

PIKALEVO

territory of advanced
social and economic development

INVESTOR'S GUIDE



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TERRITORY OF ADVANCED DEVELOPMENT PIKALEVO

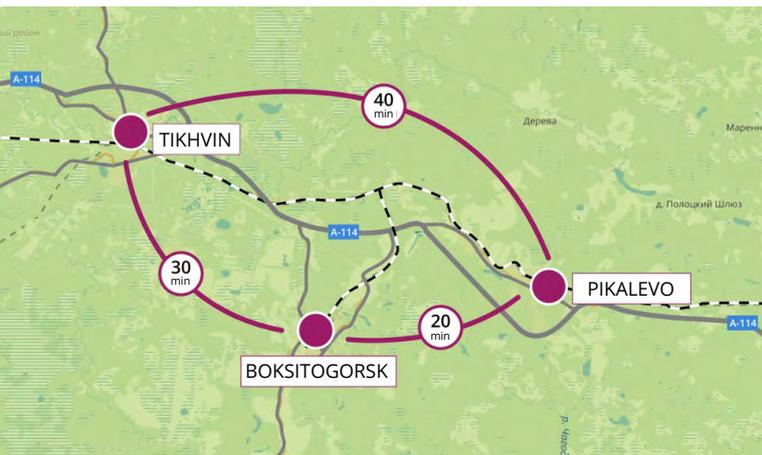
DECISION OF THE RUSSIAN GOVERNMENT



Resolution of the Government of the Russian Federation of 16.03.2018 No. 271



Established for
10 years



Selection of a land plot:
map.lenoblinvest.ru/gis

CHARACTERISTICS OF THE TOWN



Population: **20,200** people



Average salary: **38,900** rubles



Distance to Saint Petersburg: **244** km



Distance to the district centre: **27** km



Specialization: enterprises of aluminium, chemical and cement industries

Higher education institutions:



Branch of Leningrad State University named after A. S. Pushkin



Branch of Saint Petersburg Institute of International Economic Relations, Economics and Law

BENEFITS FOR THE RESIDENTS



CORPORATE PROPERTY TAX

0% First five years

1.1% Next five years



CORPORATE INCOME TAX

Regional part

5% First five years

10% Next five years

Federal part

0% First five years



LAND VALUE TAX

0% Ten years



PAYMENTS TO EXTRABUDGETARY FUNDS

Reduction from 30.2% to **7.6%** for 10 years

ADDITIONAL PREFERENCES



INFRASTRUCTURE

Construction of power, heat, water and gas supply facilities can be carried out using funds of Monotowns Development Fund (MDF)



INVESTMENTS IN PROJECT

Attraction of finances of Monotowns Development Fund in a project



FORM OF PARTICIPATION

- Subsidy to a subject of the Russian Federation on construction/reconstruction of infrastructure
- Construction/reconstruction will be carried out by a subject of the Russian Federation or a municipality

CONDITIONS



Monotowns Development Fund – up to 95% of expenses, subject of the Russian Federation – 5%



Power, heat, water and gas supply facilities



Availability of a general agreement with the Fund concerning Pikalevo



Availability of design and estimate documentation for the facilities and state expert report



A land plot in state or municipal ownership

More detailed information: www.frmrus.ru

PARTICIPATION OF MDF IN INVESTMENT PROJECTS

FORM OF PARTICIPATION

- Provision of interest-bearing loan
- Entry to the capital of a company (initiator), not more than 49%

More detailed information: www.frmrus.ru

Fund for Support of Entrepreneurs and Industry of Leningrad Region, Microcredit company

LOAN AMOUNT

 From **20** to **100** million rubles

TOTAL BUDGET

 From **40** million rubles

CONDITIONS

 From **100** to **1,000** million rubles
5% per annum

 **> 15%** – own funds
< 40% – participation of the Fund

 Up to **8** years
Deferment of payment – up to **3** years

INTEREST RATE

5% – base rate

3% – base rate within the first 3 years with a bank guarantee

-2% – from the base rate in case of acquisition of Russian equipment

1% – subject to new product export for the value of >50% of loan amount per year

HOW TO GET RESIDENT STATUS

Resolution of the Government of Leningrad Region of 05.03.2018 No. 72. Authorized body – Committee for Economic Development and Investment Activity of Leningrad region.

DOCUMENTS

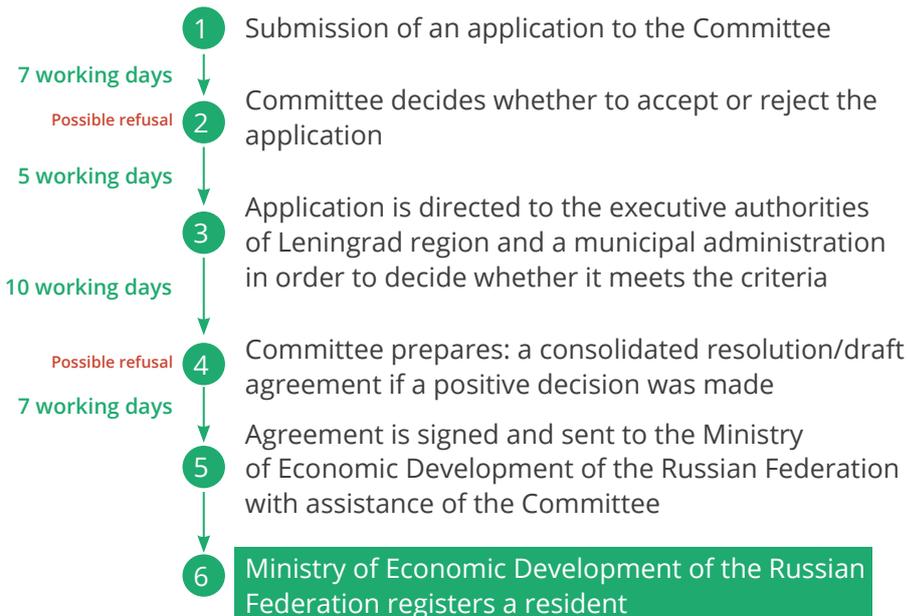
 Application, project passport, business plan

 Copies of constitutional documents, copies of reports over the last two years

 Certificate of current financial condition from a credit organization

 Certificates of absence of seizure of property, bankruptcy cases, suspension of activity, arrears to the budget

REVIEW SCHEME



REQUIREMENTS TO THE RESIDENTS

INVESTOR



Legal entity



Registration in the town of Pikalevo



Availability of an investment project



Not a town-forming enterprise

INVESTMENT PROJECT



From **2.5** million RUB



From **10** new jobs



< **25%** foreign labor force

TYPES OF ACTIVITIES (CAN BE EXTENDED)

- Crop production, animal husbandry
- Extraction of sand, clay, stone
- Production of food and beverages
- Production of textile goods, clothing, leather
- Wood processing, production of paper, furniture, wood products
- Printing industry, chemistry
- Production of metallic, rubber, plastic and other products
- Provision of food, beverages and accommodations
- Vehicle service

PROJECTS EVALUATION CRITERIA



Level of financial sustainability of a project

- 2 points — financing is confirmed by documents for the whole implementation period
- 1 point — financing is confirmed by documents for the first year of implementation
- 0 points — financing is not confirmed by documents



Availability of infrastructure

- 2 points for each facility — all necessary infrastructure is available
- 1 point for each facility — required infrastructure is planned to be constructed/reconstructed
- 0 points — infrastructure is not available and not planned



Correspondence of capital construction facilities to the land-use planning documents

- 2 points — documents correspond
- 1 point — documents do not correspond, but it is possible to change them
- 0 points — documents do not correspond and it is impossible to change them



Availability of labour force

- 1 point — availability of labour force
- 0 points — lack of labour force



Marketing strategy development

- 1 point — availability of marketing strategy
- 0 points — lack of marketing strategy

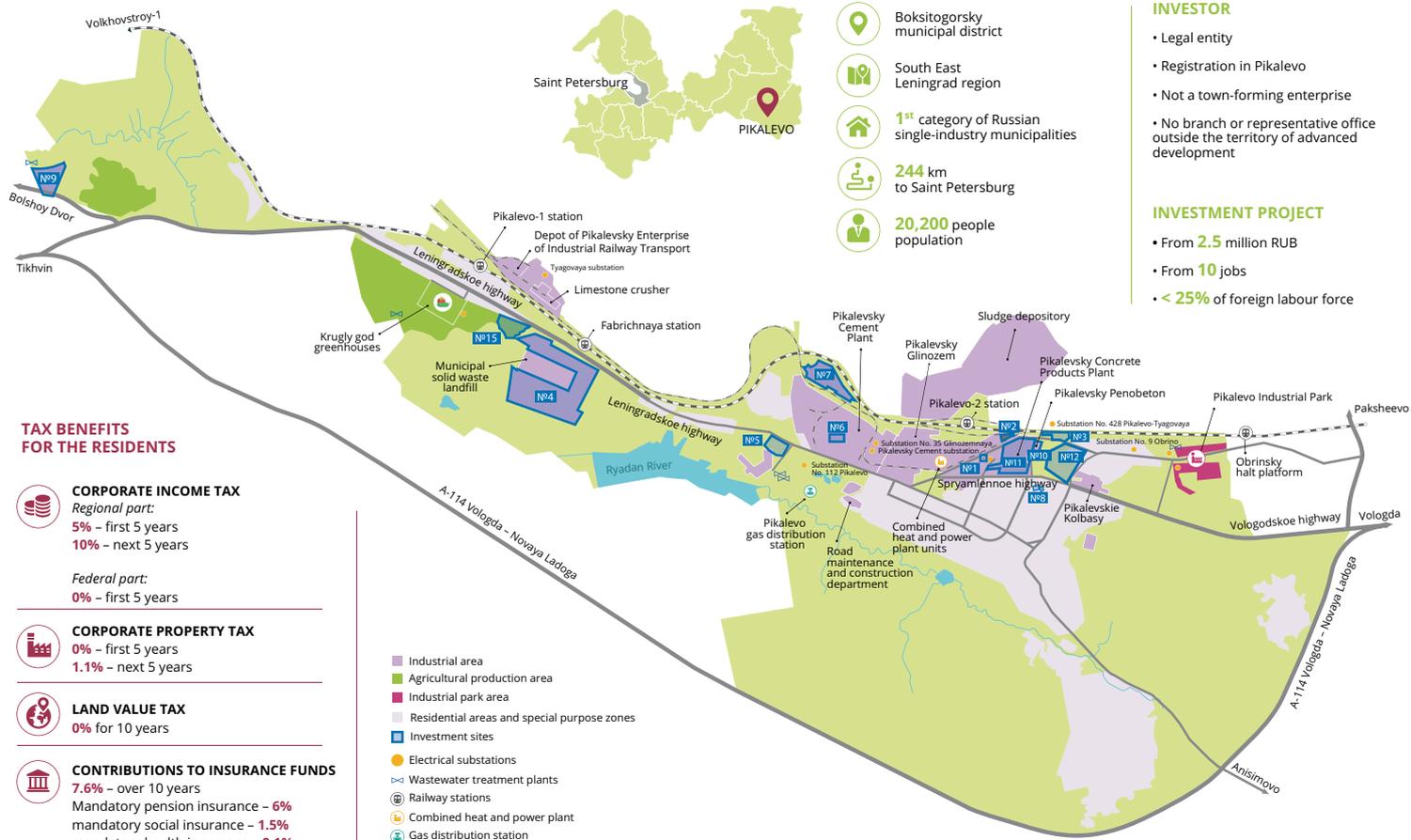


Land resources/real estate

- 2 points — availability of a land plot/real estate corresponding to the declared activity
- 1 point — availability of a land plot/real estate not corresponding to the declared activity, but it is possible to make them correspond
- 0 points — a land plot/real estate do not correspond to the declared activity and it is impossible to make them correspond

An application for conclusion of an agreement is accepted if 9 points are received

TERRITORY OF ADVANCED DEVELOPMENT PIKALEVO



TAX BENEFITS FOR THE RESIDENTS



CORPORATE INCOME TAX

Regional part:
5% – first 5 years
10% – next 5 years

Federal part:
0% – first 5 years



CORPORATE PROPERTY TAX

0% – first 5 years
1.1% – next 5 years



LAND VALUE TAX

0% for 10 years



CONTRIBUTIONS TO INSURANCE FUNDS

7.6% – over 10 years
 Mandatory pension insurance – **6%**
 mandatory social insurance – **1.5%**
 mandatory health insurance – **0.1%**

- Industrial area
- Agricultural production area
- Industrial park area
- Residential areas and special purpose zones
- Investment sites
- Electrical substations
- Wastewater treatment plants
- Railway stations
- Combined heat and power plant
- Gas distribution station



Boksitogorsky municipal district



South East Leningrad region



1st category of Russian single-industry municipalities



244 km to Saint Petersburg



20,200 people population

INVESTOR

- Legal entity
- Registration in Pikalevo
- Not a town-forming enterprise
- No branch or representative office outside the territory of advanced development

INVESTMENT PROJECT

- From **2.5** million RUB
- From **10** jobs
- **< 25%** of foreign labour force

PIKALEVO INDUSTRIAL PARK



Location

Behind Obrino residential area, the town of Pikalevo, Boksitogorsky district, Leningrad region



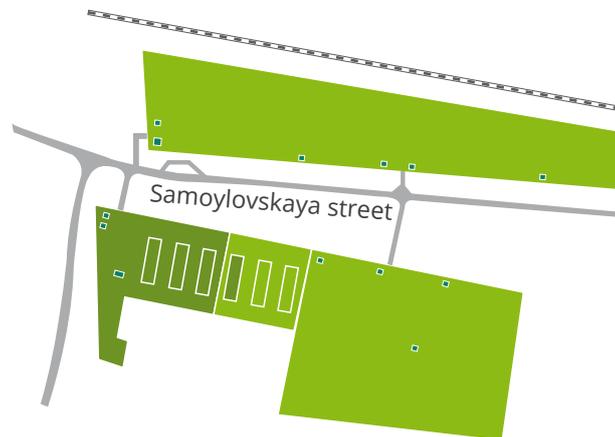
Total area

15.9 ha



Type of ownership

Regional



Distance to St. Petersburg Ring Road

244 km



Distance to a paved road

0 km



Distance to a regional road

1 km



Distance to a railway

1 km



Distance to a railway station

2.5 km – Pikalevo-2



Distance to a seaport

270 km



Distance to a river port

250 km



Distance to the airport

270 km

MANAGEMENT COMPANY: LENREGINNOVATIONS JSC

Legal address: 12 Gornyakov street, the town of Pikalevo, Boksitogorsky district, Leningrad region, 187602

Contact person: Alexey Afonin (Project Office Manager of Lenreginnovations JSC)

Phone: +7 (921) 797-20-27, +7 (812) 644-01-24

E-mail: afonin@ialr.ru, www.lenoblinvest.ru

1	Types of purchase	<p>Buildings <u>Sale:</u> 55–65 thousand rubles/m² <u>Rent:</u> from 180 rubles/m²</p> <p>Land plots available for construction of buildings (6.1 ha), connection to utilities is available Preliminary sublease rate for a part of a land plot for the period of design and construction of a facility: 9.12 rubles/m² per year. Preliminary redemption value for a newly formed land plot purchased by a resident from the Administration of Pikalevo for 15% of cadastral value: 660 rubles/m².</p>
2	Land category	Residential land
3	Type of permitted use	For placement of an industrial park
4	Hazard class	4, 5
5	Type	Greenfield, brownfield
6	Description	Specialization of the park: industrial. Main activities of the residents: light industry, construction materials, other production plants of 4 and 5 hazard classes.
7	Water supply	Capacity – 550 m ³ /day, available capacity – 498 m ³ /day. Source – external water supply utility.
8	Waste water disposal	External waste water treatment plants
9	Electricity	Electric power – 1.2 MW (planned to be increased up to 8.2 MW)
10	Gas supply	Capacity – 3,000 m ³ /hour, available capacity – 2,522 m ³ /hour
11	Heat supply	Capacity – 3.4 Gcal/hour, available capacity – 1.2 Gcal/hour, own boiler house

INVESTMENT SITE No. 1

LAND PLOT AND INDUSTRIAL NON-RESIDENTIAL BUILDING LOCATED AT THE LAND PLOT



Location

6 Kommunalniy proezd, the town of Pikalevo, Boksitogorsky district, Leningrad region



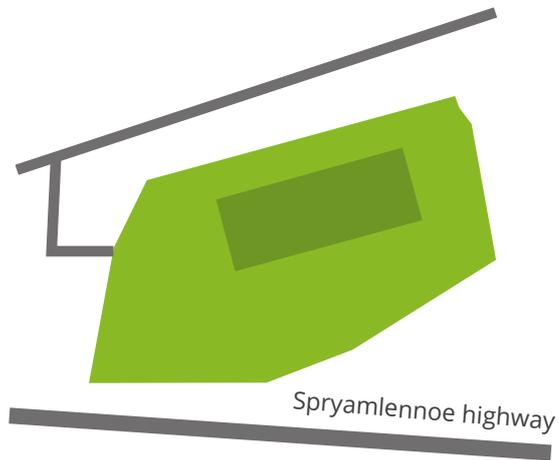
Total area

0.8105 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

270 km



Distance to a paved road

0 km (direct access to the paved subject)



Distance to a regional road

5 km



Distance to a railway

0.5 km



Distance to a railway station

1 km – Pikalevo



Distance to a seaport

200 km



Distance to a river port

280 km



Distance to the airport

280 km

NORD COMPANY LLC

Igor Stepanchenko (Executive Director), **phone:** +7 (921) 860-51-19, **e-mail:** stepanchenko@nordcompany.ru

Office: +7 (812) 77-77-988, **e-mail:** mail@nordcompany.ru

1	Types of purchase	<u>Rent</u> : 200,000 rubles per month for a building <u>Sale</u> : 40,000,000 rubles for a building
2	Land category	Residential land
3	Type of permitted use	For placement of industrial enterprises
4	Hazard class	1-5
5	Type	Brownfield
6	Description	The land plot with cadastral number 47:19:0102006:67 includes a production facility with cadastral number 47:19:0102006:1381, area – 1,488 m ² , ceiling height – 10-12 m, 1 floor. Metal structures used to be produced there, an overhead crane with capacity of up to 5 tonnes is available. Electricity, water supply, sewage, gas boiler house, water underfloor heating. Driveways and a site at the adjacent area are asphalted. A driveway for vehicles of any size, fenced, developed area.
7	Water supply	0.172 thousand m ³ /year
8	Waste water disposal	0.232 thousand m ³ /year
9	Electricity	Maximum capacity – 170 kW, voltage – 0.4 kV. Additional power capacity is not available.
10	Gas supply	52.957 thousand m ³ /year
11	Heat supply	Gas boiler house, capacity – 0.1548 Gcal/hour. Water underfloor heating.

INVESTMENT SITE No. 2

PRODUCTION AND WAREHOUSE COMPLEX PIKALEVO



Location

Pikalevskoe Predpriyatie StroyMontazh, Vologodskoe highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



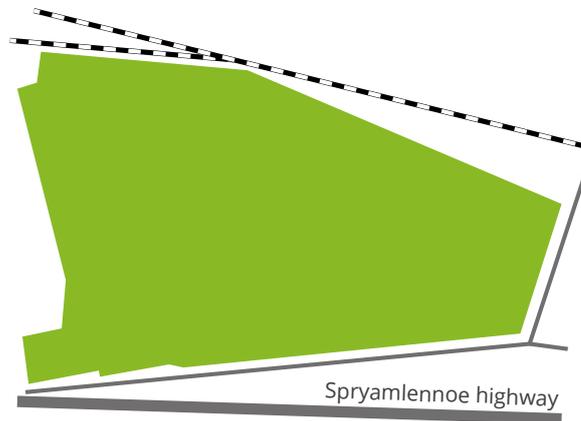
Total area

3.4377 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

260 km



Distance to a paved road

0 km to a local road (on the border of the site),
0.9 km to a highway road



Distance to a regional road

1 km



Distance to a railway

0 km – a railway line and a crane at the site



Distance to a railway station

0.84 km



Distance to a seaport

280 km



Distance to a river port

250 km



Distance to the airport

270 km

SEVZAPMETALLURGMONTAZH TRUST, CJSC

Dmitry Mashanin, **phone:** +7 (952) 287-31-33, +7 (812) 372-50-70 ext. 1024, **e-mail:** mashanin@gknordest.ru

Rent issues: Igor Samsonov, CEO at NordEst

Phone: +7 (921) 938-91-97, **e-mail:** samsonov@gknordest.ru

1	Types of purchase	<u>Sale</u> of the property complex (including a land plot and a building): 38,000,000 rubles
2	Land category	Residential land
3	Type of permitted use	Depends on buildings and facilities (according to a document)
4	Hazard class	4, 5
5	Type	Brownfield
6	Description	<p>Owned land plot with cadastral number 47:19:0102003:32. The following facilities are located at the land plot:</p> <ul style="list-style-type: none"> - an administrative building, area – 634.3 m² - a production facility No. 1, area – 2981.4 m² - a material warehouse, area – 263 m² - a block of garages, area – 113.8 m² - a garage box for motor vehicles, area – 317.7 m² - a production facility No. 2, area – 1,777 m² - an electrical substation, area – 37.1 m² - a material warehouse, area – 263.7 m² - a production facility No. 3, area – 864.2 m² - a smithy, area – 51.1 m² - a block of garages with control unit, area – 330.8 m² - an additional production complex, area – 222 m² <p>Area of the office premises is 634.3 m². Area of the warehouse premises is 7221.8 m². Ceiling height is 8.7 m. According to the site plan draft, the site refers to production area – placement of textile enterprises.</p>
7	Water supply	Connection is available. Today all utilities are disconnected, because they are not required. If necessary, all utilities can be easily restored to the required extent. Distance from the site to a connection point – 0.6 km.
8	Waste water disposal	Connection is available. Today all utilities are disconnected, because they are not required. If necessary, all utilities can be easily restored to the required extent. Distance from the site to a connection point – 0.75 km.
9	Electricity	Connection is available. There is no official contract on electricity, there is an electrical substation at the land plot, transformers require recovery.
10	Gas supply	Connection is available. Today all utilities are disconnected, because they are not required. If necessary, all utilities can be easily restored to the required extent. About 2.5 km to Pikalevo gas distribution station. Distance from the site to a connection point – 0.3 km.
11	Heat supply	Connection is available. Today all utilities are disconnected, because they are not required. If necessary, all utilities can be easily restored to the required extent. Connection point is located at the border of the site.

INVESTMENT SITE No. 3

PRODUCTION AND LOGISTICS CENTRE IN PIKALEVO



Location

5, 7, 9 Obrinskaya street, the town of Pikalevo,
Boksitogorsky district, Leningrad region



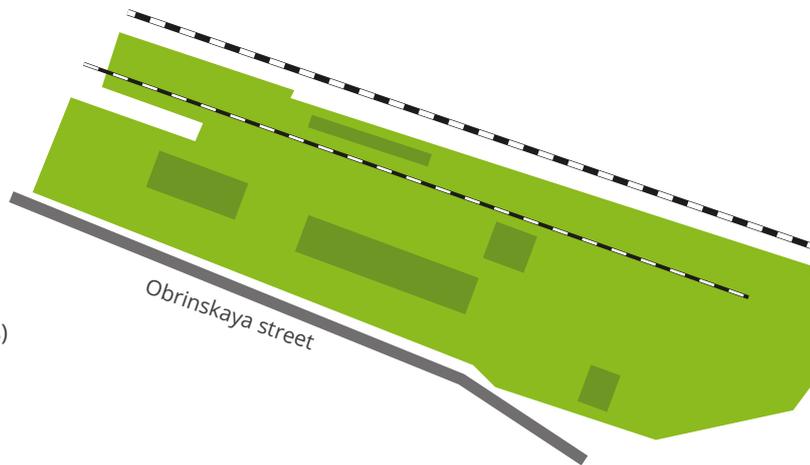
Total area

2.5 ha, the territory can be expanded: by 2.4 ha to the
North-West (1-3 hazard class); by 21 ha (4, 5 hazard class)



Type of ownership

Private



Distance to St. Petersburg Ring Road

250 km



Distance to a paved road

0.01 km



Distance to a regional road

0.7 km



Distance to a railway

0 km – two dead-end sidings, distance – 184 m and 199 m
(in the territory of the site)



Distance to a railway station

2 km – Pikalevo-2



Distance to a seaport

280 km



Distance to a river port

260 km



Distance to the airport

280 km

DMITRY BELYAEV (INDIVIDUAL ENTREPRENEUR)

Phone: +7 (921) 743-70-82, +7 (81366) 400-67

E-mail: belyaev150259@mail.ru

1	Types of purchase	<u>Rent</u> : 50 rubles per 1 m ² (a land plot with buildings) <u>Sale</u> : 5,000 rubles per 1 m ² (a land plot with buildings)
2	Land category	Residential land
3	Type of permitted use	For placement of warehouses. For placement of roads and their structural units.
4	Hazard class	4, 5
5	Type	Brownfield
6	Description	<ul style="list-style-type: none"> - a dead-end siding consisting of two tracks, length – 199 and 184 running metres (27 railway carriages) (383 running metres) - an amenity building (21 m²) - a covered storehouse (6.4 x 53 m, height – 3.5 m) (370 m²) - a material warehouse with overpass, height – 1 m (2036.8 m²) - a land plot for use of a warehouse with overpass (2688.51 m²) - a covered storehouse (18 x 12 m, height – 4.3 m) (191.8 m²) - an unsheltered material warehouse (2031.5 m²) - a land plot for use of a warehouse, cadastral number 47:19:0103002:10 (2,122 m²) - a covered storehouse (70 x 12 m, height – 5 m) (859.9 m²) - a land plot for use of a warehouse, cadastral number 47:19:0103002:31 (2,798 m²) - a land plot for placement of a building materials warehouse, cadastral number 47:19:0103002:42 (2,541 m²) - a land plot for placement of a building materials warehouse, cadastral number 47:19:0103002:50 (1,839 m²) - a land plot for placement of a warehouse for building materials and material assets, cadastral number 47:19:0103002:52 (4,894 m²) - a land plot for organization of access to an unsheltered warehouse for building materials, cadastral number 47:19:0103002:48 (253 m²) - a land plot for placement of a building materials warehouse, cadastral number 47:19:0103002:49 (1,674 m²) - a land plot for placement of a railway (920 m²) - a site for bulk materials unloading, capacity – 5 open wagons - an overpass for unloading of self-propelled machinery and equipment, capacity – 4 open wagons <p>(Total: 25240.51 m²) Land plots are concreted and asphalted, a railway line across the sites, circular traffic scheme for motor vehicles.</p>
7	Water supply	A well, availability of connection to a technological sluice. It is planned to construct water supply units (2.9856 km) with a water metering device.
8	Waste water disposal	Connection to central sewage is available. Distance to a connection point – 0.5 km. It is planned to construct waste water disposal units (length – 1.862 km) with a sewing pumping station (productivity – 3.1 litres per second) and storm water treatment facilities (productivity – 130 litres per second).
9	Electricity	Capacity – 160 kW, technical conditions for 100 kW are available. Existing power supply capacity – 2.2 MW, increase is possible if additional technical conditions for technological connection by Lenenergo are fulfilled. It is planned to construct 10 kV power line, length of the line – 0.434 km from substation 35/10 kV Obrino to a modular package transformer substation, capacity – 2x1,250 kVA, voltage – 10/04 kV.
10	Gas supply	Connection to a medium pressure gas pipeline is available. Distance from the site to a connection point – 2.5 km. It is planned to construct a medium pressure gas pipeline with total length 2.5571 km.
11	Heat supply	Central heating, capacity – 0.099 Gcal

INVESTMENT SITE No. 4

DEVELOPMENT OF QUARRY OF PIKALEVSKY CEMENT, CSJC



Location

Between a part of a federal road B, the town of Pikalevo, Boksitogorsky district, Leningrad region



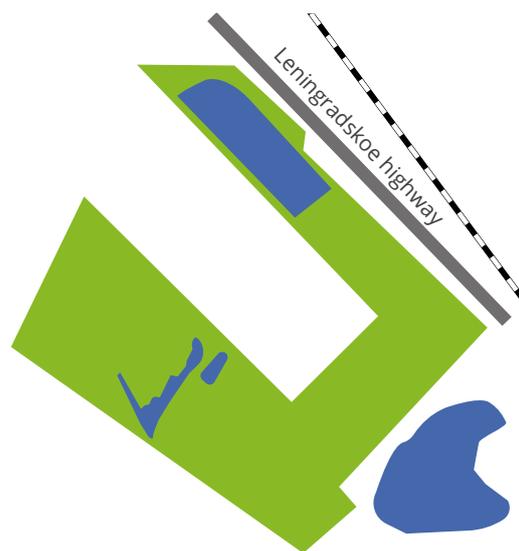
Total area

55.2 ha



Type of ownership

Unallocated state land



Distance to St. Petersburg Ring Road

260 km



Distance to a paved road

0 km



Distance to a regional road

2 km



Distance to a railway

0.2 km



Distance to a railway station

0.2 km – Fabrichnaya



Distance to a seaport

270 km



Distance to a river port

270 km



Distance to the airport

260 km

ADMINISTRATION OF BOKSITOGORSKY MUNICIPAL DISTRICT: Alexander Vasiliev: +7 (81366) 216-56

Sergey Nikitin: +7 (81366) 244-92

ADMINISTRATION OF THE TOWN OF PIKALEVO: Elena Travnikova: +7 (81366) 411-65, pikstroj@yandex.ru

Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru

1	Types of purchase	<u>Rent</u> : from 9,417,120 rubles per year to 19,000,000 rubles per year (depending on a type of a production plant) <u>Sale</u> : 141,000,000 rubles, redemption price – 15% (21,263,868 rubles) (when construction is finished)
2	Land category	Residential land
3	Type of permitted use	For extraction and development of minerals
4	Hazard class	3-5
5	Type	Greenfield
6	Description	The site is located at the land plots with cadastral numbers: 47:19:0108002:135 (64,227 m ²) 47:19:0108002:137 (93,308 m ²) 47:19:0108003:47 (394,115 m ²)
7	Water supply	Connection is available. Distance from the site to a connection point – 4 km.
8	Waste water disposal	Connection is available. Distance from the site to a connection point – 4 km.
9	Electricity	Connection is available. Distance from the site to a connection point – 4 km (substation No. 112), 2 km (Rudnik substation).
10	Gas supply	Connection is available. Distance from the site to Pikalevo gas distribution station – 4 km.
11	Heat supply	Construction of a local heat source is required

INVESTMENT SITE No. 5

OFFICE AND INDUSTRIAL BUILDINGS



Location

76 Leningradskoe highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



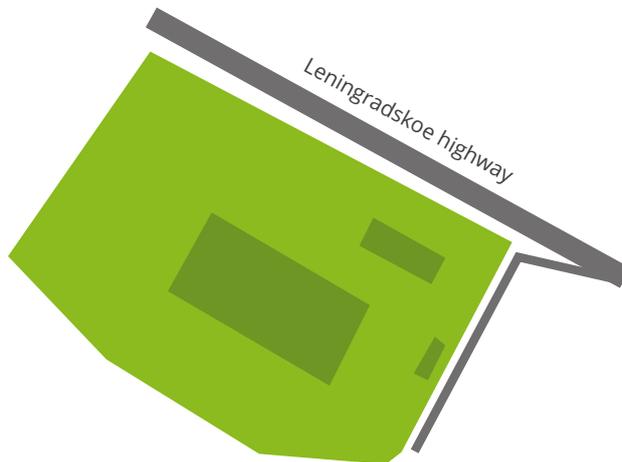
Total area

3.2171 ha



Type of ownership

Municipal



Distance to St. Petersburg Ring Road

260 km



Distance to a paved road

0 km



Distance to a regional road

7 km – A-114



Distance to a railway

1 km



Distance to a railway station

3 km – Fabrichnaya



Distance to a seaport

270 km



Distance to a river port

260 km



Distance to the airport

260 km

ADMINISTRATION OF BOKSITOGORSKY MUNICIPAL DISTRICT: Alexander Vasiliev: +7 (81366) 216-56

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1	Types of purchase	<p>Land plot <u>Rent:</u> from 327,000 rubles per year to 653,000 rubles per year (depending on a type of a production plant) <u>Sale:</u> 1,858,518 rubles</p> <p>Buildings <u>Rent:</u> 3,486,800 rubles per year (758 rubles per year for 1 m²) <u>Sale:</u> at market value after evaluation</p>
2	Land category	Residential land
3	Type of permitted use	For placement and maintenance of road transport facilities and road facilities
4	Hazard class	1-5
5	Type	Brownfield
6	Description	<p>The following facilities are located at the land plot with the cadastral number 47:19:0108004:4:</p> <ul style="list-style-type: none"> - a building (a non-residential building, garages and a smithy), cadastral number 47:19:0108004:49, area – 1450.8 m², constructed in 1974 - a building (a non-residential building, a garage), 1 floor, cadastral number 47:19:0108004:53, area – 100.1 m², constructed in 1900 - a building (a non-residential building, an administrative building), 1 floor, reinforced concrete walls, cadastral number 47:19:0108004:44, area – 1219.3 m², constructed in 1985 - a building (a non-residential building, a car wash), 2 floors, brick walls, cadastral number 47:19:0108004:48, area – 548.7 m², constructed in 1980 - a building (a non-residential building, a checkpoint), 1 floor, brick walls, cadastral number 47:19:0108004:45, area – 45 m², constructed in 1980 - a building (a non-residential building, an entrance checkpoint), 1 floor, brick walls, cadastral number 47:19:0108004:46, area – 33 m², constructed in 1980
7	Water supply	Main water supply system
8	Waste water disposal	Main waste water disposal system
9	Electricity	Main electricity supply system
10	Gas supply	Connection is available from Pikalevo gas distribution station, distance from the site to a connection point – 1 km.
11	Heat supply	Main heat supply system

INVESTMENT SITE No. 6

A LAND PLOT FOR CASTING



Location

1 Spryamlennoye highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



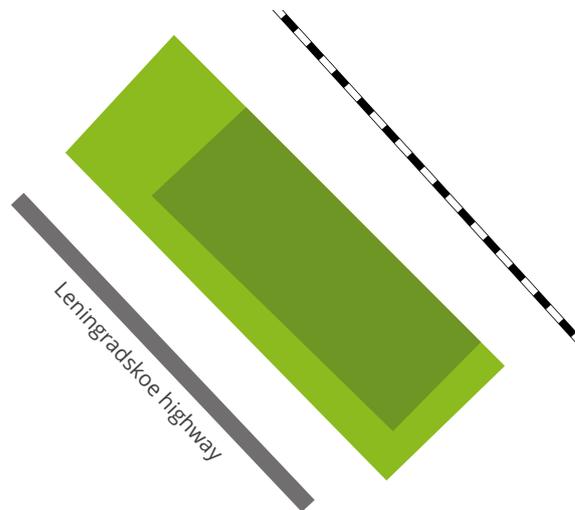
Total area

1.10 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

245 km



Distance to a paved road

0.33 km



Distance to a regional road

11 km – A-114



Distance to a railway

0.4 km



Distance to a railway station

3.5 km – Pikalevo-2



Distance to a seaport

280 km



Distance to a river port

270 km



Distance to the airport

270 km

PIKALEVSKY GLINOZEMNY ZAVOD LLC

Natalia Isakova (Property Management Department)

Phone: +7 (81366) 94-276, e-mail: NIsakova@pglz.ru

1	Types of purchase	<u>Rent:</u> Land plot: 21,075 rubles per month (252,905 rubles per year with VAT) Building: 2174.29 rubles per 1 m ²
2	Land category	Residential land
3	Type of permitted use	For placement of industrial facilities
4	Hazard class	2, 3, 4, 5
5	Type	Brownfield
6	Description	The following facilities are located at the land plot with the cadastral number 47:19:0102002:5: - a mechanical repair department, area – 7480.2 m ² , 3 floors, non-residential, height – 15.22 m, constructed in 1976 - a site, area – 1,980 m ² , covered with concrete, constructed in 1964 - gas pipeline of foundry production, length – 45 running metres, pipes – steel 89 mm, constructed in 1988
7	Water supply	Technical water supply – 40,000 m ³ /year, drinking water supply – 5,000 m ³ /year
8	Waste water disposal	Technical waste water disposal – 40,000 m ³ /year, domestic waste water disposal – 10,000 m ³ /year
9	Electricity	Capacity – 5.8 MW, stationary transformer substation
10	Gas supply	Connection is available from the gas distribution station of Pikalevsky Cement LLC, 0.5 km away
11	Heat supply	Capacity – 10 Gcal/hour

INVESTMENT SITE No. 7

FORMER REPAIR FACILITY



Location

1 Spryamlennoye highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



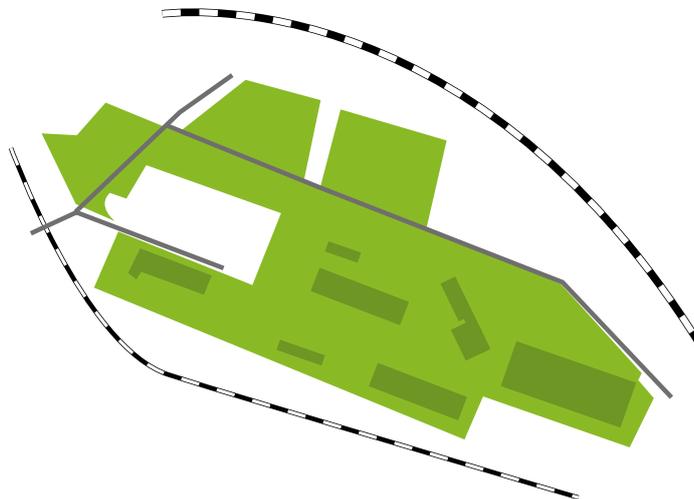
Total area

5.9 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

245 km



Distance to a paved road

0.1 km



Distance to a regional road

11.3 km



Distance to a railway

0.27 km



Distance to a railway station

2.6 km – Pikalevo-2



Distance to a seaport

280 km



Distance to a river port

270 km



Distance to the airport

270 km

PIKALEVSKY GLINOZEMNY ZAVOD LLC

Natalia Isakova (Property Management Department)

Phone: +7 (81366) 94-276, e-mail: NIsakova@pglz.ru

1	Types of purchase	<u>Rent:</u> Land plot: 460,197 rubles per month (with VAT) Building: 1349.58 rubles for 1 m ² per year (with VAT)
2	Land category	Residential land
3	Type of permitted use	Depends on the territory of the industrial site
4	Hazard class	1, 2, 3, 4, 5
5	Type	Brownfield
6	Description	The following facilities are located at the land plot with the cadastral number 47:19:0102002:27: - a material warehouse; a garage box with 8 sections, area – 1246.8 m ² , 1 floor, non-residential - a mechanical repair department, area – 6350.5 m ² , 2 floors, non-residential - a garage, area – 673.5 m ² , 1 floor, non-residential, height – 5.16 m - a garage box with 6 sections, area – 483 m ² , 1 floor, non-residential - a repair shop with a household building, area – 1296.8 m ² , 2 floors, non-residential - a metalwork shop, area – 858.2 m ² , 1 floor, non-residential - a mechanical department, construction trailers, area – 1059.8 m ² , 2 floors, non-residential
7	Water supply	Connection can be provided from a neighbouring land plot or a well can be drilled
8	Waste water disposal	Local waste water treatment facilities are required
9	Electricity	Capacity – 0.2 MW, planned capacity – 0.5 MW. A transformer substation 1 MVA in close proximity, not loaded.
10	Gas supply	No
11	Heat supply	Connection can be provided from a neighbouring land plot or a local heat source can be constructed

INVESTMENT SITE No. 8

WAREHOUSE FACILITIES



Location

Land plot 26, Spryamlennoye highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



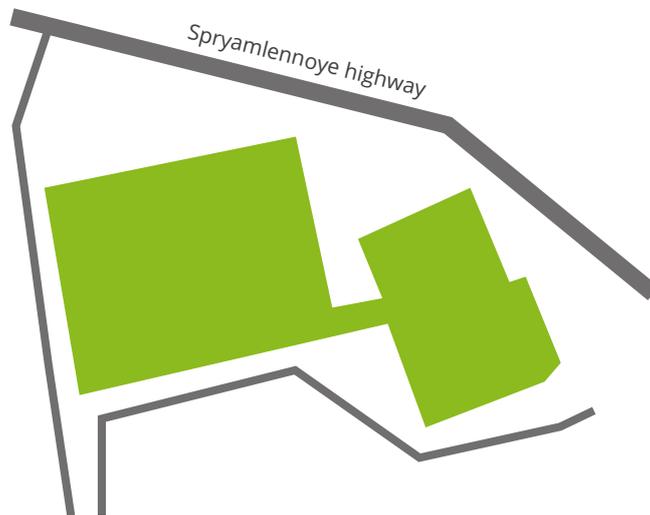
Total area

0.15 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

245 km



Distance to a paved road

0.05 km



Distance to a regional road

4 km



Distance to a railway

0.6 km



Distance to a railway station

3.4 km – Pikalevo-2



Distance to a seaport

280 km



Distance to a river port

270 km



Distance to the airport

270 km

PIKALEVSKY GLINOZEMNY ZAVOD LLC

Natalia Isakova (Property Management Department)

Phone: +7 (81366) 94-276, e-mail: NIsakova@pglz.ru

1	Types of purchase	Land plot <u>Rent:</u> 70.22 rubles for 1 m ² per year (with VAT) <u>Sale:</u> negotiable Building <u>Rent:</u> 1349.58 rubles for 1 m ² per year (with VAT) <u>Sale:</u> negotiable
2	Land category	Residential land
3	Type of permitted use	For maintenance of warehouses
4	Hazard class	4, 5
5	Type	Brownfield
6	Description	The following facilities are located at the land plot with the cadastral number 47:19:0101025:65: - a container warehouse; area – 285.2 m ² ; 1 floor; non-residential; ceiling height inside – 4.6 m; constructed in 1992 - a vegetable storehouse with a household extension; area – 668.9 m ² ; 1 floor; non-residential; ceiling height inside – 5.1 m; constructed in 1966
7	Water supply	Drilling of a well is required
8	Waste water disposal	Local waste water treatment facilities are required
9	Electricity	Capacity – 0.02 MW
10	Gas supply	No
11	Heat supply	Connection can be provided from a neighbouring land plot or a local heat source can be constructed

INVESTMENT SITE No. 9

BOLSHOY DVOR



Location

To the north of Galichno-Kharchevni road, the town of Pikalevo, Boksitogorsky district, Leningrad region



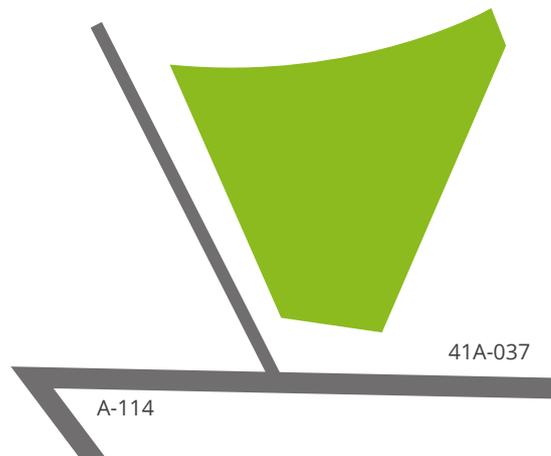
Total area

7.8 ha



Type of ownership

Unallocated state land



Distance to St. Petersburg Ring Road

240 km



Distance to a paved road

0 km



Distance to a regional road

0 km – Galichno-Kharchevni 41K-036



Distance to a railway

6 km



Distance to a railway station

6 km – Pikalevo-1



Distance to a seaport

270 km



Distance to a river port

270 km



Distance to the airport

270 km

ADMINISTRATION OF BOKSITOGORSKY MUNICIPAL DISTRICT: Alexander Vasiliev: +7 (81366) 216-56

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ADMINISTRATION OF THE TOWN OF PIKALEVO: Elena Travnikova: +7 (81366) 411-65, pikstroi@yandex.ru

Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru

1	Types of purchase	<u>Rent</u> : from 1,330,680 rubles per year to 2,661,360 rubles per year (depending on the type of a production plant) <u>Sale</u> : 3,004,677 rubles (when construction is finished)
2	Land category	Forest land
3	Type of permitted use	Conversion to industrial land is required
4	Hazard class	1-5
5	Type	Greenfield
6	Description	The site is located within the borders of the cadastral quarter 47:18:0134001
7	Water supply	Connection is not available. Drilling of a well is required.
8	Waste water disposal	Connection is not available. Local waste water treatment facilities are required.
9	Electricity	Connection is available. Distance from the site to a connection point – 10 km (substation No. 112), 8 km (Rudnik substation).
10	Gas supply	Connection is available from Pikalevo gas distribution station. Distance from the site to a connection point – 9 km.
11	Heat supply	Connection is not available. Construction of a local heat source is required.

INVESTMENT SITE No. 10

PENOBETON-PIKALEVO



Location

2 Obrinskaya street, the town of Pikalevo, Boksitogorsky district, Leningrad region



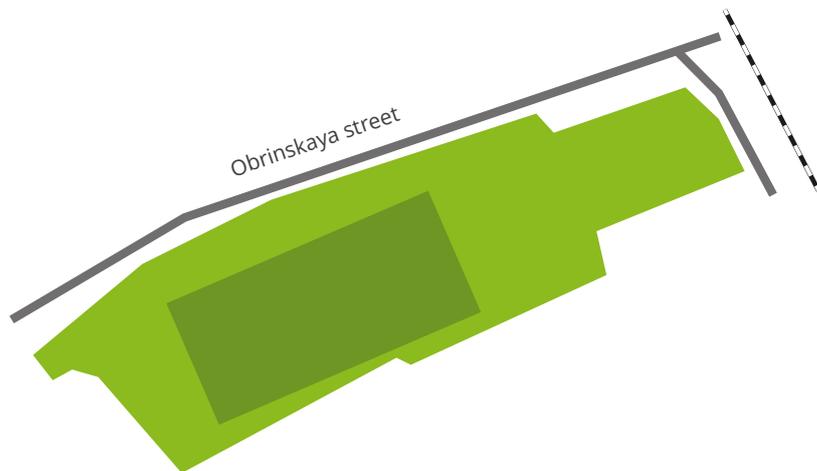
Total area

2.3 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

250 km



Distance to a paved road

0.05 km



Distance to a regional road

0.25 km – A-114



Distance to a railway

0.2 km



Distance to a railway station

1.2 km – Pikalevo-2



Distance to a seaport

280 km



Distance to a river port

250 km



Distance to the airport

270 km

PENOBETON-PIKALEVO LLC

Alexey Ponomarev (Technical Director)

Phone: +7 (921) 792-71-87, e-mail: ale-ponom@mail.ru

1	Types of purchase	<u>Sale</u> of the property complex (including a land plot and a building): 60,000,000 rubles
2	Land category	Land designated for industrial, power generation, transport, telecommunications, radio-broadcasting, television broadcasting, space industry, national defence and security use and land with other special designated uses
3	Type of permitted use	For placement of industrial facilities; for placement of warehouses
4	Hazard class	3, 4, 5
5	Type	Brownfield
6	Description	The site is located at the land plots with cadastral numbers: 47:19:0103001:3, 47:19:0103001:66, 47:19:0103001:65. A factory is located at the site, area of the factory – 4,320 m ² , dimensions – 45x96 m, two-aisle building. Metal frame/sandwich panels. 3 overhead cranes 5 tonnes each, an entrance checkpoint: 6x6 m, brick; office building – 80 m ² , 1 floor, brick. Reinforced concrete fence across the territory of the factory, height – 2.5 m.
7	Water supply	Capacity – 37,000 m ³ /year, unused capacity – 100,000 m ³ /year. Own well.
8	Waste water disposal	Capacity – 37,000 m ³ /year
9	Electricity	Capacity – 0.93 MW. Two power lines. A substation – 10/0.4 kV, 630 kVA.
10	Gas supply	Capacity – 3,000,000 m ³ /year. Medium pressure gas pipeline. Own gas pipeline. Gas distribution station in the territory of the factory.
11	Heat supply	Own built-in boiler house, 2 boilers 550 kW each, a steam generator – 3,400 tonnes of steam per hour

INVESTMENT SITE No. 11

STROYTREST, LLC



Location

Land plot 3, Spryamlennoe highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



Total area

11.4 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

250 km



Distance to a paved road

0 km



Distance to a regional road

12 km – A-114



Distance to a railway

0 km



Distance to a railway station

0 km



Distance to a seaport

280 km



Distance to a river port

250 km



Distance to the airport

270 km

STROYTREST LLC

Evgeniy Melikhov

Phone: +7 (999) 200-00-06, e-mail: egobj@mail.com

1	Types of purchase	Sale of the property complex (including a land plot and a building): 60,000,000 rubles
2	Land category	Residential land
3	Type of permitted use	For use aimed at operation and maintenance of facilities for production of building products and structures
4	Hazard class	3, 4, 5
5	Type	Brownfield
6	Description	<p>The following facilities are located at the land plot with the cadastral number 47:19:0102006:13:</p> <ul style="list-style-type: none"> - a warehouse for reinforcement steel, 47:19:0000000:909, non-residential, 1 floor, area – 1525.2 m² - a molding shop No. 2 with domestic premises and an extension, cadastral number 47:18:0000000:3478, non-residential, 1 floor, area – 5036.6 m² - a concrete mixing shop, cadastral number 47:18:0000000:4371, non-residential, 1 floor, area – 1,113 m² - a sewage pumping station, cadastral number 47:19:0000000:641, non-residential, 2 floors, area – 113.6 m² - a water pumping station for water reuse, cadastral number 47:19:0000000:625, non-residential, 1 floor, area – 58.7 m² - an unsheltered warehouse for finished goods, cadastral number 47:19:0000000:776, non-residential, area – 7913.1 m² - a garage for motor vehicles, cadastral number 47:19:0102006:827, non-residential, 1 floor, area – 135.7 m² - a depot, cadastral number 47:19:0000000:587, non-residential, 1 floor, area – 278.3 m² - a warehouse of aggregates for a concrete mixing plant, cadastral number 47:19:0000000:639, non-residential, area – 2,052 m² - an administrative building/plant management, cadastral number 47:19:0000000:588, non-residential, 3 floors, area – 1886.6 m² - a checkpoint, cadastral number 47:19:0000000:621, non-residential, area – 365.6 m² - a carpenter's shop with warehouses, cadastral number 47:19:0102006:828, non-residential, area – 802.8 m² - a household building, cadastral number 47:19:0102006:829, non-residential, 2 floors, area – 997.1 m² - a light post production facility with an administrative building, cadastral number 47:19:0000000:2136, non-residential, 1-2 floors, area – 1644.1 m² - support services/a reinforcement steel shop, 47:18:0000000:4029, non-residential, 1 floor, area – 953.3 m² - a garage, cadastral number 47:19:0000000:637, non-residential, 1 floor, area – 253.3 m² - a mechanical repair shop and an electric shop, cadastral number 47:19:0102006:831, non-residential, area – 1146.1 m² - a cooling tower, cadastral number 47:19:0102006:833, non-residential, area – 58.6 m² - a concrete mixing unit, cadastral number 47:19:0102006:835, non-residential, area – 424.7 m² - a compressor facility, cadastral number 47:19:0000000:624, non-residential, area – 281.7 m² - a molding and reinforcing workshop No. 1 with utility rooms, cadastral number 47:19:0102006:836, non-residential, 1 floor, area – 7438.8 m² - railways, cadastral number 47:19:0102006:1581, length – 1,460 m - roads and sites; galleries and reloading hubs; concrete mixing units; local waste water treatment plants - the territory is fenced, crane and technological rail tracks, fire tank - water supply systems inside/outside the site; sewerage systems inside/outside the site; storm water sewerage; heat conducting system outside the site; electric power grids outside the site 10 kW; electric power grids inside the site 0.4 kW - a cement warehouse; an emulsol warehouse <p>These facilities should be repaired before renting.</p>
7	Water supply	Connection is available. Today the factory does not operate, so all utilities are disconnected.
8	Waste water disposal	Connection is available. Today the factory does not operate, so all utilities are disconnected.
9	Electricity	1.1 MW. Today the factory does not operate, so all utilities are disconnected.
10	Gas supply	Connection is available. Today the factory does not operate, so all utilities are disconnected.
11	Heat supply	2.56 Gcal/hour. Today the factory does not operate, so all utilities are disconnected.

INVESTMENT SITE No. 12

LAND PLOT, 15 HA



Location

A land plot between Obrinskaya street and Spryamlennoe highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



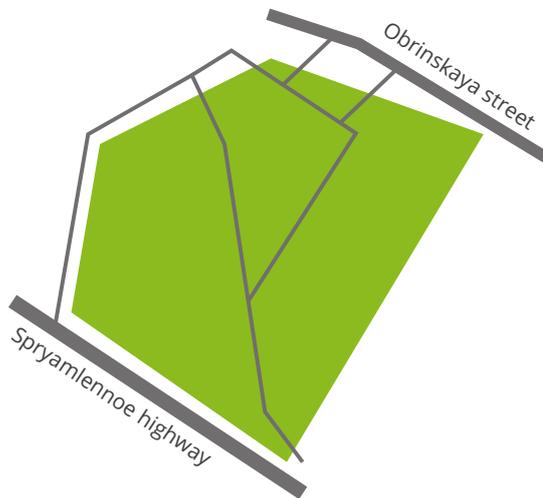
Total area

15 ha



Type of ownership

Unallocated state land



Distance to St. Petersburg Ring Road

250 km



Distance to a paved road

0.05 km



Distance to a regional road

0.25 km – A-114



Distance to a railway

0.2 km



Distance to a railway station

2.9 km – Pikalevo-2



Distance to a seaport

270 km



Distance to a river port

260 km



Distance to the airport

270 km

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Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru

1	Types of purchase	<u>Rent</u> : 2,559,000 rubles per year <u>Sale</u> : 7,228,575 rubles (when construction is finished)
2	Land category	Residential land
3	Type of permitted use	For placement of storage facilities, logistics centres
4	Hazard class	4, 5
5	Type	Greenfield
6	Description	The site is located within the borders of the cadastral quarter 47:19:0103001
7	Water supply	Connection is available. Distance from the site to a connection point – 0 km.
8	Waste water disposal	Connection is available. Distance from the site to a connection point – 0 km.
9	Electricity	Connection is available. Distance from the site to a connection point – 0 km.
10	Gas supply	Connection is available. Distance from the site to a connection point – 0 km.
11	Heat supply	Connection is available. Distance from the site to a connection point – 0 km.

INVESTMENT SITE No. 13

WORKSHOP BUILDINGS



Location

1 Spryamlennoe highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



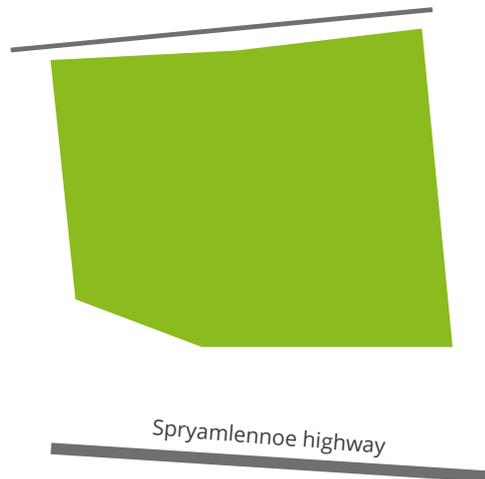
Total area

0.2 ha



Type of ownership

Private



Distance to St. Petersburg Ring Road

260 km



Distance to a paved road

0 km – Leningradskoe highway



Distance to a regional road

12 km – A-114



Distance to a railway

1 km



Distance to a railway station

1 km – Pikalevo-2



Distance to a seaport

290 km



Distance to a river port

250 km



Distance to the airport

270 km

TIMUR DATUKISHVILI

Phone: +7 (921) 329-45-21

E-mail: dattim@yandex.ru

1	Types of purchase	<u>Rent</u> : 70,000 rubles per month <u>Sale</u> : 3,000,000 rubles
2	Land category	Residential land
3	Type of permitted use	For maintenance of workshop buildings
4	Hazard class	4, 5
5	Type	Brownfield
6	Description	The following facilities are located at the land plot with cadastral number 47:19:0102006:24: - workshop buildings, cadastral number 47:19:0000000:1943, area – 569.1 m ² , 1 floor, ceiling height – 4 m, gates – 3 m - a warehouse for equipment, area – 50 m ² - a garage, cadastral number 47:19:0102006:583, area – 74 m ² , gates – 4 m, concrete floors
7	Water supply	Connection is available from a neighbouring site. Distance from the site to a connection point – 0.3 km or construction of a local well.
8	Waste water disposal	Connection is available from a neighbouring site. Distance from the site to a connection point – 0.3 km or construction of a local well.
9	Electricity	Capacity – 15 kW
10	Gas supply	Distance from the site to a connection point – 0.8 km
11	Heat supply	Connection is available. Connection cost – 400,000 rubles. A heat pipeline is located nearby. Municipal heating system is disconnected, reconstruction of a heat pipeline is required. Distance from the site to a connection point – 0.02 km.

INVESTMENT SITE No. 14

PRODUCTION FACILITY



Location

1 Spryamlennoe highway, the town of Pikalevo, Boksitogorsky district, Leningrad region



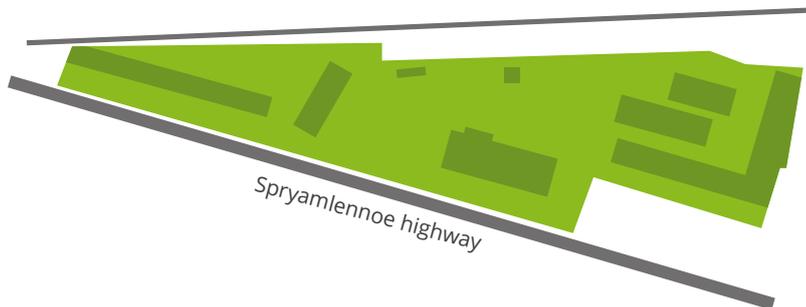
Total area

2.1875 ha. Can be extended by 2,404 m² using a neighbouring plot, can be divided into smaller plots



Type of ownership

Private



Distance to St. Petersburg Ring Road

260 km



Distance to a paved road

0 km – Leningradskoe highway



Distance to a regional road

12 km – A-114



Distance to a railway

1 km



Distance to a railway station

1 km – Pikalevo-2



Distance to a seaport

290 km



Distance to a river port

250 km



Distance to the airport

270 km

TIMUR DATUKISHVILI

Phone: +7 (921) 329-45-21

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1	Types of purchase	<u>Rent:</u> 500,000–700,000 rubles per month <u>Sale:</u> 35,000,000 rubles
2	Land category	Residential land
3	Type of permitted use	For placement of a production facility
4	Hazard class	4, 5
5	Type	Brownfield
6	Description	<p>The following facilities are located at the land plot with cadastral number 47:19:0102006:14:</p> <ul style="list-style-type: none"> - a production department, cadastral number 47:19:0102006:432, area – 1,040 m², ceiling height – 6–7 m, 2 floors, concrete floor, heating, water supply, sewerage, lavatories, office and storage premises, electricity – 300 kW - an administrative building, cadastral number 47:19:0102006:419, area – 395.1 m², 3 floors, heating, water supply, sewerage, electricity – 60 kW - a warehouse for separating and output of finished products, cadastral number 47:19:0102006:430, area – 348 m² - a material warehouse and garages for 4 boxes, cadastral number 47:19:0102006:722, area – 370 m² - a warehouse for finished products, cadastral number 47:19:0102006:1458, area – 379 m² - a production department, cadastral number 47:19:0102006:1535, area – 1,300 m² (reconstruction required) - concrete sites (unsheltered warehouses) <p>The territory is mostly concreted, storm sewer. Outdoor lightning. A concrete fence around the perimeter, 5 exit roads, a checkpoint. An entry road for motor vehicles of any size, fenced, developed area. Improvement of the territory (garbage collection, removal of dilapidated buildings and foundations, site planning, restoration of heat, water and power supply, sewerage cleaning, roof repair, etc.).</p>
7	Water supply	Water supply contract is at the conclusion stage
8	Waste water disposal	Water supply contract is at the conclusion stage
9	Electricity	Capacity – 550 kW
10	Gas supply	Distance from the site to a connection point – 0.8 km
11	Heat supply	New connection was made, utilities are available, a contract is expected, not commissioned yet

INVESTMENT SITE No. 15

NOVAYA DEREVNAYA



Location

Near Novaya Derevnaya residential area, to the southeast from Krugly God shopping mall, the town of Pikalevo, Boksitogorsky district, Leningrad region



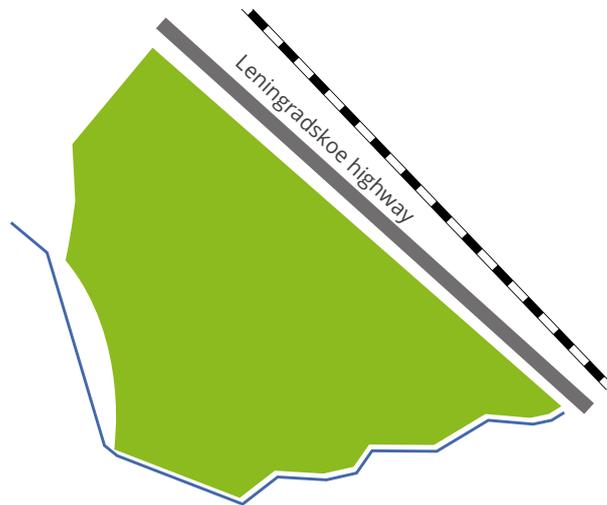
Total area

5 ha



Type of ownership

Unallocated state land



Distance to St. Petersburg Ring Road

240 km



Distance to a paved road

0 km



Distance to a regional road

0 km



Distance to a railway

1 km



Distance to a railway station

1 km – Pikalevo-1



Distance to a seaport

270 km



Distance to a river port

270 km



Distance to the airport

270 km

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Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru

1	Types of purchase	<u>Rent</u> : from 853,000 rubles per year to 1,706,000 rubles per year (depending on a type of a production plant) <u>Sale</u> : 1,926,075 rubles (when construction is finished)
2	Land category	Residential land
3	Type of permitted use	½ – agricultural use, public utility services, land plots (territories) of common use. ½ – public and business area (according to land use and development regulations).
4	Hazard class	4, 5
5	Type	Greenfield
6	Description	The site is located within the borders of the cadastral quarter 47:19:0108002
7	Water supply	Connection is not available. Drilling of a well is required.
8	Waste water disposal	Connection is not available. Local waste water treatment plants are required.
9	Electricity	Connection is available from Pikalevo gas distribution station, distance from the site to a connection point – 4 km (substation No. 112), 3 km (Rudnik substation)
10	Gas supply	Connection is available from Pikalevo gas distribution station, distance from the site to a connection point – 4 km
11	Heat supply	Connection is not available. Construction of a local heat source is required.

CONTACTS



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