



INVESTOR'S GUIDE



INVEST
córdoba
CAPITAL



córdoba
acelera



Municipalidad
de Córdoba



INVESTOR'S GUIDE

Introduction

Welcome to the "Investor's Guide", which provides an overview of how to invest in the city of Córdoba. Its aim is to provide the most important information at the moment of evaluating the start of operations in the city: productive sectors, legal processes and details about benefits and incentives.

The following guide represents a first exploratory immersion, which is recommended to be complemented with specific information appropriate to the singularity of each case and sector.

Invest Córdoba Capital also provides an "Investor Services Directory" which includes a list of institutions and professionals specialized in providing the necessary advice to decide the best strategy for your investment.





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Why the city of Córdoba?

The city of Córdoba, Argentina, is positioned as a uniquely attractive destination for those seeking investment opportunities in a dynamic and constantly evolving environment.

Córdoba stands out for its strategic location in the center of the country, which makes it a key connection point to national and international markets. Its solid transportation infrastructure, which includes highways, railroads, airports and access to port areas, facilitates the efficient distribution of goods and services throughout the country and the southern cone.

Historically, Córdoba proves to be an economic pillar of Argentina, with a rich legacy in sectors such as education, automotive industry, agribusiness and manufacturing. At the same time, it is even more captivating to investors for its steady growth and economic diversification. The city emerges as an epicenter of innovation and technology, with a thriving startup sector and a renowned academic community that nurtures the human talent needed to drive the economy of the future.

Here, Investors find a favorable environment, with fiscal incentives and government support programs, designed to foster productive development in the region.

Another distinctive feature that traditionally distinguishes Córdoba is the consolidated link between the public, private and academic sectors to work together to promote economic development strategies.



"In addition, its quality of life, rich culture and natural beauty make living and working in this city a good option for anyone who chooses to live and invest here".

Acknowledgements



Premio "Ciudades Patrimonio Mundial de la UNESCO"



Premio a las "Ciudades Digitales y GovTech"



Certificación "What Works Cities"



**PREMIOS
SADOSKY**

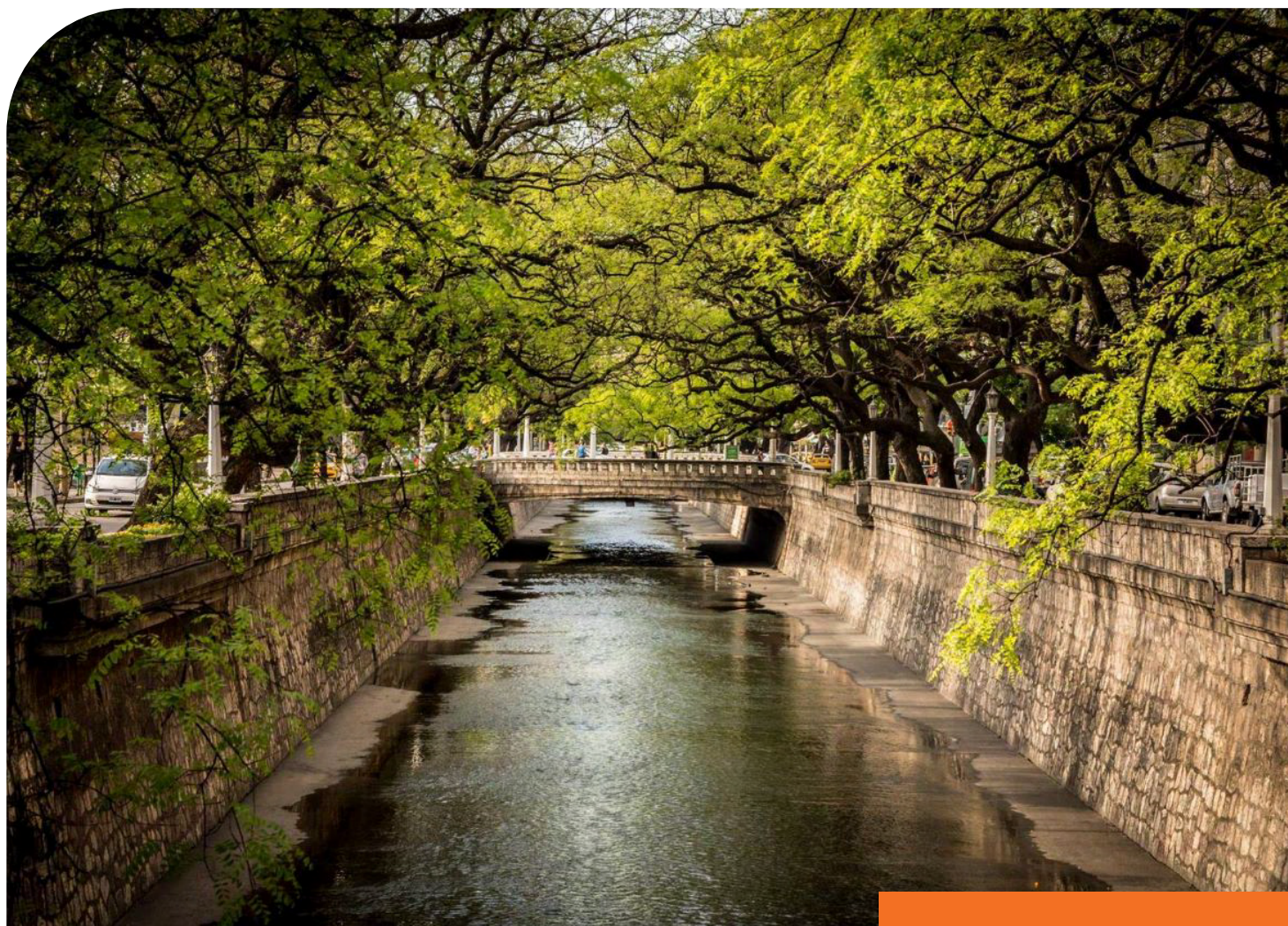
Ganador del premio Sadosky 2022
Categoría "Innovación regional"
por el Fondo Córdoba Ciudad Inteligente



2° puesto en Argentina,
el 16° en Latinoamérica
y el 12° en Sudamérica de
STARTUPBLINK: CÓRDOBA ACELERA

ECONÓMIC PROFILE OF CÓRDOBA

"La Cañada" - Córdoba

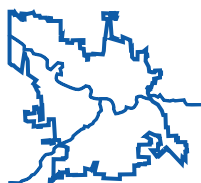


Córdoba has a diverse and constantly evolving economy.



1,5M

Inhabitants(2022)



576 km²

Of surface



32%

Of the province GGP

PBG
U\$S 19.119M

PPP¹

5

Industrial parks

+3000

Establishments linked to
Knowledge Economy

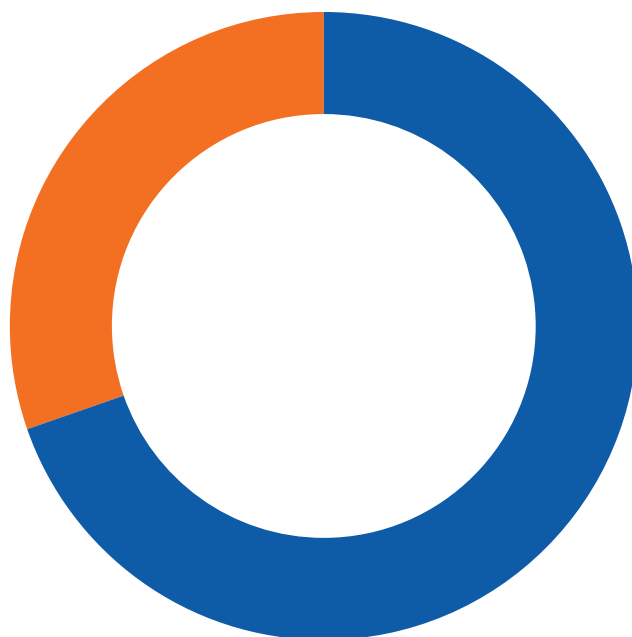
+1000

Service exporting companies

U\$S 3000M

In direct investment in the City of
Córdoba in the last three years²

28%
Goods

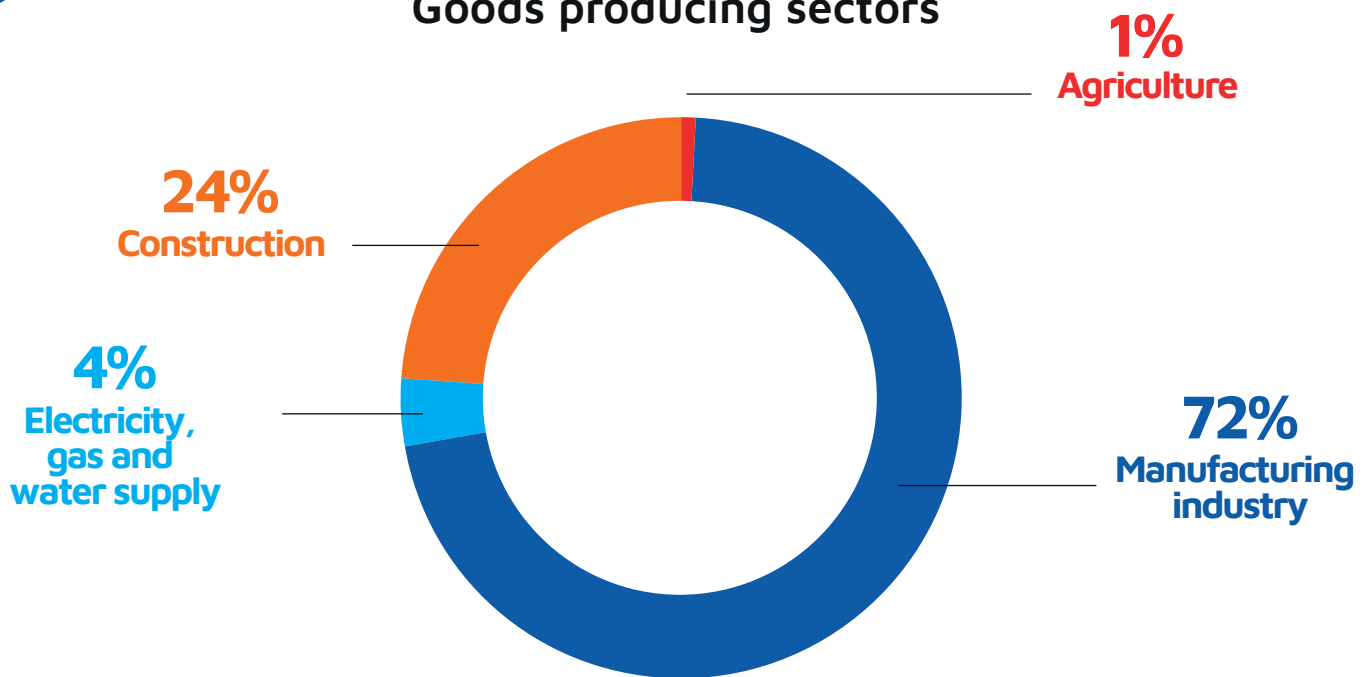


72%
Services

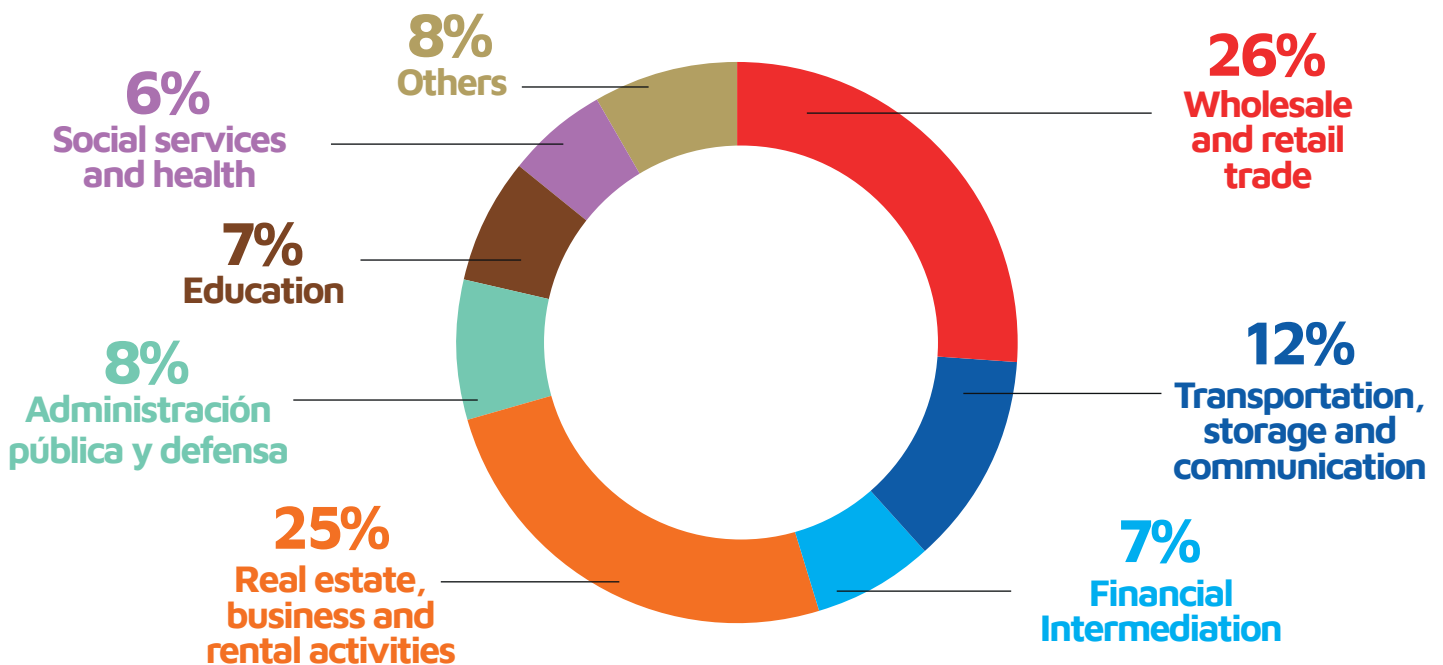
¹ Purchasing Power Parity (PPP) or "Paridad del Poder Adquisitivo (PPA)" in Spanish, measures the purchasing power of a good or a service in one country compared to that of another country based on each country's currency.

² The information provided was compiled from a proprietary database, mainly based on a survey of investment announcements. The total amount is expressed in U.S. dollars. Investment amounts expressed in pesos were converted to dollars using the official exchange rate reported by the Central Bank, applicable at the time the investment was announced.

Goods producing sectors



Service producing sectors





Automotive Industry

The city's automotive cluster is made up of vehicle manufacturing and assembly plants, and a metallurgical industrial sector.

1°

Automotive headquarter
in the country

5

Multinational companies

1 of 3

Cars produced in Argentina
is manufactured in Córdoba

250

Suppliers of parts and
auto parts

U\$S 1.500 M

Direct investments in the automotive sector

+10 K

Employments in
the sector

It represents 4% of the
total number of jobs in
the city.



Technology and Software

The city is a cradle of professional talent and a prosperous land for the birth and growth of companies that provide software development and IT services abroad.

2°

Entrepreneur ecosystem
in the country with 209 startups.

464

Software Establishments
and Computer Services.

1°

BPO and KPO Cluster
in the region

Time Zone

Between the U.S. and Europe.

+10 K

Employments in
the sector

It represents 4% of the
total number of jobs in
the city.



Agribusiness Support Hub

The capital city functions as a logistics center for services, talent generation and innovation for agribusiness.

- Crucial center for the transportation of agricultural products to ports and export destinations.
- Headquarters of important business chambers and public and private associations, and other organizations related to the sector: AgTech companies, investment funds, venture capital and liaison committees of agricultural and livestock entities.
- Home to leading academic and research institutions for the training of professionals.
- Prestigious national and international companies engaged in the production and sale of machinery, supplies and agricultural transportation.
- **+200 companies** devoted to the processing and commercialization of products.



Foods and drinks

Dynamic sector with local, national and international companies engaged in production, processing and distribution in the country.

467

Food companies

49

which elaborate drinks.

57

Exporting companies

+10 K

Employments in the sector

It represents 4% of the total number of jobs in the city.



Education

The prestige of the nine universities and the wide range of academic offers attract graduate and postgraduate students from the country and the world every year.

9

Public and Private Universities

+80

Higher education centers

958

Public schools

484

Private schools

+100

Public and private research centers

+280 K

Graduate and postgraduate students

2nd

Largest student population in the country.

+20

Health, Technology, Economy, Architecture, Mathematics and Software Investigation Hubs.



Audiovisual Industry

Córdoba is recognized for its significant contribution to the audiovisual artistic world and for contributing great talents to the national scene.

164

Companies in the sector in the city.

The Capital is home to
100% of the provincial productive establishments
in postproduction and distribution of films and videotapes.

+1400

Mapped points of the cultural ecosystem

+2 K

Employment in the sector

It represents 0,7% of the total number of jobs in the city.



Tourism

The city is chosen for its historical heritage, culture, events, gastronomy as well as its proximity to natural destinations. It is an air hub for the country and South America due to its location.

+10 K

Hotel areas

70

Hotels and accommodation

251 mil

Passengers per month on domestic and international flights.

+1.300

Restaurants and bars

8.000

Employments in the sector

It represents 3% of the total number of jobs in the city.



Commerce

Córdoba has had a strong commercial profile since the foundation of the city. It is a sector that accompanied the development of the province and the region.

+13

International franchises created in Córdoba.

+80

Brands in the franchise cluster.

+1000

Companies in the sector

+49 K

employments in the sector

It represents 20% of the total number of jobs in the city.

6

Renowned shopping centers



Construction

An essential component of the economic and social growth of the city, with the potential of its professionals and the application of technological and sustainable solutions.

13

BIM supplier companies

+1000

Companies in the sector

+16 K

Employments in the sector

It represents 6% of the total number of jobs in the city.



Logistics and distribution

It is home to numerous cargo distribution and storage centers connected to national and international markets by land and air routes.

- **Strategic location in the center of the country** and network of roads, railroads and air connections.
- **At the provincial level**, there is a road system of 61 thousand kilometers in length.
- **4.7 km of paved roads per 100 km² of surface area** (province).
- **Railway network** connecting Cordoba Capital 150km. to its surroundings.
- **The city** has an **efficient cargo transportation system that connects production areas with national and international markets.**
- **Cordoba's international airport** is an important air cargo hub.

Distance in Km

- | | |
|----------------------|-----------------------------|
| • Río Cuarto: 147 km | • Montevideo: 995 km |
| • Rosario: 400 km | • Santiago de Chile: 990 km |
| • Mendoza: 686 km | • Asunción: 1243 km |
| • CABA: 695 km | • San Pablo: 1936 km |

INFRASTRUCTURE AND CONNECTIVITY

"Paseo de Sobremonte" Square





Road infrastructure

Despite its size and density, constant improvements in various works have facilitated traffic flow in the city. In turn, the 47-km-long three-lane ring road connects the different points of the city in 20 minutes. The network of highways and roads connects Córdoba with other regions of Argentina.



Spaces and offices

Córdoba offers a variety of workspace options, from co-working to avant-garde corporate buildings, both in the city center and surrounding areas.

- Airport business park (30ha, 22 companies).
 - Industrial park for foreign trade CACEC.
 - Industrial park Ferreyra (55ha, 13 companies).
 - Industrial park pole 52.
 - Córdoba's industrial eco-park.
-
- A+ offices in Corporate Campus.
 - A offices in "Capitalinas", ECIPSA Tower.
 - 13.000 m2 of co-working areas in the city.



Public Transport

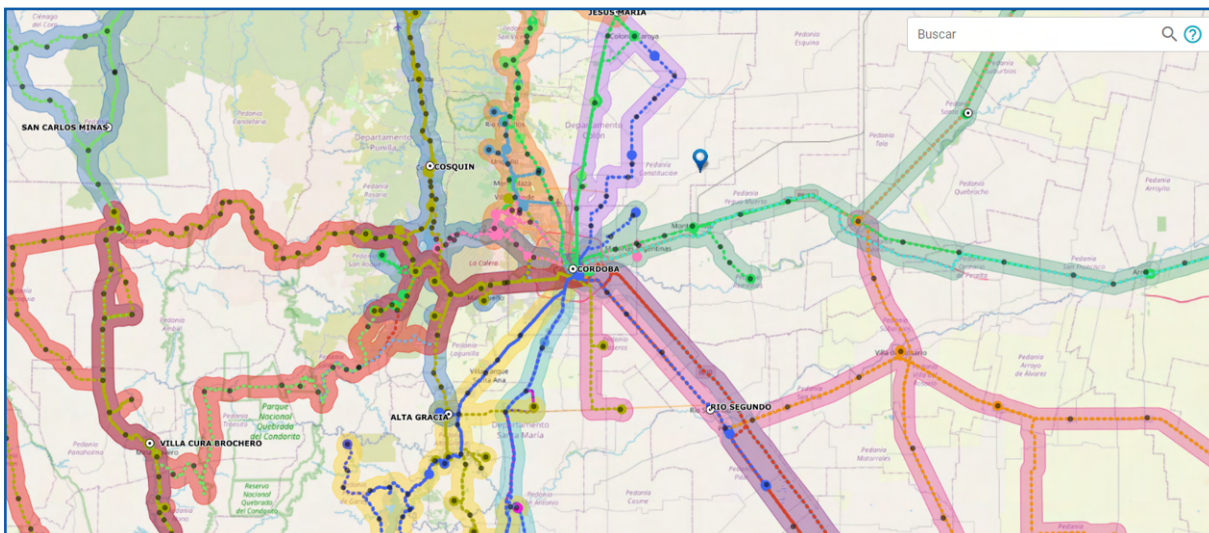
Urban Public Transport

989 transport units with a daily average of **+540 K** trips in 2023.

Intercity Public Transport

In charge of **43** companies which transport **5 M** passengers monthly.

Intercity transportation network in the surroundings of the city:

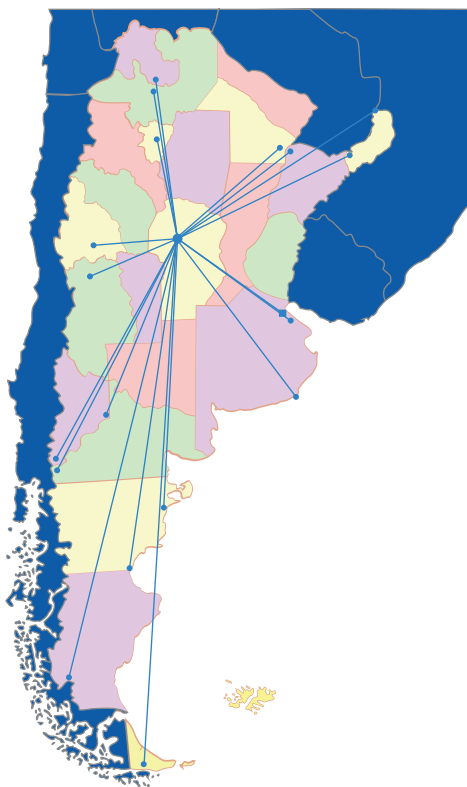


The Bus Terminal from Córdoba is one of the largest in Argentina. It connects the city with provincial, national and international destinations.

“Ingeniero Ambrosio Taravella” International Airport is a national and international air hub.

- 2nd in the ranking of the most visited airports in the country for domestic flights.
- 3rd for international flights.

Domestic air connections 2023



International air connections 2023



Internacional Destinations

- Santiago de Chile, Chile
- Asunción, Paraguay
- Lima, Perú.
- Florianópolis, Brazil.
- San Pablo, Brazil.
- Rio de Janeiro, Brazil
- Panamá City, Panamá
- Madrid, Spain.



Internet Connectivity

- **Two illuminated optical fiber nodes.**
- **109 spaces with Free Wifi.**



Health and Education Infrastructure

The city has a wide network of first class centers and professionals with international recognition.

14 provincial public hospitals.

3 municipal public hospitals.

3 public hospitals of Prompt Attention.

100 public health centers.

+20 private clinics and hospitals.

The Capital Department accounts for **more than 75%** of the province's productive establishments in research and experimental development in the field of medical sciences.



Sustainable City

Cordoba promotes resource efficiency and the reduction of waste and pollution. This approach is a cornerstone for a resilient industry with low-carbon emissions.

1st city which issued a Green Bonus.

16 Triple impact companies.

71 circular companies.

2 World Summits on Circular Economy.

6 Green Centers.

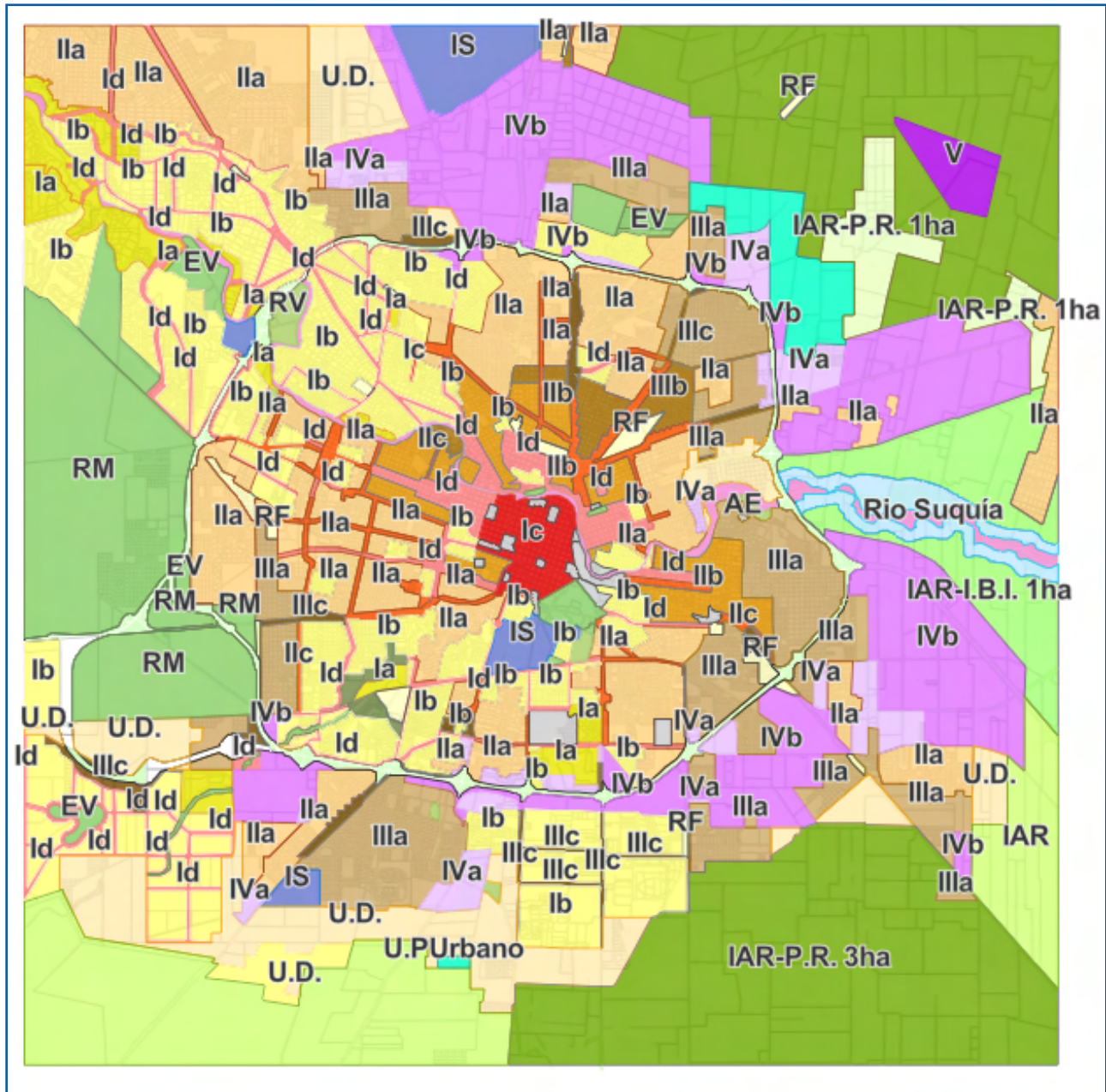
13 Transference Centers

"Sarmiento" Park



Urban Planning

Bases for the Land Use Planning of the Intermediate and Peripheral Area



Explicación de las referencias: página 19, 20 y 21

See the **Urban Planning Regulatory Framework**

Access the **interactive version of the map**

References of land use

1. Establishments Pattern I.

Activities whose production processes, scale of production and magnitude of labor are reduced; functional relations with the environment do not produce impacts on the environment. The entire urbanized area with their conditions are set forth herein. According to their type and magnitude they are subdivided into:

- Ia: Small-scale activities, such as bakery products, knitting, gold and jewelry making, etc. Predominantly residential land use. Located in intermediate and peripheral areas. Medium and low density residential use predominates.

- Ib: Similar activities to those of Pattern Ia., in some cases with a larger occupied area and incorporation of other activities as detailed in the "Detailed Classification of Economic Activities by Pattern". Land use with residential predominance. They are located in intermediate and peripheral areas. Medium and low density residential use predominates.

- Ic: Mixed Use Areas, formed as a corridor, on sections of the Main and Secondary Road Network. Residential use is allowed with different densities.

- Id: Mixed uses predominate. Residential use is allowed with different densities. They are located in the Central area, main corridors.

2. Establishments Pattern II.

Activities whose production processes, scale of production and labor magnitude have a greater impact and interference in the environment than those of Pattern I, with intensive land use. They may be considered compatible with residential uses but with appropriate constructive, building and/or technical restrictions. They may be located in any urban area except the purely residential Pattern I areas. According to their type and magnitude, they are subdivided into:

- IIa: Similar activities to those of Pattern Id., in some cases with a larger occupied area and incorporation of other activities as detailed in the "Detailed Classification of Economic Activities by Patterns". Land Use with residential predominance. They are located mainly in peripheral areas. Medium and low density residential use predominates.

- IIb: Similar activities to those of Pattern IIa., in some cases with a larger occupied area and incorporation of other activities as detailed in the "Detailed Classification of Economic Activities by Pattern". Land use with residential predominance. They are located mainly in peripheral areas. Medium and low density residential use predominates.

- IIc: Correspond to activities similar to those of Pattern IIb., in some cases with a significant increase in occupied surface area and incorporation of other activities as detailed in the "Detailed Classification of Economic Activities by Pattern". Predominance of Residential Use to Mixed Uses. Residential use with different densities is allowed. Located intermediate and peripheral areas.

3. Establishments Pattern III.

Activities that, due to their generation of significant nuisances in the environment, are compatible with residential uses only assuming special procedures and restrictions in their location. Due to their requirements and magnitude, they use concentration and specialization processes. They may be located in urban areas linked to good urban and regional accessibility conditions. According to their type and magnitude they are subdivided into:

- IIIa Similar activities to those of Pattern IIc., with a significant increase in occupied surface area and

Referencias de uso de suelo

References of land use

incorporation of other activities as detailed in the "Detailed Classification of Economic Activities by Pattern". Predominance of Residential Use to Mixed Uses. Residential use with different densities is allowed. Located intermediate and peripheral areas.

- IIIb: Similar activities to those of Pattern IIIa., in some cases with an increase of occupied surfaces and incorporation of others, as detailed in the "Detailed Classification of Economic Activities by Pattern". Predominance of Residential Use to Mixed Uses. Residential use is allowed with different densities, located in intermediate and peripheral areas.

- IIIc: Similar activities to those of Pattern IIIb., but with significantly larger areas of occupation and the incorporation of a set of other activities, as detailed in the "Detailed Classification of Economic Activities by Pattern". Predominance of Residential to Mixed Use. Residential use with different densities is allowed. Mixed Use - Residential activities of low density and concentration of equipment and services on an urban and sector scale with good urban and regional accessibility may be located. They are oriented on sections of the Main Road Network.

4. Establishments Pattern IV.

Activities that produce significant environmental nuisances, which must be controlled by urban or technological provisions, so their settlement limits the location of residential uses. Because they are closely linked to urban and regional infrastructure, they require location in areas of easy accessibility. Due to their magnitude, they take advantage of economies of scale in production. According to their type and magnitude they are subdivided into:

- IVa: They may be located in predominantly Industrial areas where Residential Uses will be admitted only on a conditional basis.

- IVb: Activities that may be located in predominantly industrial and industrial-rural areas, allowing the maximum surface area values for all types of activities (except those mentioned in ⁵.) and where residential use is not allowed (Article 42). In this Pattern, for some activities a specific location is established (e.g., tanneries, pulp and paper manufacturing, and alcohol distillation and fractionation).

5. Establishments Pattern V.

Activities that must necessarily be located in specially designated areas, since they correspond to industrial - or similar - hazardous, flammable, explosive or extremely noxious uses, where residential use will not be allowed and other uses will be conditioned.

6. Non-Urbanizable Areas. They are subdivided into:

- IAR-RV: I.A.R.-R.V. INDUSTRIAL-RURAL AREA-GREEN RESERVE. Reserve areas for future urban parks.

- IAR-I.B.I.'ha:IAR-I.B.I.'ha-. INDUSTRIAL-LOW IMPACT RURAL AREA. These are those areas transformed mainly by rural activities that, due to their special landscape, historical and/or productive values, are declared of interest for the municipality.

- IAR-P.R.'ha:IAR-P.R.'ha- INDUSTRIAL-RURAL PRODUCTIVE AREA RURAL PROTECTION. Areas

Referencias de uso de suelo

transformed mainly by rural activities that, due to their special landscape, historical and/or productive values, are declared of interest to the municipality.

- AE-RA: SPECIAL ENVIRONMENTAL REMEDIATION AREA. Because of its environmental characteristics related to Contamination, it requires environmental remediation.

- IAR: INDUSTRIAL - RURAL AREA. Includes activities that are directly related to the exploitation of renewable and non-renewable natural resources in which soil, water, flora and fauna participate as elements of the same.

7. Areas of Future Development. They are subdivided into:

- U.D: DEFERRED URBANIZATION: Area whose urbanization is postponed for the purpose of population settlement. It includes the space destined for rural uses and for industrial activities allowed by current regulations.

- U.P Urban: PERI URBAN PRODUCTIVE USES: This includes the space at the interface between urban and rural areas, characterized mainly by rural production activities with agro-ecological orientation, eco-productive, recreational, agro-educational, landscaping, low-impact industrial activities, etc.

8. Public space. It is subdivided into:

- EV: Green Areas, occupied by Urban Parks. The activities to be located will be in accordance with the specific use of each of these areas and their determination will be established by regulation after carrying out specific studies.

- RV- Reserve Areas: Areas in which certain uses that are currently being developed, are subject, in the event of a change of such use, to the determinations made in each case according to a particularized study.

- RM: Reserve Area, for Military use.

- IS: IS: INSTITUTIONAL AREAS for administrative, transportation, educational, welfare, sports or cultural facilities.

9. AE: Areas characterized by their scenic, environmental, historical or functional conditions that require a special urban planning study that makes it possible to protect and promote their values.

10. RF: The activities to be located will be established by regulation after specific studies that will determine the type and magnitude of such activities for each of the areas.

[Read the complete documentation of the Bases for the Land Use Planning of the Intermediate and Peripheral Area of the City of Córdoba.](#)

BENEFITS AND INCENTIVES

"San Martín" Square



Regime for the Promotion of New Investments in the Knowledge Economy in the City of Córdoba

This regime seeks to encourage economic activities related to technology, information and knowledge for the production of goods and services. Its objective is to promote economic development by adding value to the local productive matrix through tax exemptions.

Regime for the Promotion and Encouragement of the Audiovisual Activity of the City of Córdoba "Paola Suárez"

Ordinance No. 13,323 creates the Investment Reimbursement Program, which grants the beneficiaries thereof the possibility of obtaining the reimbursement of expenses related to the audiovisual activity. Its objective is to encourage the realization of filming in the city, the strengthening and professionalization of the offer of audiovisual suppliers, among others.

Municipal Industrial Promotion Regime - Article 302 Ordinance 13329 - Municipal Tax Code

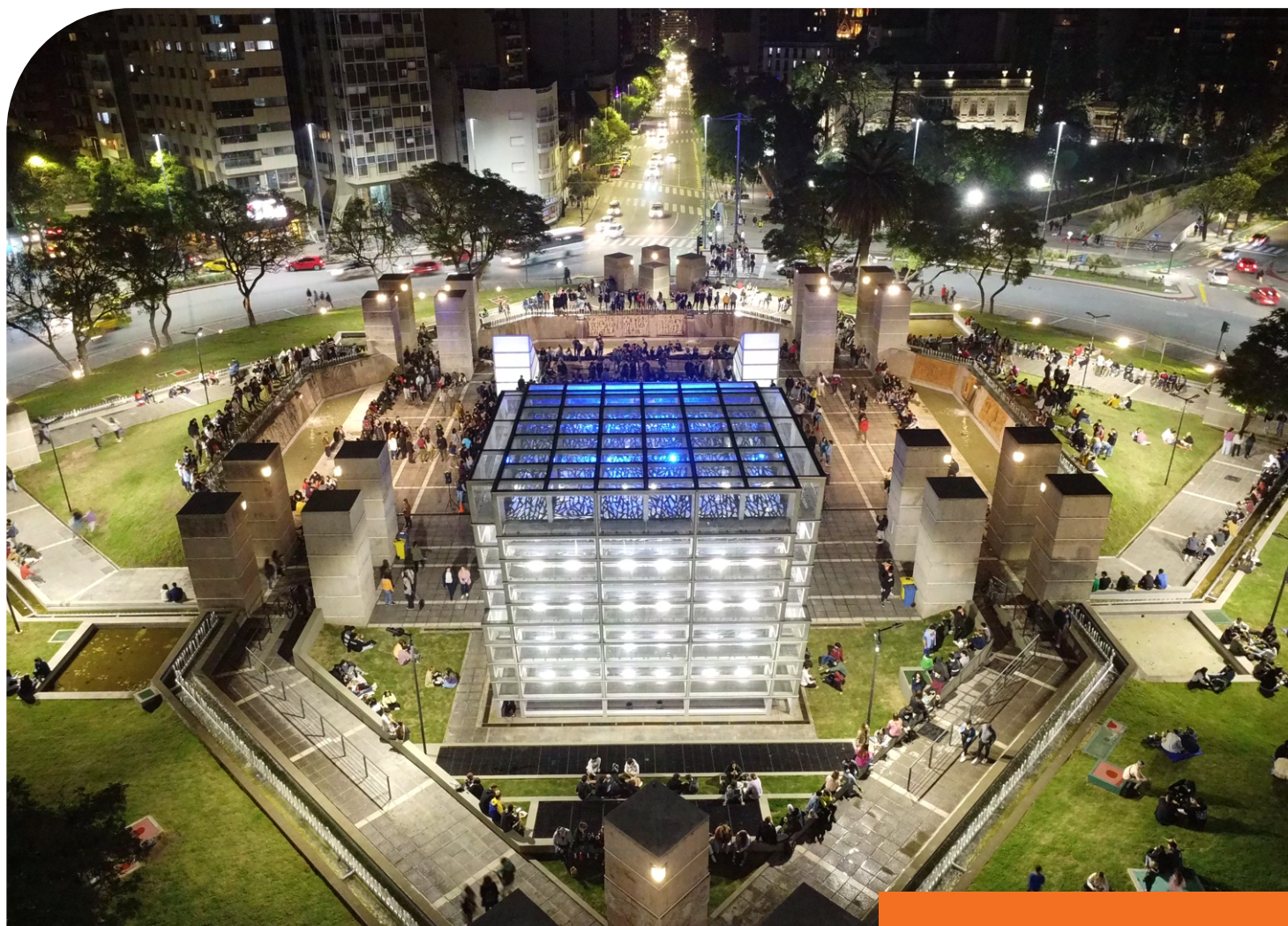
This regime provides for fiscal benefits to industries located within the city of Córdoba that present new investment and innovation projects, as well as to taxpayers that obtain for the first time the benefits of the Provincial Law of Industrial Promotion. It is also extended to the Consortiums of Owners administrators of Industrial Parks.

Regime for the Promotion of Congresses, Conventions and Events of the City of Córdoba

Ordinance No. 13,382 creates the Regime for the Promotion of Congresses, Conventions and Events of the City of Córdoba, which aims to promote the realization of congresses, conventions and events in the City, fostering event tourism as part of the creative economy, recognizing its socio-cultural, economic, educational and artistic impact, as well as the generation of genuine employment and the strategic positioning of the city as an outstanding destination for national and international event tourism. The ordinance creates the cash return program, whose beneficiaries are the holders of the events who will be reimbursed for expenses related to the organization and logistics of the event.

STEPS TO FOLLOW WHEN INVESTING

"España" Square/ Metropolitan Museum of Urban Art



1

Investigation and Planning

Market research and evaluation:

It is important to identify the industries that are growing in Córdoba. Opportunities can be sought in sectors such as technology, agribusiness, renewable energy, real estate or tourism, which have experienced growth in the region in recent years.

Local Partners:

Building a strong network of contacts in Córdoba Capital, Argentina, is critical for an investor.

Invest Córdoba Capital offers networking opportunities to establish relationships with local reliable partners and experts in the Córdoba market.

In addition, the "Investor Services Directory" is available with recommendations of institutions, intermediate companies and events, to facilitate the insertion in the local market of Córdoba.

2

Search for advice Regulatory Compliance

Consulting with local lawyers and accountants who are familiar with Argentine laws and regulations, more specifically those of the Province and City of Córdoba, is essential to understand the fiscal and legal implications of the investment.

The choice of legal and financial advisors is crucial for the success of the business in Córdoba. It is suggested to turn to professionals who not only have experience in the fields of interest, but who can also understand the complexities of the local market and regulations in Córdoba and Argentina in general.

3 Registration of companies

The investor must comply with all the legal requirements for the incorporation of his company or opening of a branch in Córdoba, in case he has an incorporated and operating company.

The procedures for the incorporation of commercial companies and/or opening of branches are initiated through the [Ciudadano Digital](#) (Digital Citizen), by accessing the LEI Online service of the Directorate of Inspection of Legal Entities.

To incorporate commercial companies, the steps are as follows:

Choose a corporate type that suits the needs of the investment to be made, the most common types used when doing business are corporations, SAS (simplified joint stock company), Limited Liability Companies, among others.

The naming reservation is a step prior to the incorporation of the company that ensures the availability of the chosen designation for the company to be incorporated.

Drafting and preparation of the constitutive instrument, this includes the drafting of all the necessary instruments according to the type selected to achieve its constitution, respecting the forms required by the application authority with the publication of edicts which can be done digitally through a qualified professional.

The presentation is made through the Ciudadano Digital portal, by entering into the LEI Online service.

- The procedure is started by completing the forms and adding the documentation prepared in the previous point.
- The minimum capital stock is added according to the type of company in an account created from the same portal at the Bank of the Province of Córdoba.
- It is submitted digitally to the application authority.

Control by the Application Authority. Once the procedure has been received digitally by the Legal Entities Inspection Office, if the application complies with the legal and formal requirements in force, the AFIP (The Federal Public Revenue Administration) is informed in order to generate the CUIT of the company (Taxpayer Identification Number). The Directorate of Inspection of Legal Entities forwards it to the Public Registry in order to dictate the final disposition.

The approving resolution is issued by the authority of application with the CUIT of the company, which is already in conditions to start operations in Córdoba.

³ The platform from which you can access all the procedures and digital services provided by the Government of the Province and initiate presentations for the completion of procedures.

To open a branch that can operate in the Province of Córdoba, the steps are as follows:

Regularity. For the opening of a branch of a company domiciled in another jurisdiction, the company must be up to date with the legal and statutory obligations with proof of registration in the jurisdiction of origin.

Preparation of the documentation. Drawing up the legal document that resolves the opening of the branch, designating its location and the designation of the branch's representative. Publication of Edicts (art.¹⁰LGS).

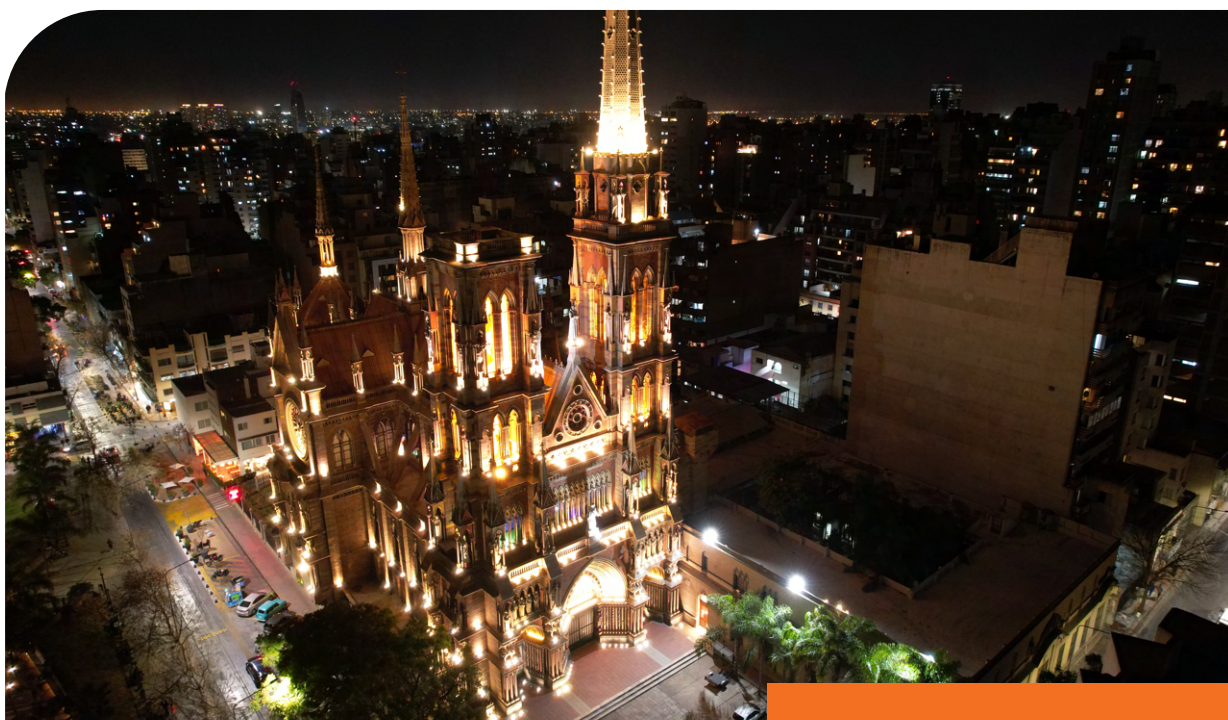
The presentation is made through the Ciudadano Digital portal, entering the service Online Procedures IPJ.

- The process begins by completing the forms and adding the documentation prepared in the previous point.
- It is submitted digitally to the application authority.

Analysis of the Authority of Application. Once the process has been received digitally by the Legal Entities Inspection Office, if the application complies with the legal and formal requirements in force, it is forwarded to the Public Registry in order to issue the final decision.

The approving resolution is issued by the authority of application with the CUIT of the company, which is already in conditions to start operations in Córdoba.

Church "Sagrado Corazón de Jesús"



Registration of foreign companies:

Regularity. In order to open a foreign company in Córdoba, the company must be up to date with its legal and statutory obligations, which is evidenced by the certificate of registration in the jurisdiction of origin.

Preparation of the documentation.

- A signed note from the representative requesting verification of legal requirements.
- Draw up the legal document that resolves the establishment of the foreign company, establishing its registered office and the designation of its representative.
- Publication of Edicts (art.º LGS).
- Affidavit on beneficial ownership as requested by the Financial Information Unit.

The presentation is made through the Ciudadano Digital portal, entering the service Online Procedures IPJ.

- The process begins by completing the forms and adding the documentation prepared in the previous point.
- It is submitted digitally to the application authority.

Analysis of the Authority of Application. Once the process has been received digitally by the Legal Entities Inspection Office, if the application complies with the legal and formal requirements in force, it is forwarded to the Public Registry in order to issue the final decision.

The approving resolution is issued by the authority of application with the CUIT of the company, which is already in conditions to start operations in Córdoba.

For further details on the different procedures under the jurisdiction of the Directorate of Inspection of Legal Entities, please visit the following link: <https://ipj.cba.gov.ar/tramites/>

To know the administrative fees for the initiation of procedures before the Legal Entities Inspection Office, please visit the following link: <https://ipj.cba.gov.ar/tramites/tasas-de-servicios/>

Once the procedure has been submitted, the Directorate of Inspection of Legal Entities has 20 days to issue a decision approving or rejecting the application, in case of rejection, it will make in a single act all the necessary observations in order to be corrected.

4

Locating my investment

Choosing the place where you want to establish your investment entails a wide range of choices. Among the options, you can choose to use properties already built in the City, or you can choose to build a new one.



In order to build and/or construct your industry or company, you must take into account the ordinances in force at the time of construction. Among the most important are the following:

- [Ordinance 9387/95: Compiled Building Code, published on 3/6/2021.](#)
- [Resolution 007/2023: Digital Private Works](#)
- [Resolution 047/2023: Regulation \(Amendment of Ordinance 13238\).](#)
- [Ordinance 8256/86: Occupation of the Land](#)
- [Ordinance 8057/85: Occupation of land and preservation of historical, architectural and landscape areas, architectural and landscape areas within the Central Area of the City.](#)
- [Ordinance 8133/85: Use of Soil](#)
- [Regulatory Framework for Private Works](#)
- [Urban Planning \(See map on page 18\).](#)

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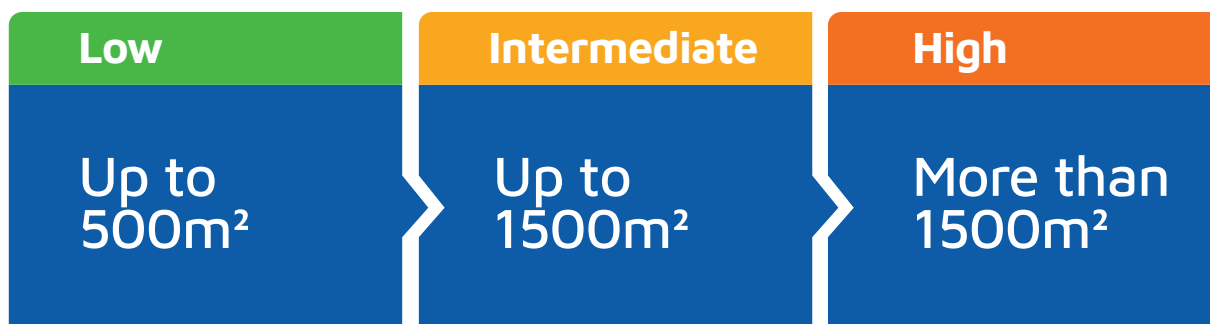
Obtaining Permits and Licences

Identify and obtain all necessary permits and licenses to operate in your specific investment sector. This may include construction, environmental, health and other permits.

In this section, mention will be made of the Municipal Authorization.

The authorization is carried out through the "Online Authorization System", a simple and transparent system that allows its autonomous management.

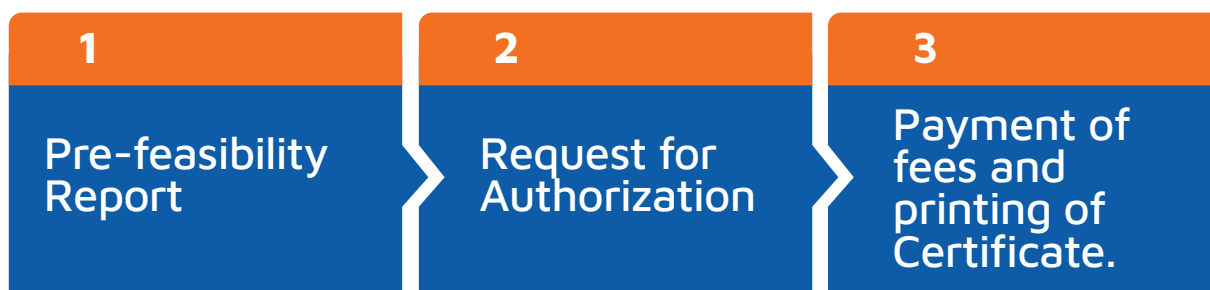
The activities in the City of Córdoba have been classified into three categories according to the square meters of the establishment and the risk inherent to it:



The procedure to obtain the authorization for activities classified as "Low Risk" can be carried out 100% online. It can be carried out by the holder or designated representative.

The ONLINE Authorization System interacts with AFIP, CIDI, VEDI, LEI and other municipal areas, ensuring that all validation information can be obtained digitally. The required documentation is uploaded to the system digitally.

The entire process is divided into three parts:



Ordinance No. 8,133 and the related regulations establish the location of each economic activity according to the type of activity and the surface area of the property on which it is carried out.

Low Risk economic activities do not require Location Authorization. Intermediate Risk and High Risk economic activities, according to the classification of activities determined in Ordinance No. 13.139 - Ordinance of On Line Authorization and Annex I of its regulation, must request authorization in the Direction of Private Works and Land Use.

The procedures for activities classified as Intermediate and High risk will be completed by e-mailing the required documentation according to the activity to the following email addresses: Intermediate Risk: hol.ri@cordoba.gov.ar y High Risk: hol.ra@cordoba.gov.ar.

For more details, we make available official reference material: [ConocerElProcedimiento.pdf \(cordoba.gob.ar\)](#)

6 Personnel Recruitment

If necessary, hire staff and make sure you comply with local labor laws. You can look for recommended HR consultants in our "Investor Services Directory".

Labor Contract Law - Law 20.744

<http://servicios.infoleg.gob.ar/infolegInternet/anexos/25000-29999/25552/norma.htm>

Occupational Risks Insurance Law - Updated Text - Law 24.557

<http://servicios.infoleg.gob.ar/infolegInternet/anexos/25000-29999/27971/texact.htm>

Occupational Health and Safety Law - Law 19.587

<http://servicios.infoleg.gob.ar/infolegInternet/anexos/15000-19999/17612/norma.htm>

Likewise, it is advisable to learn about the Collective Work Agreements, which have labor implications according to the activity developed in our city.

7 Commercial Operations

Lastly, start operating your business or investment project by following all applicable local, provincial and national regulations and standards.

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Córdoba Capital offers investors a vibrant and diverse work environment supported by an educated and talented workforce. Investment opportunities in the city are promising, and its growing economy and strong educational community make it an attractive destination for businesses and entrepreneurs.

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INVESTOR'S GUIDE

www.investcordoba.com
consultas@investcordoba.com

