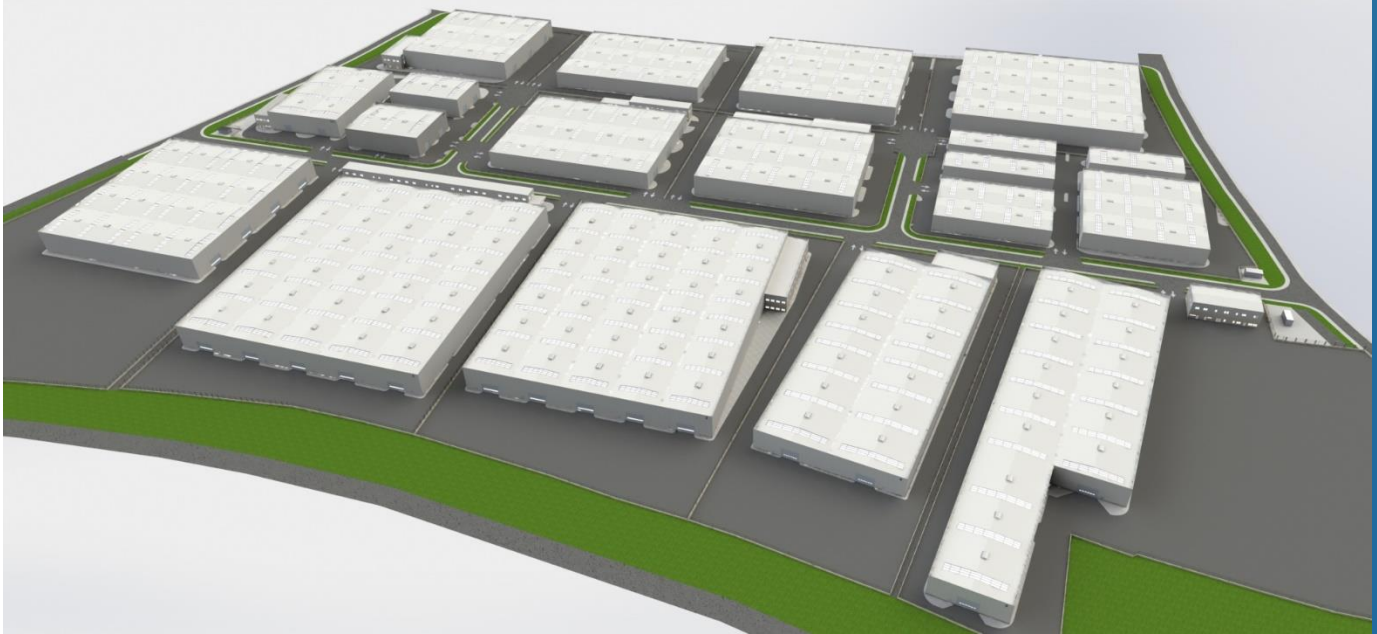


INDUSTRIAL PARK – IGM

Negotino, N. Macedonia



The facilities are already available for rent or sale to all investors.



Highway

1km - A1 (Skopje – Thessaloniki)



Port

128km - Port of Thessaloniki



Railway

5km – Railway station Krivolak



Airport

75km - Skopje international airport

Industrial Park – IGM, developed by IGM-Trade, Kavadarci





INDUSTRIAL PARK – IGM
Negotino, N. Macedonia



IGM TRADE
PROFILE AND PIPE FACTORY
STR. INDUSTRISKA 2
1430 KAVADARCI, R.MACEDONIA
TEL:++389 43 /414 500 ; 414 115 FAX:++ 389 43 411 540
www.igmtrade.com e-mail: info@igmtrade.com

INDUSTRIAL PARK IGM



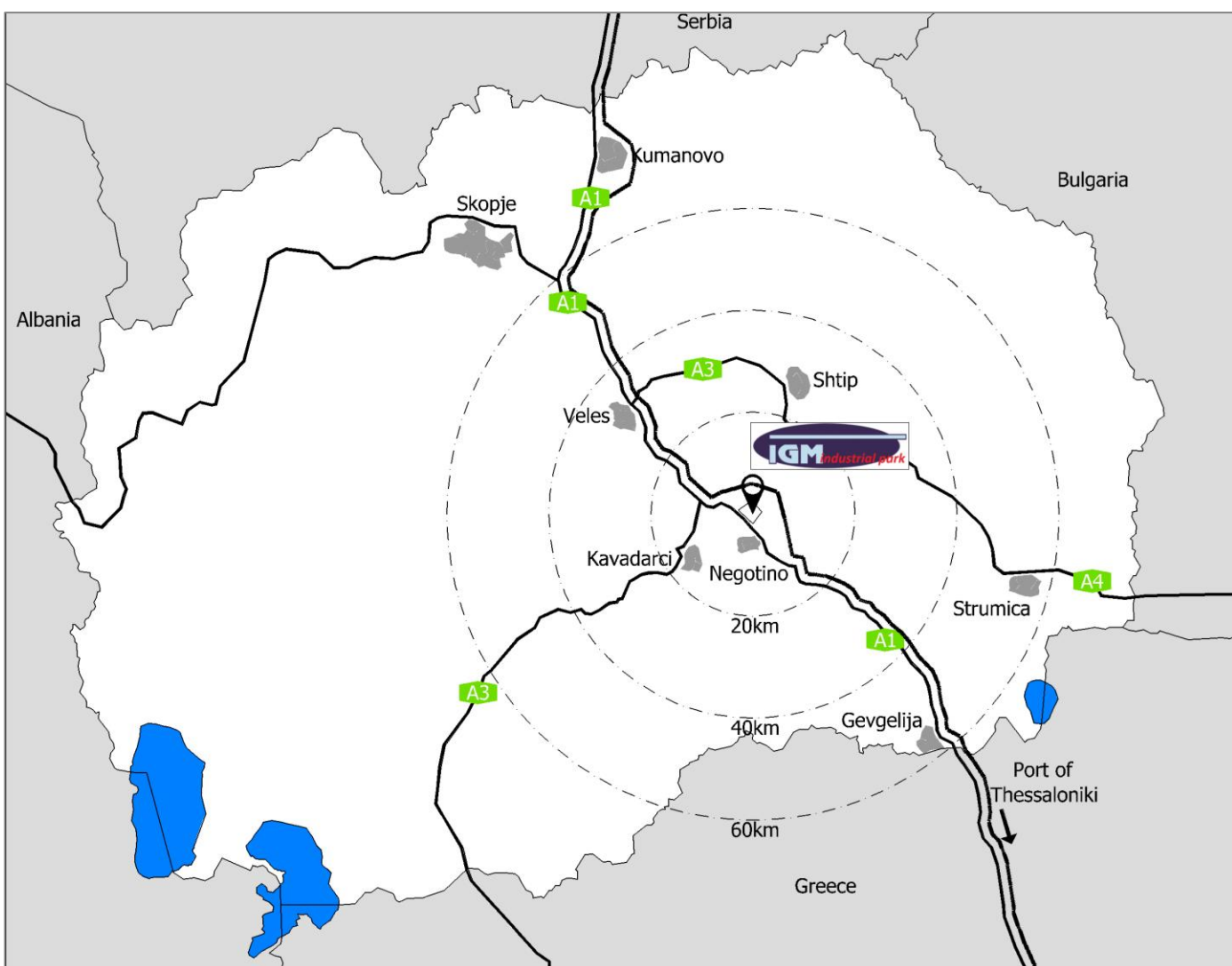
The “Industrial Park IGM” is a greenfield investment, developed and funded by IGM-Trade, Kavadarci. In 2014 the company purchased 17 plots, 2 km north of the city of Negotino. By 2015 we were able to obtain building approval for all building plots. Each plot is intended for **G2** (light and non-polluting industry) and **G4** (warehouses)

The total area of the industrial park is 312,900m² (247,910m² of useful space, 45,025m² of green space, public roads and sidewalks, 19,965m² parking for trucks and service area).

The sight activities started in 2016, groundwork and concrete foundation, and at the beginning of 2019 we have started installing steel construction for production plants.

The all complex is planned to be finished in year 2025.

The facilities are already available for rent or sale to all investors.



1km

- Highway A1 (Skopje – Thessaloniki)

5km

- Railway station, Krivolak

128km

- Port of Thessaloniki

70km

- Airport, Skopje international airport

312.900 m²

total area of the industrial park

247.910 m²

usable area divided in 17 land plots

127.154m²

production hall capacity

8.137m²

administrative building capacity

Industrial Park IGM**Negotino**

41°30'57.0"N 22°05'04.8"E



Each plot is intended for:

- **G2** (light and non-polluting industry)
- **G4** (warehouses)



Finished

(without concrete floor)

1. Hall 13.1
2. Hall 13.2
3. Hall 13.3
4. Hall 12
5. Hall 10
6. Hall 11
7. Hall 8
8. Hall 9

Fully mounted

(in phase of facade cladding)

1. Hall 1.1
2. Hall 7
3. Hall 2

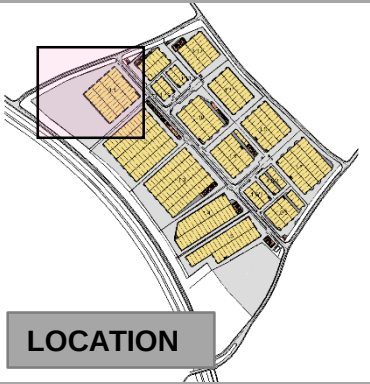


Under construction

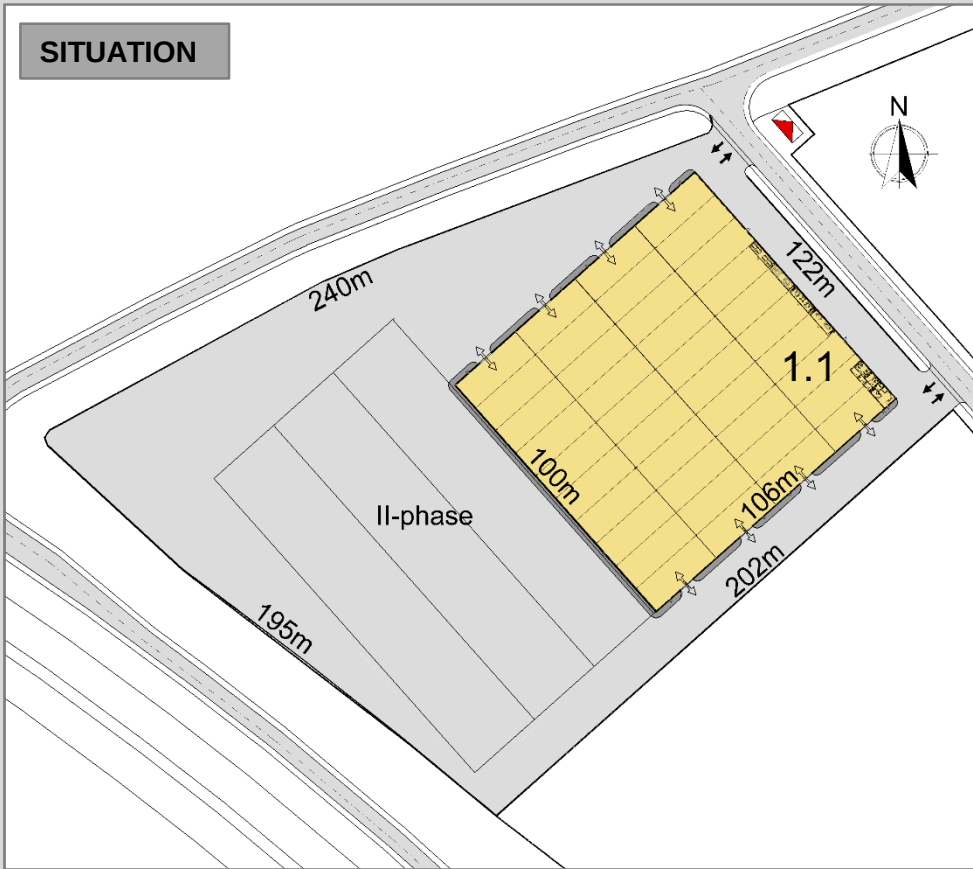
1. Hall 3
2. Hall 4
3. Hall 5



All building are prepared without concrete floor and electrical installation, that part of the building will be done by the costumers requirements.



SITUATION



PRODUCTION HALL 1

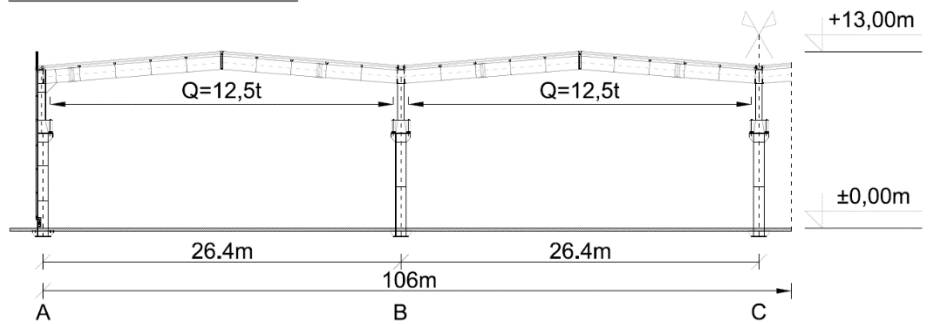
35.840 m²
Land plot 1.1

10.565m²
Production hall

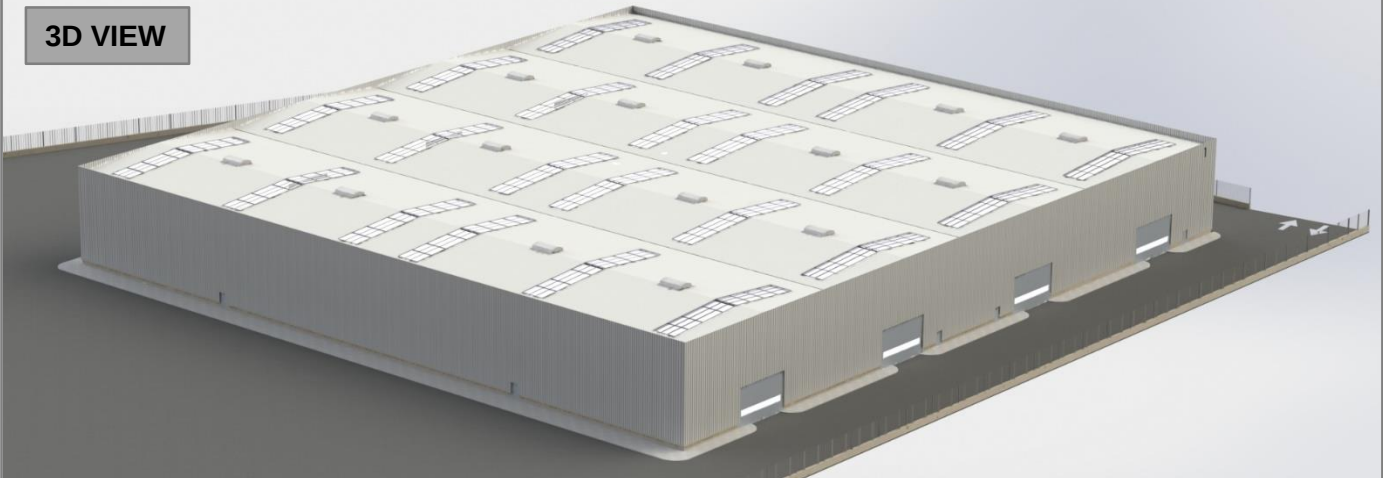
12,5t
Crane capacity

8m
Crane height

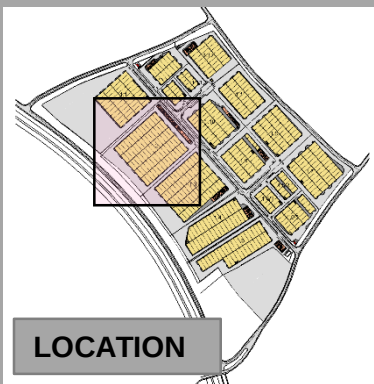
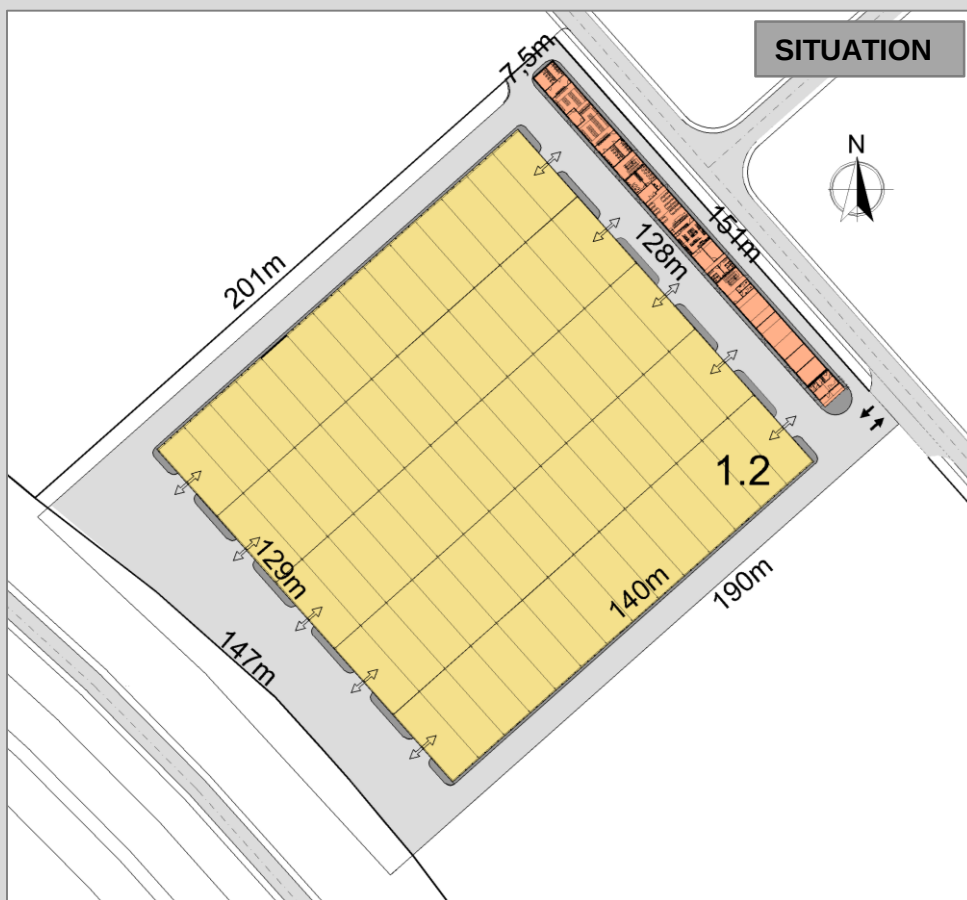
CROSS SECTION



3D VIEW



PRODUCTION HALL 2



PRODUCTION HALL 2

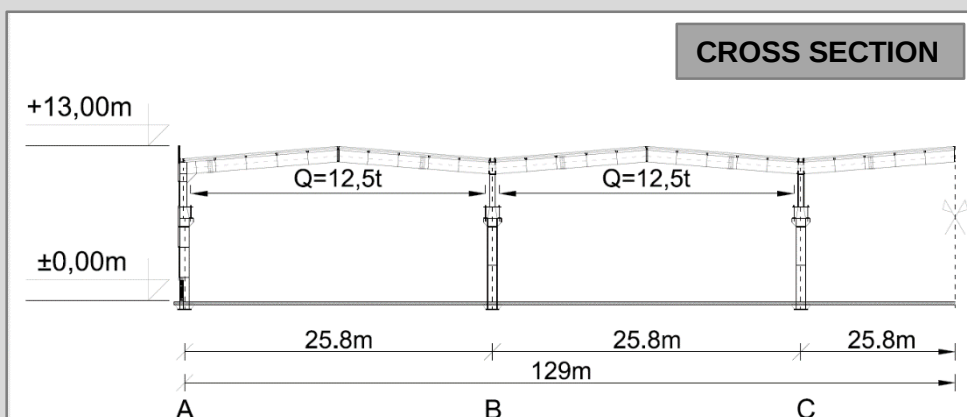
30.290 m²
Land plot 1.12

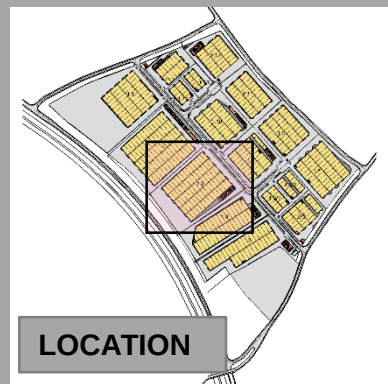
18.020m²
Production hall

1.735m²
Administrative building

12,5t
Crane capacity

8m
Crane height





**PRODUCTION
HALL 3**

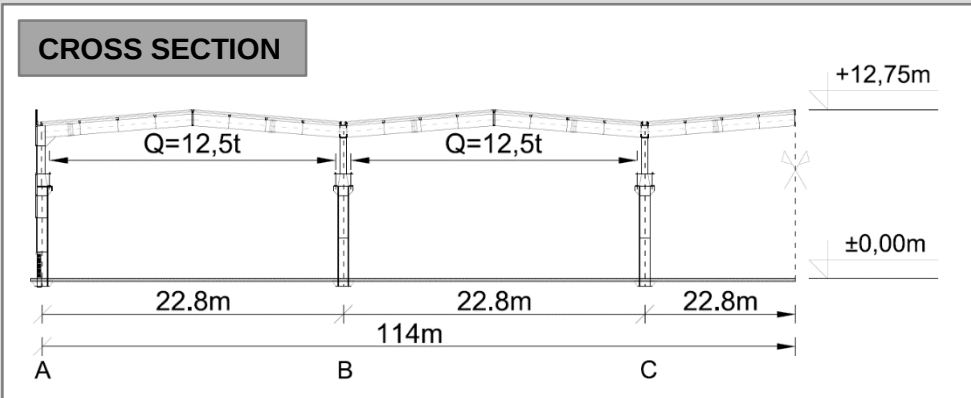
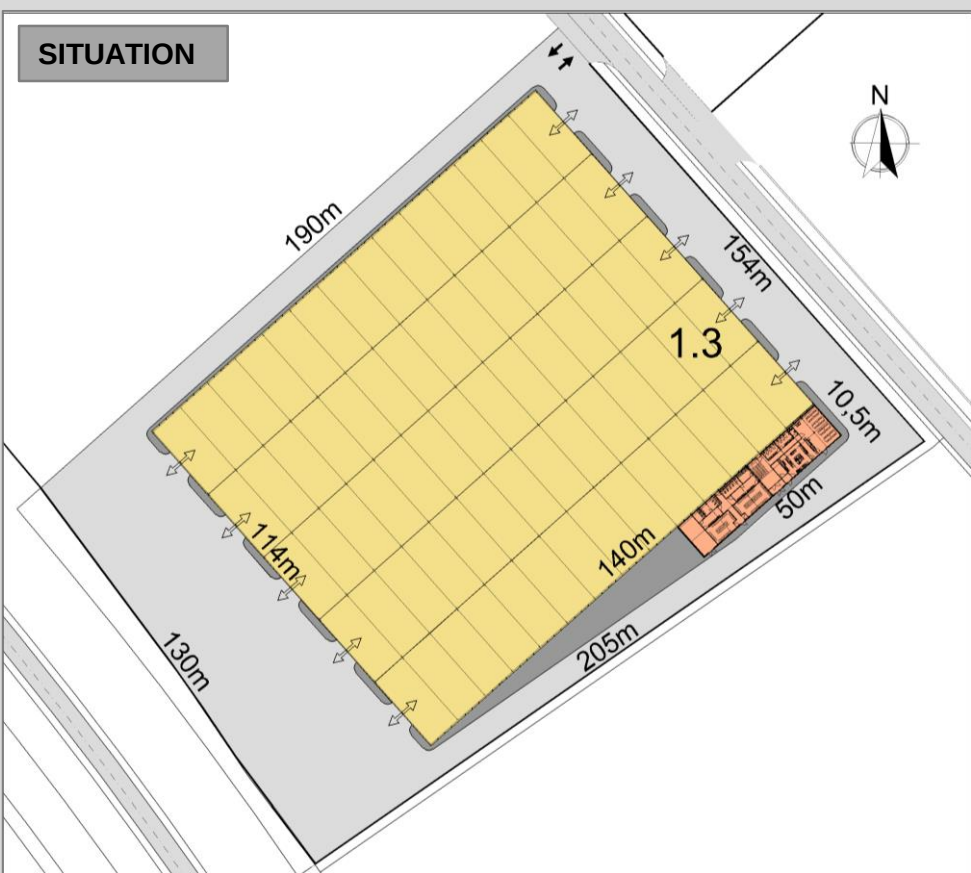
27.980 m²
Land plot 1.3

16.008m²
Production hall

1.044m²
Administrative building

12,5t
Crane capacity

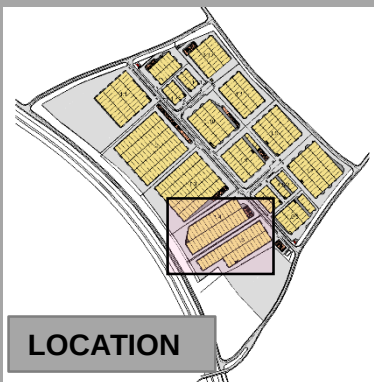
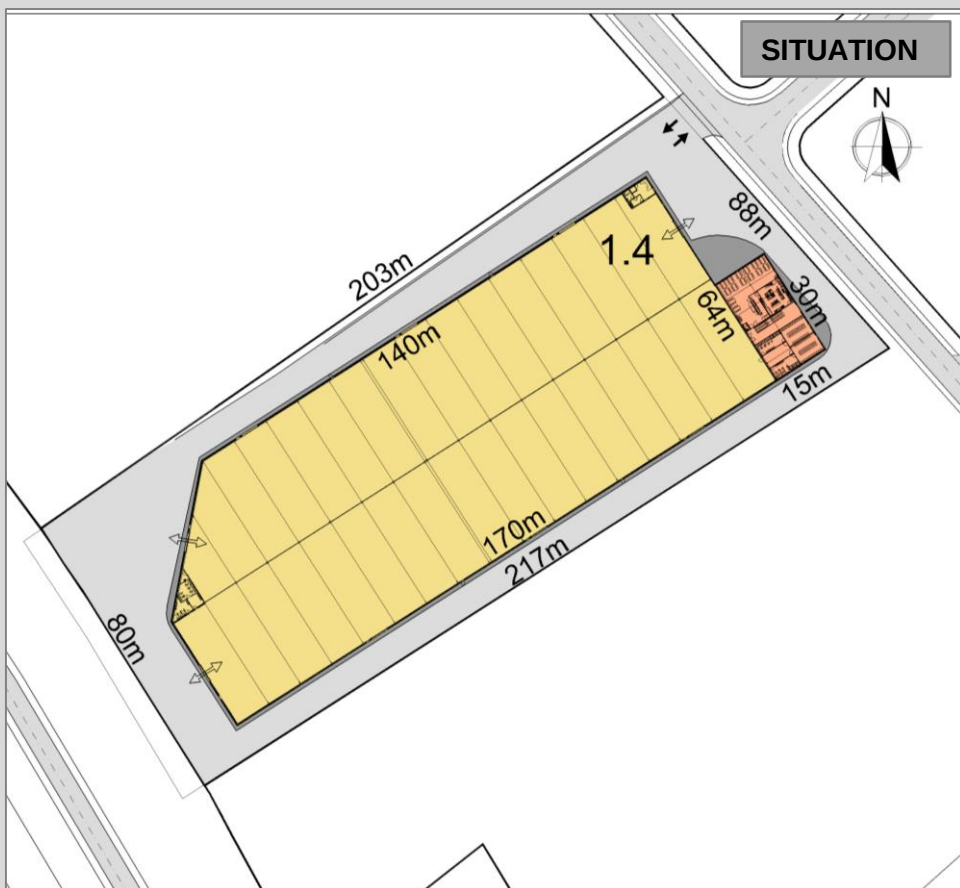
8m
Crane height



3D VIEW



PRODUCTION HALL 4



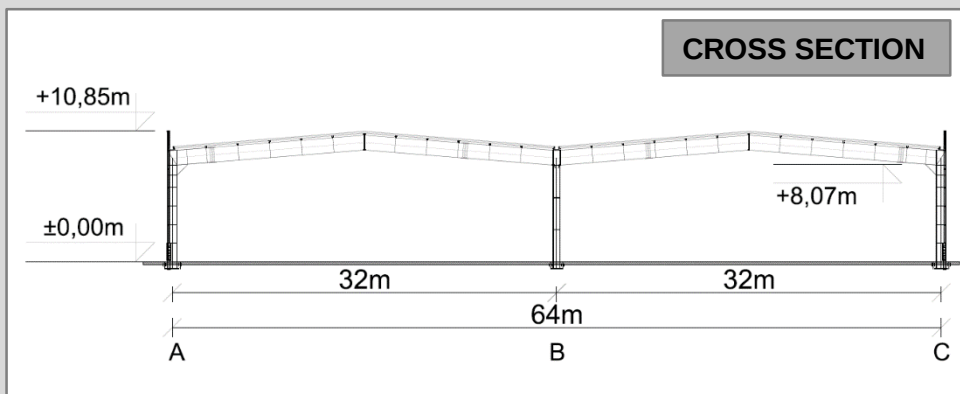
PRODUCTION HALL 4

18.314 m²
Land plot 1.12

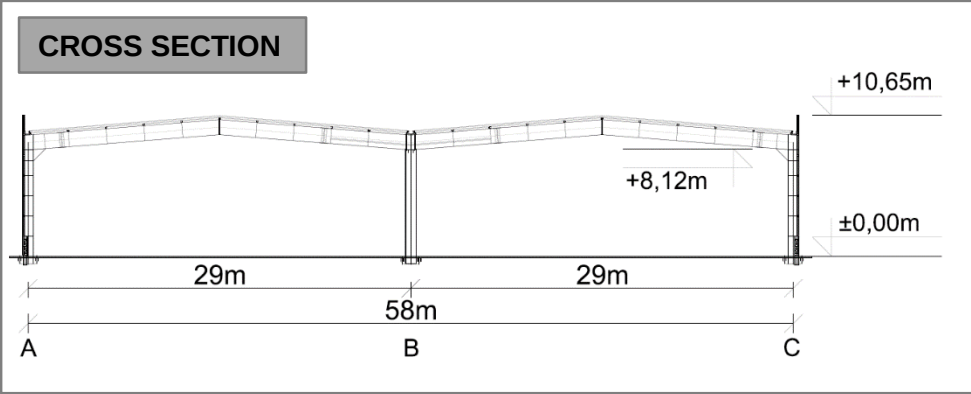
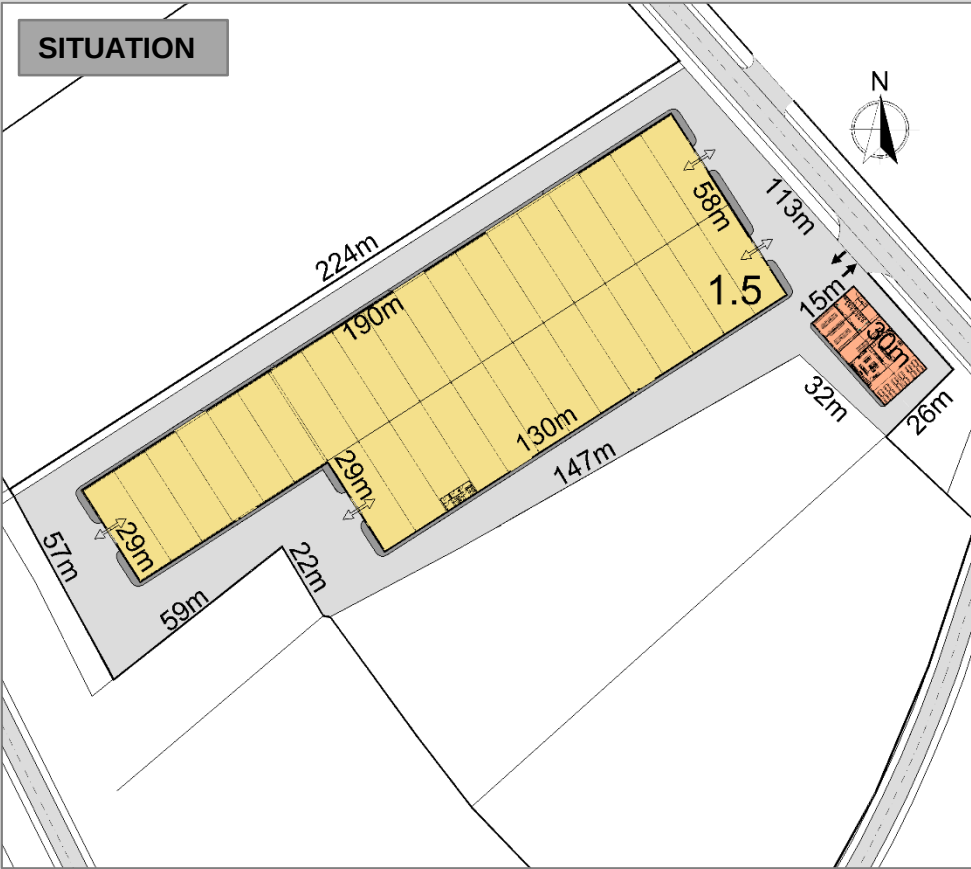
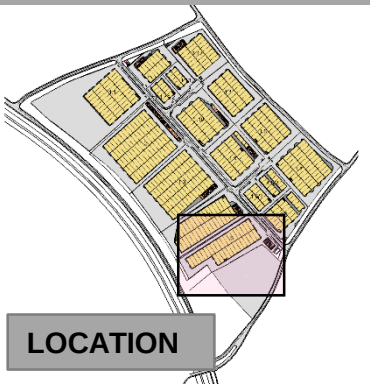
10.481m²
Production hall

897m²
Administrative building

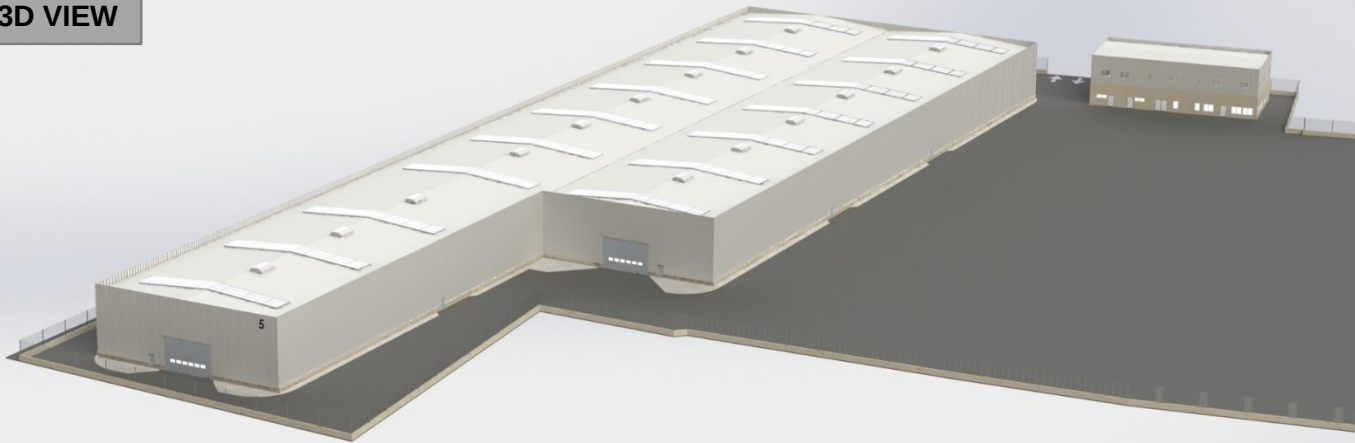
8,08m
Clear height



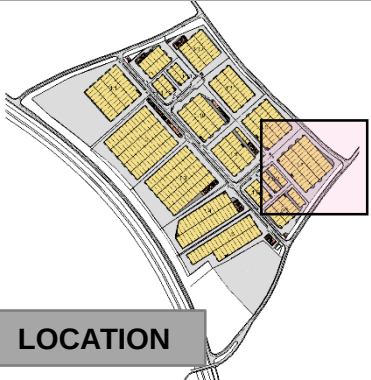
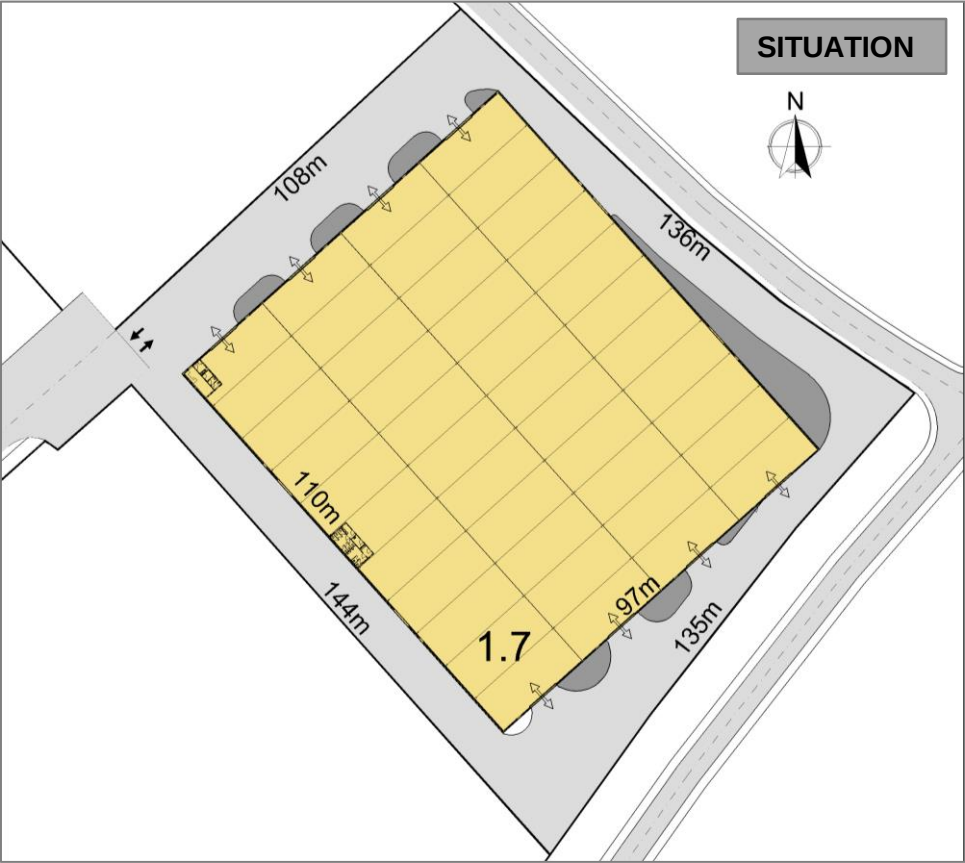
3D VIEW



3D VIEW



PRODUCTION HALL 7



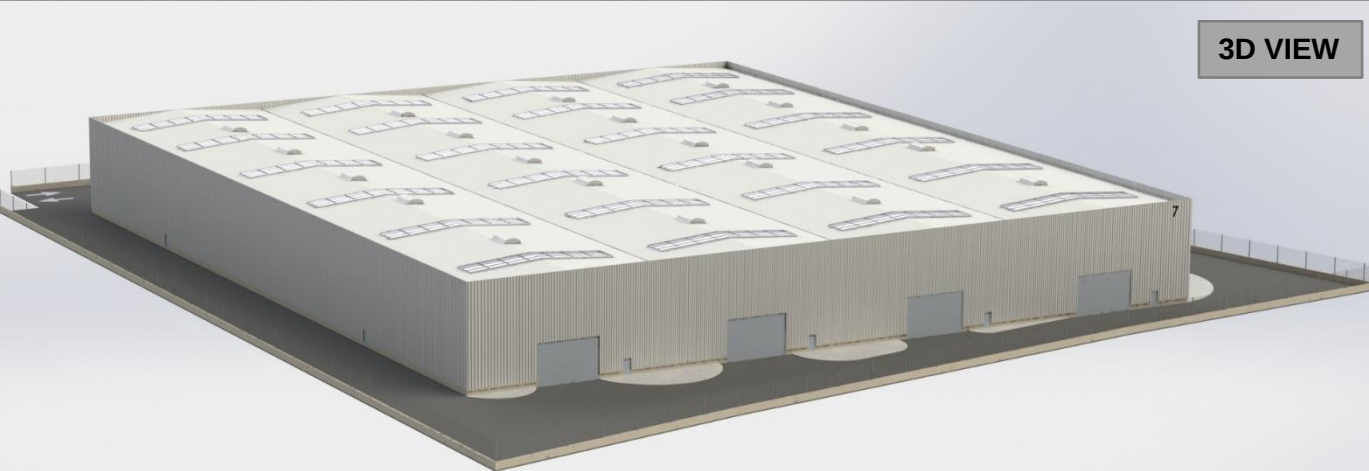
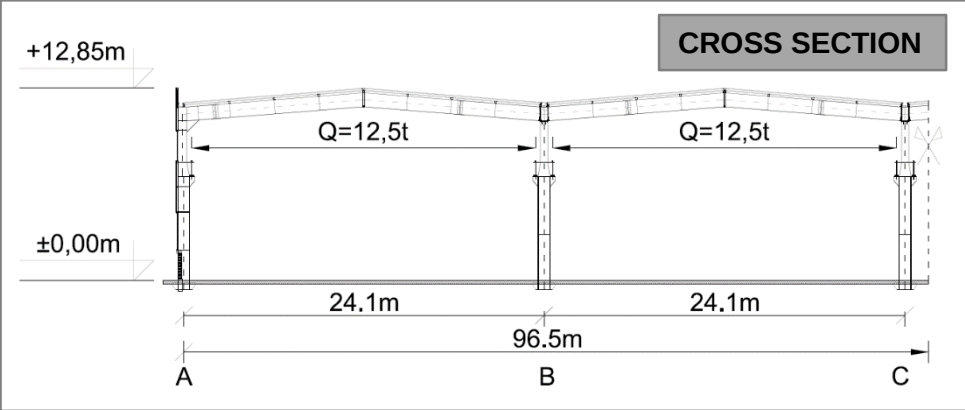
PRODUCTION HALL 7

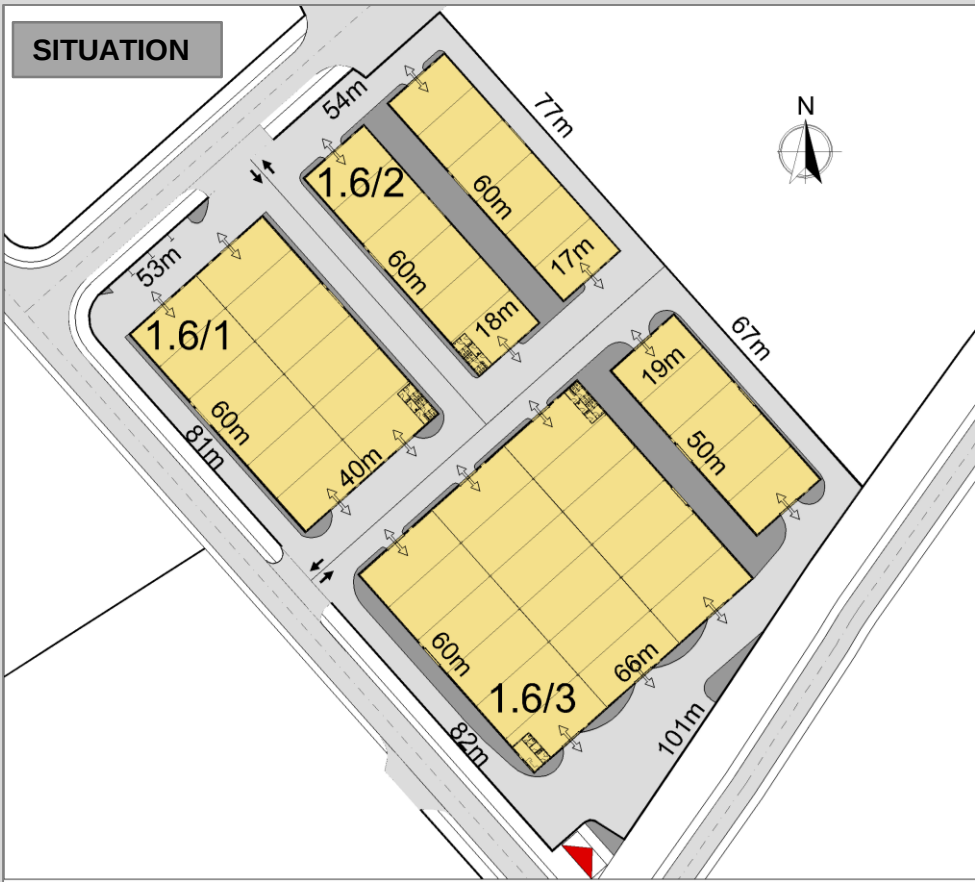
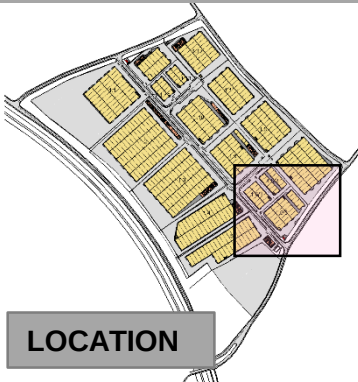
17.525 m²
Land plot 1.7

10.608m²
Production hall

12,5t
Crane capacity

8m
Crane height

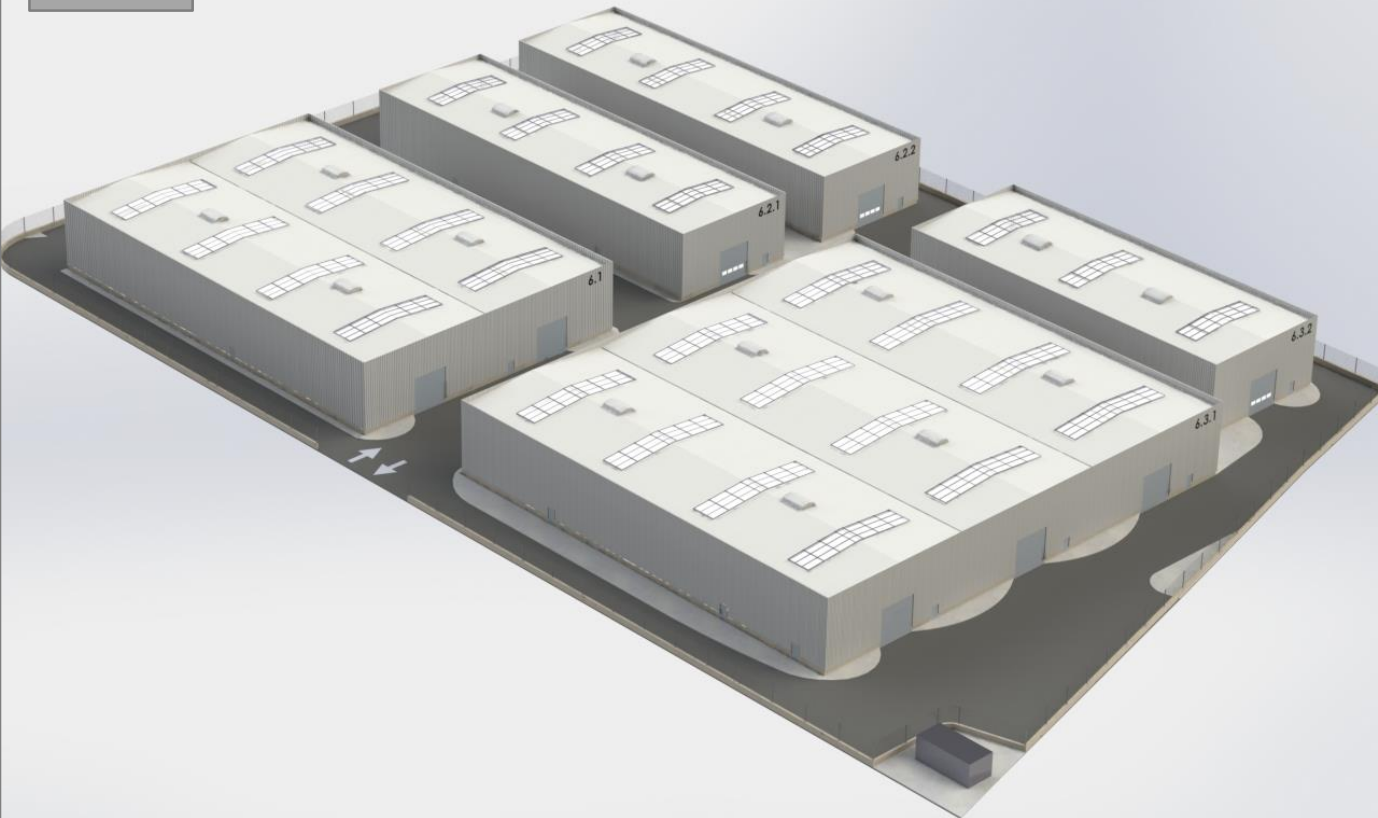




17.200 m²
Total area of land plots
1.6/1; 1.6/2 and 1.6/3

9.310 m²
Covered space
5 facilities

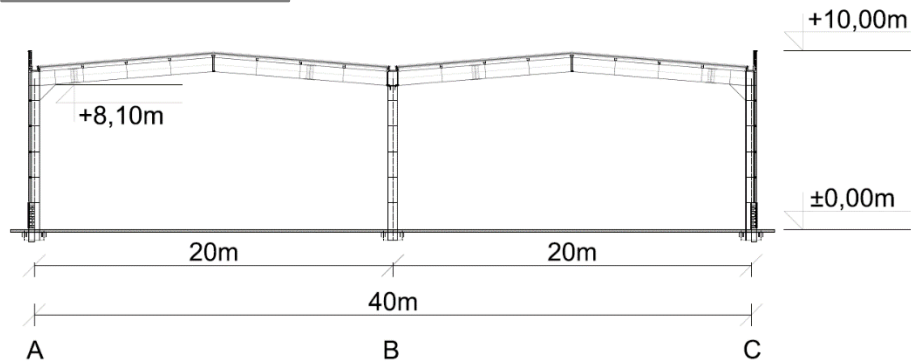
3D VIEW



PRODUCTION HALL 6.1, 6.2 and 6.3



CROSS SECTION



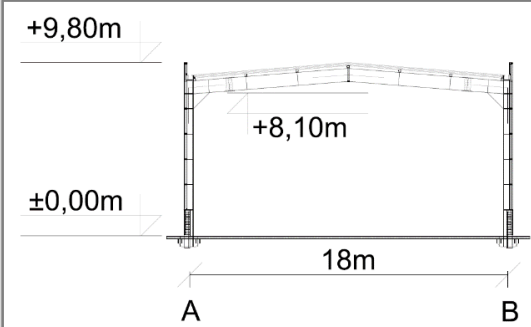
LAND PLOT 1.6/1

4.300 m²
Land plot 1.6/1

2.380m²
Production hall

8.1m
Clear height

CROSS SECTION 6.2.1

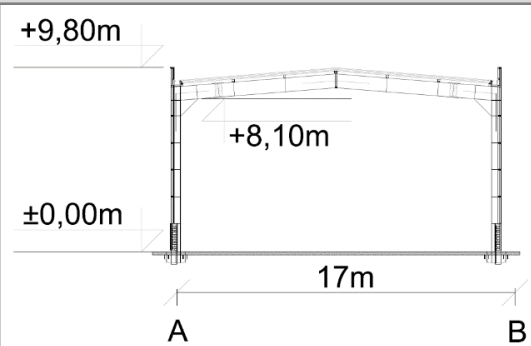


LAND PLOT 1.6/2

4.300 m²
Land plot 1.6/2

1.061m²
Production hall 6.2.1

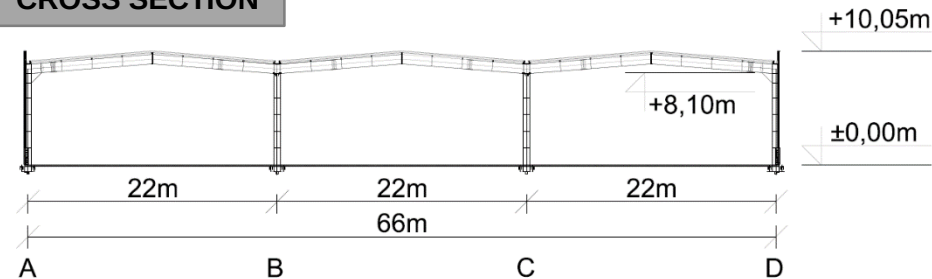
CROSS SECTION 6.2.2



1.005m²
Production hall 6.2.2

8.1m
Clear height

CROSS SECTION

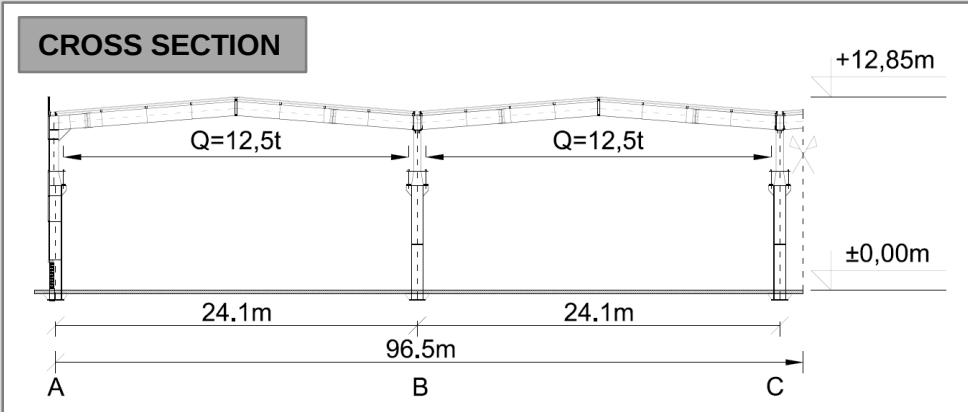
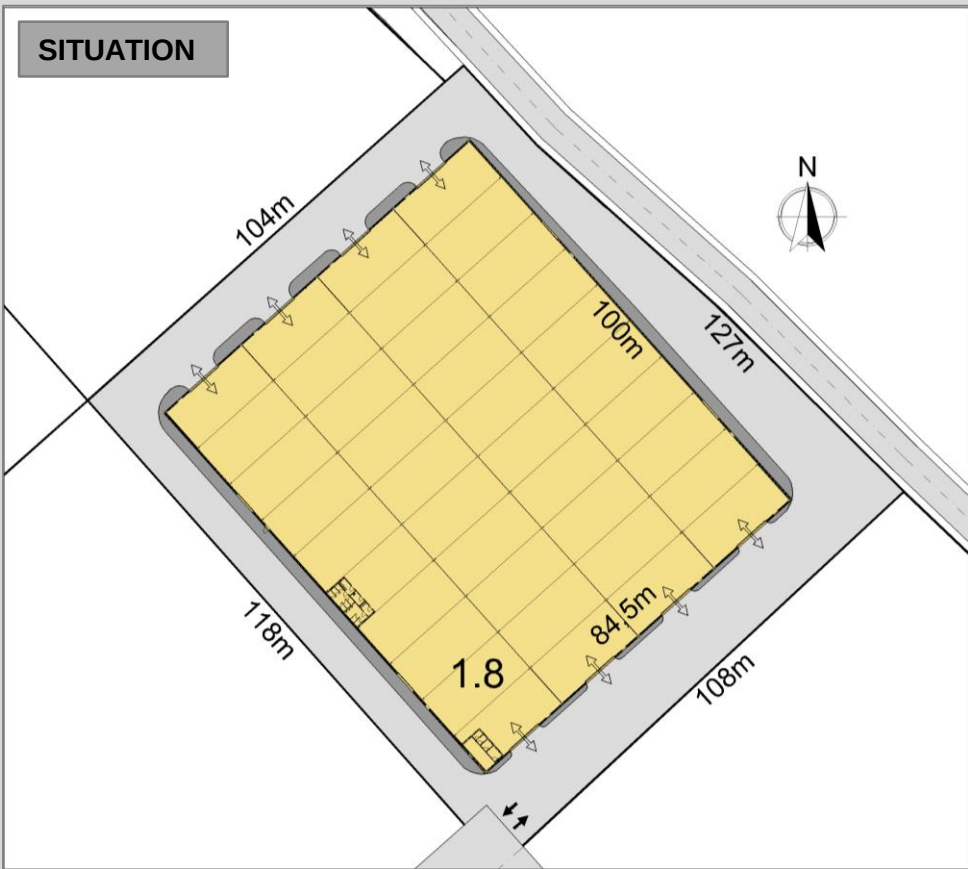
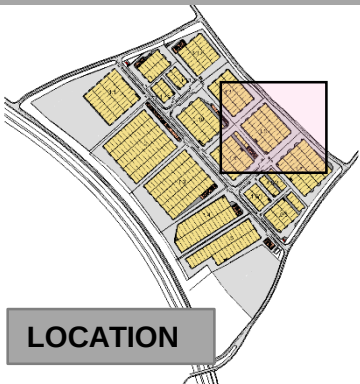


LAND PLOT 1.6/3

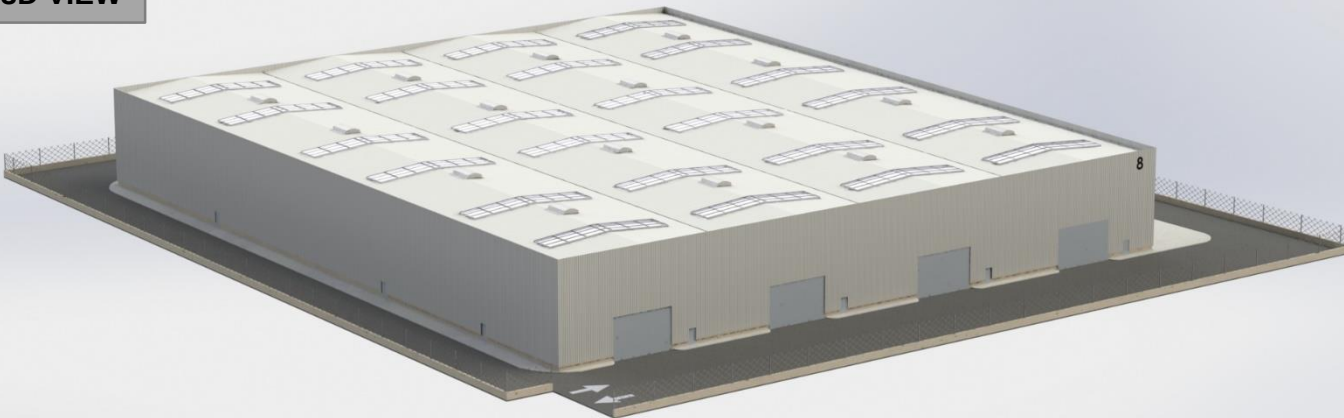
3.928m²
Production hall 6.3.1

936m²
Production hall 6.3.2

12,5t / 8m
Crane capacity / height



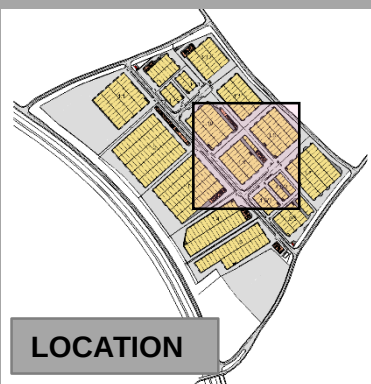
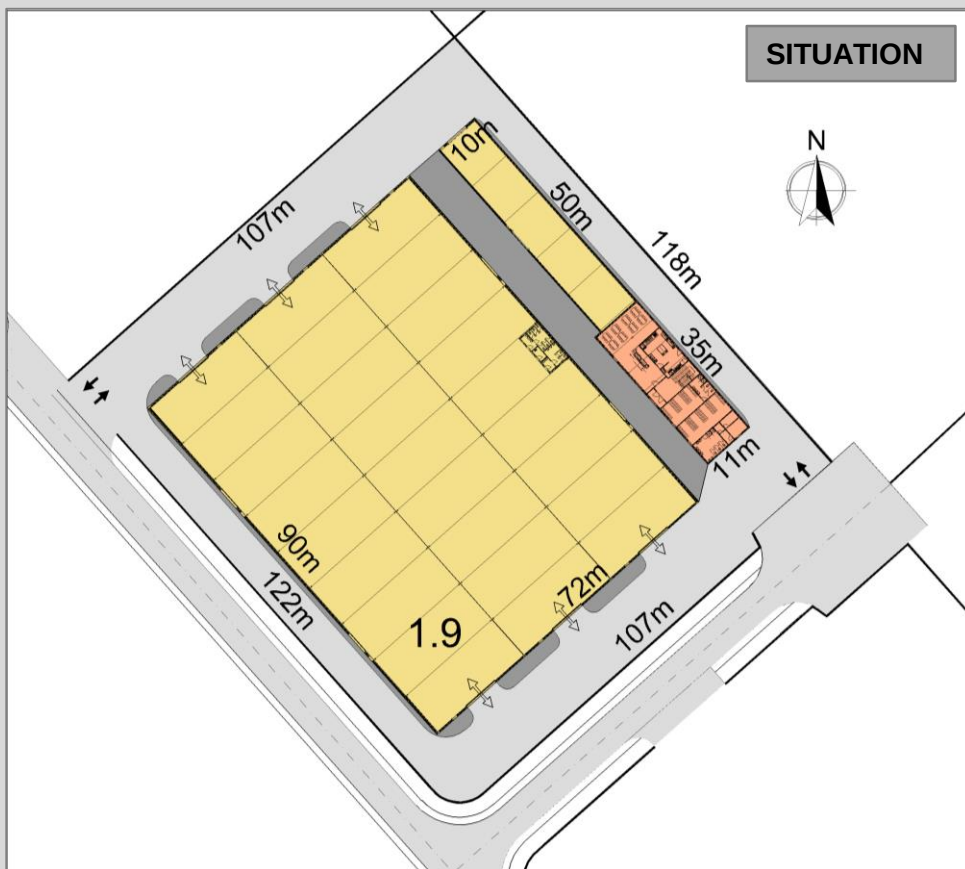
3D VIEW



PRODUCTION HALL 9



SITUATION



LOCATION

PRODUCTION HALL 9

12.985 m²

Land plot 1.12

6.455m²

Production hall

1.035m²

Administrative building

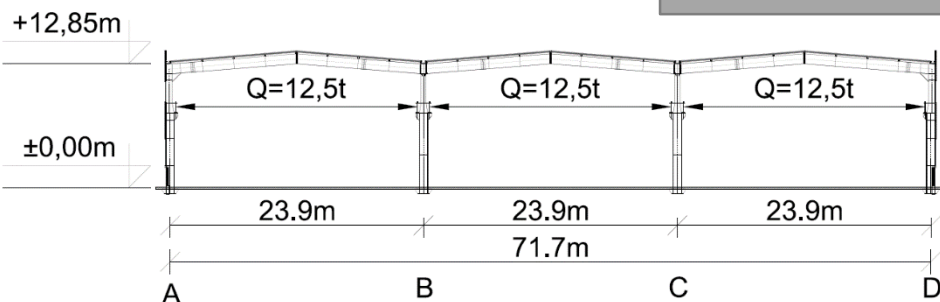
470m²

Technical facilities

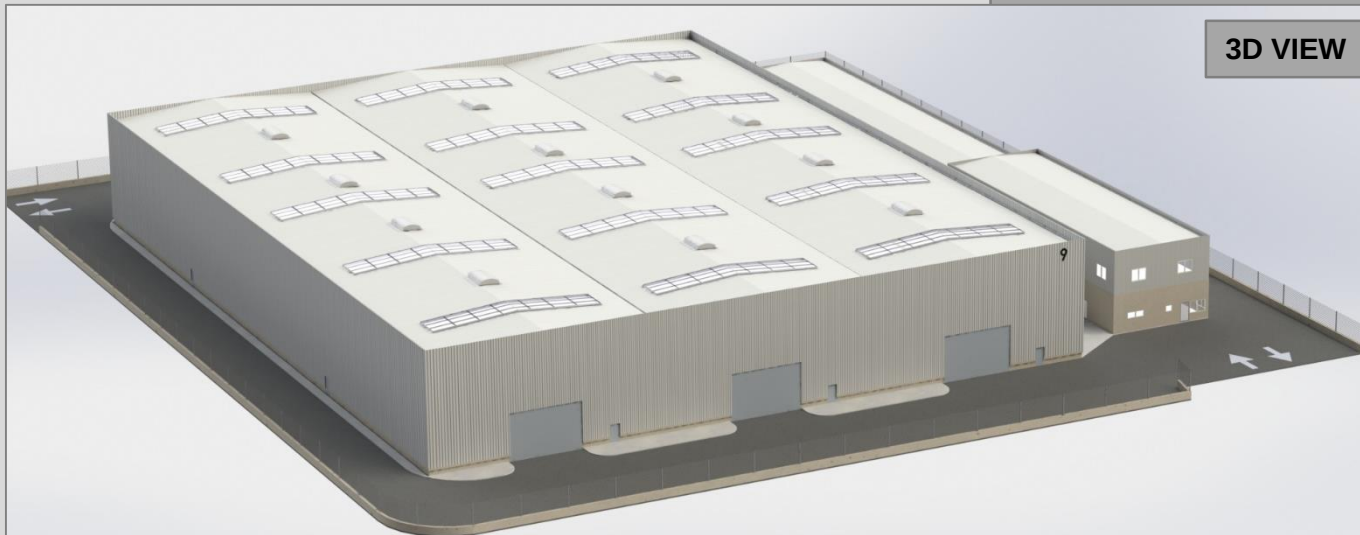
12,5t / 8m

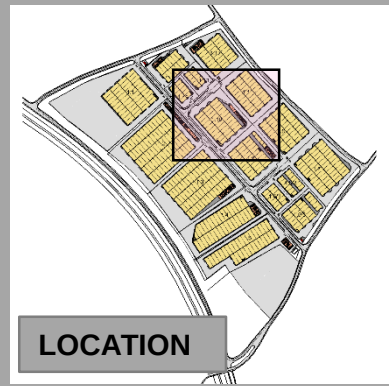
Crane capacity / height

CROSS SECTION

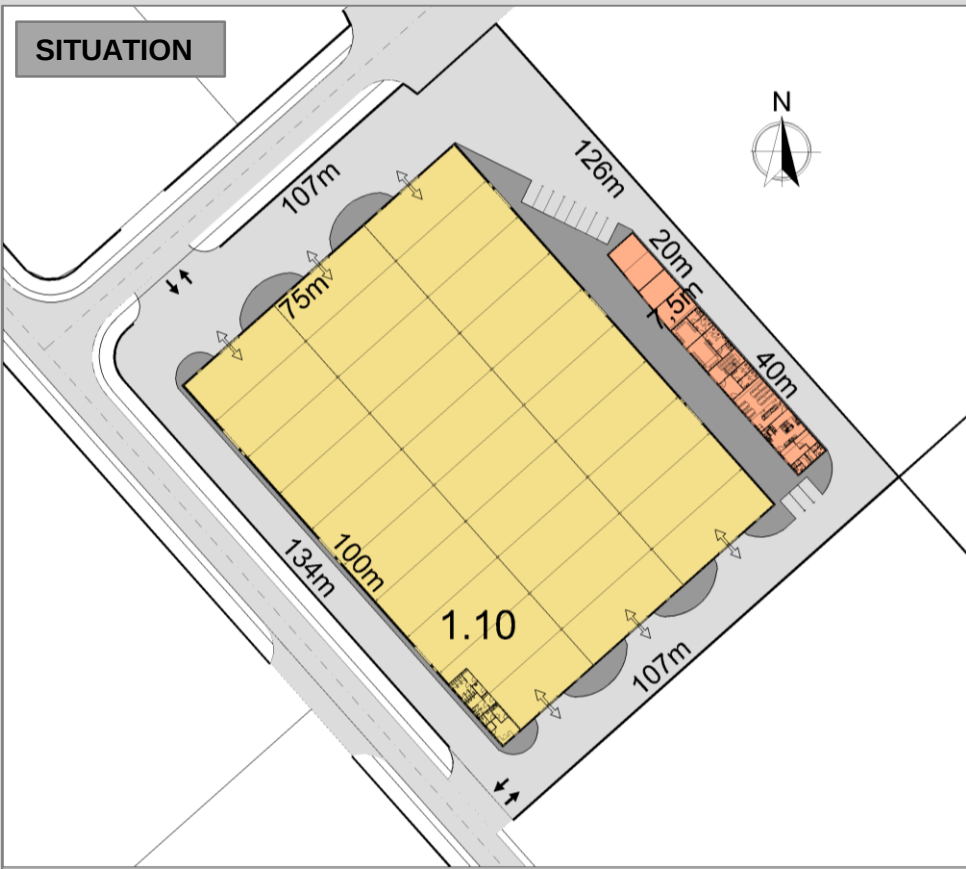


3D VIEW

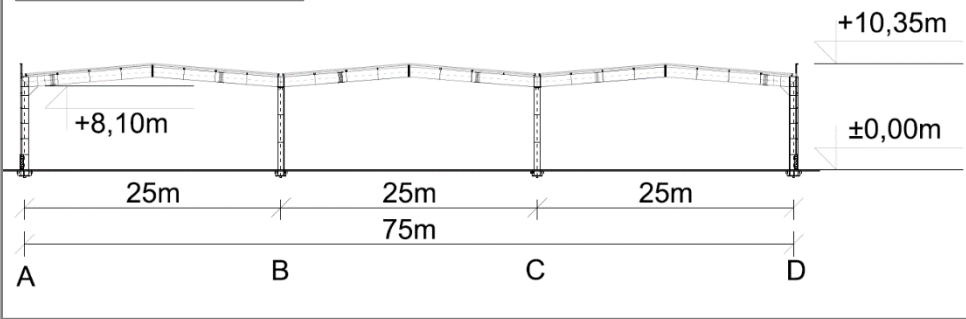




LOCATION



CROSS SECTION



**PRODUCTION
HALL 10**

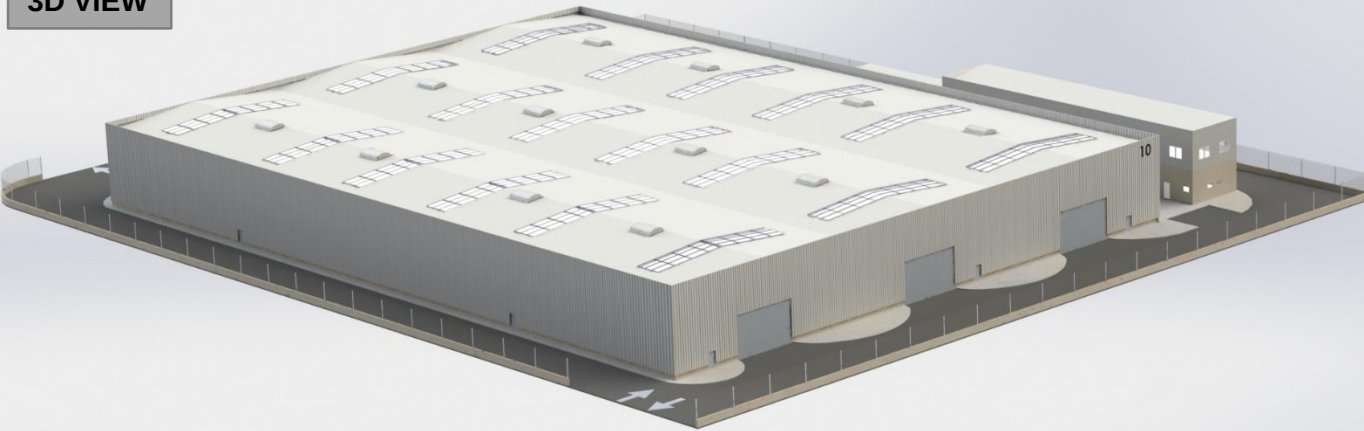
13.811 m²
Land plot 1.12

7.487m²
Production hall

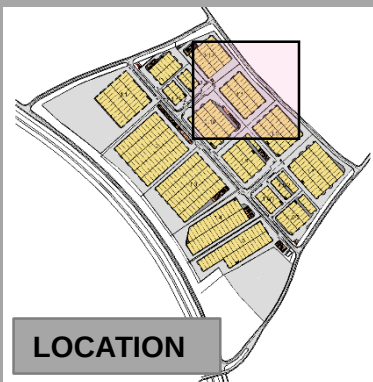
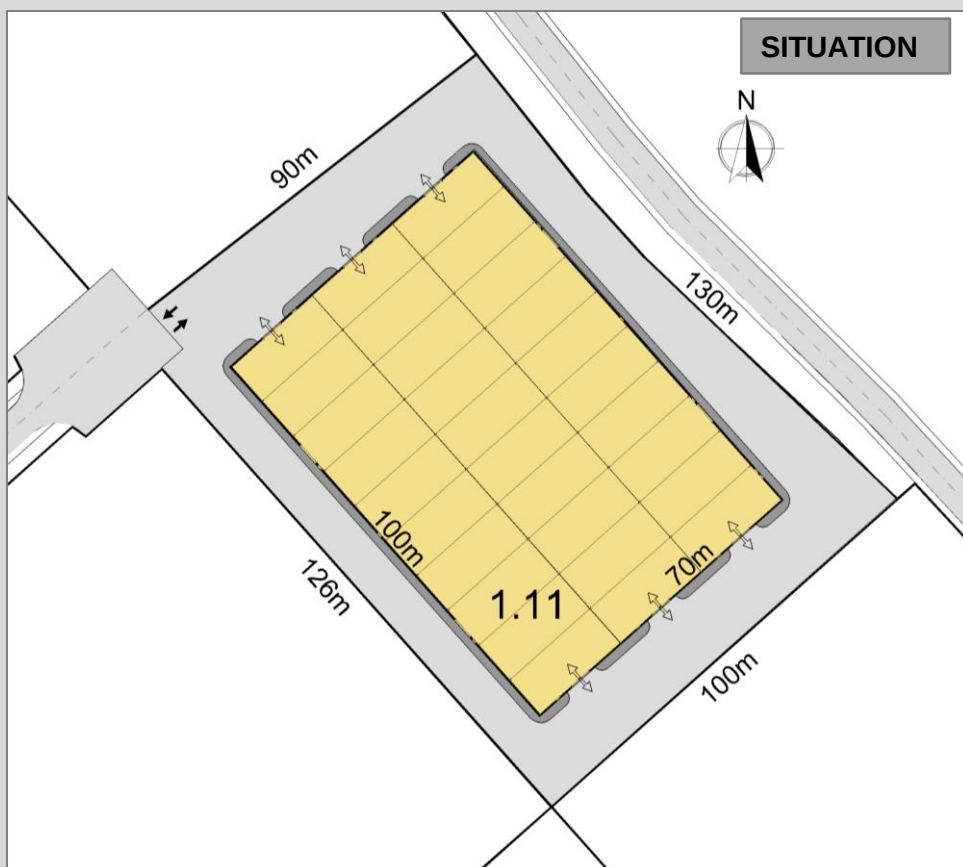
717m²
Administrative building

8.1m
Clear height

3D VIEW



PRODUCTION HALL 11



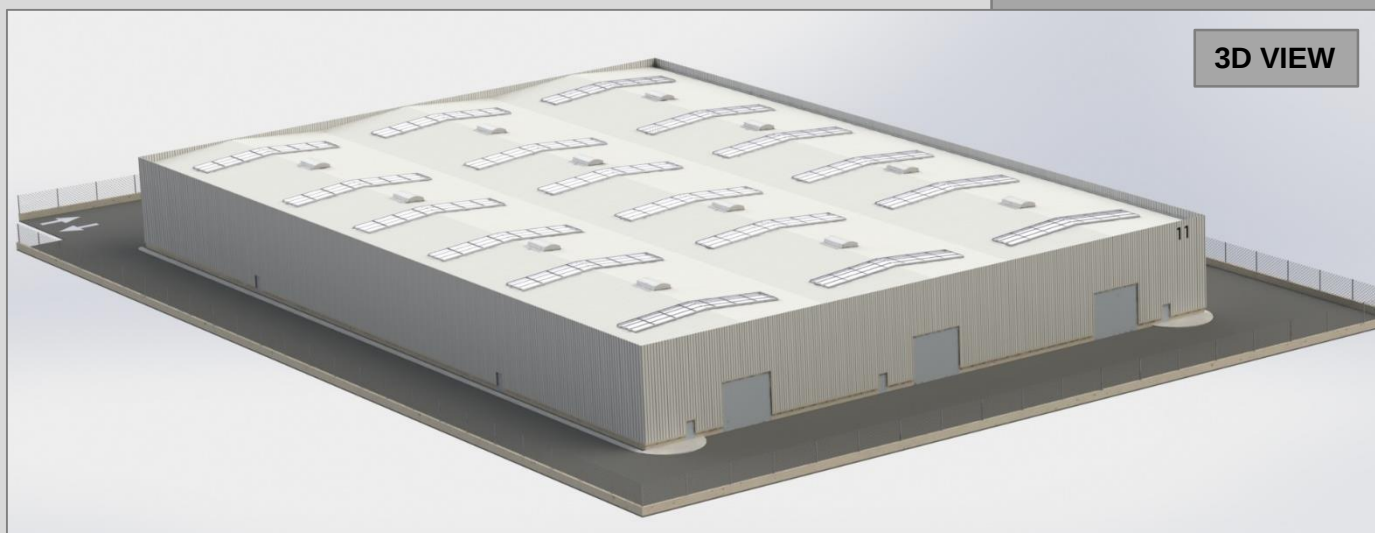
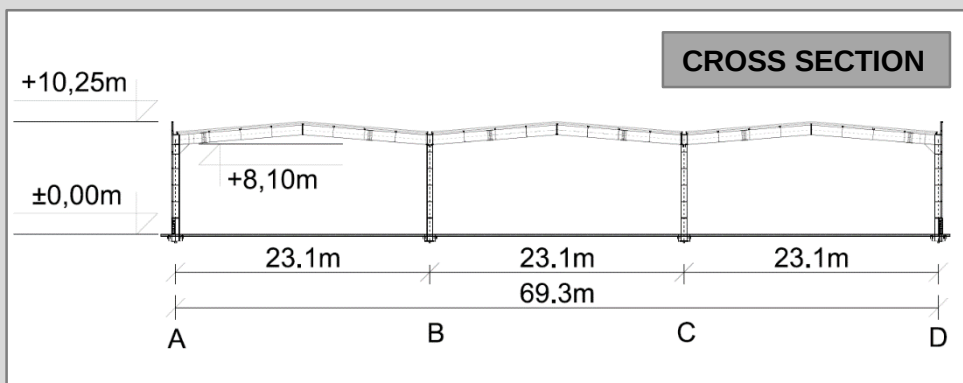
PRODUCTION HALL 11

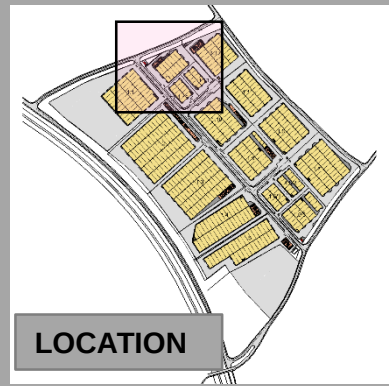
13.635 m²
Land plot 1.12

6.912m²
Production hall

456m²
Administrative building

8.1m
Clear height



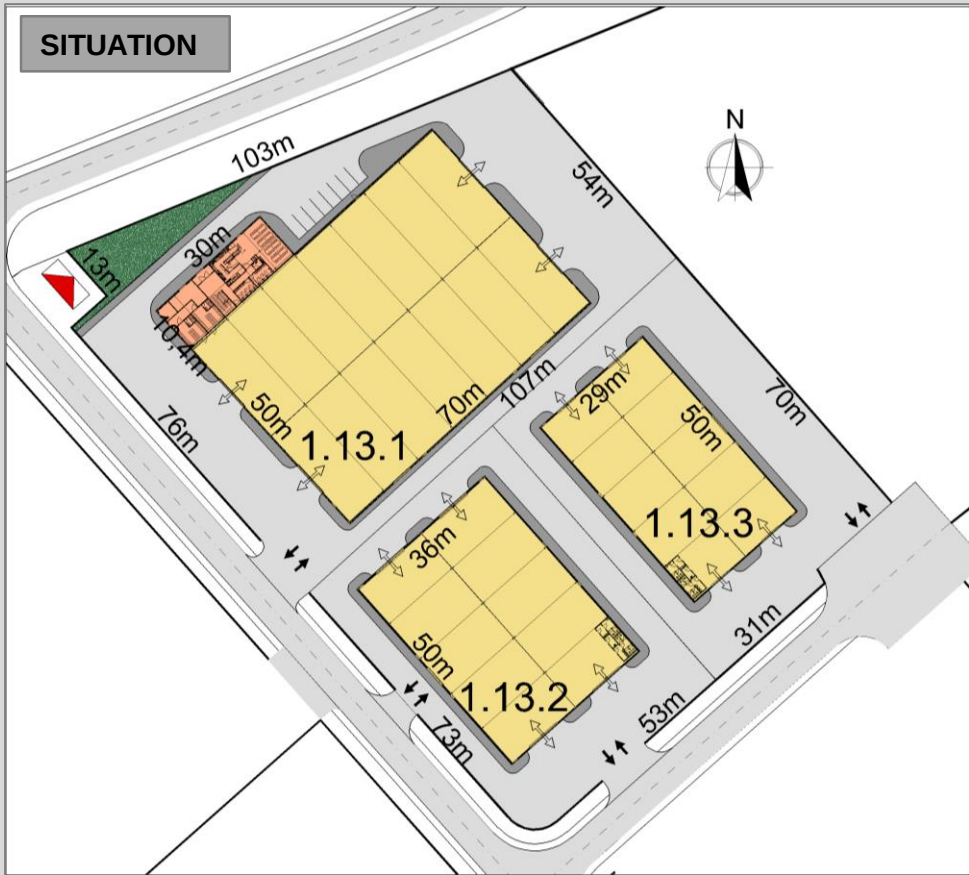


LOCATION

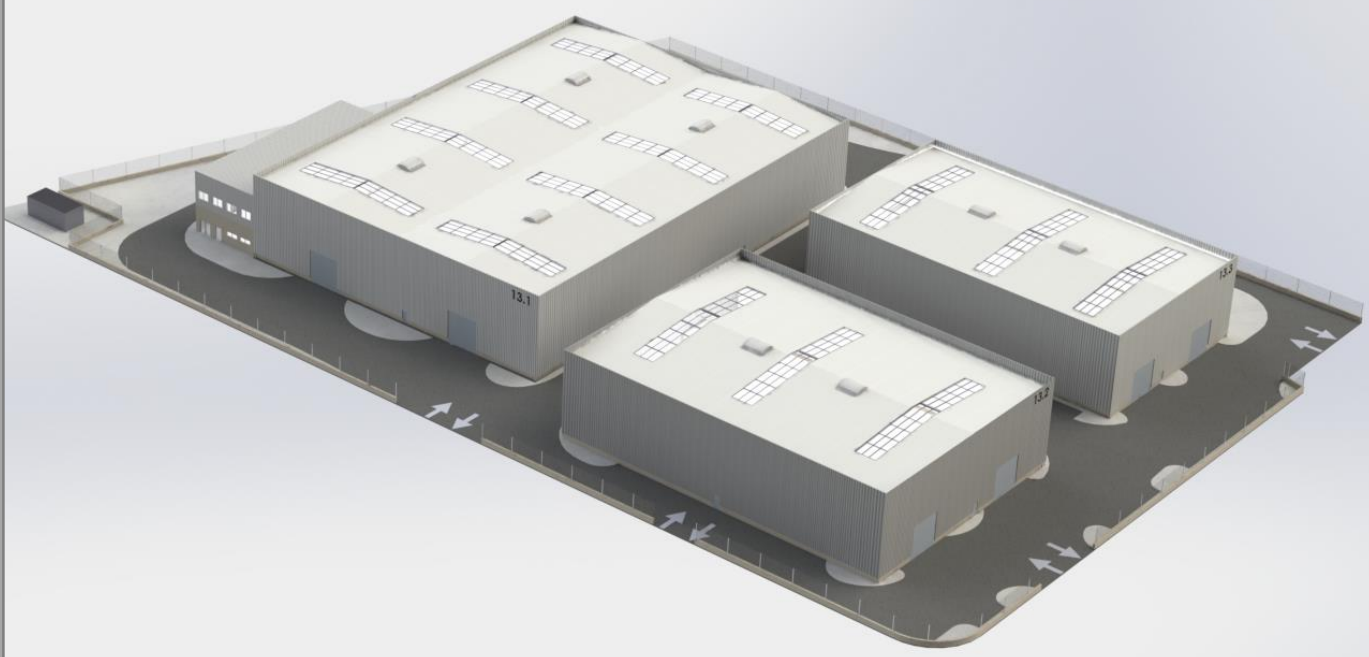
15.460 m²
Total area of land plots
1.13/1;1.13/2 and 1.13/3

6.785m²
Production hall

1.035m²
Administrative building



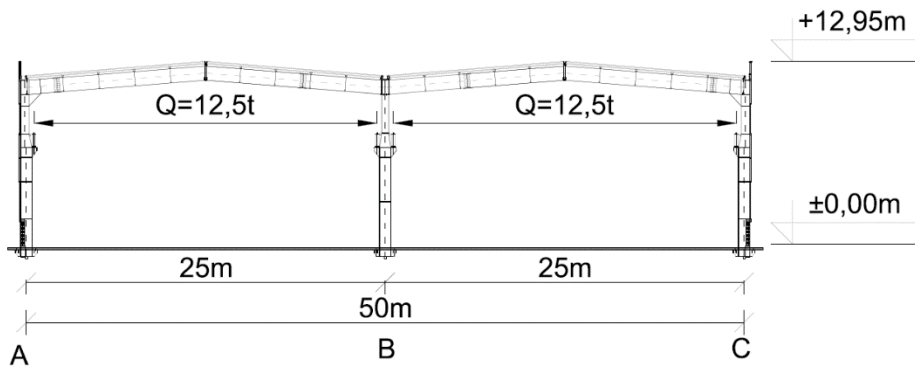
3D VIEW



PRODUCTION HALL 13.1, 13.2 and 13.3



CROSS SECTION



PRODUCTION HALL 13.1

7.730 m²

Land plot 1.13/1

3.514m²/624m²

Production hall

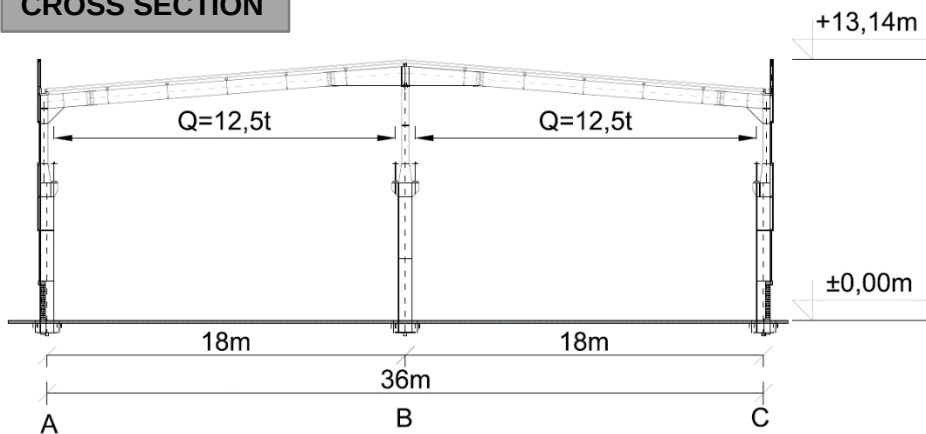
624m²

Administrative building

12,5t / 8m

Crane capacity / height

CROSS SECTION



PRODUCTION HALL 13.2

3.865 m²

Land plot 1.13/2

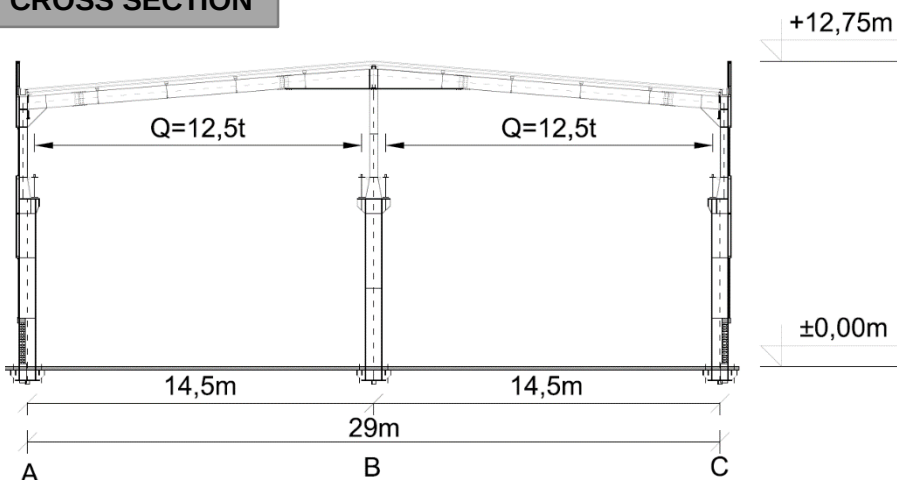
1.799m²

Production hall

12,5t / 8m

Crane capacity / height

CROSS SECTION



PRODUCTION HALL 13.3

3.865 m²

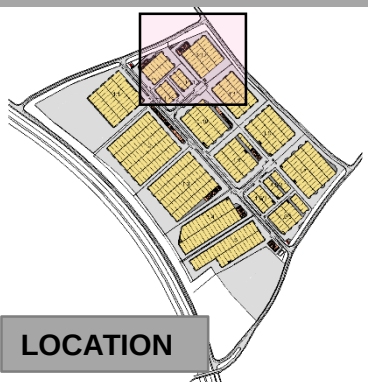
Land plot 1.13/3

1.449m²

Production hall

12,5t / 8m

Crane capacity / height



PRODUCTION HALL 12

12.645 m²

Land plot 1.12

6.005m²

Production hall

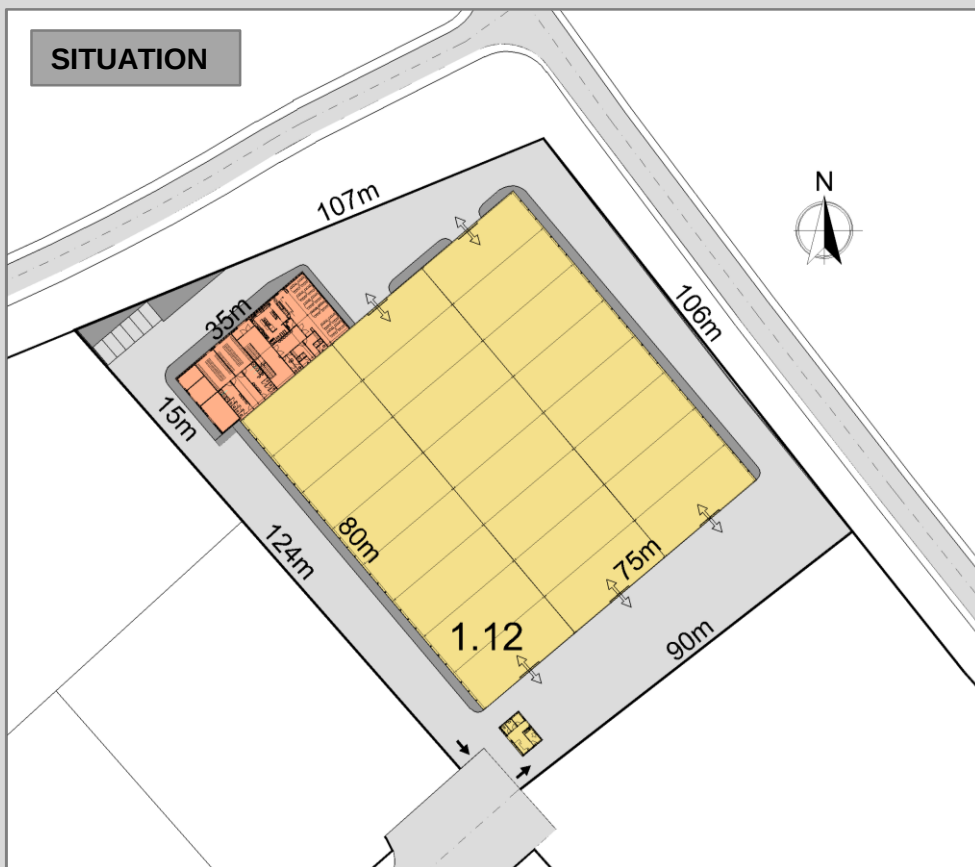
1.035m²

Administrative building

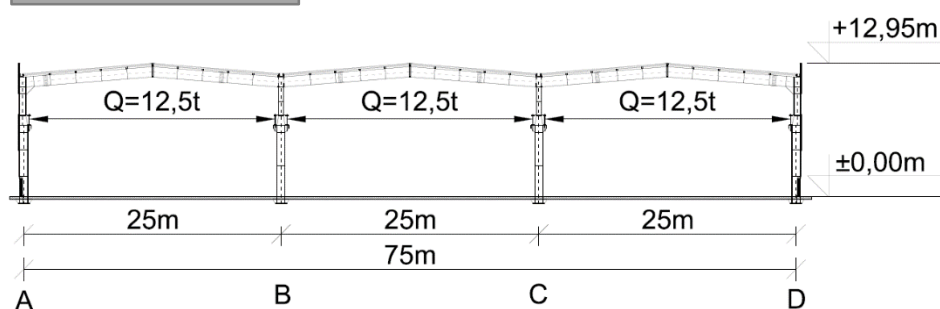
12,5t / 8m

Crane capacity / height

SITUATION



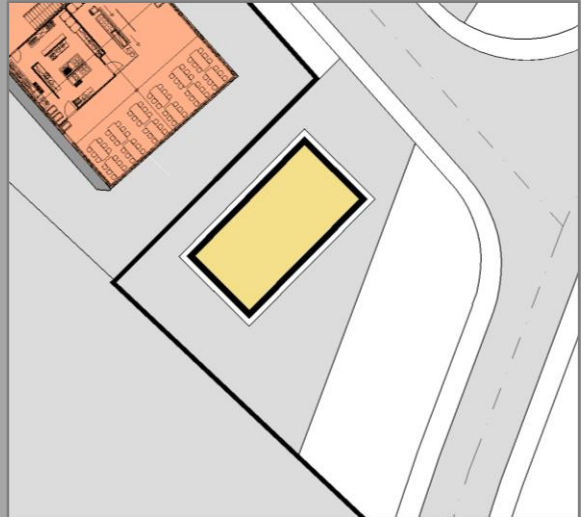
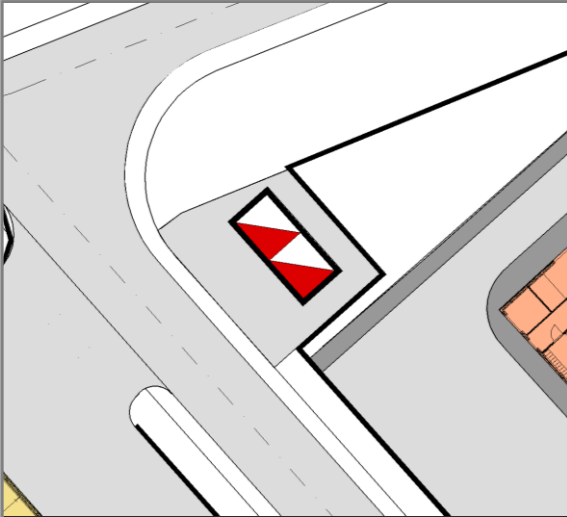
CROSS SECTION



3D VIEW

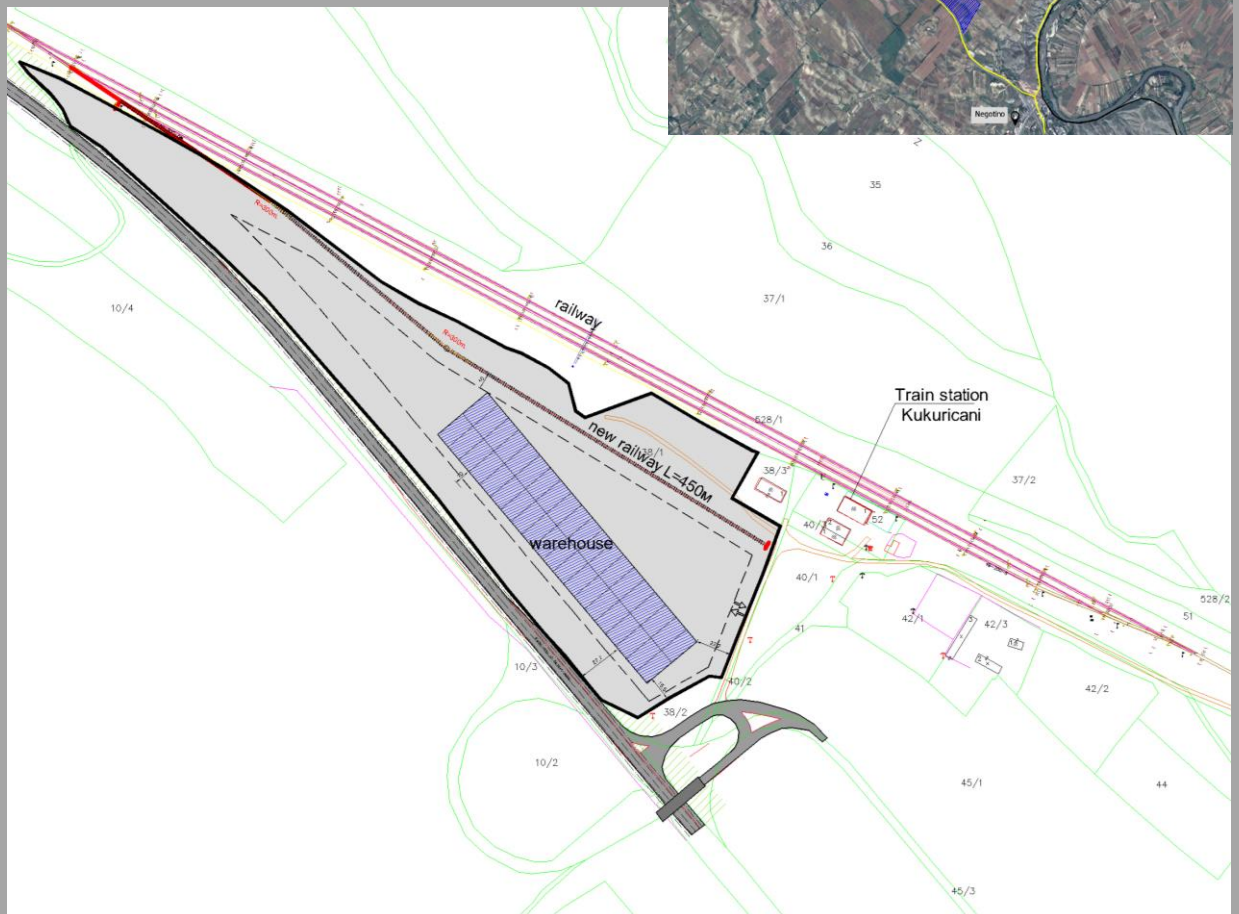


ELECTRICAL AND NATURAL GAS SUBSTATIONS



TERMINAL IGM TRADE - KUKURICANI

The railway terminal is located 9km north-west from city of Negotino and 4.5km from the IGM Industrial park Negotino. Location is beside the train station Kukuricani. There are 3 existing railways and new one with a length of 450m will be built in the terminal.



COMPANY PROFILE

Main industrial complex: IGM Trade, Kavadarci, N.Macedonia



IGM TRADE PROFILE AND PIPE FACTORY

Str. Industriska No.2 , 1430 Kavadarci, N.Macedonia

Tel. +389 43 414 500; Fax. +389 43 411 500;

www.igmtrade.com

Annual production **300.000t**

Production complex **500.000m²**

Production facilities **280.000m²**



Main industrial complex: ROOFTOP PV PLANT IGM

The installation of IGM rooftop PV power plant has started in 2021, and all the 280.000m² of covered space will be used. Complete PV plant will be fully operational and connected to the new IGM 110/10kV substation in Q1/2024.

PV panels installed **55.000pcs.**

Plant capacity **31MWp**

Annual Energy Yield **37GWh**



COMPANY PROFILE - SUBSIDIARIES

Alpos Metalurgija, Šentjur - Slovenia



ALPOS Metalurgija, Šentjur – Slovenia PROFILE AND PIPE FACTORY

Cesta Kozjanskega Odreda 25,
3230 Šentjur, Slovenia, EU

Tel: +386 (0) 8 200 68 80; info@alpos-metalurgija.eu
www.alpos-metalurgija.eu

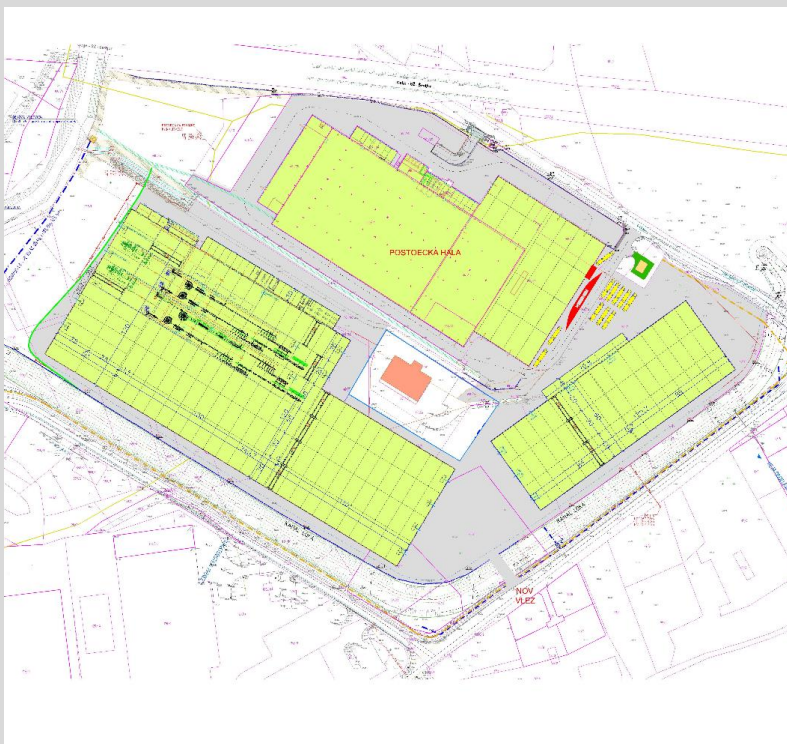
Annual production **100.000t**

Production complex **54.500m²**

Production facilities **22.156m²**



Alpos Metalurgija, Šentjur – Slovenia (II PHASE)



In addition to the existing factory in Šentjur the company is planning to expand the production capacity with new facilities. The project is in stage of design development, and the construction will start in 2024.

Annual production **100.000t**

New production hall **31.920m²**

New warehouse **10.265m²**

Production complex **69.100m²**

COMPANY PROFILE - SUBSIDIARIES

IGM Trade, Petrich, Bulgaria



IGM TRADE, PROFILE AND PIPE FACTORY
Petrich, Bulgaria

Annual production	100.000 t
Production complex	105.000m²
Production facilities	28.000m²



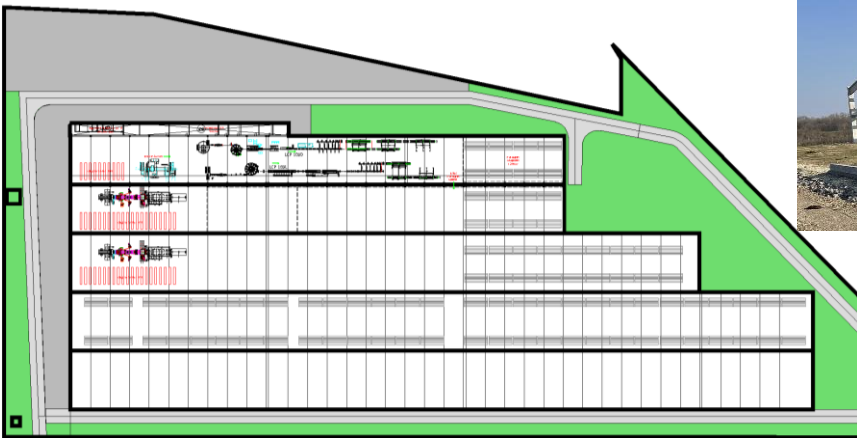
Construction of the factory has started in Q2/2022, and it will start with production in H2/2024.

IGM Trade, Kovin, Serbia



IGM TRADE PROFILE AND PIPE FACTORY
KOVIN, SERBIA

Annual production	200.000t
Production complex	80.766m²
Production facilities	47.000m²



Construction of the facilities has started in 2022. The I-phase of the production hall will be finished in the beginning of 2024 and the production process will start in Q4/2024.

COMPANY PROFILE - Strategic Energy Projects

Substation 110/10kV, capacity of 80MVA

The substation is located in IGM-Trade industrial complex. Main use will be for covering the power requirements of the new planned Cold Rolling Complex and for the connection of future planned land plot PV plant "Ljubash" with rooftop PV plants in IGM, Kavadarci.



PV PLANT "IGM Dubrovo" - 90MWp



PV plant 3km south-east from Negotino. Urban plan finished, construction start January 2023.

Total area:
1.500.000m²

Installed capacity:
90MWp

new substation:
110/20kV

new transmission line:
110kV , 3km

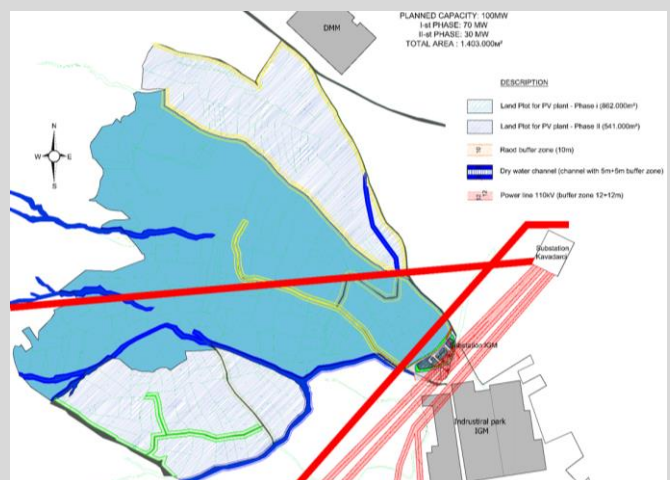
PV PLANT "LJUBASH" - 80MWp

Location of the PV plant is North-West from the industrial park IGM Trade in Kavadarci.

Total area:
1.400.000m²

Installed capacity (I-phase):
40MWp

Installed capacity (II-phase):
40MWp



COMPANY PROFILE –REAL ESTATE INVESTMENTS

New IGM Trade Hall - Former HRM Complex, Skopje

IGM Trade owns hall for Hot Rolling Mill in Skopje, with covered area of **47.157m²**. The building is in phase of reconstruction and new machines will be installed.



RESIDENTIAL COMPLEX IGM, Kavadarci

The residential complex will be located in city center in Kavadarci. The construction starts in Q4/2023.



Residential area **30.000m²**

Number of apartment **320**

Commercial area **7.000m²**

Parks and squares **11.000m²**



REFERENCES

IGM TRADE is renting space to some of the biggest foreign investors in Macedonia: **Draexlmaier** (Automotive industry, Germany), **Alliance One** (Tobacco industry, USA) and **Coficab** (Automotive industry, Tunisia).

With total space of 110.760m² and over 6.000 employees.



DRAEXLMAIER - Macedonia

Production complex

105.000m²

Production facilities

52.500m²



Alliance One Macedonia

Production complex

86.300m²

Production facilities

55.810m²



Coficab Macedonia

Production facilities

2.450m²



IGM TRADE

PROFILE AND PIPE FACTORY

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