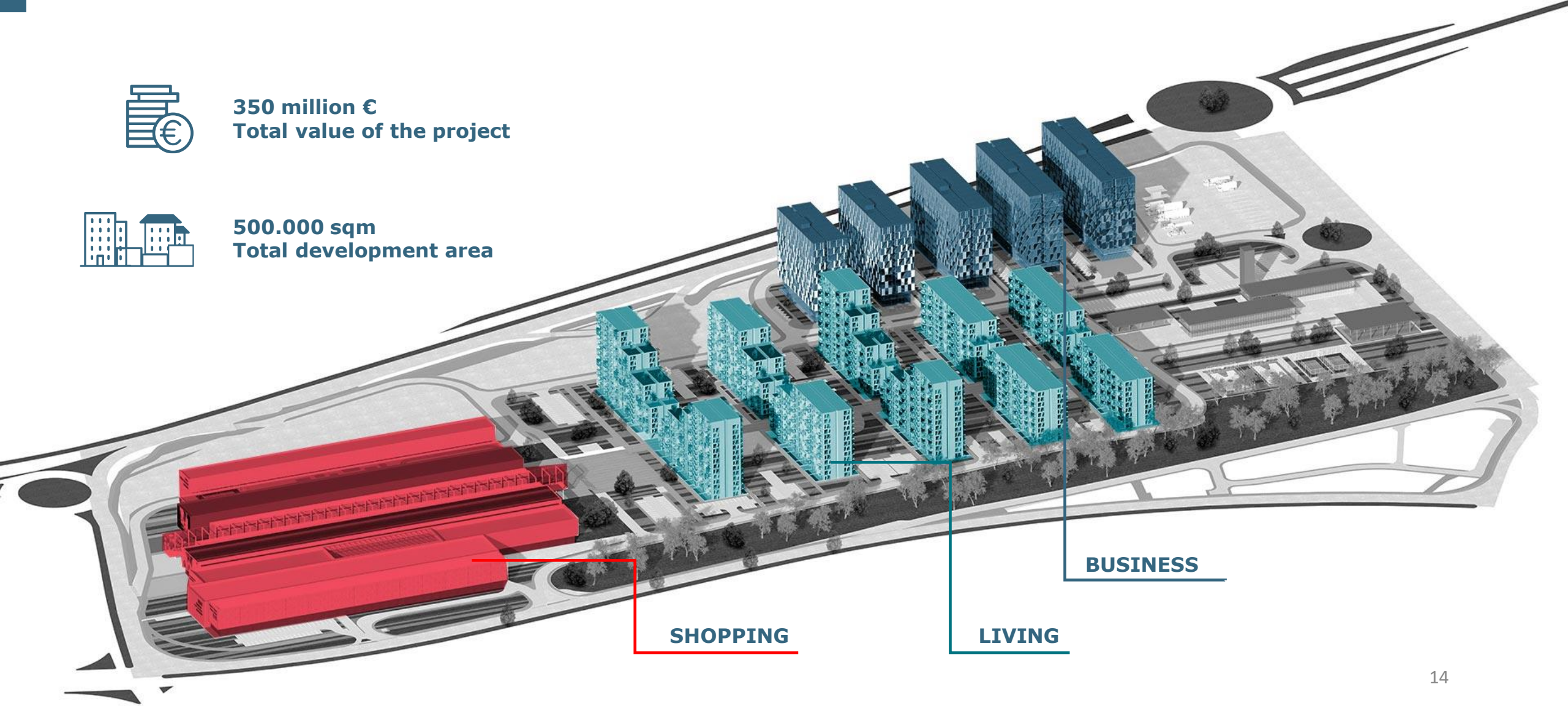
EAST GATE BUSINESS BELONGS TO THE FIRST MIXED-USE REAL ESTATE DEVELOPMENT PROJECT IN THE EAST SIDE OF SKOPJE



350 million €
Total value of the project



500.000 sqm
Total development area



NOW LET'S GET INTO THE DETAILS...



BUSINESS BLOCK

15.593 m²
GROSS AREA

877 m²
LEASABLE AREA
PER FLOOR

8
FLOORS

132
PARKING LOTS



BUSINESS BLOCK E

17.817 m²
GROSS AREA

1.020 m²
LEASABLE AREA
PER FLOOR

8
FLOORS

177
PARKING LOTS



BUSINESS BLOCK F

20.976 m²
GROSS AREA

1.198 m²
LEASABLE AREA
PER FLOOR

7
FLOORS

191
PARKING LOTS



BUSINESS BLOCK G

23.090 m²
GROSS AREA

1.341 m²
LEASABLE AREA
PER FLOOR

6
FLOORS

182
PARKING LOTS



BUSINESS BLOCK H

25.227 m²
GROSS AREA

1.509 m²
LEASABLE AREA
PER FLOOR

6
FLOORS

169
PARKING LOTS

NATURAL LIGHT

The glass windows and transparent exterior are designed to offer you the luxury of natural light so that your team will be motivated and full of positive energy to tackle every business challenge.

CUSTOMIZABLE SPACE

Having the need to rent the whole building? No problem. Each building offers you the possibility to combine office spaces and floors according to the square footage your business requires. This way, not only you will save on resources, but you will get a functional space that can be modified at any time according to your business needs.

MODULAR LAYOUTS

Enjoy the freedom of customizing the working space for your employees according to your business needs and departments. You have the option to predefine the space distribution so that you create enjoyable working environment with increased productivity.

PARKING

Parking will never be an issue. Each block has high capacity of parking lots designated to your team and business partners.

**AND MOST IMPORTANTLY, WHAT
MAKES EAST GATE A UNIQUE PLACE
FOR YOUR BUSINESS?**



EAST GATE SHOPPING

Imagine...

Working 5 minutes away from the biggest mall in the city,
where you have everything at your reach.

Versatile options for dining
and business meetings with clients.

Opportunity to enjoy sports or relax with leisure activities
before or after work.



EAST GATE LIVING

Imagine...

Living 5 minutes away in a place that is more than a home.

Not having to drive for hours after work, but enjoy the greenery on your way home.

Going to a home that will relax you, where you can recharge your batteries for the challenges of the rest of the day.



**ARE YOU READY TO GIVE
YOUR BUSINESS AND YOUR TEAM
THE PERFECT CONDITIONS TO THRIVE?**

THEN GET IN TOUCH WITH US

WE WOULD LOVE TO KNOW MORE ABOUT
YOUR NEEDS AND GIVE YOU THE BEST OFFER



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EAST GATE
— BUSINESS —

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