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DİKİLİ AGRICULTURAL GREENHOUSE SPECIALIZED ORGANIZED INDUSTRIAL ZONE

2023



Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

What is TDİOSB ?

TDİOSB (Specialized Organized Industrial Zone Based On Agriculture): Established by public legal person / persons; it refers to the production area of goods and services where the industrial facilities for the processing of vegetable and animal production and their processing constitute the agricultural-based industrial input for the integration of the agriculture and industry sector.



Through TDİOSB; the industry based on vegetable and animal production is;

- ✓ Supported,
- ✓ Developed,
- ✓ The products are packed,
- ✓ The products are processed,
- ✓ The products are preserved,
- ✓ Agricultural and industrial integration is developed,
- ✓ Sustainable, suitable and high-quality raw materials are provided to increase competitiveness.



TDİOSB Turkey

In Turkey there are 34 Specialized Organized Industrial Zone Based On Agriculture.



Dikili Agricultural Greenhouse Specialized Organized Industrial Zone



5 of all the 34 Specialized Organized Industrial Zone Based On Agriculture are **Geothermal Sourced Specialized Organized Industrial Zones Based On Agriculture.**



Geothermal Sourced ABSGOIZs are:

Denizli/Sarayköy Greenhouse ABSGOIZ: 718.000 m²

Ağrı/Diyadin Greenhouse ABSGOIZ : 1.297.000 m²

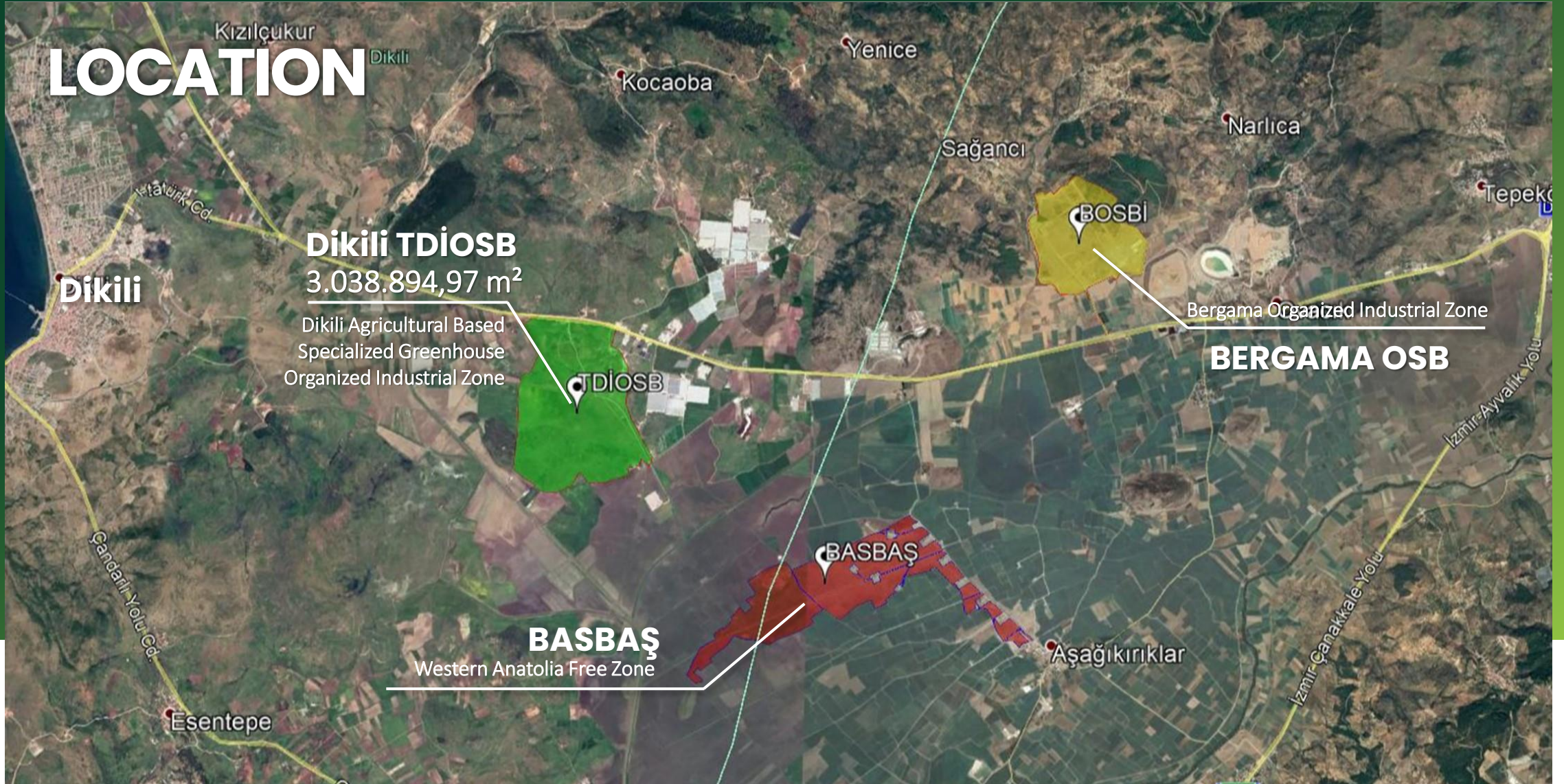
İzmir / Dikili Greenhouse ABSGOIZ: 3.038.894,97 m²

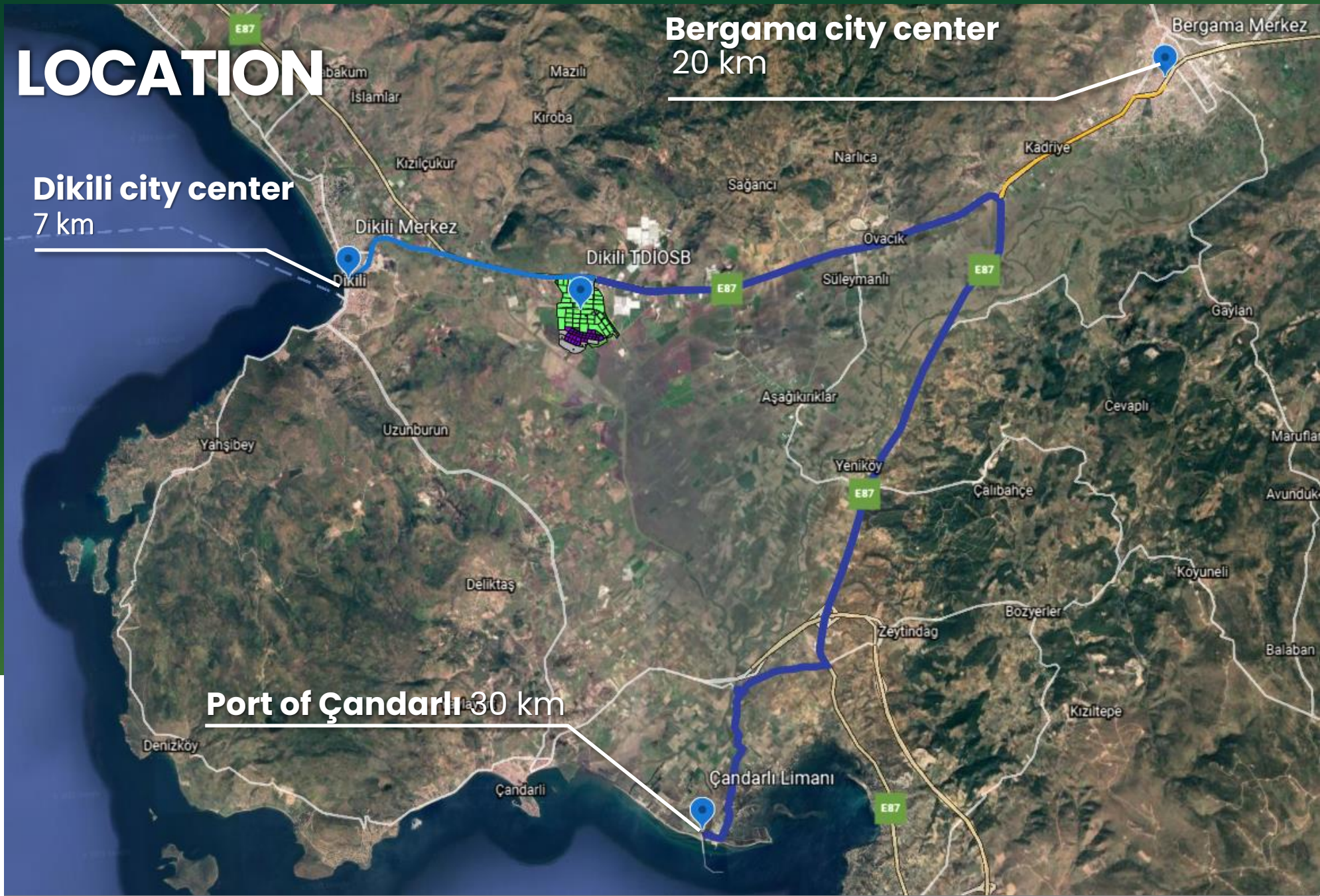
Aydın / Kadıköy Greenhouse ABSGOIZ : 776.567 m²

Kütahya / Simav Greenhouse ABSGOIZ : 1.180.000 m²



İzmir Dikili ABSGOIZ has **the biggest area of Greenhouse ABSGOIZ** with numer 21 registration in Turkey.

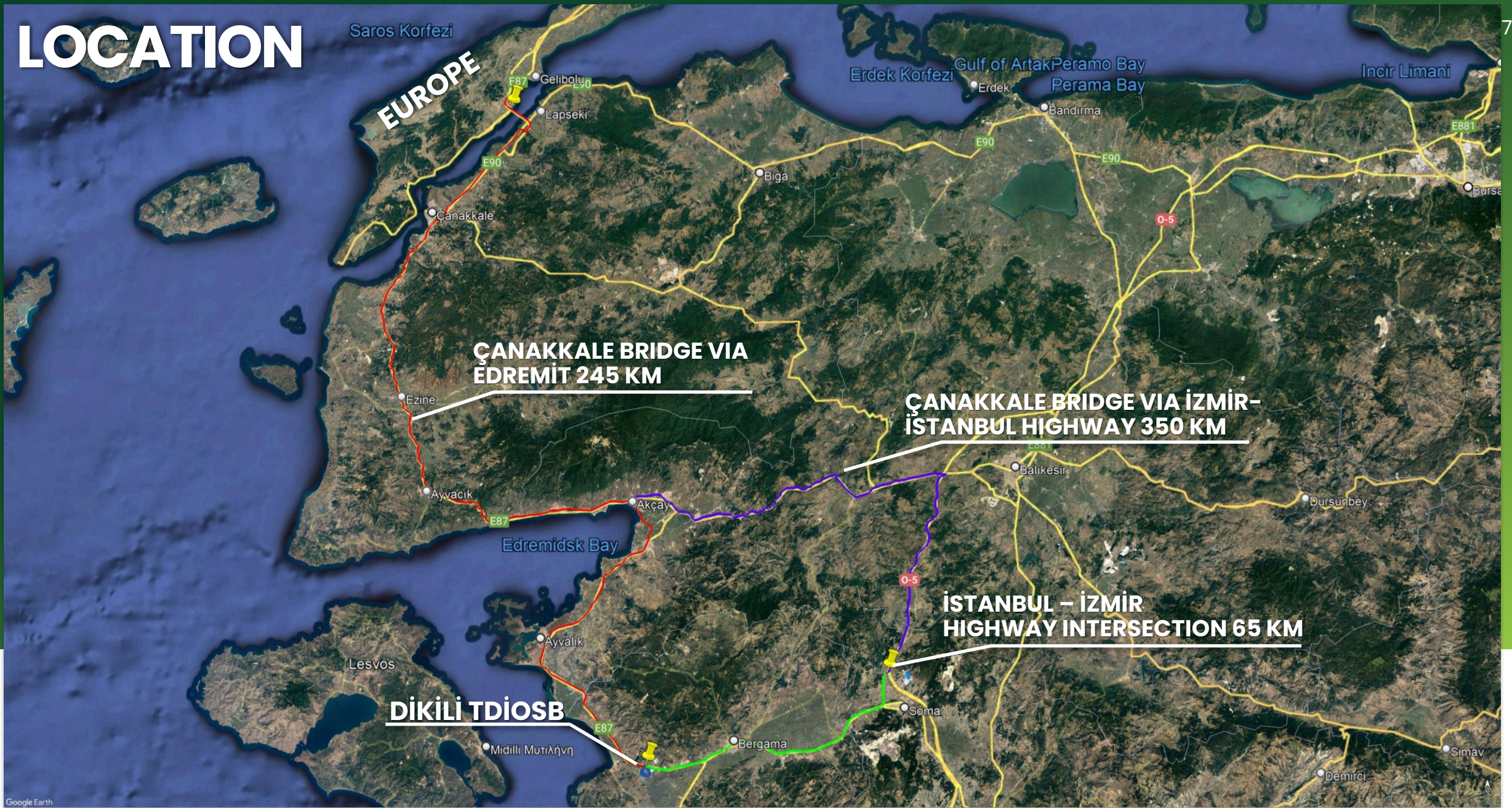




LOCATION



LOCATION





Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

PHOTO OF OUR AREA





Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

DİKİLİ TDİOSB AND ITS SURROUNDINGS

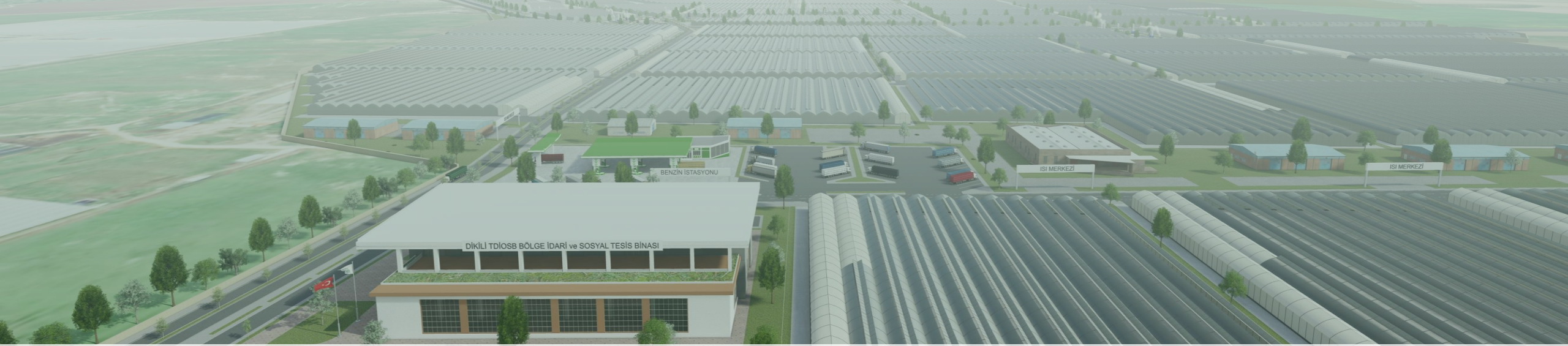
It is 7 km to the Dikili Port, 25 km to the Çandarlı Port and 110 km to the Alsancak Port. It is 62 km to the Aliğa Train Station and 71 km to the Soma Train Station. The closest airport is about 65 km to the project area which is the Koca Seyit airport and it is open to international flights. The project area is about 135 km to İzmir Adnan Menderes Airport. There are high tech greenhouse companies such as Agrobay, YDA Agriculture, Vegevital, Kuzey Farm, Hazine Tarım, Mübay and Sedir.





Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

OUR FOUNDING PARTNERS:



**İZMİR
GOVERNERSHIP**



İZTO
İzmir Chamber of Commerce



EBSO
Aegean Region Chamber of
Industry



İTB
İzmir Commodity Exchange



EİB
Aegean Exporters'
Associations



**MUNICIPALITY
OF DİKİLİ**



BERTO
Bergama Chamber of
Commerce



BOARD OF DIRECTORS

Title	Principal Members	Institution he represents
Chairman of the Board	Ali Osman ÖĞMEN	İzmir Chamber of Commerce
Deputy Chairman of the Board	Ateş İlyas DEMİRKALKAN	Aegean Region Chamber of Industry
Member	Ercan KORKMAZ	İzmir Commodity Exchange
Member	Hayrettin UÇAK	Aegean Exporters' Associations
Member	Ali Edip BUDAN	İzmir Governorship

BOARD OF SUPERVISORS

Title	Principal Members	Institution he represents
Member	Adil KIRGÖZ	Municipality of Dikili
Member	İbrahim Lütfi KOLAT	Bergama Chamber of Commerce

ENTERPRISING COMMITTEE

Title	Principal Members	Institution he represents
Chairman	Ali Osman ÖĞMEN	İzmir Chamber of Commerce
Deputy Chairman	Ateş İlyas DEMİRKALKAN	Aegean Region Chamber of Industry
Member	Ali Edip BUDAN	İzmir Governorship
Member	Adil KIRGÖZ	Municipality of Dikili
Member	Mehmet Şahin ÇAKAN	İzmir Chamber of Commerce
Member	Ahmet KAYMAZ	İzmir Chamber of Commerce
Member	İhsan BİLGİÇ	Aegean Region Chamber of Industry
Member	Şener KIRIKKAYA	Aegean Region Chamber of Industry
Member	Ercan KORKMAZ	İzmir Commodity Exchange
Member	İlhan ZİNCİRCİOĞLU	İzmir Commodity Exchange
Member	Erol Avni BOZKURT	İzmir Commodity Exchange
Member	Hayrettin UÇAK	Aegean Exporters' Associations
Member	Mehmet Kadri GÜNDEŞ	Aegean Exporters' Associations
Member	Birol CELEP	Aegean Exporters' Associations
Member	İbrahim Lütüf KOLAT	Bergama Chamber of Commerce





Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

OUR AIMS AND OBJECTIVES

- Dikili Agricultural Greenhouse Specialized Organized Industrial Zone planning to be Europe and Turkey's largest soilless greenhouse cluster.
- Soilless production will be made in fully automated modern technological greenhouses and renewable energy sources will be used for heating the greenhouses.
- In these greenhouses, 80000 tons of quality fresh vegetables and fruits will be produced. These products will be sold to the domestic and international markets.



80.000 tons
Quality Fresh Fruit and
Vegetable Production is
Planned



3.500 +
Personnel Employment is
Planned



CREATED AREAS

It is a specialized greenhouse organized industrial zone where modern technological greenhouse enterprises and industries heated by geothermal sources are located.

50 GREENHOUSE PARCEL AREA

It shows the greenhouses where fruit and vegetable production will be made.

Total Greenhouse Production Area

1.789.473 38 m²



35 INDUSTRY PARCEL AREA

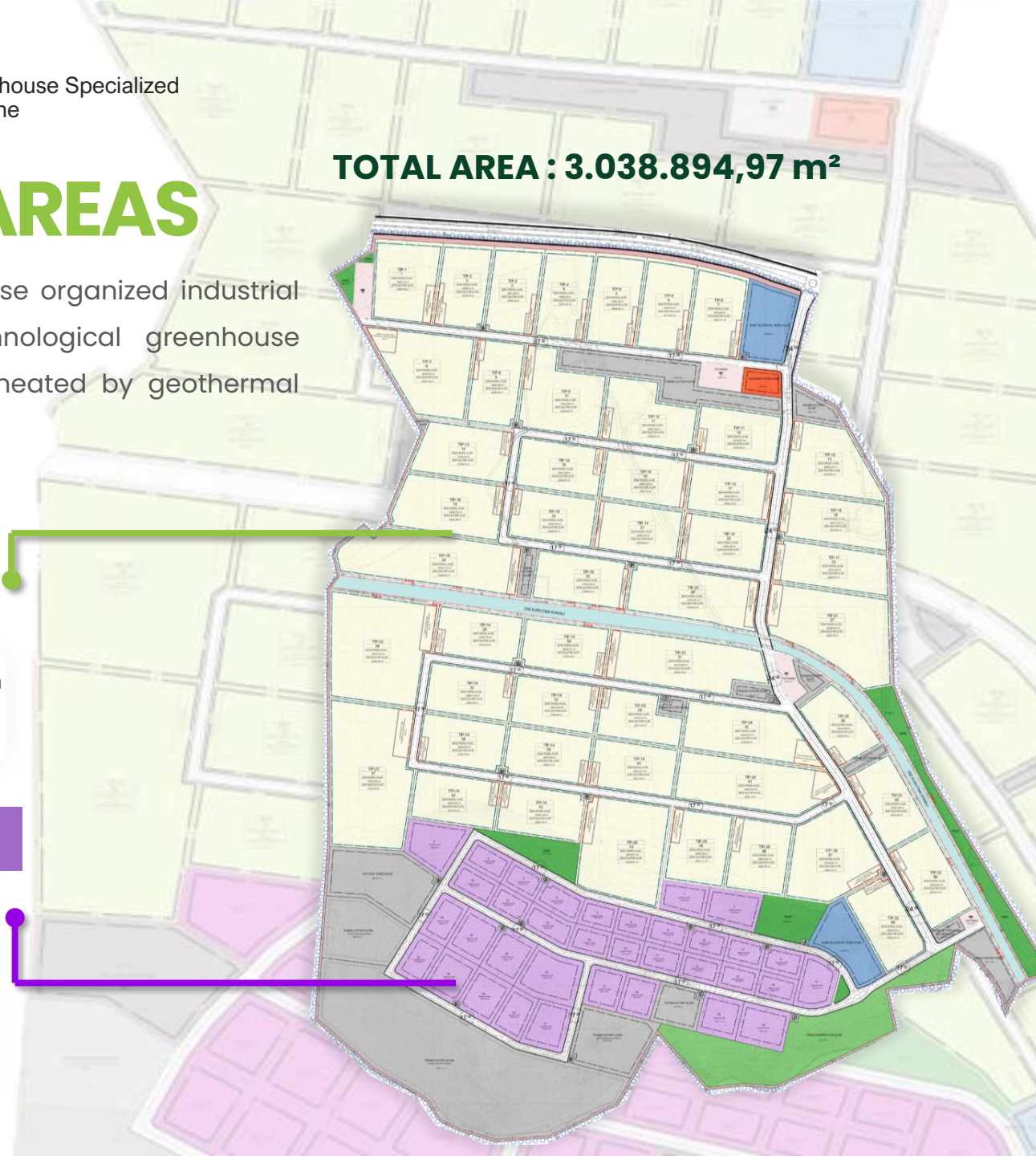
It shows the industrial enterprises to be established for fruit and vegetable processing.



Total Industry Area :

331.528,86 m²

TOTAL AREA : 3.038.894,97 m²



GREENHOUSE PARCELS:

Blocks where greenhouse plots will be created.



INDUSTRY PARCELS:

Industrial blocks suitable for the subject of specialization.



EDUCATION AND RESEARCH AREA:

High school / University / Research center area suitable for the subject of specialization.



ADMINISTRATIVE AND SOCIAL FACILITY

Regional Directorate, Various Workplaces and Service Areas.



TRUCK PARKING AREA

Logistics center and transport companies parking areas and social facility.



WASTE MANAGEMENT AREA:

Collection area for plants and other wastes as well as biogas facility area.

OUR PARTICIPANT RATIOS

INVESTORS	NUMBER OF PARCELS	AREA (m ²)	RATE
Total Greenhouses Parcels	50	1.789.473,38	
Greenhouse parcels that have been allocated	50	1.789.473,38	100%
Total Industrial Parcels	35	331.528	
Industrial parcels that have been allocated	35	331.528	100%

FEASIBILITY RESULTS

Example: 25 DECAR PRODUCTION PARCEL AREA

Greenhouse And Production Features:



Soilless Modern Greenhouse / Tomato Production (Example)
Annual Production Amount 725 Ton / year



Approximate Cost: 222,92 TL / m²

Total Price Including the Parcel: 21.977.000 TL

Parcel Price: 5.573.000 TL

Superstructure Investment: 16.404.000 TL



Infrastructure investments such as road, water, electricity, canal, sewage, hot water, telecommunication, rain water are included in the estimated unit square meter prices of the Greenhouse and Industrial Parcel.

Superstructure investment cost of a 20 decare greenhouse production area is calculated at the basis of \$60/m².

GREENHOUSE AND INDUSTRIAL PARCEL PRICES FOR 2022

01

Estimated Cost:

Greenhouse Parsel Cost: **222,92 TL /m²**

Minimum Greenhouse Parcel Size: **25.000 m²**

25.000 m² X 222,92 TL = 5.573.000 TL (Total Estimated Cost*)

25% of the Total Cost will be received as down payment at the time of registration and can be divided up to 12 months. Other than the 25% down payment, the payment will be in installments until the end of 2024.

02

Estimated Cost: (100% of the industrial parcels have been allocated.)

Industry Parsel Cost: **297,2 TL / m²**

Minimum Industry Parcel Size: **6.000 m²**

6.000 m² X 297,2 TL = 1.783.200 TL (Total Estimated Cost*)

25% of the Total Cost will be received as down payment at the time of registration and can be divided up to 12 months. Other than the 25% down payment, the payment will be in installments until the end of 2023.

* The total estimated price is not the final sale price. The final sales price will be determined when all infrastructure productions are completed and operational.



Total costs vary according to the m2 size to be requested.

GEO THERMAL ENERGY

- Geothermal energy resources will be used in the most efficient way with a fully automated central heating system, and geothermal production will be made in accordance with the technique in a fully closed circuit with production and reinjection wells.
- With the management of all geothermal resources in the region from a single center, the renewable feature of the geothermal resource will be preserved.

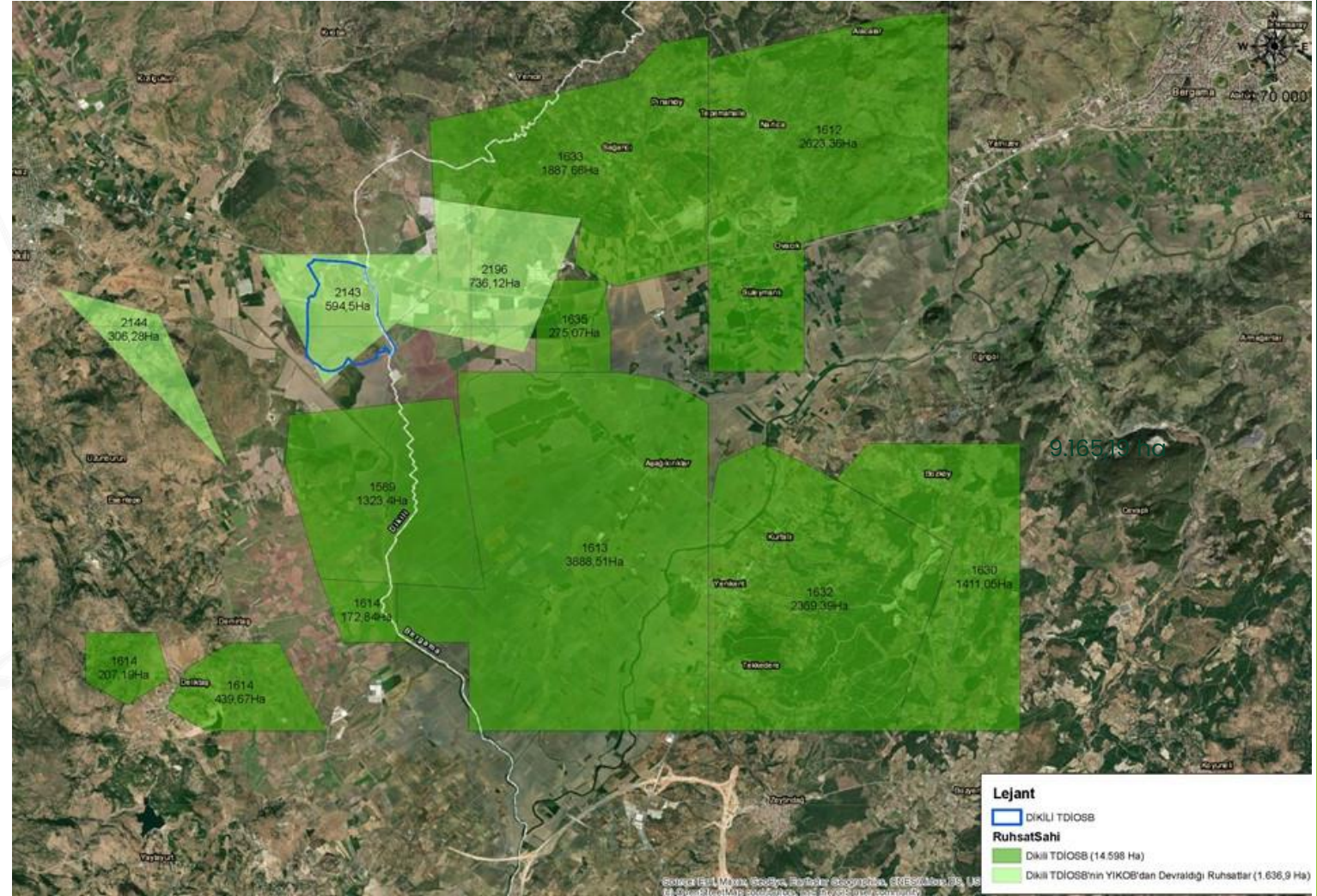




Dikili Agricultural Greenhouse Specialized
Organized Industrial Zone

GEO THERMAL ENERGY

- For the first time in Turkey, a geothermal resource exploration licence was obtained on behalf of a Specialized Organized Industrial Zone based on Agriculture.
- Specialized Greenhouse Organized Industrial Zone Based On Agriculture geothermal resource for greenhouse heating research work has begun.

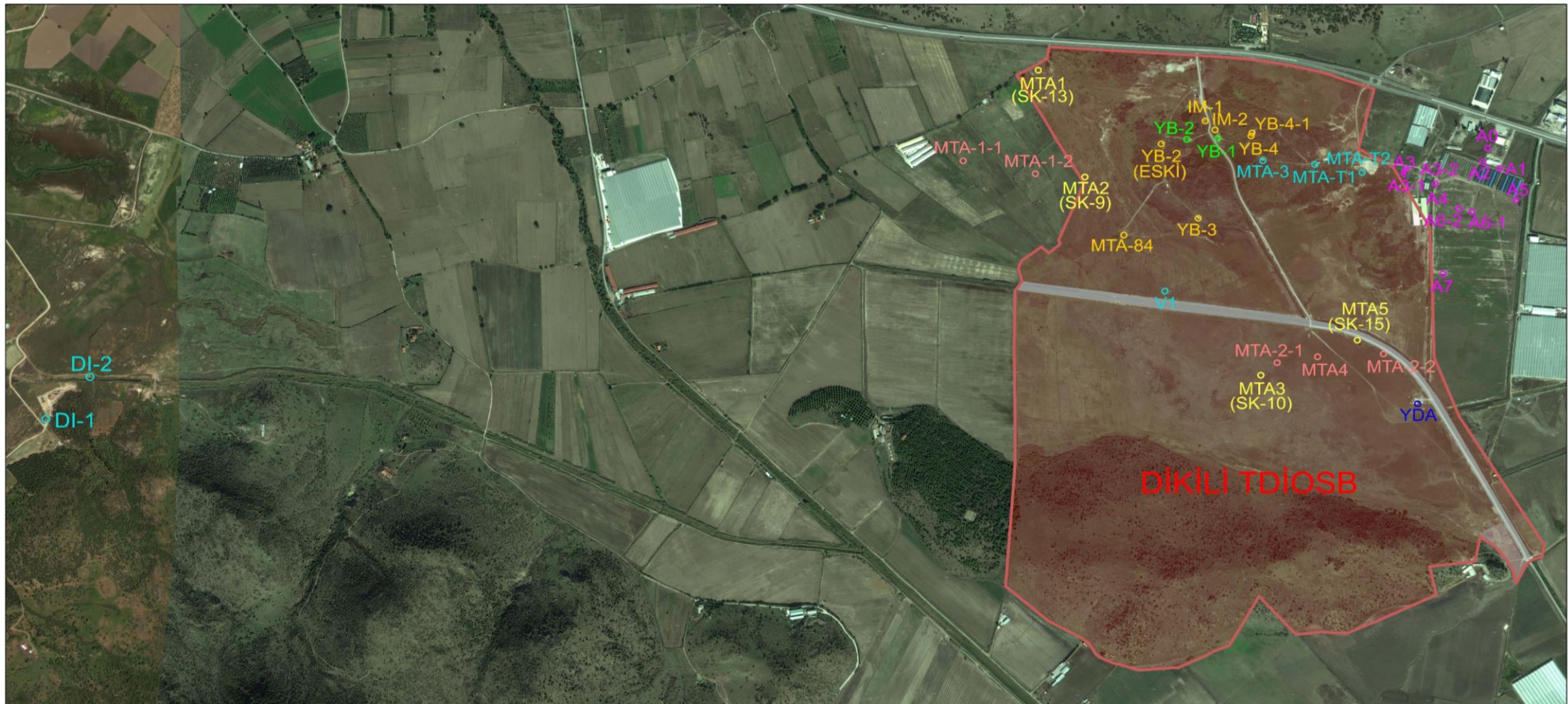




Dikili Agricultural Greenhouse Specialized
Organized Industrial Zone

GEO THERMAL WELLS

- Location of geothermal wells in and around our project area.



RENEWABLE ENERGY



It is aimed to use geothermal spring water in the heating of greenhouses in Dikili Agricultural Based Specialized Greenhouse Organized Industrial Zone. Also, it is aimed to benefit from wind energy systems (WES), solar energy systems (SES), and biogas energy together with geothermal energy. It is aimed to create a hybrid energy source in the project with WES, SES, and Biogas systems, which will be used in an integrated manner with geothermal energy.

RENEWABLE ENERGY PLANS

WIND ENERGY



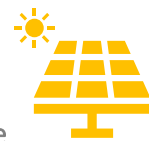
It is the area where Wind Power Plants will be established. There will be 2 Wind Turbines on 2 parcels of 58 decares.

BIOGAS ENERGY



It is the area where the Biomass Plant will be established. A biomass plant will be established on an area of 38 decares.

SOLAR ENERGY



It is the area where the Solar Energy will be established. 1 parcel has been separated and has a size of 169 decares.

AGRICULTURAL BASED SPECIALIZED GREENHOUSE ORGANIZED INDUSTRIAL ZONE **GENERAL ADVANTAGES**

Investors that are operating in the Organized Industrial Zones, in addition to the existing investment incentives application (general investment incentives, regional investment incentives, large-scale investment incentives, strategic investment incentives, employment incentives, R&D support, etc.) in Turkey are benefiting from the following advantages.

- VAT exemption in land purchases
- Permanent property tax exemption, effective from the completion of the facility construction
- Low water, natural gas, and communication costs
- Tax exemption in division / merging of parcels
- Local government tax exemption in facility construction and operation
- solid waste tax exemption in case does not benefit from municipal services of organized industrial zone



01. Investment Incentive Applications

02. Tax Exemption





Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

AGRICULTURAL BASED SPECIALIZED GREENHOUSE ORGANIZED INDUSTRIAL ZONE **GENERAL ADVANTAGES**

- Companies have the opportunity to produce to certain standards in the field of Dikili Agricultural Based Specialized Greenhouse Organized Industrial Zone. It is approved by experts that the products it produces are good agricultural practices.
- Production cost are reduced since that there will be need to raw materials and equipment right next to the companies that will produce in greenhouse parcels.
- Companies that invest in the field of Agricultural Based Specialized Organized Industrial Zone make uninterrupted production thanks to their complementary relationships in production.
- The infrastructure and land are presented to the investor under the most favorable conditions in the field of Agricultural Based Specialized Organized Industrial Zone.
- Thanks to the workforce that is grown in accordance with the subject of specialization, the workforce can be easily obtained.
- By establishing in the most suitable regions for transportation and logistics, the transportation costs of the companies are reduced and thus the unit cost is reduced.
- Thanks to the services and marketing support in the field of Agricultural Based Specialized Organized Industrial Zone, an import and export environment is created.



PROVIDES HIGH ADDED VALUE

SUSTAINABLE PRODUCTION TAKES PLACE

REDUCES PRODUCTION COSTS

TECHNICAL ADVANTAGES



Social Facilities

Companies can easily get services such as Bank, School, Market, Fuel oil from facilities within Agricultural Based Specialized Organized Industrial Zone.



Laboratory

Producer companies offer the products for sale with peace of mind with the laboratory to be established in Agricultural Based Specialized Organized Industrial Zone.



İhracat Ofisi

With the export support office to be established in Agricultural Based Specialized Organized Industrial Zone, overseas sales are made easier.



Infrastructure

Drinking Water, Irrigation Water, Utility Water, Electricity, Telecom, Road, Natural Gas and Drainage Services are offered ready to investors within Agricultural Based Specialized Organized Industrial Zone.



Greenhouse Heating

The Geothermal Energy Connection for greenhouse heating is presented as ready to be at the parcel.



GENERAL LAYOUT PLAN



Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

INVESTMENT ADVANTAGES

Businesses located in Organized Industrial Zones benefit from the investment advantages listed below.



Real Estate Tax

Exempt



Wastewater Fee

Exempt (Enterprises in regions that operate central wastewater treatment plants)

Not exempt (Enterprises in regions that do not operate central wastewater treatment plants)



VAT

Machinery and equipment deliveries to be made within the scope of the Incentive Certificate are exempt from VAT.



Building License Fee and Building Occupancy Permit Fee

Exempt



Sanitation Tax

Exempt



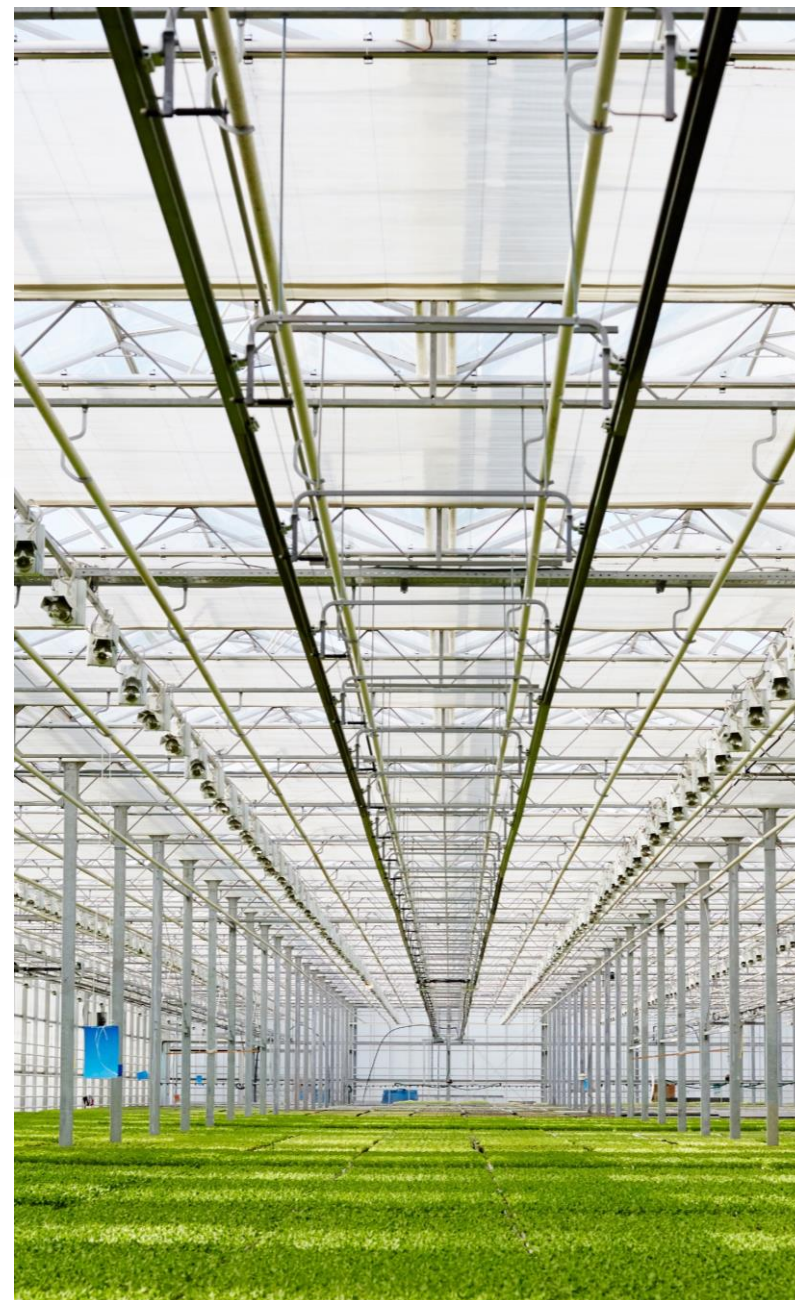
Amalgamation and Allotment Fee

Exempt



Building Inspection Service Fee

35% Discount.



GRANT ADVANTAGES

Rural Development Programs

- You can apply for agricultural production-oriented development projects.
- Grant application up to 1.750.000 TL within the scope of the Rural Development Investments Support Program.

Bank Loan

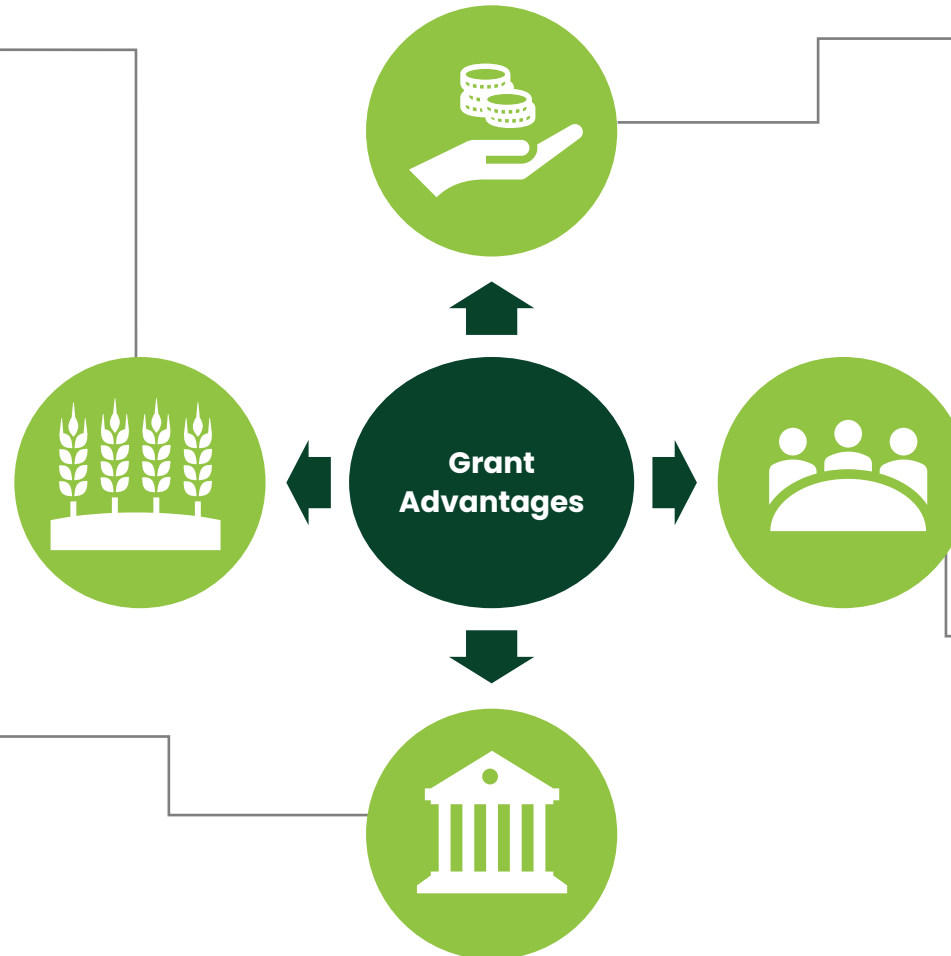
- Up to 100% Subsidized Ziraat Bank Loan,
- 2 - Year Non-Payment Total 7-Year

Agencies

You can apply to renewable energy and agriculture-oriented projects of the agencies.

Support from EU Projects

You can apply for EU funded projects for greenhouse manufacturing.





Dikili Agricultural Greenhouse Specialized Organized Industrial Zone

INVESTMENT SUPPORTS

Ziraat Bank loan upper limit is 50,000,000 TL. The loan to be provided is 7 years in total with 2 terms of non-refundable and low interest. Farmers who fulfill all the conditions will receive an interest rate cut of 100% in total.

ZIRAAT BANK INTEREST RATE CUT

Production Subjects	DISCOUNT RATE (%)		Credit Upper Limit
	Investment Loan	Working Capital Loan	
Controlled-environment Agriculture	50%	50%	50.000.000 TL
Geothermal, Renewable, Residual Energy Use	20%	20%	—
Domestic Certified Seed, Seedling / Sapling Use	20%	20%	—
Organic farming, good farming practices	—	10%	—
Young farmer entrepreneur (≤40 years old)	10%	10%	—
Woman Farmer Entrepreneur	10%	10%	—
The Highest Discount Rate Applicable	100%	100%	—

INCENTIVES

İzmir has the status of 1st degree region. However, as it is within the scope of **modern technological greenhouse investments** originating from geothermal, it **benefits from the 5th region incentives**. Industrial enterprises that will operate within the **Organized Industrial Zone** benefit from the **3rd region incentives**, which is a sub-region.

REGIONAL INCENTIVES PRACTICES

INCENTIVES				ZONES					
				1	2	3	4	5	6
VAT Exception				YES	YES	YES	YES	YES	YES
Customs Duty Exception				YES	YES	YES	YES	YES	YES
TAX Reduction		TAX Break Rate		%50	%55	%60	%70	%80	%90
		TAX Rate to be Applied		%10	%9	%8	%6	%4	%2
		Organized Industrial Zone - Outside	Investment Contribution Rate	%15	%20	%25	%30	%40	%50
		Organized Industrial Zone - Inside	Investment Contribution Rate	%20	%25	%30	%40	%50	%55
Insurance Premium Employer Share Support		Organized Industrial Zone - Outside	Incentive Period	2 years	3 years	5 years	6 years	7 years	10 years
		Organized Industrial Zone - Inside	Incentive Period	3 years	5 years	6 years	7 years	10 years	12 years
		Maximum Amount of Incentive		%10	%15	%20	%25	%35	Unlimited
Investment Location Allocation				YES	YES	YES	YES	YES	YES
Interest or Dividend Incentives		Internal Loan		NO	NO	3 points	4 points	5 points	7 points
		Foreign Currency / Foreign Currency Indexed Loan		-	-	1 points	1 points	2 points	2 points
		Maximum Amount of Incentive		NO	NO	1 million	1.2 million	1.4 million	1.8 million
Insurance Premium Support (Workers share)				NO	NO	NO	NO	NO	10 years
Income Tax Withholding Incentive				NO	NO	NO	NO	NO	10 years

SUPPORTING

Supporting programs of rural development investments(KKYDP) Investment Topics

- Processing, Drying, Freezing, Packaging and Storage of Agricultural Products,
- Fixed investments in Agricultural Production, Modern Greenhouse investments (With air conditioning, irrigation and fertilization system)
- Renewable Energy Generation Facilities (To meet the needs of the facilities in the scope of rescript),
- Aquaculture,
- Processing, Packaging and Storage of Fertilizers of Animal and Vegetable Origin.

INVESTMENT TYPE	Base Project Amount for Grant (Turkish Lira)
New Facility	3.500.000
Completing	2.500.000
Capacity Increase	2.000.000
Technology Renovation or Modernization	2.000.000

The lower limit for amount project to grant is 250.000 TL. Applications below this limit will not be accepted.
50% of the amount Project to the grant is supported through grant.
The project budget is prepared excluding VAT.



Dikili Agricultural Greenhouse Specialized Organized Industrial Zone



APPLICATIONS DOCUMENTS

The smallest greenhouse parcel application is **28.537 m²**.

100% of the industrial parcels have been allocated.

The application letter and its attachments must be sent to us.

The contract must be sent to us with stamp and wet-ink signature.



**DİKİLİ TARIMA DAYALI İHTİSAS SERA ORGANİZE SANAYİ BÖLGE
MÜDÜRLÜĞÜ'NE**

İZMİR

İzmir ili, Dikili ilçesinde "Dikili Tarıma Dayalı İhtisas Sera OSB" sınırları içerisinde şahsıma/şirketimize m² büyüklüğünde sera / sanayi parseli satılmasını talep ediyorum / ediyorum.

İstenilen ödeme banka dekontu, taahhütname ve belgeler dilekçe ekinde sunulmuştur. Gereğini arz ederim / ederiz.

Tarih:

Gerçek Kişi ise Kendisinin veya
Vekilinin Adı Soyadı ve İmzası
Tüzel Kişi ise Ticaret Unvanı,
Kaşesi

Yetkili İmzalar

EKLER:

Ek 1: Banka Dekontu

Ek 2: Taahhütname

Ek 3: Güncel Ticaret Sicil Memurluğundan Alınan Sicil Tasdiknamesi (firmalardan)

Ek 4: Oda Sicil Kayıt Belgesi (firmalardan)

Ek 5: Firma Yetkililerine Ait Güncel İmza Sirküleri

Ek 6: Güncel Ortaklık Yapısını Gösterir Hazine Sicil Kayıt Belgesi

Ek 7: Vergi Levhası

Ek 8: 2017, 2018, 2019 yıllarına ait Bilanço ve Kar/Zarar Tablosu

Ek 9: 2017, 2018, 2019 yıllarına ait Kurumlar Tablosu

Ek 10: Varsa Çiftçi Kayıt Belgesi

Ek 11: Varsa Sebze ve Meyve Üretimi ile İlgili Belge

Ek 12: Varsa Yatırıma Yönelik Yönetim Kurulu Kararı

Ek 13: Varsa Yatırıma Yönelik Rapor, Ön Fizibilite Raporu

Ek 14: Başvuran şahıs ise şahsın imza beyannamesi, şahıs şirketi ise şahsın imza beyannamesi

olduğu firmaların Ek 3, 4, 5, 6, 7, 8 ve 9'daki bilgileri

(TAAHHÜTNAME)

**DİKİLİ TARIMA DAYALI İHTİSAS SERA
ORGANİZE SANAYİ BÖLGE MÜDÜRLÜĞÜ'NE**

İzmir İli Dikili İlçesinde kurulan Dikili Tarıma Dayalı İhtisas Sera Organize Sanayi Bölgesi içerisinde yatırım yapmak isteyen şirketimizin/shahsımın ekli dilekçe ve ön üyelik dilekçe ve eklerinde yer alan bilgilerin doğruluğunu,

4562 sayılı OSB Kanunu, Tarıma Dayalı İhtisas Organize Sanayi Bölgeleri Uygulama Yönetmeliği ve ilgili mevzuatlar kapsamında şirketimize düşen bütün sorumlulukları yerine getireceğimizi,

Yatırdığımız ön üyelik katılım bedeli ve başvurunun tek başına yeterli olmadığını (sadece müracaat için geçerli olduğunu), son kararın Dikili TDİOSB Yönetim Kurulu tarafından verileceğini bildiğimizi,

Ödemiş olduğum ön üyelik bedeli dışında, daha sonra ön katılım sözleşmesi / arsa tahsis sözleşmesi esnasında ve yine sonrasında arsanın geçici bedeli dışında; ön katılım sözleşmesi yapılacak arsa metrekaresi üzerinden TDİOSB'nin kuruluş, idari, cari, kamulaştırma, planlama, kredi faizi, komisyon ve altyapı giderleri ile düşünülmeyen diğer tüm masrafları (harcamaları) için tahmini olarak hesap edilecek miktarda "Aylık Aidat" ve "Altyapı Katılım Bedeli" ni de ayrıca ödeyeceğimizi,

Ön üyelik bedeli adı altında ödemiş olduğum bu bedelin "avans" mahiyetinde olup, bu meblağlar ön tahsis (katılım) sözleşmesi / arsa tahsis sözleşmesi ve parsel satışı sırasında, ödenecek peşinata dahil edileceğini bildiğimizi,

Firmamıza / şahsıma parsel ön tahsisi yapılmaması veya bölge müdürlüğünüzce yapılacak herhangi bir eleme veya kurada parsel alamamamız durumunda tarafımızca ödenen ön üyelik bedelini, Ziraat Bankasının vermiş olduğu faiz ile birlikte masraflar düşüldükten sonra alıp hakkımızdan vazgeçeceğimizi,

Hiçbir şart koşmadan kabul, beyan ve taahhüt ederiz /.../2021

Gerçek Kişi ise
Kendisinin veya Vekilinin
Adı Soyadı ve İmzası
Tüzel Kişi ise
Ticaret Unvanı,
Kaşesi
Yetkili İmzalar

The application form and the letter of commitment
will be sent to you if requested.



OUR ENTREPRENEURIAL COMMITTEE



Contact us



www.dikilitdiosb.org.tr



@dikilitdiosb



@dikilitdiosb



info@dikilitdiosb.org.tr



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Street, number 43/51 TDIOSB
Head Office KONAK/İZMİR



THANK YOU
For Your Attention.

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