

CHOOSE LUSATIA

Welcome to Lusatia – the dynamic economic region in the German-Polish-Czech border triangle. More than one million people live and work here. For many generations, this region and its people have been closely linked to industry. Together they are tackling Lusatia's structural development for the future – as a modern, sustainable industrial region and the center of the energy and mobility transition in Germany and Europe.

Join us! Take advantage of the business and economic opportunities that growing your company in Lusatia opens up. The region offers excellent prospects and support for entrepreneurial ideas and innovative concepts. Our economic development advisers would be pleased to assist you. Make your move to a "neighborhood" full of international companies, successful hidden champions, innovative start-ups, and application-oriented universities and research institutes in Lusatia.

We would be delighted to have your company as a partner for the people of Lusatia. Everyone here looks forward to giving you a warm welcome!



Dr Dietmar WoidkeMinister-President of
Brandenburg



Michael Kretschmer Minister-President of Saxony

ALL THE BEST REASONS

1

PRIME LOCATION AND INFRASTRUCTURE

2

ATTRACTIVE SITES
FOR TRADE AND
INDUSTRY

3

INDUSTRY-FRIENDLY ENVIRONMENT

4

HIGHLY QUALIFIED AND MOTIVATED WORKFORCE 5

MODEL REGION
FOR THE GERMAN
ENERGY AND MOBILITY
TRANSITION

6

VALUE CHAINS FOR INDUSTRY AND SERVICES

7

PARTNERS FOR RESEARCH AND INNOVATION 8

PROGRAMS
ANYWHERE IN
GERMANY

9

HIGH QUALITY OF LIFE AND RECREATIONAL ACTIVITIES

10

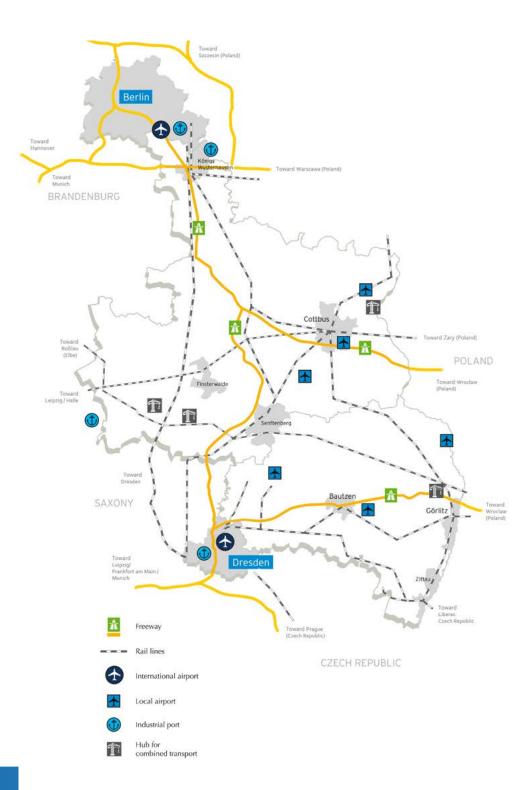
INDIVIDUAL SUPPORT
IN THE REGION

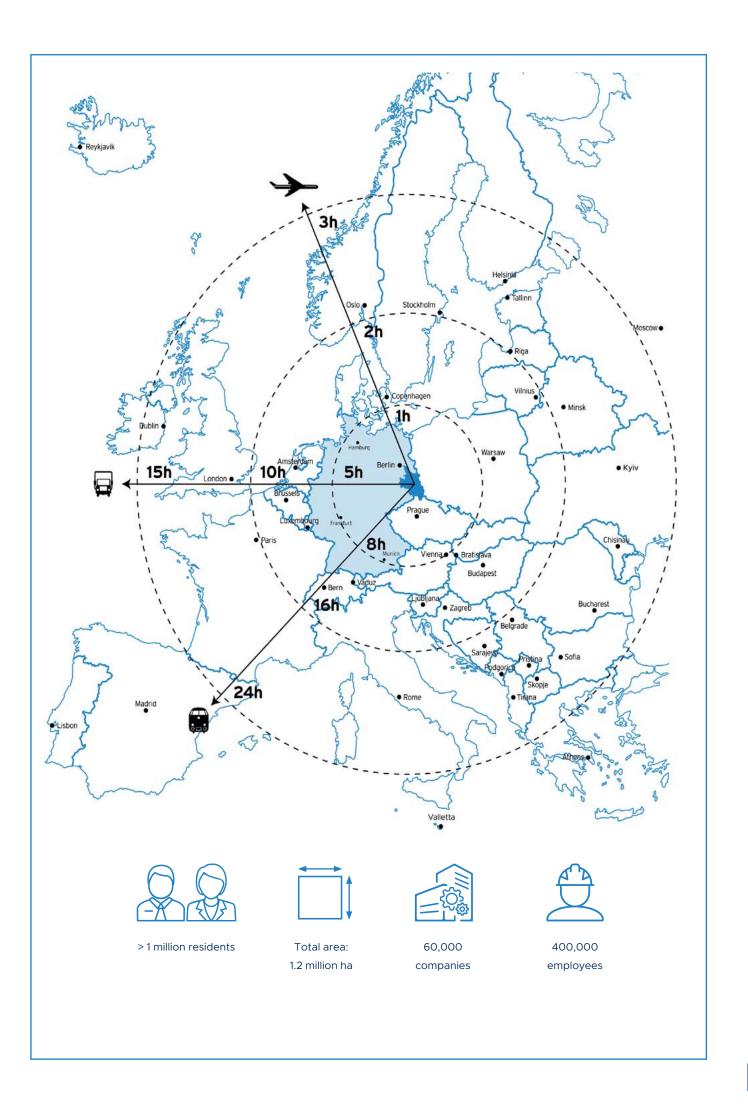
PRIME LOCATION AND INFRASTRUCTURE

Lusatia is a dynamic region full of opportunities and serves as a hub in the heart of Europe thanks to its central location in the German-Polish-Czech border triangle.

A central location, good transport links, and a favorable environment all these factors make Lusatia's industrial and commercial sites particularly attractive for investors. Its proximity to the international centers of Berlin, Dresden, Prague, and Wrocław offers many benefits. The economic region is located directly on key transport axes between these major cities and is very well connected to road, rail, air, and water routes extending from the North Sea ports toward Eastern and Southern Europe. International airports in Berlin Brandenburg (BER), Dresden, and Leipzig/Halle connect Lusatia with the whole world. Commercial space is available in prime locations in modern business and industrial estates with excellent transport connections.

Extensive investment in transport infrastructure is set to make the connections between Lusatia and the surrounding metropolises even faster. Funds from the Federal Structural Development Act will be used to build and expand important highways and railway lines in the coming years, including the expansion of the Berlin-Cottbus-Weißwasser-Görlitz railway line.





ATTRACTIVE SITES FOR TRADE AND INDUSTRY

Spacious commercial sites that are available for manufacturing are in short supply everywhere these days. But you'll find them in the Lusatian districts of Dahme-Spreewald, Oberspreewald-Lausitz, Elbe-Elster, Spree-Neiße, Bautzen, Görlitz and the city of Cottbus. They include locations for industry as well as office space for service providers, technology companies, and start-ups. And in some cases, they are located in areas that can also be expanded extensively - for example, in the vicinity of large power plants or former airfields. They are fully developed, have excellent transport connections, and are available for lease or purchase on extremely favorable terms. Plus, you'll benefit from their close proximity to dynamic business partners that are already established - in the metal and electrical industries, the mechanical engineering, automotive and energy technology, and food sectors or the plastics, glass, and textile industries.

But why not take a look for your-self: the databases listing commercial spaces in Brandenburg and Saxony provide a quick overview of each commercial space including a profile and contact information. You'll find a small selection of locations on this page. Or simply give us a call. We would be pleased to help.

Commercial space in Saxony



Commercial space in Brandenburg





Area available for construction: 32 ha Start of construction: From mid-2023 Area available for expansion: 38 ha Key advantages: Excellent transport links



Rothenburg

Rothenburg Airport Commercial Area

Area available for construction: 30 ha Start of construction: Land-use plan in preparation Area available for expansion: 130 ha

Key advantages: Railway siding | Carbon-neutral commercial area



Ziegelei and Teicha Industrial and Commercial Areas

Area available for construction: 50 ha Start of construction: Land-use plan 2023 Key advantages: Railway siding planned



HERZBERG (ELSTER)

onigs /usterhausen



Spreetal | Spremberg Schwarze Pumpe Industrial Estate

Area available for construction: 50 ha Start of construction: Immediately Area available for expansion: > 350 ha

Key advantages: Own railway network | Mains connections available and secure supplies | 120 companies at this site



200 ha for research, transfer, and technology companies | Located in the vicinity to Brandenburg University of Technology and research institutes | 3 km to the city center



COTTBUS POLAND



LÜBBEN (SPREEWALD)

Jänschwalde

Green Areal Lausitz (GRAL) – Industrial estate on the former Cottbus-Drewitz airfield

Area available for construction: 164 ha Start of construction: Immediately Key advantages: Carbon-neutral | Railway siding

with 800 m freight yard | Proximity to Cottbus



Forst Logistics and industrial center

Area available for construction: 37 ha Start of construction: immediately Area available for expansion: 50 ha Key advantages: Access to motorway | Railway terminal with 10 connections per week to Bremerhaven and Hamburg | 400 MW solar power



INDUSTRY-FRIENDLY ENVIRONMENT

Industry has always been a key part of Lusatia, driving prosperity and employment for the people here.



Located between the metropolises of Berlin, Dresden, Leipzig, and Wrocław in Poland, this region has been an industrial heartland for 300 years – with proven expertise and value chains in energy technology and railway vehicle construction and in the metal, chemical, and paper industries. Despite the dramatic structural changes in the 1990s, industrial value creation here is nearly 30 percent above the average in both Eastern and Western Germa-

ny. The people of Lusatia are aware of the important role that the industrial sector plays in Germany's economy and have a positive attitude toward attracting business, including large-scale projects. The industryand business-friendly environment here extends across civil society, business, and politics alike. One example is the region's planning permission rocedures, which are highly goal-oriented with minimal red tape.



THE HISTORY OF LUSATIA'S ECONOMY AT A GLANCE

18th century:

Rise of the textile industry, expansion of the railway network, invention of briquetting

19th century:

Development of the glass industry, metalworking, and mechanical engineering. First use of lignite for economic purposes, invention of the cable excavator and modern bogie drives for trains

Until 1990:

Lusatia is a core region for energy production, the textile, chemical and glass industries as well as mechanical and railway vehicle construction.

From 1990 onward:

Successful transition to a market economy, with large industrial corporations such as BASF, Siemens, Bombardier (now Alstom), Hamburger Rieger, and Mercedes-Benz relocating to the region

2004:

EU's eastward enlargement: continuous development as an intersection between Western and Eastern Europe

2020:

Lusatia is the center of Germany's energy and mobility transition.

The Federal Republic of Germany provides around 17 billion euros of funding for Lusatia's structural development, facilitating extensive infrastructure expansions and attracting new research institutes with a focus on a sustainable energy supply and industry.

HIGHLY QUALIFIED AND MOTIVATED WORKFORCE

Skilled employees are a success factor for the region. Lusatia is an excellent place to live and work.

Across Europe, attracting committed and well-trained young talent is no easy task for small and medium-sized enterprises or for large, global corporations. But there are great opportunities to find qualified employees in the Lusatia Economic Region:

the phaseout of coal means that experienced workers are ready to start work in various sectors.

Graduates from the regional universities in Cottbus-Senftenberg and Görlitz-Zittau create a rich pool of well-educated young talent in the

region. A large number of them – for example, graduates in electrical engineering and computer science, industrial and mechanical engineering – start their careers in a local company.

At the same time, the number of people from Lusatia who are returning to their home area after training and working outside the region is steadily increasing as Lusatia's positive economic development continues.

Vocational academies and training centers boost the rapid availability of skilled workers via knowledge transfers between education and business and through training programs with integrated practical components.

The public sector also supports Lusatian companies with qualification and training measures.

Last but not least, attractive job opportunities, especially in future technologies, affordable housing, an outstanding social framework, and nature right on the doorstep make Lusatia a popular home for people from all over the world.



MODEL REGION FOR THE GERMAN ENERGY AND MOBILITY TRANSITION

The energy supply of the future and a new value chain for modern mobility are being built in Lusatia.

Energy has shaped the Lusatian economy for over 150 years. The energy region is now transforming itself into a showcase for the energy transition - both in the development of energy storage technologies and the production of battery components for electromobility. Companies with local roots, including LEAG, BASF, and Siemens, are working hand in hand with Lusatian research institutes and universities to develop new solutions for generating and storing electricity from renewable energies and using energy more efficiently.



LEAG is planning a 7-gigawatt factory based on renewable energies. It will be combined with storage systems, green hydrogen production, and climate-neutral power generation. With two construction phases by 2030 and 2040 planned, the Gigawatt-Factory will help to secure our future energy supply.



In future, heavy maintenance of the entire ICE 4 fleet of **Deutsche Bahn AG** will be carried out in the new Cottbus maintenance works. The double-track facility in the image's foreground will go into operation in 2024, with the four-track hall at the rear to begin operation in 2026. The existing building in between is used for the maintenance of diesel locomotives.



HYSTARTER HYDROGEN REGION

Lusatia wants to harness the enormous potential of the hydrogen economy and use this framework to manufacture exportable products, open up new economic sectors, strengthen the energy industry and meet climate targets. The region already offers the ideal environment for developing innovative hydrogen technologies.



BASF is contributing to the development of a European battery value chain for electric vehicles in Schwarzheide. In addition to a production plant for cathode materials for lithium-ion batteries, BASF is preparing a prototype plant for recycling batteries and a plant for producing "black mass", a pre-product in the recycling process obtained from lithium-ion batteries.



In Cottbus, the Center for Hybrid Electric Systems Cottbus (chesco) is being set up at **Brandenburg University of Technology**. chesco will develop, produce, and test hybrid electric and electric drives for aviation and other mobility solutions. The center's collaboration partners from industry and business include **Rolls-Royce** Germany and the **DLR** Institute of Electrified Aero Engines.





DEKRA is setting the course for the mobility of tomorrow at its site in Klettwitz. In the largest independent test center for automated and connected driving and in the laboratories of the DEKRA Technology Center, around 250 experts are working to ensure that we will be able to get about safely and sustainably in the future.



Rock Tech Lithium from Canada is building a facility in Guben that will house Europe's largest refinery for lithium hydroxide, which is required for batteries in electric vehicles. Production here is scheduled to start in 2025.



Scientists at the Hydrogen and Storage Research Center at Brandenburg University of Technology Cottbus-Senftenberg are developing and using their own test rigs as models for teaching and research, covering everything from electricity generation from renewable energy sources to reverse power generation from fuel cells.



The Fraunhofer Hydrogen Lab (HLG) is working on solutions for the production and storage of hydrogen and its use in mobile and stationary hydrogen systems such as fuel cells, turbines, and engines at the **Siemens** Innovation Campus in Görlitz. The aim is to achieve a connected load of 12 MW.



Mercedes-Benz subsidiary Accumotive GmbH & Co. KG has been producing lithium-ion batteries for hybrid and electric vehicles in Kamenz since 2012. Production of the next generation of Mercedes batteries is already under way.



The newly founded **DLR Institute of Low-Carbon Industrial Processes** in
Cottbus and Zittau conducts research
into the decarbonization of significant
energy-intensive industries and sustainable process heat generation.

THE MOBILITY OF THE FUTURE

The production of batteries and battery components for electromobility is already picking up speed in Lusatia. At the same time, the region is pushing ahead with developing the technologies that will be used to reprocess them. New hydrogen-based drive technologies. Innovations in aviation. Innovations in rail systems. Test centers for autonomous driving. The mobility transition is under way in Lusatia.



The Australian Altech Group is building a pilot plant on the Schwarze Pumpe Industrial Estate. Scheduled for completion in 2025, it will produce 10,000 t of anode graphite annually. This material is used to coat batteries, making them more durable, more powerful, and non-combustible. Parallel to this, Altech is teaming up with the Fraunhofer Institute for Ceramic Technologies and Systems IKTS to develop a production line for sodium-alumina solid-state batteries with an initial capacity of 100 MWh.



VALUE CHAINS FOR INDUSTRY AND SERVICES

Strong industries with highly developed expertise define Lusatia's industrial profile and offer scope for development.

Industry-friendly and innovative.

Lusatia is home to medium-sized businesses and international corporations. These enterprises have value chains in the core fields of energy technology and mobility as well as in sectors such as railway vehicle construction and the metal, chemical, food and paper industries. Investors will find highly diverse opportunities for collaboration in the immediate vicinity. This page presents selected examples of the region's global players and hidden champions.



At Sachsenmilch Leppersdorf GmbH

- a Theo Müller Group company - a team of 3,000 employees processes 1.8 billion kilograms of raw milk into milk, yoghurt, butter, cheese, and other products every year.





Schwarzheide, a long-standing center of the chemical industry, has been home to a BASF Group site since 1990. The portfolio of **BASF Schwarzheide GmbH** with a workforce of more than 2,000 employees includes polyurethane basic products and systems, crop protection products, water-based coatings, engineering plastics, foams, dispersions, and laromers as well as the production and recycling of of battery materials.



TD Deutsche Klimakompressor GmbH (TDDK), a subsidiary of the Japanese companies Toyota Industries Corporation and DENSO Corporation, has been manufacturing compressors for vehicle air conditioning systems at high volumes at its Bernsdorf site since 2000.



The Alstom Transport Deutschland plants in Bautzen and Görlitz are the heart of railway vehicle construction in Lusatia. Services range from the production of shells and components to the manufacture of freight wagons and the final assembly of long-distance trains, regional trains, and trams.



At **TRUMPF Sachsen GmbH** in Neukirch, a team of more than 460 employees develops and produces highly dynamic, linear-driven machine tools for laser-based processing as well as automation equipment for laser-cutting and punching machines.



For many decades, **fit GmbH** in Zittau has been one of the leading manufacturers of detergents, cleaning agents, and cosmetic products in Germany. The company employs around 250 people and is home to one of the most modern production facilities in Europe.



Fiedler Maschinenbau und Technikvertrieb GmbH in Schmölln-Putzkau has been developing and producing innovative implements and attachments for municipal commercial vehicles and tractors for the global market for over 30 years.



GMB Glasmanufaktur Brandenburg GmbH, part of the Indian group Borosil Renewables Ltd., has a site in Tschernitz that is one of the leading producers of solar glass for solar thermal and photovoltaic systems in Europe.





voestalpine Wire Germany GmbH, a member of the world-leading steel and technology group voestalpine, develops and manufactures custom wire solutions for the automotive and household appliance industries, the oil and gas industries and railway infrastructure systems in Finsterwalde with a workforce of 170 employees.



Grupo Antolin – a leading Spanish full-range supplier of components and modular interior parts for the automotive industry – has a team of nearly 400 employees in Massen-Niederlausitz that manufactures door panels for premium European car manufacturers.



Porcelaingres GmbH in Vetschau, part of the Italian Iris Ceramica Group, manufactures exclusive porcelain stoneware surfaces for walls and floors. Sustainable. Climate-friendly. Environmentally responsible.



Dunapack Packaging and Hamburger Containerboard – subsidiaries of the Austrian Prinzhorn Group – operate as part of a sustainable material cycle. Their plants on the Schwarze Pumpe Industrial Estate use recycled wastepaper to make new rolls of paper and produce high-quality packaging.



BORBET produces light-alloy wheels to the highest standards of quality, design, efficiency, and sustainability. The company supplies the automotive industry and international specialist retailers. It currently employs around 500 employees and trainees at its site in Kodersdorf.



Family-owned company **Lakowa GmbH** in Wilthen specializes in the development and manufacture of complex interior trim assemblies for rail and special-purpose vehicles. Lakowa works with thermoplastic and fully recyclable composite materials and uses renewable energies.



PARTNERS FOR RESEARCH AND INNOVATION

Close cooperation between business and science is one of Lusatia's special hallmarks.

Lusatia is an ideal location for an intense transfer of knowledge and technology between business and science. With Brandenburg University of Technology Cottbus-Senftenberg (BTU), Wildau Technical University of Applied Sciences, and Zittau/Görlitz University of Applied Sciences, it offers fertile ground for application-oriented research and innovation together with public and private research institutes. Lusatia's higher education system includes 50 faculties in the natural sciences and engineering alone. The region's lecture halls are filled by 14,000 students from over 100 nations – with one in five students coming from abroad.

The research clusters of Berlin, Dresden, and Wrocław, with their numerous universities and non-university research centers, are just an hour or two away by car and offer a host of starting points for scientific collaborations.

A whole series of prestigious non-university research establishments have founded institutes or opened branches in the region. They focus on fields such as sustainable industries, energy technologies, mobility, decarbonization, and health. The Federal Government and the State Governments of Brandenburg and Saxony are supporting Lusatia's expansion as a

research region with measures to attract further centers of excellence. One noteworthy example is the German Center for Astrophysics – Research. Technology. Digitization. (DZA), which has its headquarters in Görlitz. The demand for manufacturing facilities for research and development in IT, sensor technology, and materials research will create at least 3,000 sustainable jobs at the DZA and in the surrounding area in future.



UNIVERSITIES

Brandenburg University of Technology Cottbus-Senftenberg (BTU)



Zittau/Görlitz University of Applied Sciences



Wildau Technical University of Applied Sciences



NON-UNIVERSITY RESEARCH

German Center for Astrophysics – Research. Technology. Digitization. (DZA) | Görlitz (under construction)



Center for Advanced Systems Understanding (CASUS) | Görlitz



Fraunhofer Institute for Photonic Microsystems IPMS | Integrated Silicon Systems Division ISS | Cottbus



Fraunhofer Research Institution for Energy Infrastructures and Geothermal Energy IEG | Cottbus and Zittau



Fraunhofer Institute for Machine Tools and Forming Technology IWU | Plastics Technology Center Oberlausitz | Zittau



Fraunhofer Institute for Reliability and Microintegration IZM | Branch Lab | Cottbus



Fraunhofer Institute for Applied
Polymer Research IAP | Processing Pilot
Plant for Biopolymers | Schwarzheide



German Aerospace Center – Institute of Low-Carbon Industrial Processes | Cottbus and Zittau



German Aerospace Center – Institute of Electrified Aero Engines | Cottbus



Federal Office for Radiation Protection (BfS) – Competence Center for Electromagnetic Fields (KEMF) | Cottbus



PARTNERSHIPS

Network of Excellence at Lusatia Science Park in Cottbus

Fraunhofer | DLR | Leibniz | LEAG, BASF, Deutsche Bahn, Rolls-Royce: Technology transfers for start-ups, attracting businesses to an area covering 420 hectares



Innovation Campus Electronics and Microsensors | Cottbus

BTU Cottbus-Senftenberg | Fraunhofer | Ferdinand-Braun-Institut | Leibniz | Thiem-Research-GmbH: Applied research in the fields of microsensors and digitalization



Open Digital Test Area (ODT) | Cottbus

Federal Ministry for Digital and Transport | Deutsche Bahn AG | Federal Railway Authority:



Rail systems research on the route network between Halle (Saale) – Cottbus – Niesky

Cluster Decarbonization in Industries (CDI) | Cottbus

Brandenburg University of Technology Cottbus-Senftenberg | DLR | Fraunhofer | Competence Center on Climate Change Mitigation in Energy-Intensive Industries (KEI): Networking to promote interdisciplinary solutions for reducing greenhouse gas emissions in industry



Siemens Innovation Campus | Görlitz

Siemens AG | Dresden University of Technology | Zittau/Görlitz University of Applied Sciences | HHL Leipzig Graduate School of Management: Attracting technology companies, start-ups, and research institutes with a focus on digitalization, automation, energy technology, and materials and manufacturing technologies



InnoCarbEnergy: Carbon, Systems and Mobility Solutions SAXONY | Boxberg

Chemnitz University of Technology | Fraunhofer Institute for Machine Tools and Forming Technology IWU | Fraunhofer Institute for Applied Polymer Research IAP | LEAG AG: Researching and developing "green" carbon fibers



BEST FUNDING PROGRAMS ANYWHERE IN GERMANY

The Federal and State Governments support investments in Lusatia's industry with GRW funding. The grants can be combined with a variety of other funding opportunities.





Brandenburg and Saxony offer attractive funding opportunities for your investment in the form of grants, low-interest loans, and equity investments. Your company can receive direct investment grants under the Improvement of Regional Economic Structures (GRW) program depending on the

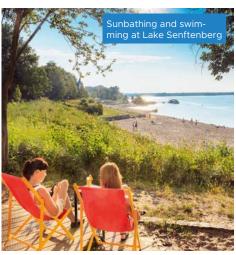
number of newly created jobs and the financing volume. Lusatia, right next door to Poland and the Czech Republic, is a region that receives the highest rates of funding in the whole of Germany. Depending on the funding requirements, a wide range of funding opportunities is also available

specifically for start-ups, research and development, digitalization, employee training, as well as for measures aimed at increasing energy efficiency and improving environmental protection.









HIGH QUALITY OF LIFE AND RECREATIONAL ACTIVITIES

Lusatia: a place to live, a place to love.

People like living in Lusatia. And it's no wonder, because areas of unspoiled nature such as the Spreewald (Spree Forest), the Lusatian Lake District, and the Zittau Mountains offer a wide variety of local recreational activities. The region is known for its towns and their historic centers. And if you ever have the urge to visit a big city, Leipzig, Dresden, and Berlin are only an hour's drive or so away.

High quality of life. The region has worked hard to achieve this: investing in infrastructure, renovating historic town centers, and building and renovating hospitals, swimming pools, and vocational training centers. A variety of theaters and numerous museums are among the region's cultural highlights.

Lusatia offers an excellent framework for balancing family and career, with a significantly higher number of all-day childcare places than the German average. These also include after-school care places for primary school children.

Good cost of living. Residential rents and real estate are affordable in Lusatia, even though investments in the construction, maintenance, and renovation of residential buildings have increased continually in recent years. The average net rent excluding heating costs in 2022 was around six euros per square meter.

Tourist magnet. The tourism industry plays an important role for the region, with the number of visitors and overnight stays increasing significantly in recent years. The Spreewald remains the biggest draw for visitors. But the new Lusatian Lake District is also an up-and-coming attraction, with a chain of ten lakes that will be made navigable for recreational boaters and connected by canals. This will create Europe's largest system of artificial bodies of water and Germany's fourth-largest lake district.

Film city. Görlitz has earned a reputation as the best film location in Europe in recent years. Hollywood productions such as *Around the World in 80 Days* starring Jackie Chan and *The Reader* with Kate Winslet have made the city a name around the world.

Thanks to its artfully renovated buildings, the old town of Görlitz provides the perfect backdrop for historical film shoots, making it a highly soughtafter location among international directors.

World Heritage Site. Broad meadows, majestic trees, winding paths, picturesque lakes and rivers – Muskauer Park / Park Mużakowski is one of four UNESCO sites in Lusatia. The largest English-style landscape park in Central Europe can be explored by foot, carriage, bicycle, or boat.



INDIVIDUAL SUPPORT IN THE REGION

A wide variety of public and private institutions and initiatives in Lusatia are supporting the region's structural transformation. They include: Lusatia's districts, the urban district of Cottbus, and municipalities together with regional development corporations; the Saxony Trade & Invest Corporation (WFS) and the Economic Development Agency Brandenburg (WFBB); the Saxon Agency for Structural Development (SAS) and the Lusatia Economic Region (WRL); the Chambers of Commerce and Industry; trade associations, scientific institutions, and many more. They're all here to support your investment projects in the areas of economic development, marketing, site marketing, and technology promotion.

Saxony and Brandenburg have teamed up to run their investor service in Lusatia together. The **Lusatia Investor Center** offers you tailored advice and access to attractive locations and funding. It provides support in dealing with government agencies and helps you make contacts in the region. Across borders. From a single source. Locally at our contact points in Cottbus, Weißwasser and at our headquarters on the Schwarze Pumpe Industrial Estate in Spreetal. From specialists from the region. Free of charge and confidential.









YOUR CONTACTS

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Görlitz District

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Lusatia Investor Center

Together for Lusatia: The Saxony Trade & Invest Corporation (WFS) and the Economic Development Agency Brandenburg (WFBB) have teamed up to establish the Lusatia Investor Center and support Lusatia's transition to an economically, environmentally, and socially sustainable economic region. The partners work together across state borders and in close collaboration with the Lusatia Economic Region (WRL), the Saxon Agency for Structural Development (SAS), and the regional economic development agencies. Together, they aim to help Lusatia reach the goal of a climate-neutral Europe by 2050.

Green technologies play a key role:
- Environmentally friendly
energy generation, storage,

and distribution

- Energy efficiency
- Raw material and material efficiency
- Sustainable mobility
- Circular economy
- Sustainable water management

The project is financed with funds from the Federal Ministry for Economic Affairs and Climate Action under the STARK program, which aims to accelerate the transition process and promote a new start in Germany's coalfields and areas with coal-fired power plants.

Supported by:



on the basis of a decision by the German Bundestag





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