

COMMITMENT TO BUSINESS DEVELOPMENT









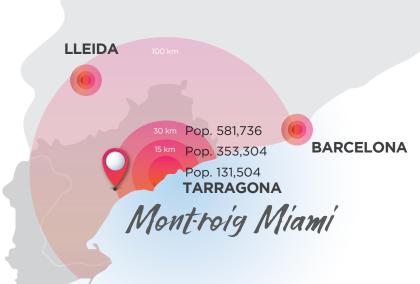
WE INVITE YOU TO DISCOVER EVERYTHING MONT-ROIG MIAMI HAS TO OFFER TO NEW BUSINESS PROJECTS IN SEARCH OF A LOCATION Mont-roig del Camp is an active, dynamic Catalan municipality very close to the city of Tarragona. It is on the Mediterranean corridor that links the main towns and cities of the eastern Iberian Peninsula to the rest of Europe. A privileged setting thanks to its beaches and stunning scenery, it offers an exceptional quality of life, as well as a high potential for the development of business initiatives. Its proximity to the city of Tarragona and its excellent road connections and infrastructure, together with the availability of new logistics and industrial sites, make Mont-roig Miami a highly competitive location.

CATALONIA'S SECOND ECONOMIC AREA



Mont-roig del Camp is within a radius of 30 km of the city of Tarragona, an area with a population of almost 600,000 and considered to be the second most important economic development zone in Catalonia after the Barcelona metropolitan area.

It has a thriving business network in which services stand out, together with a potent industrial sector based on chemical products and energy.



ECONOMIC DEVELOPMENT HUBS



Renewable energies, tourism, industry, logistics and the agri-food sector are the main development focal points to which the Mont-roig Miami area is committed.

LOGISTICS



SECTORES

Mont-roig

Miami

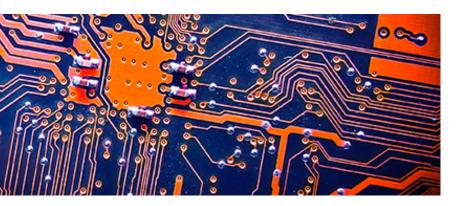








THE BUSINESS SECTOR



TOURISM

SPORTS, COMMERCE AND LEISURE

Investing in the tourism sector in Mont-roig Miami is a safe bet. There is still room for growth, especially if we're talking about diversifying with new tourism initiatives related to sports, commerce and leisure. These sectors offer major opportunities for growth and consolidation.

LOGISTICS

AND DISTRIBUTION

The municipality's strategic location with infrastructures that offer excellent land, rail, air and maritime connectivity to the rest of the territory makes investment in the logistics and distribution sectors highly attractive.

Mont-roig Miami's potential goes beyond those sectors in which it has traditionally specialised. The following stand out as strategic activities that can be safely invested in:

RENEWABLE ENERGIES

The municipality is strategically moving towards a more diversified economy based on sustainability. The objective is to turn Mont-roig Miami, which has the necessary resources and distribution network, into a benchmark for renewable energy production.

INDUSTRY

AND AGRICULTURAL SECTOR

Very interesting investment opportunities are yet to be exploited in the industrial sector. There is also a clear commitment to continue developing the agriculture sector as a traditional value, as well as to innovation in the field of human nutrition.

REASONS TO INVEST IN MONT-ROIG MIAMI





AVAILABILITY OF REASONABLY PRICED LAND, 70% OF WHICH IS PUBLICLY OWNED

A KNOWLEDGE AND **INNOVATION ECOSYSTEM**

FAVOURABLE TO THE DEVELOPMENT OF ENTREPRENEURIAL INITIATIVES





AN EXCELLENT COMMUNICATIONS NETWORK:

NATIONAL AND INTERNATIONAL **INFRASTRUCTURE** AND CONNECTIVITY

PROXIMITY TO AND SYNERGIES WITH THE TARRAGONA **METROPOLITAN AREA**



QUALITY OF LIFE

IN A NATURAL ENVIRONMENT WITH A WIDE-RANGING LEISURE. GASTRONOMIC AND CULTURAL OFFER



STRATEGIC LOCATION





5 min.













OVERLAND CONNECTIONS

Barcelona-France Valencia-Madrid

A-7 / Exit 1138 > Mont-roig A-7 / Exit 1131 > Miami

AP-7 / Exits 36 and 38

N-340 / C-44 / T-310

RAIL CONNECTIONS

Camp de Tarragona Station

Mediterranean Corridor 10 min. Hospitalet Station AVE High-Speed train 20 min.

AIR CONNECTIONS

Reus Airport 15 min. Barcelona Airport 60 min. Girona Airport 90 min.

MARITIME CONNECTIONS

Port of Tarragona 25 min. Port of Barcelona 80 min.

INVESTMENT OPPORTUNITIES

Our excellent location, integrated into the business and industrial hub of the Tarragona metropolitan area on the Mediterranean corridor, together with the infrastructures and ecosystem necessary to support business growth, have led us to commit to the development of new areas adapted to the needs of future business projects.





LOGISTICS AND INDUSTRIAL LAND

COMELLARETS

44 hectares

Comellarets is the new business and industrial land development project promoted by the Mont-roig del Camp Town Council.

44 hectares in an unbeatable location with direct access to the A-7 and AP-7 and fully adaptable to the needs of investment projects looking to set up here.

PAU 11 LES SORTS D'EN CORP

4,218 hectares

Consolidated urban land defined in the urban zoning plan. Ideal for small industries and workshops up to third category near the urban centre.

PAU 11 LES SORTS DEL REI

23,48 hectares

Development land for housing (30%) and other uses (70%).

A perfect location for first, second and third category industry, hotel, catering, educational, cultural, recreational, musical, sports, healthcare and commercial use.

OTHER INVESTMENT OPPORTUNITIES





HOTEL OR RURAL ACCOMMODATION LAND

Far from the overexploitation of other areas and with all the tourist attractions that Mont-roig Miami offers, there is still plenty of room for the hospitality industry to grow in the area.

There is a wide range of business opportunities ranging from small rural accommodation establishments to the construction and/or operation of large top-notch hotel complexes.



SITES FOR FACILITIES:

SOCIAL, HEALTHCARE, SPORTS, LEISURE,...

Investing in the construction and operation of new healthcare, sports or leisure facilities, etc. is a very attractive option in our municipality.

We have at your disposal land for very interesting and strategically located facilities.



SHOPPING AREAS WITH HIGH ACTIVITY ALL YEAR ROUND

The new Barcelona Avenue in Miami Platja, our seaside area, is the most dynamic economic focal point of our local commerce.

Investing in new businesses in that area, which is very busy throughout the year, is a guarantee of success.

INVEST IN ELS COMELLARETS

44 HECTARES



A-7 MONT-ROIG EXIT > 1 MIN. N-340 MONT-ROIG EXIT > 2 MIN. AP-7 L'HOSPITALET EXIT > 5 MIN. AP-7 CAMBRILS EXIT > 5 MIN.



TIMES

25 min. from Tarragona Port 15 min. from Reus Airport 20 min. from the AVE High-Speed Train Camp de Tarragona 60 min. from Barcelona Airport



COMMUNICATIONS: CONNECTIVITY

80 min. from Barcelona Port

The excellent connectivity of Els Comellarets –less than a minute from the A7 dual carriageway exit and 5 minutes from the AP7 motorway exitlinks it almost directly with the rest of the maritime, air and rail connections.

AREA

44 HECTARES

The Els Comellarets sector has 44 hectares of land available for multiple urban uses linked to economic revitalisation. It is an ideal area for the implementation of new business activities.

FACILITIES

FOR PURCHASE AND/OR CONCESSION

70% of the land in this sector is municipally owned, a fact that facilitates procedures for its acquisition and/or concession. This advantage is in addition to the Town Council's commitment to encourage the introduction of new business projects that stimulate the local economy.

SUPPORT

FOR NEW BUSINESSES

- Free set-up assessment and support service
- Fast-track permit and license processing
- Free support and intermediation in hiring staff in the area
- Free training for staff from different activity sectors



A privileged enclave adaptable to the needs of your project



- > Levelled land away from population centres
- > Net 310,000 m² of land
- > Use compatible with industrial and logistics activities
- > Direct access to the A-7 dual carriageway
- > Connections with 12W/m² power line
- > Gas availability
- > Fibre optic connections
- > Maximum permitted height 10.5 m



BENCHMARK SITE IN SUSTAINABILITY

With plans to facilitate the supply of green energy to your businesses

Major incentives for the installation of solar energy electrical power supply systems.



100% ADAPTABLETO YOUR NEEDS

This is an area that has yet to be defined urbanistically, with all the advantages this offers to large investors looking for a development tailored to their project and needs.

INCENTIVES, GRANTS AND SUBSIDIES FOR BUSINESS IMPLEMENTATION

Our team at the Economic Promotion Department is at the disposal of investment companies to guide them and identify incentive and subsidy programmes from which their investment projects could benefit.





MUNICIPAL

Mont-roig del Camp is a municipality committed to the development of its industries and the creation of employment.

We support growth and new projects with measures such as:

IBI

Rates/Property Tax

Discount of up to 95% on the IBI from the first to the fifth years for properties in which activities of special interest or use to the municipality are undertaken.

And up to **50%** for buildings with systems installed for the electrical use of solar energy.

IAE

Tax on Commercial and Professional Activities

Discount of up to 95% on the IAE during the first five years for activities of special interest or municipal utility (conditional on the number of stable jobs).

Up to **50%** during the 5 years of activity following the end of the second tax period for companies that start a business activity.

And up to **50%** for companies that have increased their annual average workforce with new permanent hires.

ICIO

Tax on Constructions, Installations and Works

Discount of up to 50% on the ICIO

(Tax on Constructions, Installations and Works) for projects that incorporate the installation of renewable energies in existing buildings.



CATALONIA

The Catalan Regional Government has a potent package of investment incentives. Of particular note:

- Major tax credits for R&D&I investment projects
- **Programme for High Impact Business Investments**Subsidies for labour costs and loans for eligible expenses
- Incentives for hiring workers
- A large number of **double taxation treaties**, especially with Latin American countries, that make it an ideal jurisdiction for investments in those countries

STATE

A wide range of incentives and public financing lines nationwide

- Long-term loans programme to help reindustrialisation, 4.0 connected industry and R&D&I projects - Ministry of Industry, Commerce and Tourism together with the General Secretariat of Industry.
- Subsidy to offset the **costs of emission rights** as a consequence of the application of the Emissions Trading Directive (ETS).
- Subsidy for entities registered on the **MINCOTUR** Register of Innovative Business Groups.
- ENISA financing lines aimed at innovative and technology-based entrepreneurship projects.
- Aid for energy efficiency actions in SMEs and large companies in the industrial sector.
- Aid to finance the Industrial Technological Development Centre for innovation, expansion, new companies and global R&D projects.

QUALITY OF LIFE

The quality of life and the tourism potential of Mont-roig Miami is based on its unequalled beaches, landscapes, cultural heritage and gastronomy.

It is a unique enclave in which to live or simply visit to enjoy leisure and relaxation.



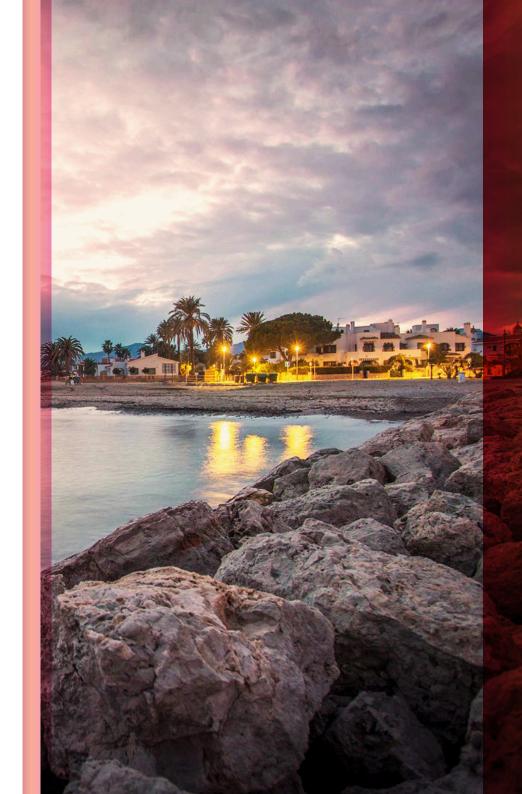


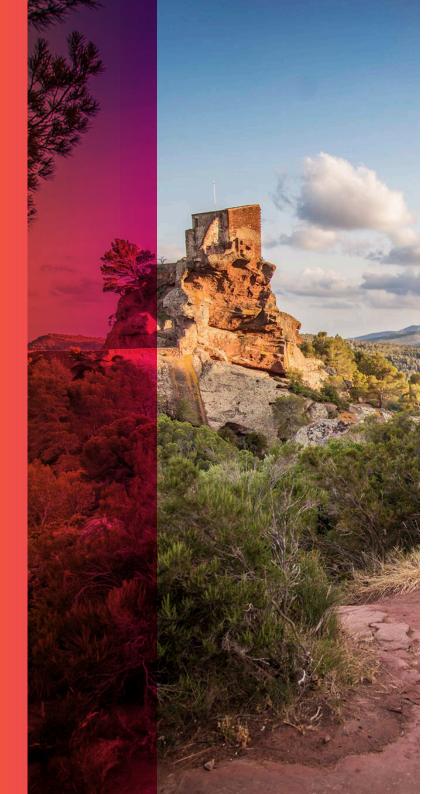
Located in the heart of the Costa Daurada, our municipality allows us to enjoy a temperate climate all year round, with an annual average temperature of 18 degrees. Mont-roig Miami is the essence of the Mediterranean in its purest sense.



SCENERYSEA AND COUNTRYSIDE

More than 12 kilometres of coastline. Nine pristine coves and beaches internationally recognised for their quality are set against a pre-coastal mountain range of red rock and pine forests. A privileged environment between the sea and the mountains.











NATURAL AND CULTURAL **HERITAGE**

Our natural and cultural landscape was what made one of the world's great painters, Joan Miró, fall in love with our town. His paintings reflect the harmony of nature with the town's centuries of architectural and cultural heritage.

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GASTRONOMYAND QUALITY LOCAL PRODUCTS

The olive, almond and fruit trees grown in this temperate climate give us products of exceptional quality, the basis of a local gastronomy that offers a perfect combination of the flavours of the land and the sea.

WE ARE AT YOUR SERVICE

INVESTOR ASSESSMENT AND SUPPORT SERVICE

The team from the Mont-roig del Camp Town Council Department of Economic Promotion is ready to assist companies that wish to grow or undertake new activities in the municipality.

- > Free information and advice on investment options in the area
- > Advice and assistance in choosing the optimal location for new projects
- > Mediation with other administrations
- Advice and assistance in processing the licenses and permits needed to start a business
- > Information and advice on applying for public subsidies and aid
- > Guidance and advice on labour matters and hiring
- > Employment exchange, training and job training for workers and entrepreneurs
- > Coworking space available for new projects

CONTACT

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Invest in...

CATALONIA

With 7,6 million inhabitants and a surface area of 32,108 square kilometers, Catalonia is a **diverse territory**, with extensive mountains, inland depressions, and a coastline that stretches for 214 km. Catalonia is very rich in natural scenery, with 18 sites declared to be natural parks and protected areas.

Historically a trading nation, Catalonia's economic activity has always depended on its ability to connect to the rest of the world. Its **location in the Mediterranean** and its transport infrastructures, as well as its trading, entrepreneurial and open economy have made it a top rank strategic position in the south of Europe with Barcelona as an unbeatable meeting point for international business.

- > 8.642 INTERNATIONAL COMPANIES already settled in Catalonia
- Around 18.5% OF NEW BUSINESS created every year in Spain are based in Catalonia
- > The number of companies in Catalonia increased in 2018 for the fourth consecutive year, amounting to **618,366**
- > An excellent **COMMUNICATIONS NETWORK** also makes it ideal for locating regional HQ
- The Financial Times' fDi Magazine has picked Catalonia as Southern Europe's

BEST REGION FOR FOREIGN INVESTMENT IN 2020-2021



INDUSTRY, INNOVATION AND TOURISM IN CATALONIA

The industrial activity, which represents nearly 21% of the Catalan GDP.

Food, chemicals, motor vehicles, energy and pharma are the main industrial sectors.

Together with industry, **trade and tourism** are important activities. Tourism accounts for 12% of Catalan GDP and has become one of the most notable economic activities. With more than 19 million foreign tourists (2018), Catalonia is one of the top European destinations showing 22.2% of the Spanish total tourist accommodation places and 2.5% of the EU.



HEALTH 6 EDUCATION, PILLARS OF CATALAN LIFESTYLE

Catalonia has one of the most advanced **healthcare** systems in the world and Barcelona is a byword for innovation in both medical care and technology. Over 10,000 overseas patients come for treatment in facilities famous worldwide for their excellence.

An efficient school system with an **international educational offer** is another remarkable trait. There is a wide range of educational programs provided by more than 725 top-quality public and private schools. Catalonia is home to 12 universities, 35 international schools that offer the educational programs of their respective countries of origin, and Barcelona has some of the most prestigious business schools in the world.. IESE and ESADE are among the top European MBA.



SECTOR HIGHLIGHTS

INDUSTRIAL SYSTEMS, SMART INDUSTRY AND 3D PRINTING

SIEMENS

Catalan industry is highly diversified and accounts for 21% of the region's gross value added, above the EU target for 2020.



Solutions for ICT and digital transformation, smart industry and 3D printing technologies, machinery and equipment, electronics and electricity, metal and metallurgy or paper and packaging.



A powerful industrial economy is combined with a strong ICT sector, where the adoption of advanced technologies such as 4.0 trends, computerization, and product customizing all work together to create a leading industrial systems sector.



International fairs like IoT Solutions World Congress or the Advanced Factories Expo and Congress.



Clusters and business associations linked to **Industry 4.0**, like Secpho (Cluster of Technological Innovation) or Cluster MAV (Advanced Materials Clusters).



10.000 TURNOVER (M€)

68.000 EMPLOYEES

5.600 COMPANIES

CHEMICAL, ENERGY AND RESOURCES INDUSTRIES











Catalonia stands out as the largest chemical hub in Southern Europe.

More than 200 international chemical companies are located in the region.

R&D activity is highly dynamic thanks to leading institutions such as the Institute of Chemical Research of Catalonia (ICIQ) and Eurecat, as well as universities like the University Rovira i Virgili, the University of Barcelona, the University Autònoma of Barcelona or the Chemical Institute of Sarrià (IQS).

The **Tarragona chemical hub** (ChemMed) is a strong logistics platform that facilitates the import and export of chemical materials to the Mediterranean and the North of Africa.

Specific **clusters** work in the **energy** area, such as the Energy Efficient cluster of Catalonia (CEEC), the solar Energy Cluster (SOLARTYS) or the Catalan Cluster for the Sustainable Use of Water (Catalan Water Partnership).







56.000 EMPLOYEES



SECTOR HIGHLIGHTS

FOOD INDUSTRIES



Catalonia is world famous for its unique gastronomy, featuring renowned products as wine, cava or olive oil.



Several Catalan famed chefs that have been awarded Michelin stars are Ferran Adrià, Carme Ruscalleda or the Roca brothers. It is also noteworthy that recently the CIA (Culinary Institute of America) has decided to set up its location in Europe in Barcelona, in the Torribera Mediterranean Center.



Catalonia offer top research centers that specialize in innovating in food and drink trends. Healthy food and drinks, food to go, gourmet gastronomy or "free-from" products are the main tendencies today.



Catalonia also attracts a great number of visitors to participate in **international food and drink events**, like Alimentaria, FoodTech, and the leading packaging fair Hispack.



Hispack



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38.205 TURNOVER (M€)

164.372 EMPLOYEES

16,28% OF CATALONIA'S GDP

HEALTH, WELL-BEING AND LIFE SCIENCES INDUSTRIES



Catalan industry is highly diversified and accounts for 21% of the region's gross value added, above the EU target for 2020.



Solutions for ICT and digital transformation, smart industry and 3D printing technologies, machinery and equipment, electronics and electricity, metal and metallurgy or paper and packaging.



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17.802 TURNOVER (M€)

53.731 EMPLOYEES

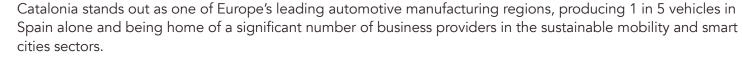
1.060 COMPANIES



SECTOR HIGHLIGHTS

SUSTAINABLE MOBILITY AND SMART CITIES INDUSTRIES







The region concentrates the most advanced R&D centers in the automotive industry.



Strategic location in Southern Europe, Leading infrastructures like the Port of Barcelona, the Port of Tarragona and Barcelona's Airport ensure excellent connectivity with plenty of international routes for both cargo and passengers.





Barcelona is Southern Europe's leading **5G hub** and promotes the development of pilot projects to test and validate new 5G-related technologies.

The **Smart City Expo World Congress**, held in Barcelona yearly, is the leading worldwide event on today's urban issues.



200

42.000 TURNOVER (M€)

188.000 EMPLOYEES

DESIGN INDUSTRIES



MANGO



Desigual.



Modern and innovative design are signature trends in Catalonia, home to world-renowned architect Gaudí.

Home to some of the most important schools as BAU Design College of Barcelona, Eina Art and Design School, Elisava School of Design or Massana School.

Many foreign companies, such as ASICS, Louis Vuitton, Pepe Jeans, Ermenegildo Zegna, Nike or Muji, have decided on Barcelona and Catalonia to set up their headquarters for the Iberian Peninsula or for Southern Europe.

Recognized as being an **international hub** for design and development centers in the sector. Some examples include companies like Reebok, XAL, Stradivarius, Bershka, Massimo Dutti, Philips, Desigual, Mango, M.C.B and Asics.

Catalonia hosts an important **pool of technological centres** doing research in the textile industry, such as Eurecat, Fitex or Intertex.



17.800 TURNOVER (M€)



70.000 EMPLOYEES



6.500 COMPANIES



SECTOR HIGHLIGHTS

CULTURAL AND EXPERIENCE-BASED INDUSTRIES



Catalonia exude culture and creativity and attract both established and new players from the cultural and experience-based industries world as education; training and editorial services; tourism, culture and leisure; sports; digital content and media; and mobile and videogames.



Catalonia are the place to be for national and international video games companies. The sector is rapidly growing and is home to major firms such as King, Scopely or Ubisoft.



Tourism is one of the most powerful areas in the cultural and experience-based industries, supported by a strong international scene of music and arts-related events.

The sports sector represents 2.1% of the Catalan economy: it is made up by more than 500 companies that generate €4,770M in turnover and represent 23,800 employees.



An excellent pool of universities provides world-class education, including the world's number one business school for executive education training (IESE Business School).



24.381 TURNOVER (M€)

303.385 EMPLOYEES

62.881 COMPANIES

OTHER SECTORS

facebook

Catalonia concentrates the largest number of innovative companies in Spain (9,039 in 2017), with 21.9% of the total.



With leading scientific facilities, such as the ALBA Synchrotron, Mare Nostrum Supercomputer, Biomedical Research Park, Scientific Park of Barcelona or ICIQ, Catalonia has a well-established innovation ecosystem that will help you reach your objectives in this area.



Catalonia has excellent infrastructures to connect businesses with different markets by land, sea and by air. The infrastructures and construction sectors also cover the fields of architecture, engineering and construction materials.

Catalan engineering companies are largely working nowadays in the eco-design field, where the main trends are in building energy efficient buildings and lessening environmental impact.



Barcelona is becoming a hub to create and attract fintech startups.

Some of the most successful Catalan fintech startups are Kantox, Verse or ID Finance.

