



COMUNE DI
LIVORNO



Livorno
Smartcity
Informazione, partecipazione, sviluppo



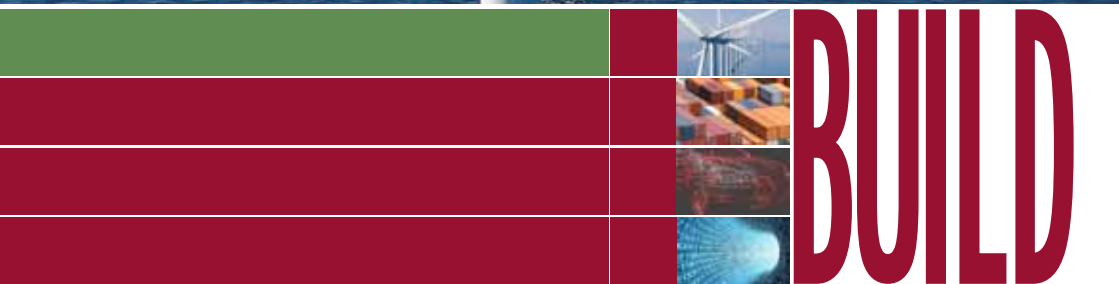
invest in tuscany



INVESTING IN LEGHORN

GREEN ECONOMY

Information Dossier



BUSINESS INNOVATION LIVORNO DEVELOPMENT



Regione Toscana



Le ali alle tue idee

Operation financed in compliance with PORCREO FESR 2007-2013

1. Why investing in Leghorn?

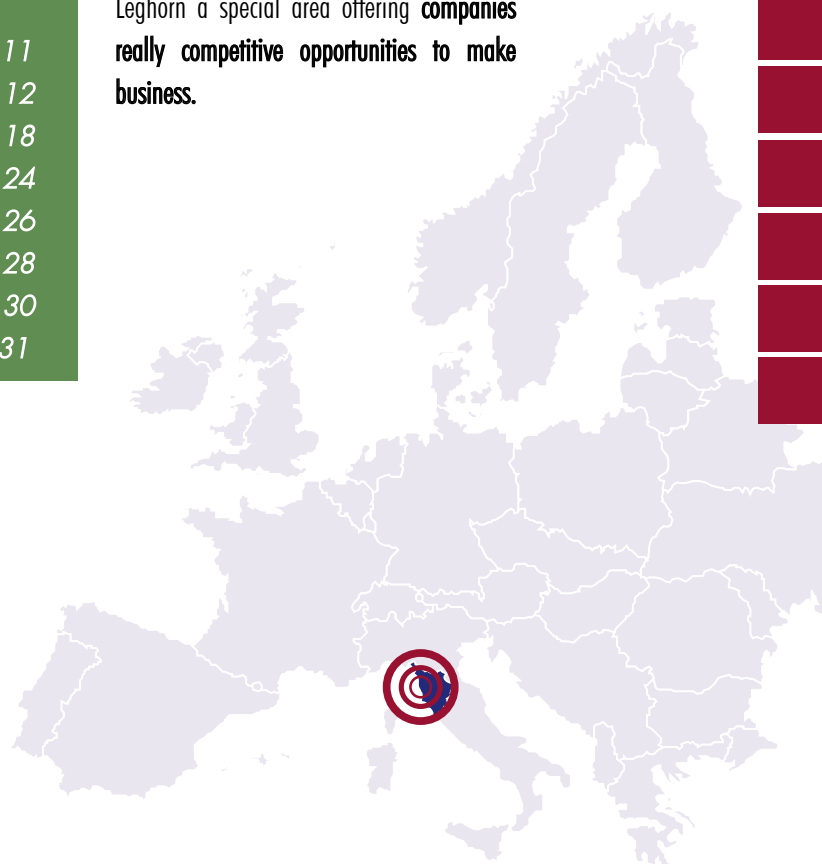
Leghorn is a local economy focussing on development and on the needs of enterprises intending to settle down for both production and R&D facilities.

INDEX

1. Why investing in Leghorn?	2
2. Accessibility and optimal infrastructures	4
3. High standard of living	6
4. Wide availability of qualified human resources	8
5. Leghorn, the city of sun and wind	10
6. Secure, clean and efficient energy	11
7. Company cluster	12
8. R&D and Innovation	18
9. Competitive settlement offer	24
10. Investment opportunities	26
11. Facilities and incentives	28
12. Services for investors	30
13. Contact us	31

Leghorn offers companies specific location advantages.

The presence of **logistic and infrastructural assets, widespread and highly qualified professional skills, qualified services, limited investment costs** (really competitive and interesting for anyone intending to settle down in innovative territorial contexts), make Leghorn a special area offering **companies really competitive opportunities to make business.**



Leghorn has always been a place open to foreign investors. It is located in a region, Tuscany, ranking first among the Southern Europe regions in terms of Direct Investment Attraction, in accordance with the classical "FDI - European Cities and Regions of the Future Rankings", drawn up in an independent way by "FDI magazine" every two years; data and information about di 468 locations are compared, including European cities and regions.

Tuscany conquered very good positions in other categories, too: second-best South-European for investment allocations; fifth middle-sized European region for investment attraction strategies; tenth region for investment locations.

8 GOOD REASONS TO INVEST IN LEGHORN

Geographical position with great logistic interest in the Mediterranean, between North and Centre-South of Italy

Area located in a regional context with high standard of living

Very good infrastructures and integrated logistic system

Qualified Universities and Specialised Research Centres

Competitive and exhaustive settlement offer

Industrial vocation and tradition

Local availability of specialised labour

Local policies supporting investments, networks and innovation



2. Accessibility and optimal infrastructures

Leghorn is in Tuscany, the centre of Italy, on the Tyrrhenian coast of the Italian Peninsula (Genoa-Rome). Its pivotal geographical position is provided with very good infrastructures:

- **road network:** A12 to Genoa, A11 and trunk road SGC Florence/Pisa/Leghorn linked with A1;
- **railway network:** Tyrrhenian line Genoa-Rome; central line Milan-Naples with Florence connection.
High-speed trains.
- **Galileo Galilei Airport in Pisa**
(18 km away).

GALEO GALILEI AIRPORT IN PISA

One of the most developed airports in Italy: Regional Connecting Point; 3000 m landing strip; 17 airliners; about 4.5 million passengers; over 7,000 tons of goods traffic (mail included)

PORT OF LEGHORN

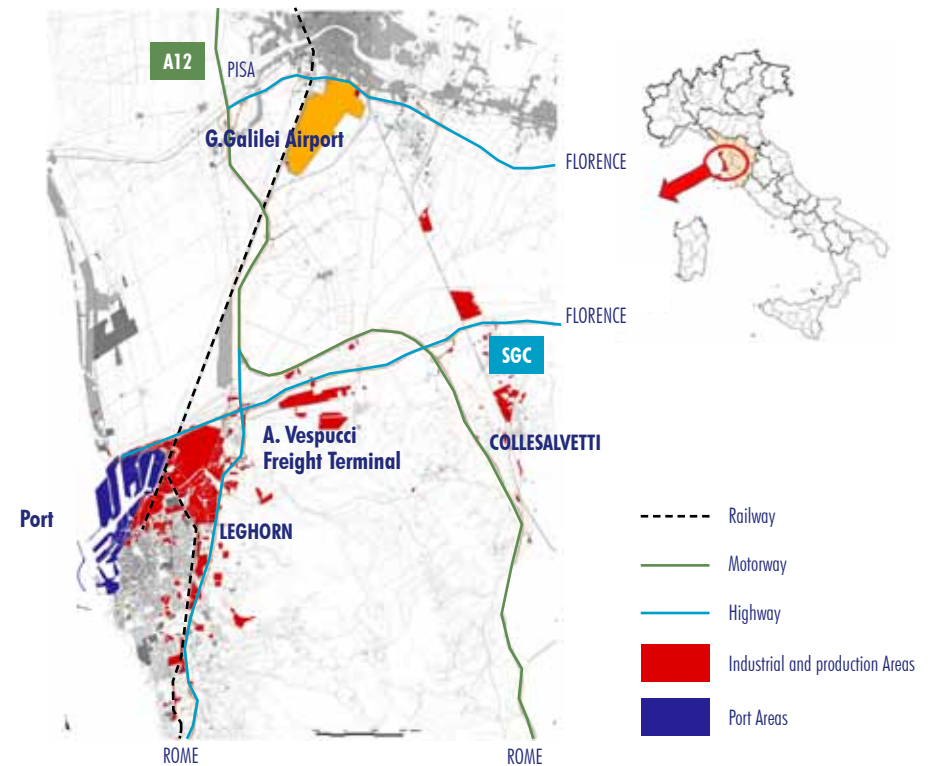
90 berths, 12,000 linear metres of docks, areas of 2,500,000 sq. m ashore; stores for 56,500 sq. m in state-owned areas; annual handling of almost 30 million tons (goods); about 3 million passengers, including about 1 million cruise passengers

The Port of Leghorn is the **sixth Italian trade port**, ranking first in Tuscany.

Containers are mainly shipped to other ports in the Mediterranean (Barcelona, Valencia) and to the North America direction (USA and Canada).

FREIGHT TERMINAL

Area of 2,800,000 sq. m, with 324,500 sq. m of stores, and provided with all the main logistic and industrial services.



Journey time to reach Leghorn:

- > from **Florence**: 1 hour and 20 minutes by train; 50 minutes by car
- > from **Rome – Florence**: 1 hour and 30 minutes by train;
2 hours and 50 minutes by car;
- > from **Milan – Florence**: 1 hour and 40 minutes by train;
3 hours and 10 minutes by car;
- > from **Pisa Airport**: 20 minutes by car; direct flights with the main European cities and the airport hubs for Intercontinental connections.

3. High Standard of Living

Leghorn is a seaside city with old traditions.

Historically, thanks to its port, it is a multicultural and open meeting place, with a solid social cohesion giving rise to a widespread high standard of living.

Today, it is the **second industrial and trade centre in Tuscany**, and it is the seat of the **Italian Naval Academy**.



Leghorn is also a pleasant place for living, for its naturalistic, environmental context (Park of the Leghorn Hills; Park of the Tuscan Archipelago; Mediterranean Museum of Natural History; Aquarium), and for its mild climate for most of the year.



This City is close to the main Tuscan historical and artistic centres (Pisa, Volterra, Florence), and gave birth to great artists such as Amedeo Modigliani and Giovanni Fattori (Fattori Museum).



Leghorn **ranks as 30th among all the Italian provinces** in terms of standard of living.

Estimates of **social services and resources available in leisure time** are very good, with special reference to the **broadband coverage index**, one of best in Italy.

Overall Position		31
BUSINESS & LABOUR	total	33
Registered enterprises per 100 inhabitants, Sept. 2013	70	
% jobs for total deposits - 2012	11	
Bankrupts per 1,000 registered enterprises - Sept. 2013	24	
% export share by GDP - 2012	45	
% Women Employment - 2012	47	
Innovative Start up per 10,000 youth - Oct. 2013	43	
SERVICES & ENVIRONMENT	total	17
Infrastructures (Tagliacarne) - 2012	23	
Legambiente Index - 2012	39	
Climate Index (degree diff. maxT - minT) - 2012/13	30	
Health: hospital migration rate - 2012	41	
Nursery school acquisition index - 2011	13	
Civil suit disposal index - 1st half-year 2012	50	
LAW AND ORDER	total	41
Bag-snatching/pickpocketing/armed robbery x 100,000 inhabitants - 2012	84	
Burglaries per 100,000 inhabitants - 2012	70	
Car thefts per 100,000 inhabitants - 2012	29	
Extortions per 100,000 inhabitants - 2012	9	
IT frauds/cheats per 100,000 inhabitants - 2012	67	
Crime total variation index - 2008-2012	42	
LEISURE TIME	total	18
Bookshops x 100,000 inhabitants - Sept. 2013	60	
Cinemas x 100,000 inhabitants - Sept. 2013	9	
Restaurants and coffee bars per 100,000 inhabitants - Sept. 2013	12	
Broadband Coverage Index - 2013	11	
Volunteers per 1,000 inhabitants - 2011	45	
Sport index - August 2013	39	
POPULATION	total	80
Density: inhabitants/sq. km -2012	82	
Difference between registered and cancelled in the civil registry - 2012	20	
Divorces and separations per 10,000 families - 2011 1012	101	
Population % variation in the people aged 0-29 2003/2012	39	
University graduates by residence prova	91	
Foreigners regularly residing per 100 inhabitants - 2012	59	
STANDARD OF LIVING	total	48
Added Value per capita - 2012 (Euro)	55	
Bank deposits per inhabitant - 2012 (Euro)	77	
Pension monthly average amount - 2012 (Euro)	10	
Consumption expenditure per capita (2010-2012 % variation)	88	
Inflation % (families of workers and employees, using tobacco) - 2012	82	
House cost per sq. m - Sept. 2013 (Euro)	41	

Ranking of the Province of Leghorn taking into account several standard-of-living aspects (position with respect to other Italian provinces). Source: Il Sole 24 Ore - 2013.

4. Wide availability of qualified human resources

HIGH-SCHOOL GRADUATES

Higher education of youth living in the Leghorn area involves about **7,000** students yearly. Most of them go to either technical or scientific secondary schools (in general, technical education is either business or industrial oriented), about 40% each.

20% of youth prefers vocational training.

Istituto Tecnico Commerciale	A. VESPUCCI	83
Istituto Nautico	A. CAPPELLINI	48
Istituto Magistrale	A. PALLI	74
Istituto Tecnico Statale per Geometri	B. BUONTALENTI	101
Istituto Prof. Servizi Commerciali e Turistici	C. COLOMBO	79
Liceo Scientifico	F. ENRIQUES	227
Liceo Scientifico	F. CECIONI	174
Istituto Tecnico Industriale	G. GALILEI	232
Istituto Prof. per l'Industria e l'Artigianato	L. ORLANDO	62
Liceo Classico	NICCOLINI E GUERRAZZI	34
TOTAL GRADUATES		1.115

Graduates in Leghorn schools by institute
Source: MIUR – School year 2011-2012

UNIVERSITY GRADUATES

University education is widespread, giving the territory a wide and qualified range of engineers, graduates and PhDs in technical scientific subjects.

The university students in the Leghorn area were about **4,700** in 2012.

In the latest three academic years, in the Province of Leghorn, 500 Engineers graduated in different classes; industrial engineering and information engineering prevail.

University degree	Total
Ingegneria industriale	146
Ingegneria dell'informazione	64
Specialistiche in ingegneria gestionale	38
Specialistiche nelle scienze della difesa e sicurezza	30
Scienze dell'architettura e dell'ingegneria edile	28
Ingegneria civile e ambientale	23
Specialistiche in architettura e ingegneria edile	20
Specialistiche in ingegneria delle telecomunicazioni	20
Scienze della difesa e della sicurezza	19
Specialistiche in ingegneria informatica	19
Specialistiche in ingegneria aerospaziale e astronautica	14
Specialistiche in ingegneria elettronica	14
Specialistiche in ingegneria biomedica	13
Specialistiche in ingegneria chimica	13
Specialistiche in ingegneria meccanica	7
Ingegneria dei sistemi edili	4
Specialistiche in ingegneria civile	3
Specialistiche in ingegneria dell'automazione	3
Altro	22
TOTAL	500

Engineers graduated in the Province of Leghorn, by subjects, in the latest three years. Source: MIUR - Academic years 2009-2010; 2010-2011; 2011-2012.

SPECIALISED TECHNICIANS AND WORKERS

Unlike many mature and service-oriented contexts, Leghorn is a place where “it is still possible to make industry”, and thus, it is the ideal location for enterprises in need of specialised technicians and workers.

Specialised production sectors are mechanics, plant design, chemicals, shipbuilding, high-tech ICT, planning.

Type of workers	19-25	26-34	35-44	45-54	55+	Total
Craftsmen, specialised metalworkers, installers and maintenance technicians for electrical and electronic equipment	63	195	365	422	261	1306
Industrial plant operators; machinery operators	43	215	567	580	415	18201
Professionals and technicians in the scientific, engineering and production fields	279	620	891	445	258	2493
Total specialised workers and technicians	385	1030	1823	1447	934	5619

Potentially available specialised professionals. The aforesaid qualifications have been assigned on the basis of certificates. Source: Province of Leghorn – Employment Centre – Update: 30/11/2013.

GREEN JOBS

Going against the global crisis trend, the annual report “GreenItaly” by Unioncamere and Symbola Foundation is about expanding green economy.

Tuscany in 2013: **2,560 new permanent jobs** in the sector, equivalent to **5.5% of the national total**;

Tuscany is also in the seventh place in the national ranking by number of green engagements scheduled within this year.



5. Leghorn, the city of sun and wind

The Leghorn area invests in green economy in order to make the localisation offer eco-friendly, and to support enterprises to organise and produce with reduced environmental impact.

Leghorn is investing to re-qualify its settlement offer, recovering and equipping existing industrial areas and the “production containers” disused; the purpose is to increase the value of the expertise and of the production entities already existing, fostering specialisations in the field of green economy.

Sectors analysed by IRPET	Employee number	Peculiarities	Human Capital	Range of Action
Engineering and software/hardware system development (applied research)	5 - 20	Extremely high know-how level	Mainly originating from universities, from abroad, too	International
Renewable energies and eco-friendly transport	5 - 20	Extremely high know-how level	Mainly originating from universities, from abroad, too	International
Recovery and waste management, sea and territory	40 - 50	Remarkable task heterogeneity: intensive knowledge (planning and consulting) and labour intensive apprenticeship (waste collection and transport)	A few figures with high qualification level and remarkable share of human resources with medium-low qualification	Regional
Plant engineering, building, network management	50-150	More specifically hi-tech production; mix of managers and planners with high qualification level	mix of managers and planners with high qualification level	Regional/ National

Green sectors analysed by IRPET by characteristics, in the Leghorn area.
“La Green Economy a Livorno”, IRPET, Florence, 2011.

6. Safe, clean and efficient energy

Green economy is a strategic area for which the local Leghorn system pledges to sustain development, by taking advantage of all the options available as well as the new investment opportunities originating from European planning 2014-2020.

Within Horizon 2020, the energy issue is fundamental for growth.

European resources applied to green economy:

Societal challenges (29.6 billion euros)

- Secure, clean and efficient energy
- Smart, green and integrated transport
- Climate action, environment, resource efficiency and raw materials

Calls	2014 (Meuro)	2015 (Meuro)
Energy efficiency	97,5	98,15
Smart cities and communities	92,32	108,18
Competitive low carbon energy	359,1	372,33
SME's and fast track to innovation	33,95	37,26
Part B other actions	75	61
Tot.	657,87	676,92

European resources in the field



7. Company Cluster

Tuscany ranks as **7th** among Italian regions by number of green firms.

21,440 green enterprises operate in Tuscany (companies investing in technologies and green products this year), equivalent to 6.5% of Italian firms.

With its 5,280 green enterprises, Florence is the top province in Tuscany (fifteenth in Italy). Prato second with 2,364, and Lucca third with 2,325, followed by Arezzo (2,200 green enterprises), Pisa (2,040), Siena (1,703), Leghorn (1,609), Grosseto (1,493), Pistoia (1,355), and Massa Carrara (1,118). (Source: Unioncamere-Symbola, November 2013).

The **green enterprises** in Leghorn are mainly of two different kinds:

- a) big multinational companies investing in the production, supply and storage of biofuel, such as ENI and Masol;
- b) small and numerous enterprises with highly innovative, technologic and special expertise, with extremely high know-how level, representing a network of excellence in the different sectors of green economy.



a) COMPANIES INVESTING IN SUPPLY, PRODUCTION AND STORAGE OF BIOFUEL

ENI — Research and Development Centre for Renewable Energy Storage in Leghorn



The Research & Development activities of ENI in Leghorn focus on the production of biofuel with high performance - ex. biofuel pro diesel with cetane number over the usual diesel oil - and of bio-energy through the conversion of non-edible biomass. With a balanced primary refining capacity of 84,000 barrels per day, and an 11% conversion index, the Leghorn oil refinery produces mainly petrol, diesel oils, fuel oil for bunkering and lubricating bases. Moreover, apart from primary distillation plants, it relies on two lubricant production lines. The connection with the port structures of Leghorn is granted by the presence of motorways, railways and an oil pipeline, while Florence deposits are connected through two oil pipelines, thus granting optimisation of reception, handling and product distribution.

MUSIM MAS — The Masol Case



In June 2013, Musim Mas invested in Leghorn through the Italian controlled company Masol Continental Biofuel Srl, purchasing the Leghorn plant of Novaol. The employees were absorbed by the new owner on the same conditions, in term of contracts and remuneration.

The company committed itself to plant refurbishment, staff requalification, and new investments in the area. The planned impact is important for both direct employees and the collateral/port activities.

Leghorn was chosen because it is a strategic geographic location from the logistic point of view; its position is central in the Western Mediterranean, and its international port can be easily reached from France, Spain and North Africa. Moreover, the port infrastructure can be used by ships arriving from the Suez Canal.

The Musim Mas group's project has been one of the most important investments by the Far East in Leghorn, in the last few years. It was the first investment in real estate by the Musim Mas group in Italy. With its consolidated sales network, the Musim Mas group intends to regard Leghorn as the centre of its activities in Mediterranean and North African areas.

b) GREEN ENTERPRISE NETWORK

GreenLab

GreenLab is an association of enterprises born in Leghorn in December 2011.



In accordance with the Istat Ateco 2007 classification, it is an “organisation essentially pursuing the goal of promoting development and prosperity of a particular branch or business sector, and of creating favourable conditions for the economic development of a certain geographic area”.

The enterprises joining GreenLab operate in the sectors of renewable energy, hardware and software for energy R&D, environmental recovery, garbage management; environmental, energy, civil and mechanical engineering, and green building.

GreenLab’s goals are:

- spreading and sharing information for promoting sustainable entrepreneurial projects and ideas;
- facilitating networking activities among the actors in the sector (Universities/Research Centres/Innovation Centre, PIERRE – Renewable Energy Centre), identified by Tuscany Region in the sector of renewable energy;
- stimulating enterprise aggregation for R&D projects in the several sectors of action financed by Tuscany Region and the EU.



ID	Company name	Activities
1	ALPHA ECOLOGIA Srl	Electric and photovoltaic plants
2	BGREEN	Laboratory measures for the environment and consulting, management and training of personnel for sustainable bioarchitecture plants
3	CHEMA Srl	Sustainable bioarchitecture
4	EN-ECO	Green energy innovative solutions
5	FLYBY Srl	Renewable energy technologies
6	GENERPLUS Spa	Satellite monitoring, telecommunication and smartphones
7	GEOPOLARIS Srl	Renewable energy plants, energy efficiency, sustainable mobility
8	GEOSTUDI ASTIER Srl	Environmental studies of marine sediments, environmental surveys
9	IDROGEA STUDI GEOLOGICI	Equipment and software for subsoil geophysical surveys
10	IDROGO SERVICE	Geologic and environmental studies, geothermal science development
11	I EM	Geoengineering, renewable energies
12	IES SOLARE Srl	Photovoltaic plant monitoring, energy efficiency management
13	ITALG Srl	Planning, installation and maintenance of renewable energy plants
14	LABROMARE	Green building
15	MET IMPIANTI	Water treatment plant management
16	NET BUILDING AUTOMATION	Special plants, alternative energy, industrial automation
17	PROGETTO ENERGIA Srl	Building automation, home automation, industrial automation
18	PUNTO ENERGIE	Renewable energy company consortium
19	SINTECNICA Srl	Photovoltaic electric plants
20	SO.IN.G. STRUTTURE E AMBIENTE	Alternative energy integrated solutions
21	SO.IN.G. STRUTTURE E AMBIENTE	Applied geophysics, diagnostic surveys, digital geographic topography, technical and consulting services for recovery of soil and water; aquifer security measures

GreenLab’s companies

Innovative Experiences

The numerous green firms with high technological and special expertise — part of the GreenLab network and operating in Leghorn — include some applicatory experiences made in the field of sustainable mobility, energy management and environmental engineering (geology, geophysics, geothermal science and geotechnics). Those entities vouch for the excellence of the territory in planning and applying technology to production.

Thanks to R&D activities performed in the specialisation and research centre network, firms take advantage of highly qualified human resources, with first-level technical-scientific multidisciplinary knowledge.

- **Sustainable mobility: renewable energy generation**

The mission of GreenGO is contributing to the creation of a new urban mobility: more ecologic, more economic and more sustainable.

iCarO is an electric car based on an “eco-efficient recharge system” for cities, integrating renewable source generation with lithium technology accumulation, in order to manage vehicle recharge in a smart way, granting constantly lower costs, in terms of environment, too.

- 100 km with less than 1 euro;
- free access to city-centre, restricted traffic areas, and pedestrian areas;
- blue-stripe free parking in many Italian municipalities;
- no car tax;
- 50% off insurance fee;
- always operating, even when traffic is stopped for pollution reasons;
- over 3,000 euros off use costs (per year) with respect to a petrol city-car.



iCarO uses the best and most innovative technologies in the world market: second-generation BMS, braking energy recovery system increasing urban cycle operating time without recharging, and the exclusive Visual Tracker, for georeference and remote vehicle assistance. iCarO is the first electric car monitored by the Operative Station.

- **Intelligence in Energy Management**

i-EM won the first edition of the Enellab enterprise laboratory thanks to an advanced system for simulating and supporting decisions for managing energy with intelligence.

i-EM is a Leghorn company operating in the sector of renewable sources since 2005, and is committed to supply solutions for managing integrated energy with intelligence.

It performs the following activities:

- generation distributed by renewable source plants;
- smart grid and energy accumulation systems;
- energy efficiency, control and optimisation of energy consumption;
- electric vehicles and sustainable mobility.

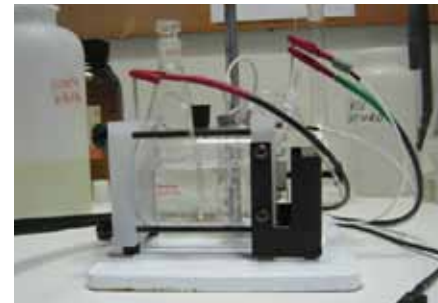


- **ECC - Earth Engineering and Consulting**

Subject network ECC was born from the GreenLab experience. ECC supplies engineering services (environmental and geotechnical), geology and geophysics for subsoil studies, and applications for geothermal purposes.

The network gathers four companies:

- Geostudi Astier Srl;
- Sintecnica Srl;
- Chema Srl;
- Idrogeo Service.



8. R&D and Innovation

Hi-tech ICT in the Leghorn area is remarkable and widespread, taking advantage of a series of favourable conditions: integration with local and regional specialised productions, the ability of creating networks, the nearby Universities and Innovation & Research Centres, availability of qualified resources originating from schools and universities in the territory.

The Universities of the academic centre of Pisa, owing to the conurbation with Leghorn, are actually integral part of the Leghorn territory; many students and researchers actually live in the Leghorn area:



UNIVERSITÀ DI PISA

- teaching/research staff 1.900
- students 49.500
- graduates 6.750

The **University of Pisa** is one of the oldest and most prestigious Italian universities; it is very important with its 20 departments and 17 libraries available

to students. **The first Italian Master's Degree in Information Science was done at the University of Pisa in 1969.** During the latest academic year, 58 A-level degree courses were carried out, and 66 B-level degree courses, with a number of graduates of about 7,000 a year.



SCUOLA SUPERIORE SANT'ANNA DI PISA

- teaching/research staff 62

The **Scuola Superiore Sant'Anna** is a university-level school with advanced course, and is located in Pisa. It is one of the three Italian high schools with special

statute acknowledged by the Ministry of Education. It is a public independent university, operating in the field of applied sciences such as Economic and Managerial Sciences and Industrial and Information Engineering.



SCUOLA NORMALE SUPERIORE DI PISA

- teaching/research staff 118

The **Scuola Normale Superiore di Pisa** is a public institution for university education, for students selected on the basis of admission examinations living

in a collegial system. Classes are conducted as seminars with connection of teaching and research, with the opening of international exchanges, following the best model of European University Schools.

CPTM - MAGONA TECHNOLOGICAL CENTRE www.polomagona.it



The Magona Technological Centre Consortium (CPTM) was founded in 1997, within the operation for recovering the industrial area of Magona di Cecina, Leghorn. The municipalities of Cecina and Rosignano Marittimo, the Province of Leghorn, the University of Pisa and twenty private companies are part of the Consortium. The goal is promotion of technological research and transfer of innovation in all sectors of chemical engineering, processing industry, and material industry.



CPTM is also an Enterprise Incubator acknowledged by Tuscany Region, and is part of the management body of the Innovation Centre of Tuscany Region PIERRE - Innovation Centre for technologies on Renewable Energy and Energy Saving.

CPTM focuses its R&D activities on the development of new industrial processes with low environmental impact such as systems for purifying gas or liquid currents from polluting elements, CO₂ capture, and use of geothermic vapours.



CO.SVI.G. — GEOTHERMIC AREA DEVELOPMENT CONSORTIUM

www.polotecnologico.it

Co.Svi.G. Srl (Geothermic Area Development Consortium) promotes sustainable socioeconomic development initiatives in collaboration with local



bodies, by spreading initiatives linked with renewable energies, energy saving and efficiency. In those fields, this company is also a training agency credited by Tuscany Region.

In 2006, it promoted the “District of Renewable Energies”, a territory as experimental example of innovation economy and technological transfer for promoting systems based on sustainable renewable energy. In these fields, it has two Centres of Excellence for research: TT sulle FER.

Since 2011, the two Centres merged into one company: EnerGea Srl, whose majority partner is CoSviG.

Moreover, the Consortium takes care of promoting initiatives for carrying out infrastructures for producing energy from renewable sources (PV, wind, biomasses, Geothermic), to access loans (regional, national and European competition announcements), to support decision-making of public bodies and feasibility studies in the energy field.



Moreover, Co.Svi.G. is cofounder (with Slow Food) of the Renewable Energy Food Community of Tuscany, the first worldwide experience of organised cluster made up of companies, in the agricultural and food sector, making products by using renewable energy in their processes, and raw materials originating from Tuscany only.



P.I.E.R.R.E. — ENERGY SAVING AND RENEWABLE ENERGY INNOVATION CENTRE

www.polopierre.it

As leader of the managing entity, Co.Svi.G. is the coordinator of P.I.E.R.R.E., the Energy Saving and Renewable Energy Innovation Centre, a group of independent enterprises, research centres, service centres and business associations, operating in the sector of Renewable Energy and Energy Saving.



P.I.E.R.R.E. stimulates enterprise innovation by supplying highly qualified services, encouraging their intensive interaction, common use of installations, and exchange of knowledge and experience, encouraging technological transfer, uploading to the web, and spreading of information among enterprises.

DTE-TOSCANA - RENEWABLE ENERGY, ENERGY EFFICIENCY AND GREEN ECONOMY TECHNOLOGICAL DISTRICT

www.dte-toscana.it



Moreover, Co.Svi.G. performs the function of secretary office of DTE-Tuscany, the “Renewable Energy, Energy Efficiency and Green Economy Technological District” established by will of the Regional Administration.

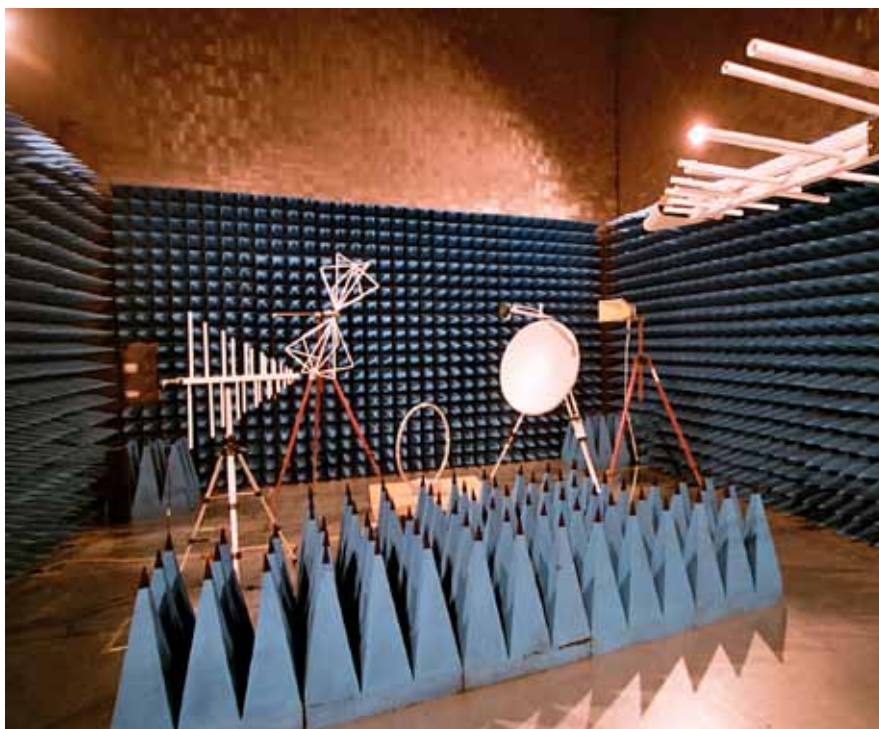
NAVACCHIO TECHNOLOGICAL CENTRE

www.polotecnologico.it

Navacchio Technological Centre is a generation II park meant to foster collaboration of enterprises and the research world.

Hi-tech ICT, Robotics, Biomedicine, Micro-electronics and Green

Economy are the special subjects dealt with by the companies in the Centre, giving also added-value services to external firms reaching agreements with the structure, such as innovation start-up support, marketing and trade penetration support, organisation, training, spotting and support of possible investors, study and management of integrated projects meant for developing innovation activities, information about financing opportunities, enterprise system databases, and press office. Moreover, the Centre is a credited Training Agency. Of course, it is an important point of reference for all R&D projects in the sectors of the Centre itself.



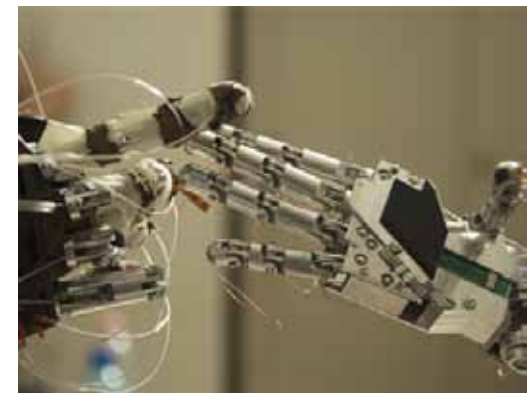
MARINE ROBOTICS AND TECHNOLOGY RESEARCH CENTRE (SCOGGIO DELLA REGINA)

www.sssup.it

The new Research Centre in the field of Marine Technologies and Robotics originates from advanced robotics (ArtsLab) and micro/nanoengineering (CrimLab) laboratories of the Scuola Superiore Sant'Anna, in the Sant'Anna Centre, Valdera of Pontedera (Pisa). The research themes developed in the Leghorn laboratory are about the specific "marine" sector and biorobotics, a branch analysing interactions and integration of the biological world and the world of machines and robots.

The highly experimental approach is meant for technological knowledge and innovation.

At present, the Centre is carrying out research for developing and implementing new marine robotics technologies, as well as marine robots for environmental monitoring (as happens with the "HydroNet" and "V-Fides" projects), or for other types of exploration and maintenance actions ("PoseiDRONE" project). Moreover, it is involved in projects for design and development of new biomimetic technologies (actuators, sensors, systems and other components), inspired by marine species and for marine applications (OCTOPUS and Octo-Prop projects).



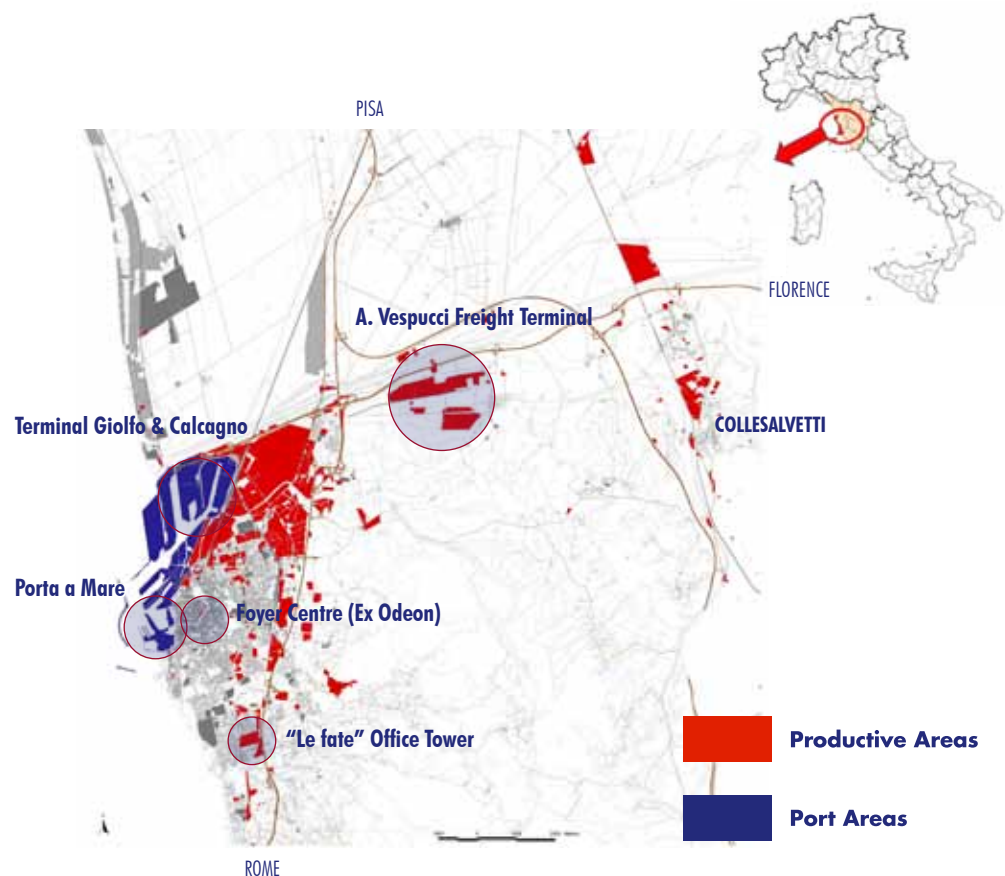
LOGISTIC SYSTEM UNIVERSITY CENTRE www.els.adm.unipi.it

Service Centre of the University of Pisa whose purpose is promoting and carrying out university level training, as well as scientific research development and innovation in the logistic sector. The Centre is financed and supported by the following bodies: the Municipality of Leghorn, the Province, the Chamber of Commerce, the Cassa di Risparmio Foundation, and the Port Authority of Leghorn. The Centre plays an interactive and mutual role between the University and the local territorial system: without losing its international characteristics, the University is the driving force of a development process based on increasing the value of the peculiarities in the territory, thanks also to the establishment of a highly complex multifunctional service centre, capable of interacting with the main local socio-economic actors.



UNIVERSITÀ DI PISA

9. Competitive Location Offer



Leghorn is the core of a profound process of urban and industrial change based on a **modern use of the territory, through recovery and regeneration of large, neglected industrial areas**, and by developing **new production sites with high excellence standards**.

All those activities are meant to provide a **qualified and competitive location offer** already organised in **specific investment site opportunities**, giving potential investors the best solutions for their needs.

A. VESPUCCI FREIGHT TERMINAL

The perfect solution for investing in logistics and in the manufacturing sector; an advantageous solution for trade and managerial settlements, too, because:

- it is one of the most interesting outfitted areas in the centre of Italy (almost 3 million sq. m);
- it gives companies the opportunity to settle down with limited costs and quickly;
- it is possible to select buildings and lots with different sizes, with over 200 thousand sq. m (offered on the whole, at present).

PORTA A MARE

Prestigious site in the old Medici Port. Italian taste, beauty, harmony, genius and style, by the sea but the core of the core of the city; a city in the city:

- renewed waterfront, pedestrian area, car parks, services, order and rationality;
- over 100 thousand sq. m mostly dedicated to small and medium-sized surfaces;
- ideal place for trade and managerial investments.

Opportunities of settlement in Piazza Mazzini, at Palazzo Orlando or the Officine Storiche.

FOYER CENTRE

Historical building, real pleasure for the eye, but easily reachable as its position is strategic, in the core of the city and close to the main arterial roads:

- lots of services such as a multilevel car park with 585 places, 400 of which are public;
- totally renewed structure with state-of-the-art services;
- point of reference for anyone wishing to invest in Leghorn, starting a tertiary business or maybe a manufacturing business with low environmental impact.

"LE FATE" OFFICE TOWER

Magical concreteness and the ideal location for an office at competitive costs, thanks to easy access, construction quality, new conception with precious finishes, services and a large number of car parking spaces (200).

It is a flexible, sub-divisible and multi-purpose offer (2700 sq. m on the whole), in a context of green areas and sea view.



10. Investment Opportunities

In terms of settlement, activities and investments in Hi Tech ICT, in the Leghorn area it is possible to find a large and competitive location offer:

- areas particularly suited for the tertiary sector with manufacturing characteristics, and with some prestigious complexes available, a few of which with sea view: **Porta a Terra, Porta a Mare, Grotta delle Fate, Foyer Centre, former Borma;**
- industrial areas well-equipped and well-served, suitable for bigger settlements:

Picchianti, Salviano, Guasticce Freight Terminal, former Ceramiche Industriali Livornesi, Vallin Buio.

In relatively prestigious areas, too, Leghorn is quite competitive in terms of real estate (purchase and lease) costs of production, trade, managerial as well as residential buildings. Those costs are lower than in cities such as Florence and Milan, by 30/40%.

Moreover, Leghorn's optical fibre coverage is currently very good already, and with a middle-term perspective of further and remarkable extension. The major Italian telecommunication companies are actually investing in the coverage of the territory and the city with optical fibres: the Centre, Via dei Condotti Vecchi, Vallin Buio, Pian di Rota, Via della Padula, Vecchio Dazio, Ardenza, Antignano as well as the Salviano area are just a few examples of the next extension of optical fibres in a city wishing to set the Italian wiring record (and not only Italian).

Real estate sale and lease values - Leghorn, Florence and Milan

Use / building type			Residential		Production	Trade
			Dwelling	Industrial premises	Typical premises	Warehouses
Leghorn	Market value	min	1750	530	630	670
	€/mq.	max	2350	630	870	860
	Lease values	min	7,3	1,9	2,3	2,6
	€/mq.	max	10,0	2,3	3,3	3,3
Florence	Market value	min	2700	800	900	900
	€/mq.	max	3800	1400	1600	1900
	Lease values	min	8,6	3,7	4,1	4,5
	€/mq.	max	12,2	6,4	7,2	9,6
Milan	Market value	min	3300	850	900	800
	€/mq.	max	4200	950	1150	1100
	Lease values	min	9,2	4,6	4,5	4,2
	€/mq.	max	11,6	5,2	5,5	5,8

Source: Real Estate Market Watchdog — Land Registry.

(*) The comparison was made on the basis of the homogeneity principle: as for data about residential structures, semi-central city areas were taken into consideration, while data on trade and production structures refer to production areas.



11. Facilities and Incentives

Leghorn provides a selected offer of grants for investors, supported by innovation and qualified employment incentives.

Local and regional, as well as national and European policies are conceived in the wake of that. Policies are rigorously monitored by institutional, local and regional operators taking care of spreading information via computer.

Therefore, for an investor, it is very easy and it needs a very short time to make sure whether it is possible to obtain remarkable incentives for the investment project, or anyway, for one's case. The whole regional context has the firm intention to be part of **Programmes such as Horizon 2020 and Cosme**.

Small but quite easily accessible incentives are:

- **R&D investment tax bonus (Ministerial Decree—Ministry of Economic Development 23/10/2013, G.U. 21.01.2014, no. 16, giving tax credit for 35% and up to 200,000 euros to all the companies engaging technical and scientific qualified personnel, such as doctors of philosophy and staff with technical or scientific masters);**
- contributions for registering patents (up to 30,000 euros) or their economic value increase (up to 80% of costs paid, until the maximum contribution of 70,000 euros).

The Chamber of Commerce of Leghorn issues calls for enterprise contributions. Some of the most important ones for 2014: actions to foster environmental and quality certification, as well as SOA accreditation, to grant contributions for purchasing and installing security systems, for participating in exhibitions and fairs, enterprise networks, to support SME investment programmes, and to support start-up firms.

The open competitions are available at: www.li.camcom.gov.it/promozione/bandi2014.



Web regional sources for seeking incentives in Leghorn

The first information source for a company intending to invest in Leghorn and seeking information about possible contributions is the **site of Tuscany**



Region, section **enterprise/calls for loans**:

www.regione.toscana.it/imprese/bandi-per-finanziamenti

Tuscany Region publishes an **Incentive Guide for enterprises** updated every two months; it is a precious information instrument to find out the right solutions in the opportunity 'jungle'.

Moreover, an **Online Guide of Open Calls** provides direct access to single calls for incentives and co-financing to companies; the calls in questions are those issued by the Region, the State and Europe, they are open and expiring soon, in the various sectors.

Moreover, the guide includes **tax reliefs, benefits for engaging workers, and the simplifications introduced by the Government for enterprises**.

Tax reliefs and measures for enterprise simplifications are independent loan sections.

Therefore, the interesting pages are as follows:

- **Sections dedicated to enterprises and jobs**

www.regione.toscana.it/imprese

www.regione.toscana.it/imprese/lavoro-e-formazione

- **Section dedicated to calls**

www.regione.toscana.it/imprese/bandi-per-finanziamenti

www.regione.toscana.it/bandi-europei

- **Section dedicated to investment attraction**

Tuscany Region Office: Regional policies to attract investments

www.regione.toscana.it/imprese/attrazione-investimenti

1 2. Services for Investors

Within the Invest in Tuscany network, the Municipality of Leghorn pledges to offer potential investors a complete range of customised, free and strictly confidential services, in order to facilitate the settlement process, from the pre-settlement stage to the real settlement.

The information and care service for investors is free; it is meant to help and follow operators interested in acquiring elements and data; it facilitates relations with several public or private contact persons to meet any needs.

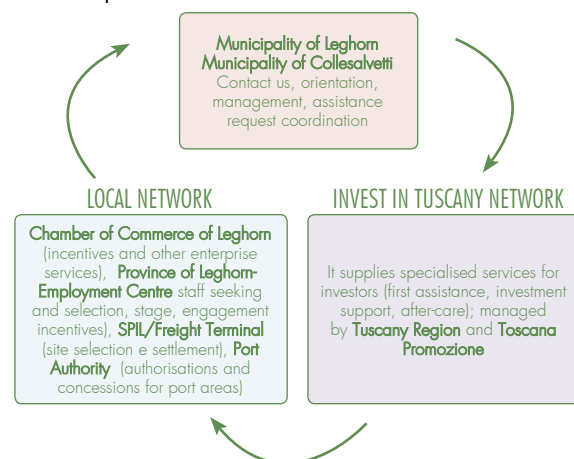
The purpose of this “**invest-in service**” is to assist and support investors and enterprises throughout the process, giving them opportunities to get all the necessary information to decide on the conditions to carry out one’s investment plan.

The free service offered by the **Centre for Employment in the Province of Leghorn** on human resources is particularly interesting for start-up settlements:

SERVICES AND INCENTIVES FOR INVESTORS

Enterprises and investors find a cosy business environment in Leghorn, thanks also to a special support service coordinated by the Municipality of Leghorn; among other things, this service gives companies opportunities to obtain incentives and contributions, which is particularly interesting for activities linked with R&D and the most innovative ICT segments.

technical assistance to access the IT System for Compulsory Communications about work relationships, Services for combining company employment request with job requests, for training courses, and for obtaining incentives for engaging new staff.



Service supply for investors: Municipality of Leghorn, Invest in Tuscany networks and BUILD table.

1 3. Contact us

Here are the points of reference and information and care centres for operators interested in assessing production investment opportunities in the Leghorn area.

Those who want to take into consideration Leghorn as possible settlement place for enterprise development can contact the following entities directly, asking for further and detailed information:

MUNICIPALITY OF LEGHORN -

Assessorato al Lavoro e allo Sviluppo economico

Piazza del Municipio, 1 - 57123 Leghorn

tel. +39 0586 820117

www.comune.livorno.it

PROVINCE OF LEGHORN - Employment Centre

Via Marradi, 116 - 57123 Leghorn

tel. +39 0586 269711

ci.livorno@provincia.livorno.it

www.provincia.livorno.it

CHAMBER OF COMMERCE OF LEGHORN -

Entrepreneurial Development and Economic Information Office

Piazza del Municipio, 48 - 57123 Leghorn

tel. +39 0586 231316 - 231319

promozione@li.camcom.it

www.li.camcom.it

INVEST IN TUSCANY - Tuscany Region Presidency General Management

Settore politiche regionali per l'attrazione degli investimenti

Piazza Duomo, 10 - 50123 Florence

tel. +39 055 4382425 / 5033 / 4896

info@investintuscany.com

www.investintuscany.com

TOSCANA PROMOZIONE

Via Vittorio Emanuele II, 62-64 - 50134 Florence

tel. +39 055 462801

info@toscanapromozione.it

www.toscanapromozione.it

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