

Pursuant to Article 38 paragraph 1 item 2 of the Law on Local Self-Government ("Official Gazette of Montenegro", 2/18 and 34/19), Article 6 of the Regulation on Business Areas ("Official Gazette of Montenegro" 77/16 and 38/17), Article 54 paragraph 1 items 2 and 12 of the Statute of the Capital City ("Official Gazette of Montenegro - Municipal Regulations", No. 8/19) with the prior opinion of the Agency for Protection of Competition, No. 01-700/7 of 5 November 2019 and the prior approval of the Ministry of Economy, No. 313-187/2019-2 of 20 November 2019, the Assembly of the Capital City - Podgorica, at its session held on 28 November 2019, has adopted the following

DECISION
ON THE ESTABLISHMENT OF BUSINESS AREA OF THE CAPITAL CITY
PODGORICA
(„Official Gazette of Montenegro – Municipal Regulation“ No. 049/19 dated 2 December 2019)

Article 1

This Decision establishes a business area on the territory of the Capital City, determines the data on the location of the business area, governs the management and method of financing of infrastructure of the business area's location, the activities that can be carried out in the business area, benefits granted to users of the business area (hereinafter referred to as: the user) and other issues relevant to the functioning of business areas.

Article 2

All terms used in this Decision for natural persons of male gender imply the same terms for natural persons of female gender.

Article 3

The business area referred to in Article 1 of this Decision with the total area of 257 hectares shall be established in the area of the following cadastral plots:

Business area Podgorica 1

| DUP – INDUSTRIAL AREA A | Serial Number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|-------------------------------|------------------|----------|------------------------------|----------------------|-----------------------------------|-----------------|
| | 1 | 1347/9 | 272641 | 56 | CM Dajbabe | UP1 (Area B) |
| | 2 | 1347/11 | 36533 | 56 | CM Dajbabe | UP2 (Area B) |

Business area Podgorica 2

| DUP - I INDUSTRIAL AREA A | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|---------------------------------|------------------|----------|------------------------------|-------------------------|-----------------------------------|-----------------|
| | 1 | 1347/6 | 207900 | 56 | CM Dajbabe | UP1 (Area C) |

Business area Podgorica 3

| DUP – “INDUSTRIAL AREA A” | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|---------------------------------|------------------|----------|------------------------------|-------------------------|-----------------------------------|-----------------|
| | 1 | 1347/7 | 55074 | 56 | CM Dajbabe | UP2 (Area C) |

Business area Podgorica 4

| DUP – “INDUSTRIA L AREA A” | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|----------------------------------|------------------|-------------|---------------------------------|-------------------------|-----------------------------------|-----------------|
| | 1 | 1347/2 | 32765 | 56 | CM Dajbabe | UP5 (Area C) |
| | 2 | 39/2 | 2058 | 154 | CM Botun | UP5 (Area C) |
| | 3 | 38/2 | 11540 | 154 | CM Botun | UP5 (Area C) |

| | | | | | | |
|--|---|-------------|-------|-----|------------|--------------|
| | | | | | | C) |
| | 4 | 135/16 1 | 20423 | 119 | CM Cijevna | UP5 (Area C) |
| | 5 | 135/16 2 | 11595 | 119 | CM Cijevna | UP4 (Area C) |

Business area Podgorica 5

| DUP – “INDUSTRIAL AREA A” | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|---------------------------------|------------------|-------------|---------------------------------|-------------------------|-----------------------------------|--------------|
| | 1 | 1347/4 | 50189 | 56 | CM Dajbabe | UP3 (Area C) |
| | 2 | 135/16 3 | 32453 | 119 | CM Cijevna | UP3 (Area C) |

Business area Podgorica 6

| | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|--|------------------|-------------|------------------------------------|-------------------------|-----------------------------------|-----------------------------------|
| DUP-A “INDUSTRIAL AREA OF KOMBINAT ALUMINIJUMA (ALUMINIUM PLANT)” | 1 | 52/1 | 85598 | 779 | CM Cijevna | Part of UP24, UP28 (Parking A) |
| | 2 | 52/22 | 4531 | 779 | CM Cijevna | UP27 (LOK 1) |
| | 3 | 52/15 | 8866 | 779 | CM Cijevna | UP27 (LOK 2) |
| | 4 | 52/4 | 11149 | 779 | CM Cijevna | UP27 |
| | 5 | 52/21 | 3928 | 779 | CM Cijevna | UP26 |
| | 6 | 45/1 | 75285 | 456 | CM Botun | UP24,UP22,UP23 |
| | 7 | 41/0 | 754 | 456 | CM Botun | UP24 |
| | 8 | 40/2 | 6786 | 154 | CM Botun | Part of UP24 |
| | 9 | 45/17 | 250 | 456 | CM Botun | UP26 |
| | 10 | 46/7 77 | 77 | 456 | CM Botun | future parking |
| | 11 | 46/5 | 502 | 456 | CM Botun | UP26 |
| | 12 | 47/2 | 6565 | 456 | CM Botun | UP26 |
| | 13 | 42/0 | 404 | 456 | CM Botun | UP24 |
| | 14 | 43/1 | 633 | 456 | CM Botun | UP24 |
| | 15 | 45/16 | 3145 | 456 | CM Botun | UP25 (LOC1) |
| | 16 | 46/8 | 532 | 456 | CM Botun | UP25 (LOC1) |
| | 17 | 47/13 | 399 | 456 | CM Botun | UP25 (LOC1) |

| | | | | | | |
|----|--------------|--------|-------|------------|------------|--------------|
| | 18 | 47/7 | 1535 | 456 | CM Botun | UP25 |
| | 19 | 48/2 | 202 | 456 | CM Botun | UP25 |
| | 20 | 46/2 | 691 | 456 | CM Botun | UP25 |
| | 21 | 49/2 | 1871 | 456 | CM Botun | UP25 |
| | 22 | 45/15 | 6780 | 456 | CM Botun | UP25 |
| | 23 | 43/2 | 222 | 456 | CM Botun | UP25 (LOC1) |
| | 24 | 45/14 | 7138 | 456 | CM Botun | UP25 (LOC1) |
| | 25 | 45/18 | 5614 | 456 | CM Botun | UP25 (LOC2) |
| | 26 | 44/1 | 724 | 456 | CM Botun | UP24 |
| | 27 | 45/13 | 5595 | 456 | CM Botun | UP25 (LOC2) |
| | 28 | 45/12 | 4414 | 456 | CM Botun | UP25 |
| | 29 | 40/1 | 6485 | 154 | CM Botun | Part of UP22 |
| | 30 | 44/2 | 19 | 444 | CM Botun | UP24 |
| | 31 | 45/22 | 21327 | 456 | CM Botun | UP1 |
| | 32 | 1079/3 | 429 | 456 | CM Botun | UP1 |
| | 33 | 37/2 | 2814 | 456 | CM Botun | UP1 |
| | 34 | 1341/1 | 805 | 3734 | CM Dajbabe | UP23 |
| | 35 | 1342/1 | 437 | 3734 | CM Dajbabe | UP23 |
| | 36 | 1343/2 | 28163 | 3734 | CM Dajbabe | UP23 |
| 37 | 1343/1 23 | 21445 | 3734 | CM Dajbabe | UP1 | |
| 38 | 1343/1 22 | 38910 | 56 | CM Dajbabe | UP1 | |
| 39 | 1343/1 | 49000 | 56 | CM Dajbabe | UP23 | |

Business area Podgorica 7

| | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|--|---------------|----------|---------------------------|-------------------|-----------------------------|------------|
| DUP "SERVICE-STORAGE WITH HANDLING STATION" | 1 | 1348/31 | 17927 | 56 | CM Dajbabe | UP24 |
| | 2 | 1348/30 | 21826 | 56 | CM Dajbabe | UP5 |
| | 3 | 1348/32 | 16088 | 56 | CM Dajbabe | UP6 |
| | 4 | 1348/33 | 19588 | 56 | CM Dajbabe | UP7 |
| | 5 | 1348/35 | 16031 | 56 | CM Dajbabe | UP8 |
| | 6 | 1348/34 | 19531 | 56 | CM Dajbabe | UP9 |
| | 7 | 1348/36 | 15984 | 56 | CM Dajbabe | UP10 |
| | 8 | 1348/37 | 19473 | 56 | CM Dajbabe | UP11 |
| | 9 | 1348/40 | 15980 | 56 | CM Dajbabe | UP12 |
| | 10 | 1348/38 | 9736 | 56 | CM Dajbabe | UP13 |
| | 11 | 1348/39 | 9735 | 56 | CM Dajbabe | UP14 |

| | | | | | | |
|---|----------------------------------|---------|---------|----------|------------------|------------------|
| | 12 | 1348/41 | 16029 | 56 | CM Dajbabe | UP15 |
| | 13 | 1348/42 | 9794 | 56 | CM Dajbabe | UP16 |
| | 14 | 1348/43 | 9737 | 56 | CM Dajbabe | UP17 |
| | 15 | 1348/63 | 10326 | 56 | CM Dajbabe | UP21 |
| | 16 | 1348/62 | 12235 | 56 | CM Dajbabe | UP22 |
| | 17 | 1348/46 | 15982 | 56 | CM Dajbabe | UP18 |
| | 18 | 1348/44 | 9735 | 56 | CM Dajbabe | UP19 |
| | 19 | 1348/45 | 9736 | 56 | CM Dajbabe | UP20 |
| | 20 | 1348/58 | 6285 | 56 | CM Dajbabe | UP24 |
| | 21 | 1348/59 | 6285 | 56 | CM Dajbabe | UP25 |
| | 22 | 1348/60 | 6285 | 56 | CM Dajbabe | UP26 |
| | 23 | 1348/61 | 20910 | 56 | CM Dajbabe | UP23 |
| | 24 | 1348/48 | 5402 | 56 | CM Dajbabe | Part of UP27 |
| | DUP "SERVICESTORAGE AREA" | 1 | 4559/2 | 16433,00 | 3217 | CM Podgorica III |
| 2 | | 4559/23 | 665,00 | 3217 | CM Podgorica III | UP 72 / 76 / 75 |
| 3 | | 4546/12 | 165,00 | 3217 | CM Podgorica III | UP 72 / 76 / 75 |
| 4 | | 4546/11 | 337,00 | 3217 | CM Podgorica III | UP 72 / 76 / 75 |
| 5 | | 4559/24 | 9322,00 | 3217 | CM Podgorica III | UP 76 |
| 6 | | 4570/5 | 2500,00 | 3217 | CM Podgorica III | UP 76 |
| 7 | | 4570/6 | 19337 | 3217 | CM Podgorica III | UP 77 |

Business area Podgorica 8

| DUP "AGROINDUSTRIAL AREA" | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|----------------------------------|----------------------|-----------------|----------------------------------|--------------------------|------------------------------------|-------------------|
| | 1 | 7904/26 | 6930 | 3217 | CM Podgorica III | UP 4b1 |
| | 2 | 7904/21 | 6932 | 3217 | CM Podgorica III | UP 4a1 |
| | 3 | 7904/22 | 7036 | 3217 | CM Podgorica III | 4a2 |
| | 4 | 7904/25 | 7035 | 3217 | CM Podgorica III | 4b2 |

| | | | | | |
|----|---------|---------|------|------------------|--------|
| 5 | 7904/23 | 5903 | 3217 | CM Podgorica III | 4a3 |
| 6 | 7936/4 | 216 | 3217 | CM Podgorica III | 4a3 |
| 7 | 7912/6 | 813 | 3217 | CM Podgorica III | 4a3 |
| 8 | 7904/24 | 6931 | 3217 | CM Podgorica III | 4b3 |
| 9 | 7904/38 | 6345 | 3217 | CM Podgorica III | UP10.1 |
| 10 | 7904/39 | 4219 | 3217 | CM Podgorica III | UP10.2 |
| 11 | 7936/9 | 483 | 3217 | CM Podgorica III | UP10.2 |
| 12 | 7935/21 | 1326 | 3217 | CM Podgorica III | UP10.2 |
| 13 | 7916/12 | 10 | 3217 | CM Podgorica III | UP10.2 |
| 14 | 7904/40 | 26 | 3217 | CM Podgorica III | UP10.3 |
| 15 | 7936/10 | 110 | 3217 | CM Podgorica III | UP10.3 |
| 16 | 7935/22 | 5598 | 3217 | CM Podgorica III | UP10.3 |
| 17 | 7935/23 | 5431 | 3217 | CM Podgorica III | UP10.4 |
| 18 | 7908/9 | 115,00 | 3217 | CM Podgorica III | UP8a1 |
| 19 | 7912/7 | 3485,00 | 3217 | CM Podgorica III | UP8a1 |
| 20 | 7908/10 | 65,00 | 3217 | CM Podgorica III | UP8a1 |
| 21 | 7913/1 | 2727 | 3217 | CM Podgorica III | UP8a1 |
| 22 | 7914/2 | 633 | 3217 | CM Podgorica III | UP8a1 |
| 23 | 7916/8 | 8 | 3217 | CM Podgorica III | UP8a1 |
| 24 | 7936/5 | 20 | 3217 | CM Podgorica III | UP8a1 |
| 25 | 7904/41 | 1 | 3217 | CM Podgorica III | UP8a1 |
| 26 | 7908/11 | 136 | 3217 | CM Podgorica III | UP8a2 |
| 27 | 7912/8 | 1429 | 3217 | CM Podgorica III | UP8a2 |
| 28 | 7908/12 | 1527 | 3217 | CM Podgorica III | UP8a2 |
| 29 | 7916/6 | 687 | 3217 | CM Podgorica III | UP8a2 |
| 30 | 7935/16 | 1693 | 3217 | CM Podgorica III | UP8a2 |
| 31 | 7914/1 | 1562 | 3217 | CM Podgorica III | UP8a2 |
| 32 | 7913/4 | 10 | 3217 | CM Podgorica III | UP8a2 |
| 33 | 7904/36 | 4276 | 3217 | CM Podgorica III | UP8b1 |
| 34 | 7936/6 | 371 | 3217 | CM Podgorica III | UP8b1 |
| 35 | 7913/3 | 1629 | 3217 | CM Podgorica III | UP8b1 |
| 36 | 7916/9 | 416 | 3217 | CM Podgorica III | UP8b1 |
| 37 | 7935/20 | 365 | 3217 | CM Podgorica III | UP8b1 |
| 38 | 7916/7 | 8 | 3217 | CM Podgorica III | UP8b2 |
| 39 | 7935/17 | 2979 | 3217 | CM Podgorica III | UP8b2 |
| 40 | 7935/5 | 148 | 3217 | CM Podgorica III | UP8b2 |
| 41 | 7917/1 | 3111 | 3217 | CM Podgorica III | UP8b2 |
| 42 | 7918/2 | 102 | 3217 | CM Podgorica III | UP8b2 |

| | | | | | |
|----|---------|------|------|------------------|-------|
| 43 | 7916/10 | 453 | 3217 | CM Podgorica III | UP8b2 |
| 44 | 7913/5 | 2 | 3217 | CM Podgorica III | UP8b2 |
| 45 | 7936/7 | 115 | 3217 | CM Podgorica III | UP8b2 |
| 46 | 7904/37 | 131 | 3217 | CM Podgorica III | UP8b2 |
| 47 | 7944/2 | 6850 | 3217 | CM Podgorica III | UP3.1 |
| 48 | 7904/34 | 7574 | 3217 | CM Podgorica III | UP3.2 |
| 49 | 7904/42 | 61 | 3217 | CM Podgorica III | UP3.2 |
| 50 | 7944/4 | 4548 | 3217 | CM Podgorica III | UP3.3 |
| 51 | 7951/3 | 2330 | 3217 | CM Podgorica III | UP3.3 |
| 52 | 7904/35 | 7607 | 3217 | CM Podgorica III | UP3.4 |
| 53 | 7935/8 | 1134 | 3217 | CM Podgorica III | UP9a1 |
| 54 | 7935/3 | 109 | 3217 | CM Podgorica III | UP9a1 |
| 55 | 7935/9 | 4708 | 3217 | CM Podgorica III | UP9a1 |
| 56 | 7935/2 | 45 | 3217 | CM Podgorica III | UP9a1 |
| 57 | 7935/12 | 7192 | 3217 | CM Podgorica III | UP9b1 |
| 58 | 7920/2 | 414 | 3217 | CM Podgorica III | UP9a2 |
| 59 | 7935/10 | 6778 | 3217 | CM Podgorica III | UP9a2 |
| 60 | 7935/11 | 7193 | 3217 | CM Podgorica III | UP9b2 |
| 61 | 7912/4 | 703 | 3217 | CM Podgorica III | UP6b2 |
| 62 | 7908/6 | 524 | 3217 | CM Podgorica III | UP6b2 |
| 63 | 7915/3 | 188 | 3217 | CM Podgorica III | UP6b2 |
| 64 | 7904/7 | 28 | 3217 | CM Podgorica III | UP6b2 |
| 65 | 7904/6 | 109 | 3217 | CM Podgorica III | UP6b3 |
| 66 | 7905/3 | 49 | 3217 | CM Podgorica III | UP6b3 |
| 67 | 7906/5 | 230 | 3217 | CM Podgorica III | UP6b3 |
| 68 | 7915/4 | 278 | 3217 | CM Podgorica III | UP6b3 |
| 69 | 7908/7 | 722 | 3217 | CM Podgorica III | UP6b3 |
| 70 | 7920/1 | 1194 | 3217 | CM Podgorica III | UP9a1 |
| 71 | 7906/6 | 843 | 3217 | CM Podgorica III | UP6b4 |
| 72 | 7915/5 | 173 | 3217 | CM Podgorica III | UP6b4 |
| 73 | 7908/8 | 429 | 3217 | CM Podgorica III | UP6b4 |
| 74 | 7908/2 | 817 | 3217 | CM Podgorica III | UP7b1 |
| 75 | 7906/3 | 727 | 3217 | CM Podgorica III | UP7b1 |
| 76 | 7907/3 | 921 | 3217 | CM Podgorica III | UP7b1 |
| 77 | 7916/2 | 139 | 3217 | CM Podgorica III | UP7b1 |
| 78 | 7935/13 | 46 | 3217 | CM Podgorica III | UP7b1 |
| 79 | 7935/14 | 1374 | 3217 | CM Podgorica III | UP7b2 |
| 80 | 7916/3 | 3742 | 3217 | CM Podgorica III | UP7b2 |

| | | | | | | |
|--|----|--------|-----|------|------------------|-------|
| | 81 | 7907/4 | 935 | 3217 | CM Podgorica III | UP7b2 |
|--|----|--------|-----|------|------------------|-------|

Business area Podgorica 9

| | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|---------------------------------------|---------------|----------|---------------------------|-------------------|-----------------------------|------------------|
| DUP "KONIK-STARI AERODROM III" | 1 | 7900/4 | 22476 | 724 | CM Podgorica III | Livestock market |
| | 2 | 7900/8 | 22068 | 3217 | CM Podgorica III | UP67 |
| | 3 | 7900/7 | 21482 | 3217 | CM Podgorica III | UP66 |
| | 4 | 7900/6 | 20128 | 3217 | CM Podgorica III | UP65 |
| | 5 | 7900/5 | 21176 | 3217 | CM Podgorica III | UP64 |
| | 6 | 7893/14 | 421723 | 5781 | CM Podgorica III | |

Business area Podgorica 10

| | Serial number | Plot No. | Total area of location m2 | Real estate folio | Cadastral Municipality (CM) | Urban plot |
|---------------------------------------|---------------|----------|---------------------------|-------------------|-----------------------------|------------|
| DUP "CMNIK-STARI AERODROM III" | 1 | 7893/15 | 284813 | 5781 | CM Podgorica III | |
| | 2 | 7893/66 | 44131 | 5781 | CM Podgorica III | |

Article 4

The business area shall be managed by a business area manager or a company (hereinafter referred to as: the Manager).

The Manager of the business area shall be appointed by the local self-government unit.

The Business Area Management Company shall be established by the local self-government unit.

Article 5

The Manager who manages the business area shall submit to the ministry competent for economic affairs a report on the operation of the business area every six months from the date of issuing the decision on pronouncing the business area open for investment.

Article 6

Managing the business area includes the announcement of a public call and the selection of users, the conclusion of business contracts in the business area, the establishment of terms for exercising benefits for operation in the business area and the regular performance of control and supervision of users with respect to complying with the requirements and obligations prescribed by the contract.

Article 7

The infrastructure development of the business area includes the construction of transport, water supply, sewerage, energy and telecommunication infrastructure within the location of the business area in line with the spatial development documents and the development plan.

The company responsible for the land development, construction, reconstruction, maintenance and utilization of business premises and realization of investments of interest for the Capital City may entrust the user with construction of transport, water supply, sewerage and telecommunication infrastructure, by the business area contract, pursuant to special regulations governing state aid and compensation for the municipal land development.

Mutual rights and obligations between the User and the Company referred to in paragraph 2 of this Article shall be governed by a separate contract. The User shall provide the construction of energy infrastructure in pursuant to the law.

The infrastructure referred to in paras. 2 and 4 of this Decision within the location of the business area shall be owned by the Capital City pursuant to the law.

Article 8

The User shall be a company, other legal entity or entrepreneur, carrying out a specific activity in a business area and using the benefits in compliance with the regulations governing the state aid.

Article 9

In the business area referred to in Article 1 of this Decision, companies may carry out the following activities:

- agriculture - agro-industry (small agro-industry and trade, processing of milk and dairy products, mill and bakery industry, processing of fruits and vegetables, production of non-alcoholic beverage, production of prepared meals, production of meat and meat products), cold stores; manufacturing industry (food, textile, leather and footwear, graphic, mechanical);
- lumber industry;
- storage;
- information and communication;
- professional, scientific and technical activities;
- open, semi-open and closed type warehouses;
- processing, finishing, packing and expedition work facilities;
- show and selling rooms;
- commodity distribution centers;
- service activities;
- industry and storage reserve zone;
- other industry and storage;
- infrastructure facilities and networks;
- traffic areas;
- parking lots and garages to accommodate users' vehicles (employees and visitors);
- expo center; central activities; mixed use; sports and recreation; catering content - accommodation facilities;
- commercial buildings, production crafts, warehouses, commodity distribution centers, refineries, flotations, smelters, ironworks, asphalt and concrete bases, warehouses of dangerous substances and explosives, etc. .;
- service zones; free zones and warehouses; a shunting station with a slave station; storage and service facilities; closed warehouses; business premises in the function of customs warehouses;
- municipal and service facilities of public enterprises and companies;

- stations for supplying motor vehicles with fuel;
- facilities and contents of business, commercial and service activities;
- accommodation and health facilities, kindergartens and recreational areas for their needs.

Article 10

In the business area referred to in Article 1 of this Decision, a Company cannot not use the prescribed benefits if he is carrying out the activities in the steel production sector, the coal sector, the shipbuilding sector, the synthetic fiber sector, transport, energy and broadband infrastructure.

Article 11

The following benefits are determined for the business area User:

- leasing of land for up to thirty years by the manager who manages the business area, with an annual rent of 0,01 €/m²
- possibility of purchase of land by users at estimated value with the possibility of repayment in 60 monthly installments, with the prior consent of the Government of Montenegro;
- compensation in accordance with the decision governing the compensation for utility land development of construction land for users entrusted with the infrastructure equipping referred to in Article 6 of this Decision;
- exemption from payment of fees for the use of municipal roads for a period of 10 years, after which the fee is calculated pursuant to the law.

In addition to the benefits provided for in Article 15 of the Business Areas Regulation, the User shall also be entitled to other benefits in compliance with the law and special regulations governing state aid, with the cumulation of state aid obtained from all levels of government including infrastructure equipment for the same justified costs, together must not exceed the maximum allowable amount of the incentive.

In the event that the beneficiary terminates the relationship with the employee and benefits from a net increase in the number of employees of the user used as an estimated cost of earnings for two years for the newly employed person, the user is obliged to establish an employment relationship with another person within 30 days for the period of its duration and to notify the manager who manages the business area thereof.

Article 12

The benefits referred to in Article 11 of this Decision shall be granted to the users and may amount to a maximum of 70% of the eligible costs of the total investment for small companies, 60% for medium-sized enterprises and 50% for large companies.

The benefits referred to in Article 11 of this Decision may be cumulated with other state aid for the same justified costs, pursuant to the law governing state aid up to the percentage prescribed in paragraph 1 of this Article.

The eligible costs referred to in paragraph 1 of this Article relate to investments in tangible assets and job creation.

Article 13

Locations for the construction of facilities in a business area are awarded based on a public call conducted by the manager who manages the business area.

The public call shall in particular include the following:

- urban or cadastral parcels in the business area which the call refers to;
- the requirements that the potential user must comply with in order to apply for a public call;
- benefits for the user;
- time limit for submission of applications for public call;
- criteria for scoring and selecting a potential user.

The interested business entity shall enclose with the application:

- proof that it is registered in the Central Register of Business Entities;
- proof that the business entity is not in the process of bankruptcy or liquidation, except for reorganization in accordance with the law governing the bankruptcy of business entities;
- proof that it has not been convicted by a final court decision of a criminal offense committed in the course of its economic activity;
- proof that it has fulfilled all obligations arising from taxes, duties and contributions;
- proof that it is not facing difficulties in compliance with state aid rules;

- proof that it is not obliged to recover illegally received state aid;
- draft business agreement on activities carried out in the business area;
- number of newly employed persons;
- investment project / business plan and
- proof of sources of funding for the investment.

The public call is published on the Capital City's website.

The Mayor of the Capital City shall establish a committee that will evaluate the bids based on the criteria set out in the public call.

Based on the criteria set out in the public call, the Bid Evaluation Committee establishes the ranking list and submits it to the manager who manages the business area.

Based on the established ranking list, the manager who manages the business area makes the decision on the selection of users with whom he concludes a business contract on carrying out activities in the business area.

Article 14

In the business agreement on carrying out activities in the business area concluded by the manager who manages the business area and the user, the manner of using one or more cadastral plots in the business area shall be governed, as well as the business requirements, the term of the contract, other rights and obligations of the contracting parties, as well as benefits for the user.

In case of non-compliance of the business contract on carrying out the activities in the business area by the user, the latter loses the rights to the contract benefits and is obliged to return to the Capital City the amount of benefits it used under the contract, and the Capital City is entitled to compensation in line with the positive legal regulations of Montenegro.

Article 15

Users shall maintain separate accounting and financial records for their business activities in the business area in accordance with the law and international accounting standards.

The records-reports referred to in paragraph 1 of this Decision shall be submitted by the user to the manager who manages the business area every six months.

Article 16

The Capital City may terminate the contract at any stage of carrying out of investment, if it establishes that the user fails to conform to the requirements and obligations stipulated in the business area contract.

Article 17

With the entry into force of this Decision, the Decision on Establishing Business Areas in the Capital City of Podgorica and Incentives for Large-scale Employment ("Official Gazette of Montenegro – Municipal Regulations", No. 49/15) shall cease to be valid.

Article 18

This Decision shall enter into force on the eighth day after its publication in the Official Gazette of Montenegro
- Municipal Regulations.

No: 02-030/19-2767
Podgorica, 28 November 2019
Assembly of the Capital City – Podgorica
President of the Assembly
Dr. Đorđe Suhij