

1. Who is AIC?

The Albanian Investment Corporation (AIC) is the investment arm of the Albanian government, established to develop and manage public assets aimed at promoting sustainable economic growth. AIC has been authorized to undertake significant infrastructure and technology projects, including Durana Tech Park, with the goal of attracting both foreign and domestic investments in technology, innovation, and related industries.

2. Legal Framework of Durana Tech Park

Durana Tech Park operates within a strong legal and fiscal framework that offers significant incentives for investors. This framework is regulated by a series of decisions from the Council of Ministers and legal acts aimed at creating an attractive environment for innovation and technological development in Albania.

1. **Law No. 58/2022** on the establishment of technology and science parks serves as the legal foundation of the park, outlining the procedures for the creation and operation of technology parks in the country.
2. **Decision No. 337**, dated 31/05/2023, regarding “Procedures and Criteria for Selecting Developers of Scientific and Technological Parks,” describes the criteria that must be met to qualify for the status of a developer of a technology park.
3. **Decision No. 185**, dated 27/03/2024, specifies the approval of AIC as the developer of Durana Tech Park and presents the package of fiscal incentives for investors operating within the park.
4. **Decision No. 416** and other acts regarding fiscal incentives.

3. Fiscal Incentives for Investors

Durana Tech Park offers a range of fiscal incentives for companies that choose to establish themselves within the park, including:

- **0% Corporate Tax** for a 15-year period on income generated from activities conducted within the park.
- **Exemptions from VAT** for goods and services used for research and development (R&D) purposes.
- **Exemptions from customs duties** on imports of technological and innovative equipment.
- **Social Security Relief**, where contributions can be paid based on the minimum wage for a specified period.
- **Exemption from all taxes** for a 10-year period on salaries of personnel engaged in research and development within the park.
- **Exemption from infrastructure impact tax** and property tax for a 10-year period for constructions undertaken within the park.
- **Partial reimbursement by the state** for training costs for scientific and technical employees in the park, according to criteria and procedures approved by a decision of the Council of Ministers.
- **Customs formalities and procedures** for the entry and exit of goods to/from the park will be conducted according to the Customs Code and the documentation requirements for foreign nationals engaging in activities within the park.

These fiscal benefits will become applicable once the park is operational, and activities commence within it.

4. Companies and Users Targeted by Durana Tech Park

Durana Tech Park aims to attract a diverse group of users, including:

- **International Technology Companies:** Large companies operating in sectors such as artificial intelligence (AI), robotics, cloud computing, big data, and software development, which seek an attractive and cost-effective environment to expand their operations in Southeast Europe.
- **Innovative National Companies:** In addition to international firms, Durana Tech Park focuses on attracting and supporting Albanian national companies active in technology and innovation. Companies operating in areas such as telecommunications, fintech, and digital development will have opportunities to further develop in an environment that fosters innovation and collaboration between industry and academia.
- **Technology Startups:** The park will offer incubation and acceleration programs for startups in the early stages of development, supporting them with mentorship, access to funding, and modern technological infrastructure.
- **Universities and Research Centers:** A key component of the park will be collaboration with academic institutions and research centers to create opportunities for advanced research and the transfer of technology from university campuses to the private sector.

5. Criteria for Users / Companies Operating in the Park

- Must have entered into a lease agreement with the developer to commence activities in the park, which outlines the fiscal incentives.
- Must be registered with the National Business Center for conducting activities as a user of the technology and science park.
- Must have fulfilled the obligations arising from the contract with the developer.
- Must meet documentation requirements, such as the commercial register extract, self-declarations for tax and social security obligations, and the absence of legal proceedings related to their activities (Decision No. 418, 2023).
- Must present notified documents for entities outside of Albania, in accordance with legislation regarding the documentation of foreign nationals engaging in activities in the Republic of Albania (Decision No. 418, 2023).

Restrictions:

- The transfer of existing activities to Albanian territory within the park to benefit from legal incentives is not permitted; only new activities are allowed to be developed in the park to promote innovation and the development of new technologies.
- Entities will not be accepted as users if more than 25% of the authorized capital, directly or indirectly, belongs to central or local government bodies.

6. Permitted Activities in Durana Tech Park

The activities permitted in Durana Tech Park, according to Decision No. 185, dated March 27, 2024, encompass a wide range of activities in the field of information technology and innovation. Some of the permitted activities include:

- **Software Design:** This includes requirements analysis for software systems, architecture design, and detailed design of these systems.
- **Development and Maintenance of Software Systems:** This involves coding, installation, integration of components, documentation, identification and correction of bugs, modifications, and maintenance of systems.
- **Software Testing:** This includes functionality testing, load testing, performance testing, code issue identification, availability, and security testing of software systems.
- **Design and Development of Communication Systems:** This includes analysis, planning, design, implementation, commissioning, and maintenance of network communication systems for information technology devices (LAN/WAN/WLAN/MAN/SAN/CAN).
- **Design and Development of Security Systems:** This involves analyzing client security requirements, designing architecture, installing and configuring components, implementing, testing, and maintaining security for systems and products.
- **Development of Migration Systems:** This entails transferring data and the relevant infrastructure from an old technology to a new one and improving information technology systems.
- **Big Data Systems Analysis:** This involves processing and analyzing large volumes of data to build models that can be utilized for various business activities using artificial intelligence.
- **Consulting for Innovation and Information Security:** This includes consulting on the use of information technology for business process innovation and the technical and cryptographic protection of information.
- **Research in Communication and Development of Innovative Programs:** This encompasses creative and systematic activities undertaken to enhance the body of knowledge and create new applications of available knowledge.
- **Cloud Computing Activities:** This includes research in cloud computing and risk assessment of migrating on-premises services to cloud services.

These activities are designed to promote innovation and development in high-tech industries within the park.

7. Benefits for Each Stakeholder

- **For International Companies:** Access to regional and European markets, lower operational costs, and fiscal incentives that enhance profits.
- **For National Companies:** Opportunities to develop innovative operations in technology, benefiting from fiscal incentives such as tax exemptions for new activities, access to modern infrastructure, and the possibility to collaborate with universities and research centers to promote advanced research and development.
- **For Startups:** Acceleration and incubation programs, financial support, and mentorship for the development of innovative products and services.
- **For Universities and Research Centers:** Opportunities for advanced research in collaboration with industry, access to the latest technologies, and support for the commercialization of innovative ideas.

- **For Digital Nomads:** Modern infrastructure, flexible workspace, and access to a broad network of technology professionals.

8. Benefits for the Digital and Innovation Ecosystem in Albania

- **Increased Competitiveness:** Durana Tech Park will help Albania enhance its competitiveness in the technology and innovation sectors by attracting foreign investments and developing local talent.
- **Development of Technological Infrastructure:** The establishment of data centers, research laboratories, and other specialized R&D spaces will boost the country's technological capabilities.
- **Promotion of International Collaboration:** By creating a collaborative platform between industry, academia, and research centers, the park will facilitate Albania's integration into global innovation and technology ecosystems.