

Médio Tejo

A region to
invest in



MédioTejo
comunidade internacional

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EDITORIAL

Strategically located in the heart of Portugal, the Médio Tejo region stands out for its centrality and extraordinary potential. Located close to Lisbon, the region has an extensive transport network, including excellent road and rail links to the country's main urban and business centres.

The eleven municipalities that make up the Médio Tejo Intermunicipal Community (CIMT) have different characteristics, but they complement each other and form a dynamic and innovative industrial and business ecosystem in a wide range of industrial and business sectors.

Our region has a strong industrial tradition in sectors such as metallurgy, car manufacturing, tanning, textiles, power generation, paper, wood and furniture, as well as emerging areas such as renewable energy production, the new creative industries, information technologies or automation and robotics.

This diverse landscape creates a favourable environment for innovation and sustainable growth, thereby attracting investors and entrepreneurs who are able to capitalise on the potential of an expanding and evolving market.

Our region boasts a wealth of infrastructure that facilitates the growth of a unified environment for innovation and development of which the TAGUS-VALLEY Science and Technology Park is one of the greatest examples.

Our territory is home to the Polytechnic University of Tomar (IPT) and several vocational schools which train our students and prepare them for a wide range of careers. We place great value on forming partnerships and fostering a sense of collaboration between institutions. To this end, we work closely with our business associations, as well as a range of public and private partners operating in these sectors.

Local councillors in the region share a vision of continuous investment in the future of the region, strengthening the position of the Médio Tejo as a national centre of dynamism, entrepreneurship and innovation. That's why they continue to invest in local and regional public policies to attract more and more business and investment to our region.

Come and join us to discover all the potential of the Médio Tejo, a region to invest in.



Manuel Jorge Valamatos

CIM Médio Tejo

President



**Get to know
the region**

Get to know
the region



Médio Tejo

The entrepreneurial spirit of its communities, combined with the dynamism of the local authorities in charge of the 11 municipalities of the Médio Tejo, make the Médio Tejo region an interesting centre of development and competitiveness.

The various economic activities established in the region are the result of a sustainable development strategy promoted by the local authorities and implemented on the ground by economic agents who invest in the potential, endogenous resources and skills of the people of the Médio Tejo.

The various industrial s located in the different municipalities of the Médio Tejo have proven to be attractive investment locations, mainly due to their privileged geographical location in the centre of the country and the safe, convenient and efficient road network for people and goods.

Driven by the enthusiasm and positive expectations of its people, it is an increasingly industrialised region, committed to technological modernisation and effective responses to the needs of the entrepreneurs based in its territory. Public and private investment in areas as diverse as the environment, health, innovation, new technologies, education, accessibility and urban regeneration has had a positive impact on the local economy in recent years, attracting a significant number of businesses to the region.

The entrepreneurial spirit, combined with a proactive and differentiated public policy, is the hallmark of the Médio Tejo region - a region that promotes the perfect union between quality of life and economic growth.

Médio Tejo - A region to invest in!

In numbers



The Médio Tejo covers an area of **2706 km²**.



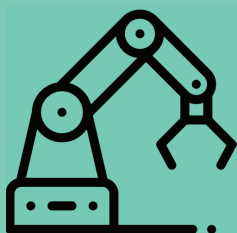
The Médio Tejo is **1 hour from Lisbon** and **2 hours from Porto**.



The region has **210,533 inhabitants**.



The region has **23 industrial zones**.



Major industrial sectors:

Automotive, Metallurgy and Metalworking, Energy Production and Forestry, Paper Production, Agri-foodstuffs, Tanning and emerging areas (cork, wood, olive oil, wine, horticultural and agro-industrial).



Industrial zones

Abrantes

North Industrial Zone
South Industrial Zone
Tramagal Industrial Zone
Pego Industrial Zone

Alcanena

Alcanena Business Park
Minde Industrial Zone

Constância

Constância South Industrial Zone (Caima)
Montalvo Industrial Zone

Entroncamento

Entroncamento Industrial Zone

Ferreira do Zêzere

Lameiras Industrial Zone

Mação

Lamas Industrial Zone
Cardigos Industrial Zone
Ortiga Industrial Zone

Ourém

Chã - Caxarias Industrial Zone
Casal dos Frades Industrial Zone
Freixianda Industrial Zone

Sardoal

Sardoal Industrial Zone

Tomar

Tomar Business Park

Torres Novas

Riachos Industrial Zone
Torres Novas - Serrada Grande Industrial Zone
Torres Novas Industrial Zone
Zibreira Industrial Zone

V.N. Barquinha

Vila Nova da Barquinha Business Park

How to get there



Médio Tejo is situated in the centre of the country. It has excellent communications with numerous links to the rest of the country, particularly the 23 junctions to the A1, A13 and A23 motorways. Travelling through the area also includes complementary routes such as the IC3 and IC9 and national roads (including the N1, N2 and N3), as well as various regional and local roads.

The Médio Tejo railway network consists of a total of 26 active stations and stops located along the 4 railway lines that cross 8 municipalities and ensure the transport of passengers and goods in the region.

Transports

A varied offer

Transportation options are very diverse. The municipality of Entroncamento and the surrounding area are served by an extensive railway network and there is also a public road transport system, the Meio, which provides an alternate mode of transportation. The Meio network provides comprehensive coverage across the entire region, offering affordable travel options and a range of discounts.

The region also has the LINK service, an on-demand service that is ideal for business travel as it connects all county seats. LINK operates on a weekly basis, with services available on weekdays and weekends in the Médio Tejo region.

Ideal for getting to and from work, Médio Tejo also has an electric bike system called meioB. With a network of more than 60 stations in 11 cities and more than 250 electric bikes with a range of around 50 kilometres, meioB offers a unique and distinctive mobility experience.



**TRANSPORTE
A PEDIDO** 

— meio

LINK  **ESTAMOS
TODOS
LIGADO**

— meio

The image features a person in a white shirt in the foreground, holding a small object. The background is a blurred scene of a meeting with several people around a table. The entire image is overlaid with a green-to-yellow gradient and wavy shapes at the bottom.

Invest In

Invest I



Abrantes

Abrantes Invest, with your business in mind!

Situated in the centre of the country, the Abrantes municipality provides a variety of solutions for business establishment. With three industrial hubs adapted to the needs of companies, a science and technology park unique in the Médio Tejo and well-defined urban regeneration areas, Abrantes has excellent conditions for setting up your business.

The Abrantes Industrial Park, with its main hub on the A23 motorway and others in Pego and Tramagal, is the most important and diversified economic centre in the municipality, with activities related to the automotive industry, metallurgy and metalworking, and energy production, with a particular focus on renewable energies. The Tagusvalley - Science and Technology Park is one of the most distinctive and strategically important projects in the region. With the aim of increasing the capacity for innovation and value creation in the local and regional economy, it is an environment that fosters spin-offs and start-ups, promoting a culture of competitiveness and knowledge.

In order to encourage investment and job creation, the City Council offers an attractive and differentiated framework of fiscal, tax and financial incentives, including exemption from IMI, IMT and municipal surtax, reimbursement of rents for commercial premises, provision of land at reduced prices and reimbursement of salaries for qualified jobs.

Support and Incentives

Incentives applicable to the entire municipality - All investment areas

Business Projects of Municipal Interest with net job creation in the municipality of Abrantes

- At least 10 jobs in facilities specifically built, purchased or rented for this purpose;
- At least 20 jobs in facilities already used for the beneficiary organisation's current activities.

Municipal support to be granted

Fiscal and tax benefits - Exemption:

- IMT - Real estate acquired specifically for the purpose of carrying out the activity included in the subsidised business project;
- IMI - Buildings used to carry out the activity included in the subsidised business project (5 years, renewable);
- Municipal surtax (derrama) - Companies that have not conducted any direct or indirect business activities in the municipality of Abrantes over the past three financial years (5 years, renewable);
- Payment of municipal taxes due for the urbanisation operations associated with the business project.

Regulations on compensatory equalisation for the promotion of urban regeneration:

- Exemption from the urban development charge corresponding to an increase in the building area of up to 50m in extension or refurbishment works.

To promote economic activity in general:

- A 50% reduction in urban development charges for the buildings concerned.

To encourage the use of rural land:

- A 75% reduction in urban development charges for buildings used for complementary economic activities on an existing agricultural or forestry holding.

Tax incentives for micro enterprises:

- Municipal surtax for companies with a turnover not exceeding €150,000.

Incentives applicable in industrial zones Reduced set-up costs

- Industrial plots €1.50/sqm;
- Commercial/services plots €5.00/sqm.

Incentives in force at Tagus Valley - Science and Technology Park

Incentives for the creation of skilled jobs

A financial contribution to the basic monthly salary for a maximum number of 2 years per job:

- Companies based in the municipality of Abrantes: financial contribution of 35% of the basic monthly salary of each worker hired during the first year of the contract, up to a monthly limit of €500 per job supported, reduced to €250 in the second year of the contract.
- Companies based outside the municipality of Abrantes: financial contribution of 15% of the basic monthly salary of each worker hired during the first year of the contract, up to a monthly limit of €500 per job supported, reduced to €250 in the second year of the contract.

Technology-Free Zone (ZLT) for Renewable Energies

Abrantes is currently a centre of innovation and investment in this field. The Abrantes Technology-Free Zone for Renewable Energies was created by government decree providing an opportunity for development and investment in this area. The ZLT will be able to host and promote research, development and innovation projects for the production, storage and self-consumption of electricity from renewable energy sources.

Potential for business start-up development

INOVPPOINT:

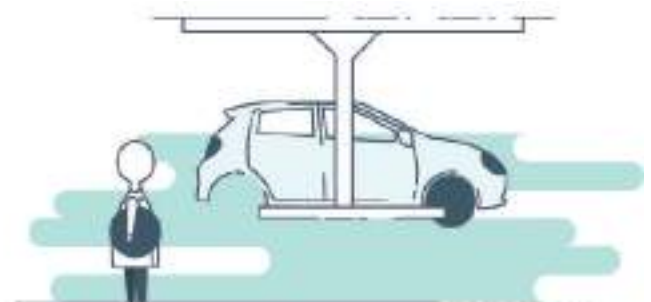
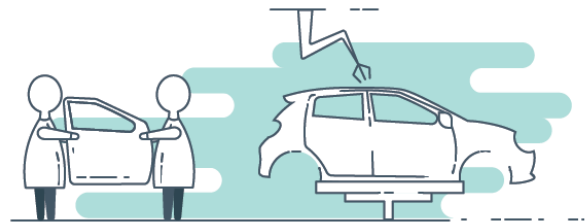
- 16 rooms: 30, 40, 60 and 80 square metres ;
- Occupancy densities from 10 to 2.35 square metres per workstation;
- Coworking space with 28 workstations;
- Common spaces and shared services: meeting rooms, small auditorium and multi-purpose room equipped with audio and video;
- Rooms equipped with office furniture;
- Air conditioning, security, hygiene and reception;
- Telecommunications and internet access: Gbps / 200 Mbps fibre Optics (with the possibility of upgrading), redundancy with other operators with infrastructure installed in the Park, Voip voice channels;
- Base price €10/sqm, currently 25% off.

Business accelerator:

- Administrative and functional area in open space;
- Capacity for services, storage or small industry;
- The potential exists for the construction of buildings with a footprint of 300, 600 or 900 square metres .

Start-up support services:

- Support in the design of the business model;
- Support in the management of the business;
- Promotion and visibility of the business;
- Support in preparing the project presentation materials;
- Inclusion in local, regional, national and international networks;
- Assistance in accessing funding (PORTUGAL 2020 and external funding);
- Legal and communication advice.



Incentives in force in urban regeneration areas (ARU)

'+ Comércio no centro' programme

- 50% rent subsidy up to a maximum of €250/month and for a maximum of 12 months;
- Or 25% of the rent up to a maximum of €125/month and for a maximum period of 24 months.

Incentives to Urban Regeneration

- Exemption from municipal tax on the transfer of ownership of real estate (IMT);
- Exemption from municipal property tax (IMI) (5 to 10 years);
- 30% IMI reduction for properties in an adequate state of repair (3 years);
- VAT at 6%.
- Partial refund of the state of repair assessment fee;
- 30% of the costs incurred by the owner in connection with the refurbishment deducted from the personal income tax (IRS) up to a maximum of €500;
- Taxation at an autonomous rate of 5 per cent, without prejudice to the possibility of aggregation, of capital gains derived from the first sale by IRS taxpayers resident in Portuguese territory;
- Taxation at a rate of 5% of property income derived entirely from rent, without prejudice to the possibility of aggregating capital gains.

Financial Instrument for Urban Renewal and Regeneration

- Bank loans at better than market rates for the complete renovation of buildings, whether for housing or other activities, including the most appropriate integrated energy efficiency solutions as part of that renovation process.

Investor Support Services

- Personalised support at all stages of business development is provided by the Espaço Empresa and the economic development division.

Useful Contacts



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investiremabrantescm-abrantes.pt



cm-abrantes.pt/index.php/pt/2014-12-10-15-25-43/abrantes-invest



Alcanena

The location of Alcanena is both privileged and strategic and the area's distinctive natural features combine with this to create a region with enormous potential for the establishment of new businesses and people. Its location on the corridor connecting the metropolitan areas of Lisbon and Porto, the A1 motorway, is a key advantage. It is also the starting point for the A23 motorway, which runs to Madrid. It is located about fifteen minutes from the intermodal railway terminal (Riachos/Entroncamento) and about one and a half hours from the country's main sea ports (Lisbon, Setúbal and Figueira da Foz).

Aware of the need to increase its attractiveness for business and promote the right support conditions to meet the needs of new investment, Alcanena is currently implementing the largest investment plan ever carried out in the municipality, with a focus on affordable housing, the regeneration of public spaces and vacant industrial areas, the upgrading of the school park, differentiated education, the upgrading of the road network, the modernisation of the administration, digital urbanism, energy efficiency, the upgrading of health centres, applied research (ME @ Alcanena powered by Nova Medical School), the reception and integration of migrants, culture and the economy, in particular the creation of the Alcanena Business Park, a state-of-the-art business complex with different options available.

Support and Incentives

Alcanena Business Park (A1/A23 junction)

- The Master Plan for Alcanena Business Park, approved by the end of 2023, is a key tool for land management and planning and for the sustainable development of the municipality.
- Thanks to its strategic location, close to the main national and international roads and railways, Alcanena Business Park is a privileged gateway to Europe.
- With a total area of approximately 140 hectares, it will consist of 56 plots of varying sizes, 48 of which will be used for commercial activities and the rest for special purposes and car parking.

Minde Industrial Zone

Minde is home to an industrial park designed to stimulate economic activity and create conditions that facilitate investment and the creation of new jobs.

The facility has the following features:

- Plots for sale (from 1200 to 1600 square metres);
- Attractive selling prices (€2/sqm);
- Approximately 15 minutes from the A1 motorway;
- Roads and pavements;
- Urban and storm water drainage network;
- Water supply network;
- Telecommunications network;
- Electrical network, including associated substations.

Startup Alcanena - Business Start-up Development Centre

Startup Alcanena - Business Start-up Development Centre is the result of a partnership between Alcanena City Council (CMA) and NERSANT, consisting of a logistics and services centre for the setting up and incubation of business activities.

Located in the Multipurpose Pavilion, Startup Alcanena aims to encourage the entrepreneurial spirit in general and that of young people in particular, as well as the economic development of the municipality.

This start-up is managed by NERSANT and forms part of RNI - Portugal Incubators, the Startup Portugal network. RNI provides access to events and initiatives developed exclusively for incubators in the Portuguese ecosystem, as well as privileged information on the state of incubation in Portugal. It also offers opportunities to collaborate with other incubators and the possibility to apply for programmes for which RNI accreditation is mandatory.

Tax Incentives

Alcanena offers an attractive tax system for companies that invest in or create jobs:

- Exemption (total or partial) from IMI - Municipal Property Tax;
- Exemption or reduction of IMT - Municipal Property Transfer Tax;
- Exemption or reduction of municipal surtax (derama);
- Exemption or reduction of urban planning licensing fees;
- Reduction in the variable part of the personal income tax (IRS);
- Support for large and deprived families;
- Rental support (commercial and residential);
- Benefits and incentives for urban regeneration;
- Support for families and the settlement of young people;
- Support to associational drive;
- Environmental support;
- Support for the creation and maintenance of qualified youth employment.


Investor Support Network

One of the primary objectives of Alcanena City Council is to implement strategies for the economic development of its territory. This is to be achieved by creating the optimal conditions to attract investment.

- Fast Track/Via Verde for Investments by Companies and Individuals (priority for local government services to examine and respond to processes associated with new business investments);
- Citizen Space (Espaço Cidadão) and Business Space (Espaço Empresa) networks;
- Diaspora Investor Support Office;
- Customised services and specialised technical support for licensing, investment support and business creation and management (partnerships with NER-SANT and CTIC);
- Vocational Guidance Office;
- 'Acreditar Alcanena' - Regulations on tax incentives for people, families and companies to settle.



Useful Contacts

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 www.cm-alcanena.pt

Citizen Space/Business Space

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Constância

The municipality has two major industrial areas which generate employment and contribute to the socio-economic development of the region. Since the 1950s, the primary employer of Constância has been Caima, a producer of paper and dissolving pulp for a range of applications, including the clothing and IT markets.

The parish of Montalvo is the base for Tupperware Portugal, a company that provides employment opportunities and is a prominent contributor to the local economy. The Montalvo industrial zone is also home to other industries linked to various sectors, which have helped to create jobs and attract new residents to the municipality.

The Montalvo industrial zone is situated in an optimal geographical and strategic location, making it a significant centre for private investment. Montalvo possesses the most suitable characteristics for the location of an industrial zone, with its proximity to the A23 motorway and its 30 km distance from the A1 motorway, which greatly enhances accessibility.

This represents a crucial investment for the municipality of Constância, with the potential to stimulate employment and foster expectations of economic and social advancement that would benefit the entire population.


Support and Incentives

Incentives can take several forms

- Total or partial exemption from municipal administrative fees and fees for the use of public roads and advertising;
- Partial exemption from charges for the utilisation of vehicles, machinery, transport vehicles and municipal equipment, depending on the availability of such resources at the municipal level.
- Total (if less than 20 metres) or partial exemption from water and sewerage connection charges;
- Exemption from municipal property tax (IMI) for property intended for and actually used by the beneficiary within the specific scope of the supported business project;
- Exemption from the municipal property transfer tax (IMT) for property acquired by the beneficiary and used specifically for carrying out the activity included in the supported business project.
- Sale of plots at €1.00/sqm in the industrial zone;
- Support from the technical services department in clarifying the documentation required to implement the business.



Useful Contacts

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 gabinete.presidencia@cm-constancia.pt



Entroncamento

The city/municipality of Entroncamento has an area of 13.8 square kilometres and a population of 21,923 inhabitants (as of 2020). It is situated in the centre of an area with a total population of approximately 500,000, within a radius of 30 to 40 kilometres. The city is an urban centre par excellence characterised by a high-quality housing supply and a young, skilled population with sustained population growth rates. It has one of the highest completion rates in mainstream education and a high proportion of graduates.

The municipality boasts a well-developed school system, comprising both public and private institutions, with all the conditions necessary for the acquisition of knowledge and training. The city also features an extensive network of leisure areas, including a well-equipped sports park, offering diverse opportunities for physical activity as well as a comprehensive network of cycle paths.

Located in the centre of the country, Entroncamento has excellent rail links, being at the junction of the Northern and Beira Baixa lines and road links with quick and short access to the main motorways: the A1 - Lisbon/Porto, the A23 - (coast/Spain and north and the A13/IC3 linking Lisbon/Coimbra inland). It is 1 hour from Lisbon Airport and 2 hours from Porto Airport.

It has logistics terminals that act as dry ports linking the centre of the country to the transcontinental maritime flows that operate in the ports of Sines and Leixões.

The municipality's economy is dominated by the railway and related industries. The companies in the sector and their subsidiaries, which complement the economic activity around the railway, are a driving force not only for the local economy, but also for the region. The municipality has an industrial zone with excellent conditions for existing enterprises, as well as new areas with potential for new businesses. With this in mind, the City Council provides fiscal and tax support for private investment in the form of reduced municipal taxes and fees, as well as incentives for business projects that are of clear municipal interest, namely because of their contribution to net job creation in the municipality and to productive investment.

Support and Incentives

Entroncamento Business Park

Reduced set-up costs

- 0.15 €/sqm per year - Base annual rental price.

Plot area

- Plots available with areas between 6,500 and 28,957 square metres.

Reduction of Municipal Surtax (derrama)

- Tax reduction or exemption is calculated on the basis of net job creation.

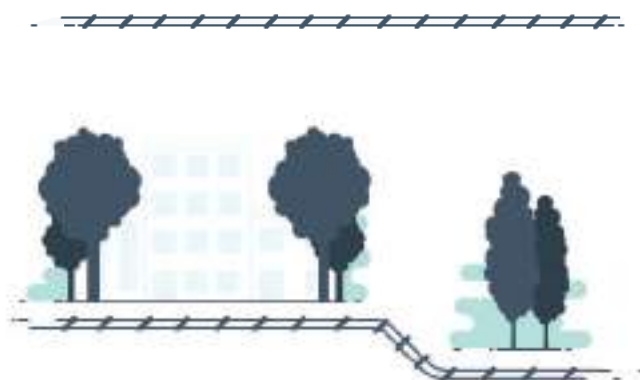
Tax and Financial Incentives for Urban Regeneration

- Exemption from IMI - 3 years (renewable for a further 5 years);
- Exemption from IMT - In the case of the purchase of real estate that is intended to be refurbished and/or the first transfer of said real estate after the intervention is complete, provided it is situated within an urban regeneration area (ARU) and is intended for use as one's own permanent residence.
- IRS deduction - 30% of refurbishment costs (up to a maximum of €500);
- Taxation of capital gains at an autonomous rate of 5%, without prejudice to the possibility of aggregating capital gains;
- Taxation at a rate of 5% of property income derived entirely from rent, without prejudice to the possibility of aggregating capital gains.;
- Reduced rate of 6% VAT - on all labour and up to 20% of the total value of materials.

Incentives in force in urban regeneration areas (ARU)

IFRRU - Financial Instrument for Urban Renewal and Regeneration

- Bank loans at better than market rates for the complete renovation of buildings, whether for housing or other activities, including the optimal integrated energy efficiency solutions as part of the renovation process.



Useful Contacts



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A close-up photograph of a person's hand using a brush to clean an egg. The egg is held in a white egg carton. In the background, other egg cartons are visible, and the scene is set in what appears to be an industrial or food processing environment. The lighting is bright, highlighting the texture of the egg and the brush.

Ferreira do Zêzere

Ferreira do Zêzere is a place where you can make your dreams come true and grow.

The Lameiras industrial zone is strategically located close to the A13 motorway and boasts a total area of 184,809.00sqm with all the necessary infrastructure to accommodate your business.

Plots are available at a very affordable price per square metre. This reduced price is based on criteria established in the regulatory framework such as the number of jobs to be created, for example.

Opportunities to access EU funding, its central location and excellent communications with any point in Portugal or Europe are some of its strengths.

The proximity of the major university centres is a further advantage of setting up a business in this industrial area. This municipality has been modernising its social, school and cultural support infrastructures, which are accessible at low cost. It also has a range of policies and support measures in place for residents, enabling employees of companies that settle in this region to enjoy a high quality of life.

Equally important is the fact that the municipality boasts a superb range of restaurants, excellent watersports facilities and a gold quality water supply that reaches the taps of every resident and business in the municipality.

Support and Incentives

- Reduction in personal income tax (IRS) as provided for in the local finance law: return of 4% of the IRS collected;
- IMI at a rate of 0.3%. IMI is reduced by €30, €70 or €140 depending on whether you have one, two or three dependants;
- Surtax rate of 0.5% for companies with a turnover of more than €150,000. Rate of 0% for companies with a lower turnover;
- All companies in any sector of activity with a turnover in the previous year of between 150,000 euros and 250,000 euros or less are eligible for a partial exemption of half of the fixed municipal surcharge rate applied to taxable and non-exempt IRC profits, and which have created and maintained jobs in the last two financial years as follows: i) small companies - 2 jobs; ii) medium-sized companies - 5 jobs;
- Access conditions at reduced prices (plots/sqm) for companies setting up in the industrial park, further reduced according to various criteria, including the creation of new jobs, innovation, environmental policy, etc;
- Financial support to companies in the municipality that hire young residents for their first job (annual subsidy of two months of the employee's basic salary for the first three years of employment);
- Financial assistance for maternity care for professionals who work and live in the municipality, as well as a wide range of educational assistance for their minor offspring.



Useful Contacts



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Mação

Located in the centre of the country, the municipality of Mação offers ideal conditions for the development of the local and regional economic and business fabric. With three industrial zones in Cardigos, Mação and Ortiga, entrepreneurs wishing to set up a business in this municipality have huge advantages for doing so in a simple and very convenient way.

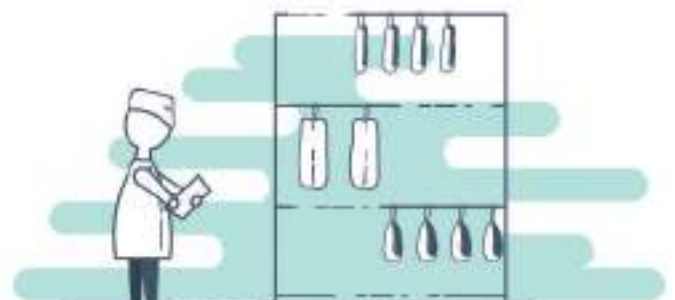
In 2017, the Lamas industrial zone (Mação) became home to a modern business hub/cluster as part of the Council's clear commitment to attracting new businesses and encouraging investment. It is a project incubator focusing on industry and services, operating in an active business environment and bringing together the main resources for starting and developing a business.

The complex consists of three separate buildings comprising 29 modules for the establishment of businesses and a philosophy of shared common spaces (cowork).

Excellent accessibility such as the proximity of the A23 motorway and the Beira Baixa railway line, as well as its privileged geographical location, make this municipality even more attractive when deciding where to set up a business. From the heart of Portugal you can quickly and easily reach the country's major urban centres and even Spain. Mação is a gateway to the rest of the country, but also to Europe and the world!

Support and Incentives

- Land at a symbolic price of €0.01/sqm in the three industrial zones of the municipality;
- Exemption from municipal surtax for companies based in the municipality of Mação; Minimum IMI rate: 0.3%. The City Council (CMM) also set a reduction in the IMI for families with children in accordance with Article 112-A of the municipal property tax code (CIMI), taking into account the number of dependants in the household. Reduction: 1 child - €20, 2 children - €40 and 3 or more children - €70. Households with three or more children up to the age of 15 can also benefit from a 50 per cent reduction in municipal property tax (IMI) for the first home, under the terms of the Mação City Council Regulation on Incentives for Childbirth and Family Support;
- Competitive prices for setting up and consolidating companies in the business hub/cluster;
- Funding for the construction of basic infrastructure to support the establishment of businesses, through the preparation of land(s) for the installation of infrastructure; also earthworks in areas related to the development of the activity; preparation and/or paving of areas related to the development of the activity (within the scope of the Municipal Regulations on Support to Businesses and Entities of Public Interest);
- Free coworking space in the Business Centre and in the Training Centre;
- Making the Training Centre available for training sessions and providing rooms at an affordable cost as part of the Business Centre's operational structure.



Support and guidance to entrepreneurs

GEMA – Mação Entrepreneurship Office

The City Council of Mação (CMM) offers this permanent service to support and guide entrepreneurs, with the aim of attracting investment to the municipality, supporting companies, assisting entrepreneurs and stimulating entrepreneurship.

GEMA provides consultancy services in business modelling and design; access to networks and strategic partners; marketing advice; access to funding; business coaching; management coaching; investment project preparation; business plan preparation; financial analysis of an investment project; financial advice; preparation and submission of free applications to incentive programmes; business training and business competitions/initiatives.

GAJPE–Young Entrepreneurs Support Office

A service provided by the City Council to promote entrepreneurship within the municipality, namely by supporting micro-enterprises and entrepreneurs in the early stages of their activity. It consists of providing offices for the installation of user services and making common spaces available for shared use.

Incentives for families

- A variety of family support programmes and incentives are in place to encourage childbirth. There are numerous examples including: Delivery of an annual hamper and a sum of money to cover the costs of babies born each year and a Christmas hamper for families in need. A 50% contribution towards the monthly fee for day-care centres or childminders with proven qualifications for families resident and registered in the municipality;
- Subsidised childhood vaccines that are not included in the national healthcare plan. Discounts on various municipal services for large families. Grants for students pursuing higher education. School merit awards. Grants for the purchase of books for elementary school students;
- Free school meals from pre-school to secondary school, covering all students in the Verde Horizonte Cluster of Schools. Free school snacks for students in tiers 1 and 2 (preschool and primary school in the municipality);
- Free services through the city council's social service for students who need support in the following areas: Psychological assessment and counselling; speech therapy; school and professional guidance and the “Knowing to Stimulate” project;
- Spathys' ABusiness programme for 12th graders designed to help them prepare for the labour market.

Useful Contacts

GEMA - Mação Entrepreneurship Office

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City Council of Mação

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Ourém

Ourém - an attractive municipality for your investment.

Located in the centre of Portugal and next to the country's main road (A1), the municipality of Ourém is a privileged destination for your investment. In addition to its suitability as a location for corporate operations, Ourém boasts a robust tourism industry, with Fátima receiving approximately 6.3 million visitors in 2023. Furthermore, the city has well-developed infrastructure, creating an optimal environment for business expansion.

The municipality of Ourém is undergoing a period of significant transformation, driven by the implementation of a comprehensive development plan. This initiative aims to reinforce the municipality's position as a hub for attracting investment, creating an environment conducive to the success of businesses.

The Freixianda Business Incubation Area (AAE), situated in a location that is strategically advantageous due to its proximity to the EM 356, provides a unique opportunity for companies across a diverse range of sectors to flourish and expand. With more than 10 hectares and 19 plots available at competitive prices, it is the right choice for companies looking to expand their business, given the value of the plots and the added benefits of EU programmes and financial and tax incentives for companies setting up here.

Investing in Ourém means being part of a region that is undergoing a period of sustained growth, with considerable potential for economic and social development.

Support and Incentives

Local incentives granted by the Ourém City Council 2024

Incentives granted to companies Municipal Surtax (derrama)

- General rate of 1.00% on taxable profit subject to and not exempt from Corporate Income Tax (IRC) for entities with registered offices in the Ourém area. This rate applies to companies with a turnover of more than €150,000;
- Rate of 1.50% for companies based outside the municipality;
- Exemption at the reduced rate on taxable profit subject to and not exempt from IRC, for companies with a turnover of €150,000 or less.

Municipal Property Tax (IMI)

- Rate of 0.310% for urban properties valued in accordance with the Property Tax Code (CIMI) and 0.800% for rural properties;
- A reduction in the rates applied to the collection of IMI according to the number of dependants in the household;
- A 20% reduction in the IMI rate for rented homes as from 2024 to stimulate the rental market, given the shortage of available housing.

IMT- Municipal Property Transfer Tax

- Exemption from IMT on the purchase of a property for renovation, provided that the works start within a maximum of 3 years of the purchase;
- Exemption from IMT on the first transfer of real estate that has undergone renovation and that is intended to be rented out or owned as a permanent residence.

Incentives for urban regeneration in ARU areas

- Reduced rate of VAT on urban renewal work carried out on buildings or public spaces in the ARU area.

Industrial Zones / Business Incubation Areas (AAE):

- **Casal dos Frades** - The Casal de Frades Industrial Zone is home to more than four dozen established companies and enjoys privileged access, just five minutes from the IC9 and 20 minutes from the A1 motorway.
- **Chã-Caxarias** - The Chã - Caxarias Industrial Zone is located in the centre of Caxarias, has good transport links and comprises more than 10 plots of land for the establishment of enterprises. It is currently undergoing expansion.
- **Freixianda** - The Freixianda business incubation area is easily accessible. It is located on the 356 road and covers an area of more than 10 hectares, with 19 plots available for business establishment at a very competitive price.

Business Support Services

Business Space (Espaço Empresa)

Espaço Empresa is a one-stop shop for entrepreneurs, offering a personalised service (face-to-face and mediated), providing information, advice and support to businesses:

- Support in setting up a company;
- Information on available funding/support;
- Partnerships with IAPMEI, AICEP, IRN and AMA among others.

Diaspora Investor Support Office (GAID)

The municipality has a Diaspora Investor Support Office, which assists expatriates wishing to return to Portugal with investment prospects. GAID facilitates the referral of entrepreneurial initiatives to the competent authorities.

Location: Ourém City Council's main building

The municipality has two business incubators:

CEO - Ourém Business Centre

The CEO is run by ACISO (Ourém-Fátima Business Association) and its main task is to promote and support new micro-enterprises.

These result from the realisation of innovative ideas and/or projects with the economic potential to contribute to the development and diversification of the business fabric in the municipality of Ourém. The facility has the capacity to accommodate fifteen start-up entrepreneurs.

Location: Ground floor of the Manuel Prazeres Durão Municipal Market building, Ourém

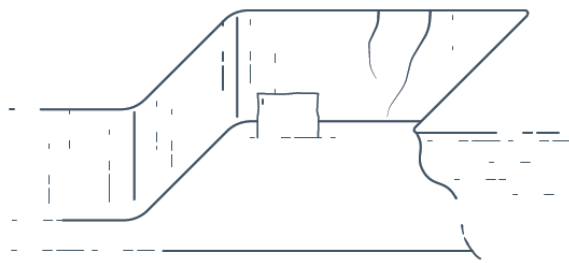
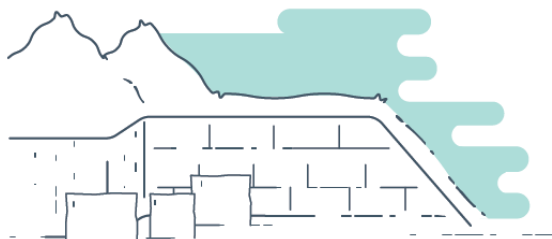
STARTUP Ourém

STARTUP Ourém was created through an agreement between the Municipality and Nersant, the business association of the Santarém region. This space aims to attract and facilitate the implementation of new business initiatives within the municipality. It offers collaborative workspaces, guidance and technical assistance to entrepreneurs and businesses within the municipality, and provides a platform for the establishment or development of new enterprises.

Location: Praceta António de Oliveira, Ourém

Incentives for families

- Childbirth incentives for residents of the municipality with reimbursement of expenses for children aged 0-3, up to €800 per year;
- Award of scholarships to university students living in the municipality of Ourém.




Useful Contacts

Incentives for families

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Diaspora Investor Support Office

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CEO – Ourém Business Centre

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STARTUP Ourém

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Sardoal

The municipality of Sardoal is an area with its own identity and a huge potential. The City Council believes that it is essential to know how to promote the qualities and overcome the weaknesses, respecting what makes the territory unique and genuine, and at the same time being able to find ways to differentiate it on both the regional and national levels. Sardoal is in the centre of the country, 150 km from Lisbon, 240 km from Porto and 212 km from Vilar Formoso. It has excellent accessibilities via the EN2, which connects to the A23, A1 and IC8, and is served by the Beira Baixa line. The municipality provides support, which is duly negotiated on a case-by-case basis, taking into account the investment to be made and the number of jobs to be created.

Sardoal Business Park, located next to the EN2 motorway, is home to 23 business enterprises from a wide range of sectors: industry, commerce and services.

Support and Incentives

Municipal tax and fiscal support

Urban IMI:

- Reduction of the 0.20% rate for rented urban buildings.

Municipal Surtax (derrama)

- Standard rate: 1.5%, with a reduced rate of 0.01% for taxpayers whose turnover in the previous period did not exceed €150,000.

Incentives for urban regeneration in ARU areas

- IMI - 5-year exemption (renewable for a further 5 years);
- IMT - Exemption on the first transfer after renovation (urban building or a self-contained unit within a building);
- VAT - 6% on renovation work (materials + labour);
- IRS - deduction of 30% on refurbishment costs (up to a maximum of €500).

Other benefits

- Capital gains derived from the sale of property levied at 5% rate;
- Property income from the rental of property at 5% tax rate);
- Specialised technical support through the GAE - Entrepreneur Support Office, which ensures the support, development and promotion of commerce and companies in the municipality, entrepreneurship, job creation and investment attraction. It serves as an interface platform between entrepreneurs and local and sectoral agents.

Future “Andreas Business Park - Sardeal”

This is an investment attraction project that aims to provide the municipality of Sardeal with a new business area equipped with high quality infrastructures and facilities (10 modular spaces), which are essential for the creation and development of new business projects and for the establishment and expansion of companies.

Shared Space for Arts and Crafts

The aim of the centre is to promote, stimulate and publicise the arts and crafts in the municipality by offering users a space to create, exhibit and market their work, allowing them to use the studios, the shared workshop and its equipment, the exhibition spaces and the possibility of selling their products at ‘Cá da Terra’.



Cá da Terra - Local Products

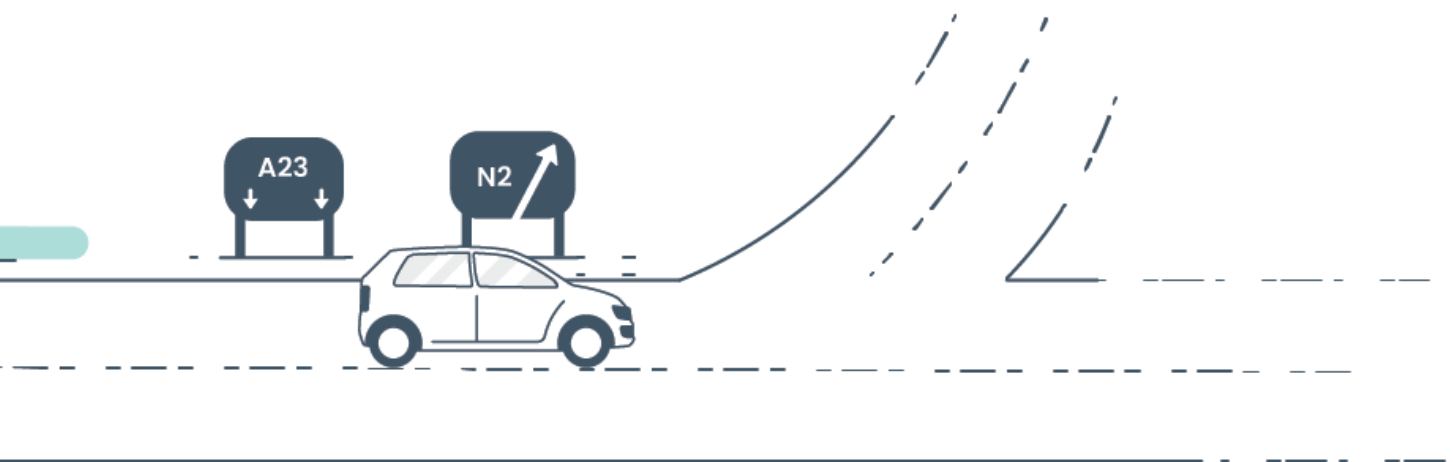
A space dedicated to the promotion and marketing of local products from this and neighbouring areas such as handicrafts, wines, confectionery, gastronomy, publications and illustrations, enabling producers to sell their products.

Entrepreneurial Space (Espaço Empreende)


A coworking space that aims to provide entrepreneurs with tools to create and/or boost their businesses.

IFRRU - Financial Instrument for Urban Renewal and Regeneration

Bank loans at better than market rates for the complete renovation of buildings, whether for housing or other activities, including the most appropriate integrated energy efficiency solutions as part of that renovation.



Useful Contacts

 241 850 000

 gae@cm-sardoal.pt



Tomar

Tomar City Council aims to turn the municipality into a dynamic, competitive and supportive territory in the context of globalisation and the knowledge society. To this end, it has set up an investor support office - 'TomarInveste' - which aims to create the right conditions for economic investment and to develop activities to promote the municipality to national and foreign investors. This office is responsible for developing strategies that contribute to promote employment opportunities, reverse the trend of population loss (especially among young and qualified people), increase the number of businesses and improve the quality of life.

The economic development strategy has taken into account two major visions, which are interlinked:

- The creation of a technology park and the formulation of a strategy to establish Tomar as a renowned technology region at the national and international levels.
- Tomar, Creative City - a model of economic and social development based on creativity. The tourism potential of the municipality of Tomar should also be taken into account since tourism, along with creativity and technology, should be regarded as a key driver of economic development.

Support and Incentives

IMI - Municipal Property Tax

The City Council has maintained the relief on this tax for properties intended for owner-occupation and permanent residence, for families with children and taking into account the number of dependants making up the household, in accordance with Article 112-A(1) of the CIMI. Following the approval of the Urban Regeneration Operation (ORU) in the city and the Urban Regeneration Areas (ARU) in the rural areas of the municipality, investors are entitled to a number of tax benefits on urban buildings located in the defined areas, in accordance with articles 45 and 71 of the Statute of Tax Benefits (EBF).

IIMT - Municipal Property Transfer Tax

The approval of Tomar's ORU (city) provides investors with immediate access to a number of tax benefits on urban buildings included in delimited areas, as outlined in articles 45 and 71 of the Statute of Tax Benefits (EBF).

Charges and licenses

Location coefficient equal to 0 for the area within the Old Town protection plan and other urban regeneration areas that may be delimited for the granting of permission or approval of prior notice for allotments and works with a relevant impact or similar to an allotment, and for construction and extension works in an area not covered by a land development and building permit. A 50% relief in the fees for reconstruction, renovation and extension works within the area covered by the Tomar Old Town master plan and for reconstruction and alteration works throughout the municipality's urban areas.

Incentives for businesses

Agreement concerning two coworking spaces with two types of support for companies:

- New companies are granted a subsidy of €100 + VAT on the monthly fee for a maximum period of 12 months.
- Companies aged more than 1 year have a 50€ + VAT co-payment of the monthly fee for a maximum period of 12 months;
- Support in all phases of business establishment through the 'TomarInveste' office.

Incentives for families

- Acquisition and renovation of properties for social housing.
- Agreement to provide support for ophthalmic surgery as well as occasional economic assistance for the purchase of medicines and transportation to medical appointments.
- In-home social support service is provided in collaboration with the institutions of the local social network. Grants for students pursuing higher education. Textbooks and school supplies for students in need. Free meals for deprived students;
- Scholarships to equip vulnerable families with the skills and qualifications required to secure employment.
- A local social network that works closely with all organisations involved in the social sector.

Partnerships

Collaboration agreement with NERSANT (Santarém Region Business Association)

- Technical assistance to facilitate the creation of new businesses and the development of entrepreneurial activity.

Cooperation agreement with the IPT (Instituto Politécnico de Tomar)

- Support and development of creative industries and heritage enhancement projects, creation of creative businesses, enhancement of vacant properties and development of technical, scientific and cultural events;
- Tourism Laboratory dedicated to applied research and the development of studies and projects aimed at affirming and developing cultural tourism products in the Tomar region, as well as promoting entrepreneurship in the tourism sector;
- Establishment of strategic partnerships to collaborate in various fields with a view to advancing technology and applied research.



Useful contacts

Investor Support Office "TomarInveste"

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-  tomarinveste@cm-tomar.pt
-  Praça da República -
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2300-550 Tomar



Torres Novas

Torres Novas has become a key transportation hub situated at the northern entrance to Lisbon and occupying a central position within the country.

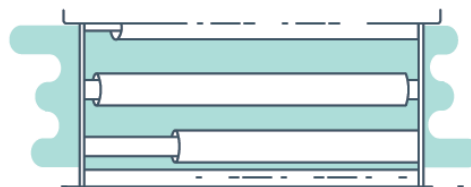
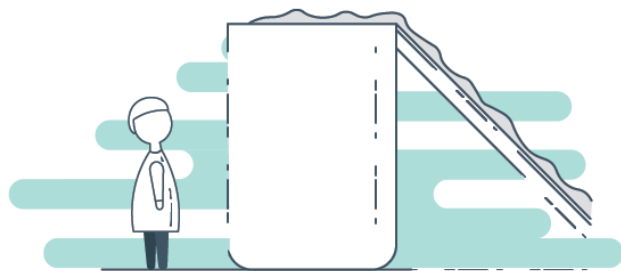
The confluence of the country's main motorway, the A1 (Lisbon-Porto), with the A23, which links the central/northern interior as well as Spain and the rest of Europe; and the Riachos Railway Terminal (or TVT - Terminal multimodal do Vale do Tejo), which occupies an area of more than 200,000 sqm, adjacent to the country's main railway line, the Northern Line, make Torres Novas stand out in the regional and national context, especially in the field of logistics.

This competitive advantage is an important asset in attracting investment and business.

In light to this, initiatives have been developed to consolidate a quality business location that combines the added value of the location with excellence in terms of logistical facilities, services and their articulation with the urban services centre. The industrial zones of Zibreira (close to the A1/A23 motorway junction), Torres Novas and Riachos, the latter of which is about to benefit from an investment of more than €1,200,000.00 in infrastructure, as well as the various tax incentives offered by local authorities to companies and individuals who choose to establish in the municipality are among the most attractive factors. In addition to this economic dynamism, there is also a school park, excellent cultural and sports facilities, an important social network, a large associative movement and a natural, cultural, monumental, ethnographic and artistic heritage of great variety and richness. These are undoubtedly conditions that contribute greatly to the settlement and quality of life of the population.

Support and Incentives

- A three-year exemption from urban IMI for properties or parts thereof allocated to housing within the scope of urban regeneration projects, commencing from the year of completion of the works and extendable for a further five years;
- Exemption from IMT on the purchase of property for renovation;
- Industrial licenses, a 25% relief in fees for construction, reconstruction, conversion and extension work in legally established industrial zones;
- Total or partial exemption from town planning fees for companies considered to be of relevant interest to the development and economic growth of the municipality;
- A reduced surtax of 0.01% for taxpayers with a turnover of less than €150,000.00.



Useful Contacts

Business Space

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- ✉ geral@cm-torresnovas.pt
espaco.empresa@cm-torresnovas.pt

STARTUP Torres Novas

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964 698 894
- ✉ startup@cm-torresnovas.pt
torresnovas+@cm-torresnovas.pt





Vila Nova da Barquinha

Vila Nova da Barquinha is a very attractive municipality for new investments and new companies.

A low density area, which means privileged access to EU funding.

Simultaneously tranquil and modern, it is synonymous with quality of life. Its excellent accessibility and rich natural and cultural heritage make it an ideal place to live and invest in. The City Council is committed to promoting economic development, taking advantage of the excellent accessibility with the creation of three business centres: Business Centre, CAIS and SILEX.

Support and Incentives

Vila Nova da Barquinha Business Centre

It has quick access to the country's and Europe's main road and rail routes. This is undoubtedly one of its key strengths. The existing road network - A1, A23 and A13 - is connected to the Entroncamento railway station, the country's main railway hub, which is only 5 minutes away. Lisbon's port and airport are just 1 hour away. A few kilometres away is the Riachos multimodal platform in Torres Novas. It is run by the City Council, which is tasked with creating a robust economy and generating employment opportunities.

With approximately 30 hectares of land, this attractive and well-structured business centre is an investment in wealth creation with the prospect of future expansion.

CAIS - Business Space

Aimed at all local, national and international entrepreneurs, it is designed to promote and support innovative projects and companies, bringing them together in the same physical space, with a range of services and offices in a suitable business environment, with the necessary conditions for their success.

The aim is to foster the growth of private enterprise by supporting nascent entrepreneurship and facilitating the development of self-employment, particularly among young graduates, and encouraging the establishment of micro-enterprises.

It is the result of the refurbishment of two buildings, where offices and coworking spaces have been created, as well as areas for the respective support services such as meeting, training and dining rooms, administrative services and a shop.

SILEX - Business Space

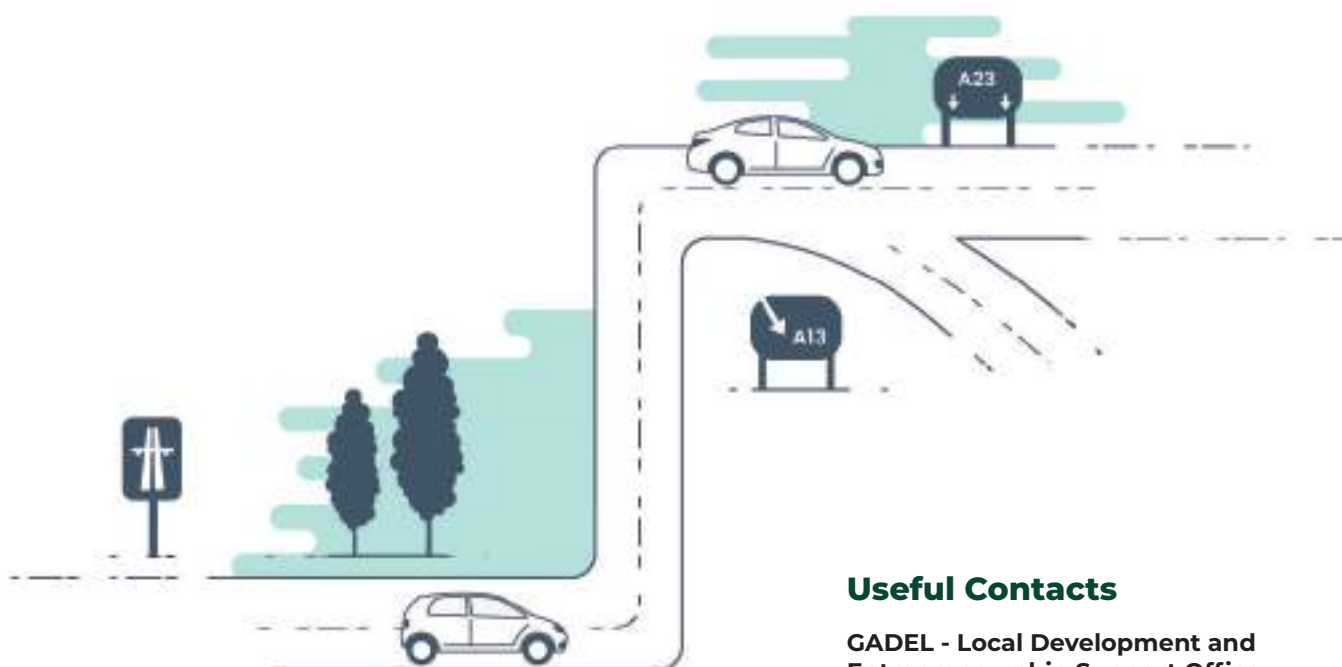
Created by CIAAR, the Archaeological Interpretative Centre of Alto Ribatejo, in the heart of the historic centre, in Largo do Chafariz.

It is designed to develop economic and cultural activities, thereby creating a new dynamic that will encourage young people to settle in the area.

This space includes three types of facilities: physical, virtual and co-working.


The incentives are directly linked to the 'Barquinha Mais Investimento' scheme, a municipal scheme to encourage companies to settle in the area.

- Exemption from the municipal tax for companies that do not have any direct or indirect activity in the municipality of Vila Nova da Barquinha at the time of application or in the last three financial years. This exemption is granted for a maximum of 5 years and is renewable once;
- Exemption from IMT on property specifically acquired and used by the beneficiary organisation to carry out the activity included in the supported business project;
- Exemption from IMI for buildings intended for and actually used by the beneficiary within the specific scope of the supported business project. This exemption is granted for a maximum of 5 years and is renewable once;
- Exemption from municipal charges for the implementation of related urban planning measures;
- Access conditions at reduced prices.



Useful Contacts

GADEL - Local Development and Entrepreneurship Support Office

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964 378 133

 gadel@cm-vnbarquinha.pt

 cm-vnbarquinha.pt



Innovate

Innova



Professional Qualification

The population is the resource.

Education is the priority.

Valuing human resources is the cornerstone for creating opportunities for personal, social and professional growth in the region, reflecting the added value that investment in education brings to the region and the country by increasing the development of technical and technological skills, innovation and resilience.

In this context, the importance of equipping young people with the skills to meet the challenges posed by society was the key outcome of a regional diagnosis conducted as part of an initiative to enhance educational success in the Médio Tejo region. This has led to the proposal of two anchor projects: a plan to enhance vocational training and an exploration of alternative models for organising the vocational training network.

In the Médio Tejo region, 23 cluster and non-cluster schools (public or private) offer vocational training programmes. Since the 2016/2017 school year, approximately 27 per cent of students enrolled in secondary education have attended level-4 vocational courses in a wide range of training areas: Audiovisual and Media Production, Computer Science, Sports, Electronics and Automation, Tourism and Leisure, Commerce, Health, Child and Youth Services, Metallurgy and Metalworking, Hospitality and Food Industry, Electricity and Energy, Construction and Civil Engineering, Management and Administration, Marketing and Advertising, Agricultural and Animal Production, Health and Safety at Work, Forestry and Hunting, Chemical Process Technology.



Over the last few years, the CIMT has taken on the role of coordinating training programmes for the region. The primary objective is to ensure a balanced distribution of these funds, taking into account the limits set for the region from above, as well as the proposals and opinions of the different regional stakeholders present in the CDIED (Intermunicipal Education Development Council). Each academic year, the CIMT also promotes the dissemination of training offers in the region - **oie.mediotejo.pt**

In terms of advanced studies, the Polytechnic University of Tomar offers more than two dozen CTeSP (vocational higher education courses), in addition to undergraduate, master's, postgraduate and specialisation programmes. The presence of a higher education institution is an asset for the Médio Tejo region, among other things, as it provides opportunities for training human resources at different levels of qualification.

Research and innovation

Science and Technology Park

MORE innovation

MORE business

MORE technology

TAGUSVALLEY is a science and technology park located in Abrantes. It is the result of a joint commitment by the City Council of Abrantes, NERSANT, the Polytechnic Universities of Tomar and Santarém and Tejo Energia, SA. Its mission is to become a regional and national benchmark in the fields of economic and social exploitation of knowledge and the promotion of qualified entrepreneurship.

TAGUSVALLEY's strategy is based on the information technology, energy, metalworking and agri-food sectors, with the aim of promoting innovation and technological development of companies through their links with regional and national R&D institutions, as well as creating an ecosystem to stimulate entrepreneurship and support companies in the challenges of the digital transition.

The campus of the Science and Technology Park is one of the strategic areas of the Abrantes Technology-Free Zone for Renewable Energies and is therefore a privileged location for the installation and promotion of research, development and innovation projects for the production, storage and self-consumption of electricity from renewable energy sources.

Ongoing investments:

Project for setting up the Abrantes school of technology (ESTA), an investment by the Abrantes City Council (CMA), and canteen.

Entrepreneurship and Business Incubation

INOV.POINT - an incubation service for business ideas and projects - helps entrepreneurs with their technology-based idea, validates concepts and creates the conditions for the first steps of their business project. Or finding solutions for the creation and location of technology-based companies that benefit from their proximity to institutions that generate knowledge and R&D.

Knowledge production and transfer centres - R&D

The role of these centres is to facilitate innovation and technological development through the transfer of knowledge. They thereby provide support to companies operating in two of the region's strategic sectors, namely food, circular economy and mechatronics in industrial processes. This is achieved through applied research and the development of tailor-made solutions.



Incubation

- Rooms of 30, 40, 60, 80 sqm;
- Industrial Unit;
- Shared production unit (industrial license: in the metalworking and food sectors).

COWORK

- Fixed or variable workstation;
- Remote working.

Business accelerators

- 900 sqm buildings with 3 blocks of 300 sqm for the installation of services, commerce and industry;
- Proximity to knowledge; access to funding;
- Approved architectural design;
- Projeto de arquitetura aprovado;
- Incentives for the creation of skilled jobs.



IT.POINT - - at implementation stage

- House information technology companies;
- Attract major IT investment;
- Attract and retain skilled jobs.

INOV.LINEA – Food technology

- Food product development;
- Emerging preservation technologies;
- Licensing standards and regulatory requirements in industrial facilities;
- Regulatory requirements and food hygiene and safety for placing food products on the market;
- Collaborative R&D projects.



LINE.IPT - Industrial technologies and processes

- Industry 4.0;
- Mechanical Engineering;
- Information Technologies;
- Electrotechnology;
- Product design;
- Collaborative R&D projects.



Technology-Free Zone for Renewable Energies

Following the closure of the coal-fired power station located in the municipality of Abrantes and the public strategy implemented to support the economic and social development of the area, Abrantes is now a place of innovation and investment in the field of renewable energy.

The Abrantes Technology-Free Zone for Renewable Energies was created by government decree providing an opportunity for development and investment in this area.

In the three strategic areas defined in the municipality of Abrantes:

- In the Pego Industrial Zone, next to the point of injection into the National Electricity Grid that is located there;
- In the Science and Technology Park and the South Industrial Zone of the Abrantes Industrial Park;
- And in a wooded area in a rural community (earmarked for biomass production and energy projects), it will be feasible to install and promote research, development and innovation projects for the generation, storage and self-consumption of electricity from renewable energy sources.



The Abrantes Technology-Free Zone will allow technologies, products, services and specific regulatory frameworks that integrate one or more of the following dimensions to be developed and tested in a real environment:

- Conversion of renewable energy into electricity;
- Transformation of electrical energy into other energy carriers (decarbonisation of the natural gas network and production of renewable hydrogen derivatives);
- Energy storage;
- Generation of knowledge on the interaction of electronics production centres with the environment, biodiversity and co-located economic activities;
- Generation of knowledge on the integration of power generation centres into the rural fire prevention strategy;
- And relevant safety issues, including electrical, military and cyber safety.





Credits

Promoter:

Comunidade Intermunicipal
do Médio Tejo



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CIM Médio Tejo

September 2024



