



FRONT OFFICE

FOR INVESTOR RELATIONS
OF THE ADMINISTRATION OF LENINGRAD REGION



INDUSTRIAL PARKS OF LENINGRAD REGION

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FOREWORD BY THE GOVERNOR OF LENINGRAD REGION



Dear friends,

In the 21st century Leningrad region seeks to be among the most successful regions in Russia. In order to achieve this, the regional government takes specific steps aimed at attraction of investments, reduction of administrative barriers for business and support for entrepreneurial initiatives.

One of the measures which has proved successful all over the world and which is actively applied in Leningrad region is establishment of conditions for creation of industrial parks on the basis of which representatives of both small, medium-sized and large business will be able to open their manufacturing plants. And our aim is to provide new opportunities for entrepreneurs not only in such zones as Gatchina or Ust-Luga, but also, for example, in Pikalevo which is losing its status of a monotown and getting the chance to become a town with diversified economy due to an industrial park.

I am convinced that industrial parks will contribute to creation of modern enterprises in Leningrad region which will become the leaders of domestic industry. And manufacturing plants already operating in Leningrad region will continue contributing to development of the regional economy and creating new highly paid jobs for the residents of the region.

*Governor
of Leningrad region
Alexander Drozdenko*

FOREWORD BY THE CEO OF THE ASSOCIATION OF INDUSTRIAL PARKS OF RUSSIA

Leningrad region occupies an important place on the map of industrial parks of Russia which is an obvious result of work of the regional team over the past few years. The region has created a viable system of diverse sites available for placement of industrial investment projects at all stages and of any scale.

We consider participation of industrial parks of Leningrad region in the Association as mutually valuable and beneficial. Over the past seven years we have come a long way together to develop the branch, create legal framework for industrial parks in Russia, develop standards and introduce the best practices. Today the quantity and quality of industrial parks in Russia is close to the best world standards.

One of our objectives is investor relations and provision of support to the regional team in development of industrial parks on the basis of the best global practices.

Association of Industrial Parks of Russia (AIP) is an All-Russian sectoral non-profit organization, since 2010 bringing together most industrial parks in the country and service providers in the sphere of industrial construction.

The main objectives of AIP are contribution to localization of production in Russia, promotion of services of industrial parks and special economic zones in investment community in Russia and in the world.

CEO

Association of Industrial Parks of Russia
Denis Zhuravskiy




ADVANTAGES OF LENINGRAD REGION





Area of the region
 **83,900** km²


Population
 **1.8** million people

Labour force
 **1** million people

 Four seaports
(Ust-Luga, Primorsk, Vysotsk, Vyborg)

 Borders with the EU
(Finland and Estonia)

 Access
to the Baltic Sea

 Close proximity
to Saint Petersburg

**Administrative
and territorial division**

 **17** municipal districts

 **1** urban district

 **65** urban settlements

 **134** rural settlements

ADVANTAGES OF LENINGRAD REGION



Favourable geographical location



Low transportation costs



Promising developing market



High return on investment

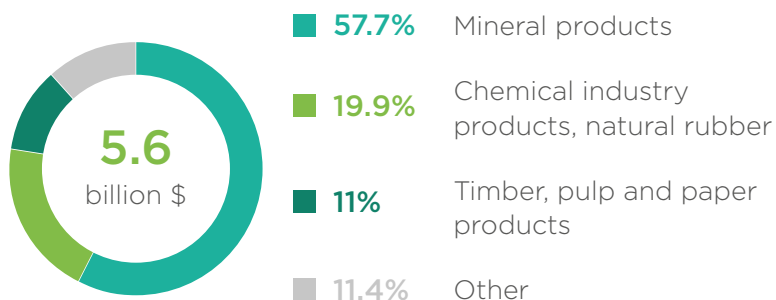


Access to qualified labour resources

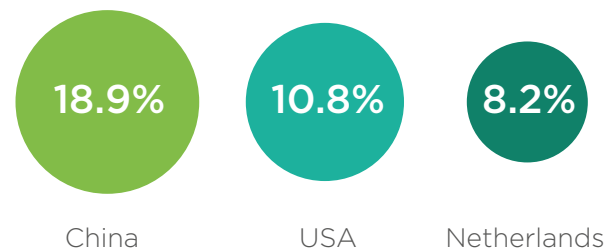


Low expenses on project implementation

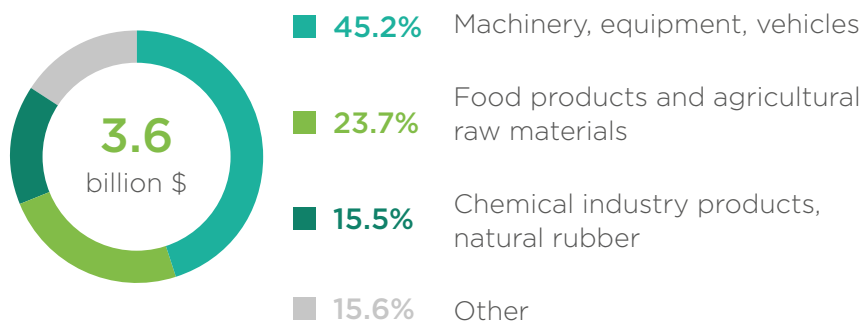
Export commodity structure (2017)



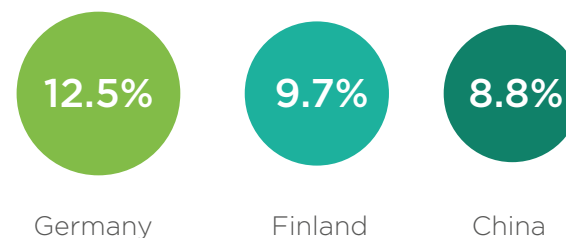
Top exporters from Leningrad region



Import commodity structure (2017)

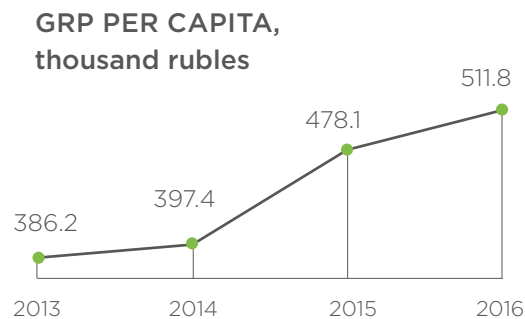
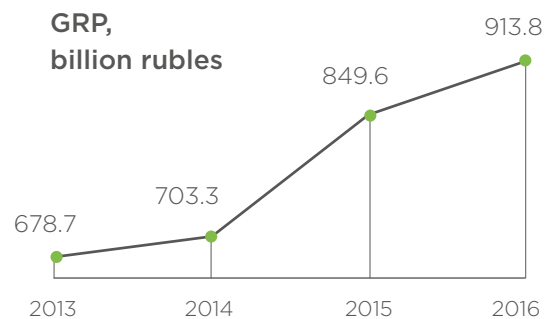
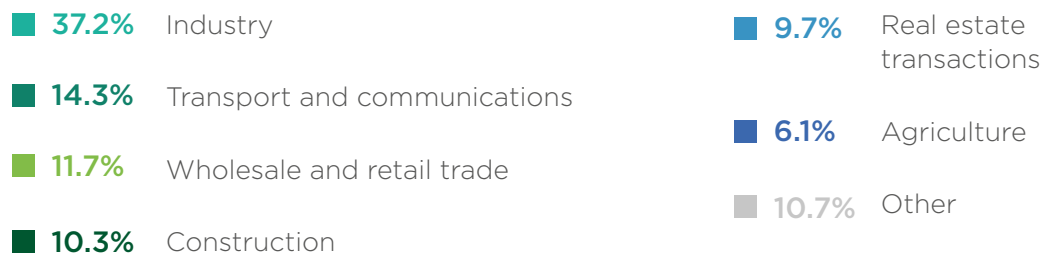
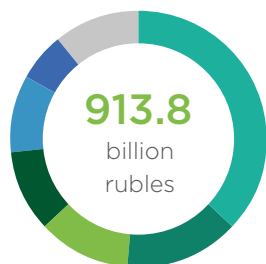


Top importers to Leningrad region



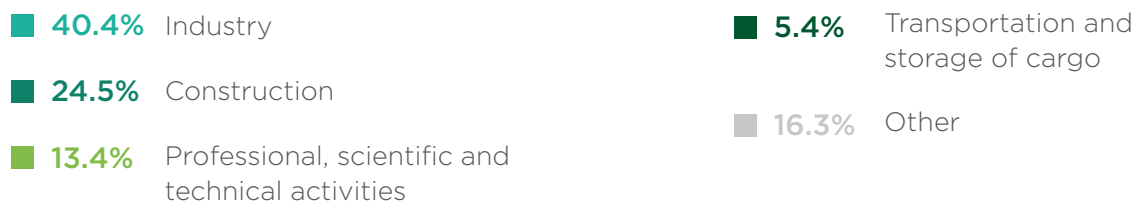
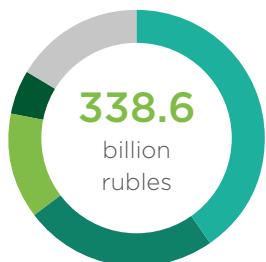
ADVANTAGES OF LENINGRAD REGION

STRUCTURE OF GROSS REGIONAL PRODUCT (2016)



Volume index
of GRP of Leningrad
region in 2016 came
to **101.8%**
(in Russia —
100.8%)

VOLUME OF INVESTMENTS IN FIXED ASSETS (2017)



ADVANTAGES OF LENINGRAD REGION

LENINGRAD REGION IS ONE OF THE LARGEST
INDUSTRIAL CENTRES IN RUSSIA

100.2%

industrial production
index in 2017

1 trillion rubles

volume of locally produced
and shipped goods in 2017

16th place

in terms of the volume
of shipped industrial goods
among the subjects of the
Russian Federation

1.9%

share of shipped industrial
goods in the total volume
of shipped industrial goods
in Russia

INDUSTRIAL DEVELOPMENT POTENTIAL OF THE REGION



Chemical
industry



Transport
engineering



Gas and chemical
industry



Automotive
industry



Petrochemical
industry



Pharmaceutical
and medical industry



Transport
and logistics complex



Construction materials



Food
industry



Timber industry



Agro-industrial complex

RATINGS OF LENINGRAD REGION

2nd place — Rating of investment risk
of Russian regions, RAEX (Expert RA)

3A1 — Investment rating of Russian
regions, RAEX (Expert RA)

4th place — Credit rating
of Russian regions

7th place — Rating of socio-economic
situation

9th place — Rating of Russian regions
by development of public-private partnership

20th place — National Investment
Climate Ranking in the subjects of the
Russian Federation

INTERNATIONAL RATINGS OF LENINGRAD REGION

**STANDARD
& POOR'S**

Long-term credit rating — BB+,
forecast — stable

National rating — ruAA+

GENERAL INFORMATION ABOUT INDUSTRIAL PARKS



Creation and development of the territories provided with engineering and transport infrastructure, part of which are industrial parks, plays a key role for creation of new manufacturing plants and attraction of investments



Register of Industrial Parks is **synchronized with the territorial planning scheme of Leningrad region** where industrial parks are qualified as objects of regional significance

PURPOSES OF CREATION AND DEVELOPMENT OF INDUSTRIAL PARKS



Development of industrial production



Renewal and modernization of infrastructure



Job creation

IN LENINGRAD REGION



28
industrial
parks,
including



10 already operating



14 under construction

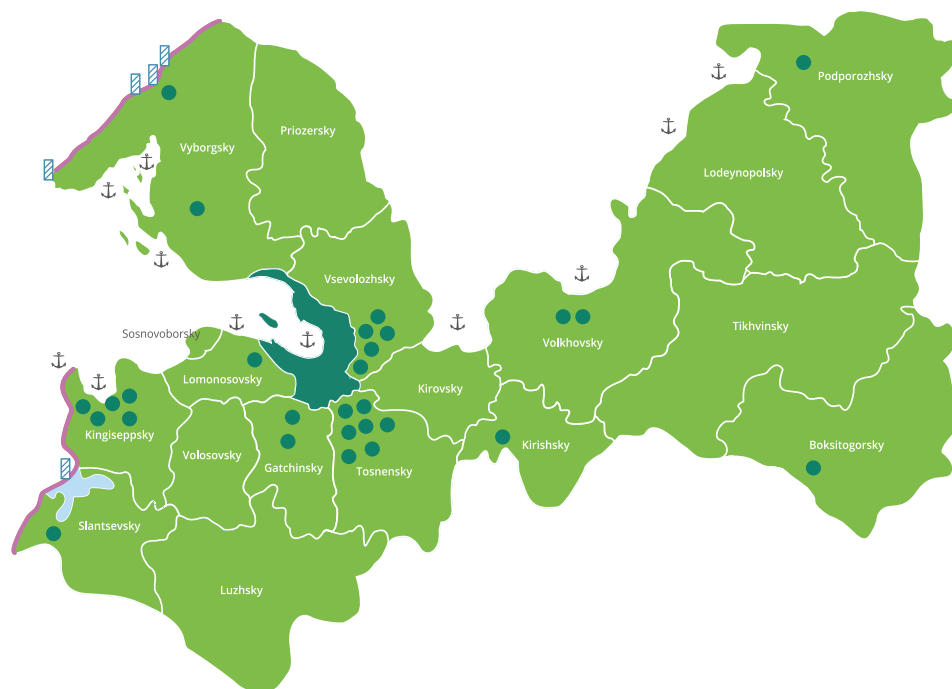


4 planned



Information about industrial parks is included in the **integrated regional information system Investment Development of Leningrad Region** (map.lenoblinvest.ru)

GENERAL INFORMATION ABOUT INDUSTRIAL PARKS



By the end of 2017 industrial parks of Leningrad region are located (planned to be located) in Boksitogorsky, Volkhovsky, Vsevolozhsky, Vyborgsky, Gatchinsky, Kingiseppsky, Kirishsky, Lomonosovsky, Podporozhsky, Slantsevsky, Tosnensky municipal districts.



60% of parks are located (planned to be located) in **Tosnensky, Vsevolozhsky and Kingiseppsky** municipal districts



OPERATING INDUSTRIAL PARKS — is the main group of industrial parks in Leningrad region, their management companies have completed or are completing construction of industrial infrastructure facilities and their residents carry out industrial production in the territory of a park.



INDUSTRIAL PARKS UNDER CONSTRUCTION have potential residents, industrial infrastructure facilities are at the designing stage or initial stage of construction, modernization and (or) reconstruction.



PLANNED INDUSTRIAL PARKS amount to 14% of the total number of industrial parks of Leningrad region, these are the territories suitable for creation of industrial parks if administrations of municipal districts provided information about them for inclusion in the territorial planning scheme of Leningrad region.

GENERAL INFORMATION ABOUT INDUSTRIAL PARKS



114.7 ha / 34 ha
1.5 km

TERRITORY OF PROSPECTIVE DEVELOPMENT NEAR UST-LUGA SEAPORT

2,579 ha / 2,498 ha
131 km



2,345.35 ha / 2,345.35 ha
95 km



120 ha / 50 ha
180 km



183 ha / 163 ha
1 km

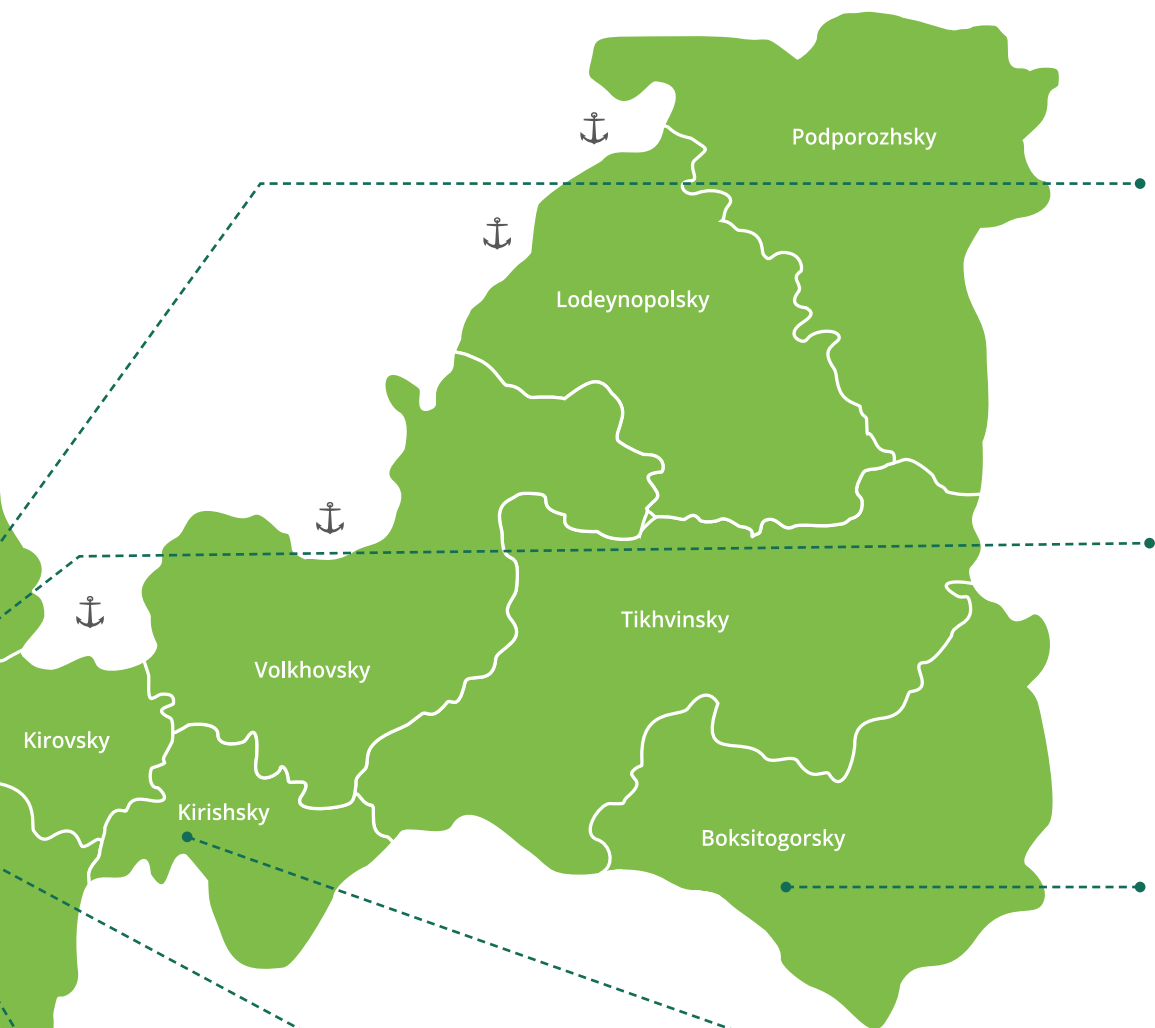




19.4 ha / 16.9 ha
19 km

Area/
available area



Distance
to Saint Petersburg






 138.48 ha / 128.7 ha
 2 km





 12.7 ha / 4.3 ha
 3 km





 15.9 ha / 12.6 ha
 250 km





LEVOBEREZHNIY
Industrial park


 189 ha / 125 ha
 141 km



 849 ha / 586 ha
 0 km



 110.2 ha / 110.2 ha
 20 km

| Name of industrial park | Operating/under construction | | | | | | | | |
|--|---|---|----------|-----------------------|----------|-----------------|----------|---|--|
| | Certificate of Association of Industrial Parks | | | Greenfield/brownfield | | Total area (ha) | | Electric power (MW) | |
| | | | | | | | | Gas supply (million m³/year) | |
| | | | | | | | | Water supply (m³/day) | |
| Connection to railways | | | Contacts | | | | | | |
| Greenstate |  |  | Gr | 114.7 | 27 | 38.9 | 3,000 |  | +7 (812) 448-98-55 www.yit-greenstate.com |
| Levoberezhniy |  |  | Br | 189 | 47 | 38 | 15,600 |  | +7 (81368) 3-32-74 www.parkind.ru |
| M10 |  | — | Gr | 849 | 1 – 10 | 5 – 17 | 50 – 250 |  | +7 (812) 334-97-33 www.mcm10.ru |
| Prinevskiy |  | — | Gr | 12.7 | 0.75 | — | — | — | +7 (812) 334-82-03 www.tellus-group.ru |
| Kola |  | — | Gr | 138.48 | 23 | 118 | 1,500 | — | +7 (812) 334-82-03 www.tellus-group.ru |
| Tosno |  | — | Gr | 110.2 | 20 | 30 | 3,000 | — | +7 (812) 644-01-24 www.lenoblinvest.ru |
| Pikalevo |  | — | Gr | 15.9 | 8.2 | 26.2 | 550 | — | +7 (812) 644-01-24 www.lenoblinvest.ru |
| North-West Nanotechnology Center (Nanopark Gatchina) |  | — | Gr | 19.4 | 5.4 | 27.7 | 240 | — | +7 (812) 644-01-24 www.lenoblinvest.ru |
| Territory of prospective development near Seaport Ust-Luga |  | — | Gr | 2,579 | 700 | 5.422 | 75,000 |  | — |
| Industrial and logistics zone Ust-Luga Multimodal Complex |  | — | Gr | 2,345.35 | up to 30 | up to 230 | 2,000 | — | +7 (812) 332-94-50 www.ust-luga-mmс.ru |
| Doni-Verevo |  | — | Gr | 183 | 35 | 60.5 | 2,331 |  | +7 (812) 332-11-00 www.doni-verevo.ru |
| Multi-Profile Ecological Industrial Park UGRA |  | — | Br | 120 | 40 – 150 | 3.9 | 600 |  | +7 (921) 307-67-01 www.ugra-park.ru |



GREENSTATE INDUSTRIAL PARK



OPERATING



GREENFIELD



Mechanical engineering and production of equipment



Food production

Total S — **114.7 ha**

Available S — **34 ha**



1,500

jobs were created
in the industrial
park

SIEMENS

**Siemens Gas Turbine
Technologies LLC**
(production of gas turbines)
S — 4.7 ha



TIKKURILA

Tikkurila LLC
(production
of paints and varnishes)
S — 6.5 ha



SMC Pneumatic
(production of vacuum
equipment and pneumatic
systems)
S — 2.19 ha



**SEVZAPMETALL
Firm LLC**
S — 5.6 ha



GORIGO Logistics Centre
S — 18.9 ha



Pit-Product LLC
(meat processing plant)
S — 16.6 ha



IREKS
Trier SPb LLC
(production of dry mixes
for bakeries)
S — 1.88 ha

DERMOSIL

Dermosil LLC
(storage and packaging of cosmetic products)
S — 0.8 ha



Available S Occupied S Engineering premises Railways Highways/roads

YIT SAINT PETERSBURG JSC
+7 (812) 448-98-55
www.yit-greenstate.com

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | For placement of industrial facilities/public and business facilities |
| 1.3 | Permitted hazard class | III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m²) | — |
| 2.2 | Available area of industrial real estate (m²) | — |
| 2.3 | Total area of office real estate (m²) | — |
| 2.4 | Available area of office real estate (m²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 27 |
| 3.2 | Available electric power (MW) | 8 |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m³/year) | 38.9 million |
| 4.2 | Available gas supply capacity (m³/year) | 38.9 million |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | 26.66 |
| 5.2 | Available heating energy capacity (Gcal/hour) | 11.82 |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m³/day) | 3,000 |
| 6.2 | Available water supply capacity (m³/day) | 500 |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m³/day) | 2,722 |
| 7.2 | Available wastewater disposal capacity (m³/day) | 250 |
| 7.3 | Availability of stormwater treatment facilities | Yes |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 700,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.27% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 34,279 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | Yes |
| 9.5 | Hotels for personnel of the industrial park | Yes |
| 9.6 | Conference halls, business zones | Yes |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | Yes |

TRANSPORT ACCESSIBILITY



Location

Quarter 2, village of Ofitserskoe, Villozskoe rural settlement, Lomonosovsky district, Leningrad region



Distance to St.Petersburg Ring Road

1 km



Nearest highway

0.8 km — Volkhonskoe highway
1 km — Tallinskoe highway



Distance to Pulkovo Airport

16 km



Nearest river port

22 km — passenger river port of Saint Petersburg



Nearest seaport

16 km — Seaport of Saint Petersburg



Nearest railway unloading terminal

5 km



Availability of connection to railways

Yes



Distance to railways

0 km (in the territory of the park)



Saint Petersburg: 1.5 km

LEVOBEREZHNIY INDUSTRIAL PARK



OPERATING



BROWNFIELD



Energy-intensive manufacturing plants



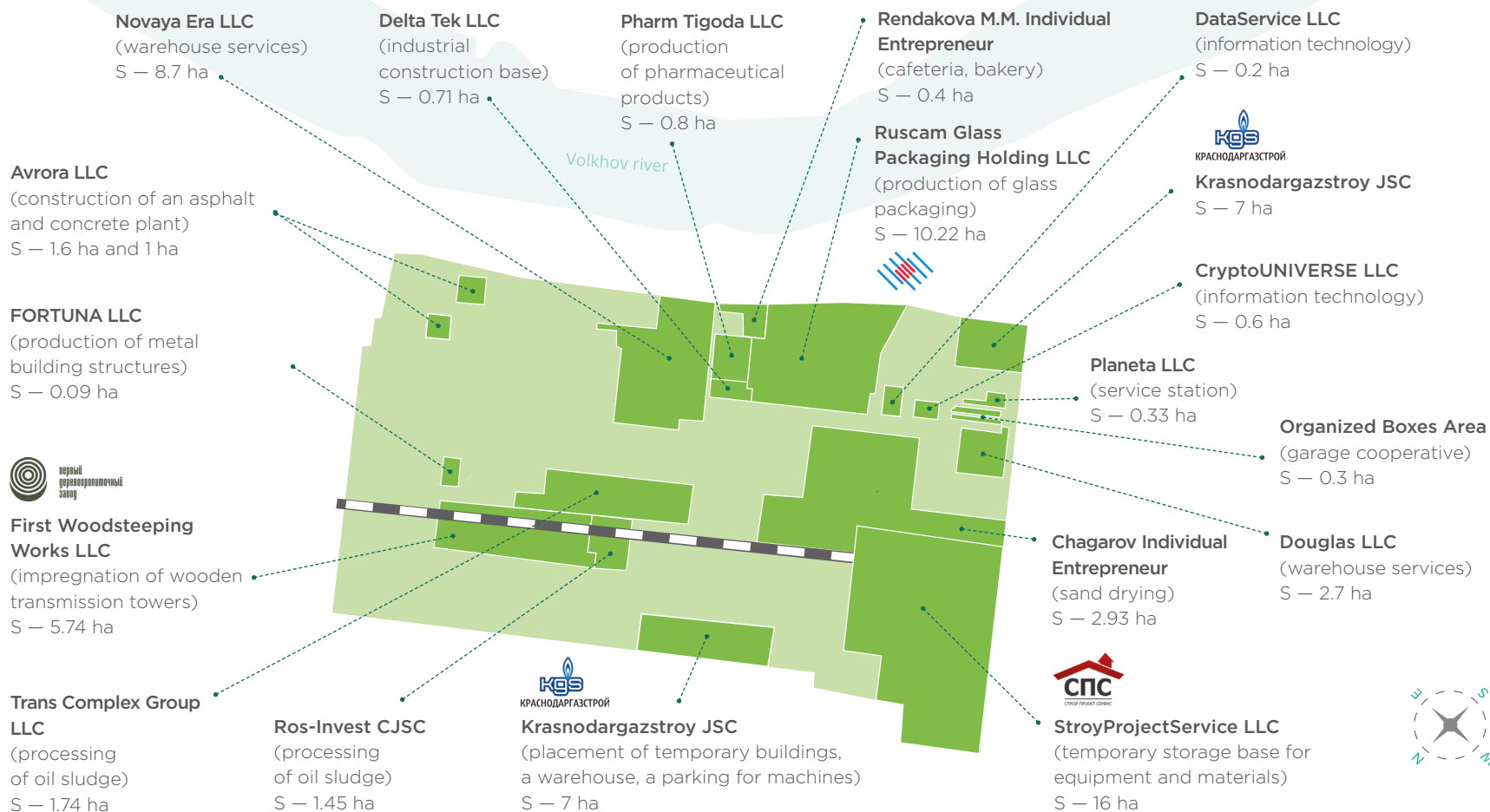
Production of glass, silicates, building mixes, thermal insulation



Petrochemistry, gas processing industry

Total S — **189 ha**

Available S — **125 ha**



Available S Occupied S Railways Highways/roads

KIRISHSKAYA SERVISNAYA KOMPANIYA LLC

+7 (81368) 3-32-74

www.parkind.ru

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | For production facilities |
| 1.3 | Permitted hazard class | I, II, III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m ²) | 20,000 |
| 2.2 | Available area of industrial real estate (m ²) | 14,000 |
| 2.3 | Total area of office real estate (m ²) | 2,000 |
| 2.4 | Available area of office real estate (m ²) | 2,000 |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | 12 |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | Buildings, constructions, access roads |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 47 |
| 3.2 | Available electric power (MW) | 32 |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m ³ /year) | 38 million |
| 4.2 | Available gas supply capacity (m ³ /year) | 1 million |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | 9.8 (technical specifications were obtained) |
| 5.2 | Available heating energy capacity (Gcal/hour) | 9.8 (technical specifications were obtained) |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m ³ /day) | 15,600 |
| 6.2 | Available water supply capacity (m ³ /day) | 15,000 |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m ³ /day) | 18,000 |
| 7.2 | Available wastewater disposal capacity (m ³ /day) | 15,000 |
| 7.3 | Availability of stormwater treatment facilities | Yes |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 30,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.35% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 43,374 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | Yes |

TRANSPORT ACCESSIBILITY



Location

11 Volkhovskoe highway, town of Kirishi, Leningrad region



Distance to St.Petersburg Ring Road

150 km



Nearest highway

0 km — A115 (Zuevo — Novaya Ladoga)

44 km — M10 (Moscow — Saint Petersburg)



Distance to Pulkovo Airport

140 km



Nearest river port

90 km — Port of Novgorod



Nearest seaport

150 km — Seaport of Saint Petersburg



Nearest railway unloading terminal

0 km (in the territory of the park)



Availability of connection to railways

Yes



Distance to railways

0 km (in the territory of the park)



Kirishi: 4.5 km



Saint Petersburg: 141 km

M10 INDUSTRIAL PARK

M10
INDUSTRIAL PARK



Production and logistics complexes, light and food industry, production of construction materials, metalworking

OPERATING



GREENFIELD

M10 NIKOLSKOE

Near the town of Nikolskoe, Tosnensky district, Leningrad region

Total S — **43 ha**
Available S — **31 ha**



Eltech LLC
(manufacture of products for installation of electrical systems)
S — 1.5 ha

Region LLC
(production and warehouse complex — nonmetallic construction materials)
S — 11 ha



- 9 km** to M10 Russia highway
- 30 km** to Pulkovo Airport
- 10 km** to Leningrad River Port
- 42 km** to Seaport of Saint Petersburg
- 3 km** to railway unloading terminal (Pustynka)
- Available connection to railways

Saint Petersburg: 10 km

M10 PIONER

Near the village of Pioneer, Tosnensky district, Leningrad region

Total S — **190 ha**
Available S — **176 ha**

Saint Petersburg
Yam-Izhorskoe highway

Avtodor Management Company LLC
(roadside service facilities)
S — 3 ha

Private investor
(production, installation of wooden structures)
S — 1 ha

Private investor
(permanent formwork production complex)
S — 9 ha

Shreder Retail LLC
(food industry, logistics)
S — 2 ha

Private investor
(roadside service)
S — 0.5 ha



- 1 km** to M10 Russia highway
- 27 km** to Pulkovo Airport
- 17 km** to Leningrad River Port
- 40 km** to Seaport of Saint Petersburg
- 8 km** to railway unloading terminal (Kolpino)

Saint Petersburg: 0 km

M10 KRASNY BOR

Near the village of Krasny Bor, Tosnensky district, Leningrad region

Total S — **218 ha**
Available S — **199 ha**

Private investor
(warehouse complex)
S — 1 ha

Private investor
(warehouse complex)
S — 9 ha

Private investor
(logistics center for delivery of rolled metal products)
S — 9 ha



- 0 km** to M10 Russia highway
- 27 km** to Pulkovo Airport
- 20 km** to Leningrad River Port
- 40 km** to Seaport of Saint Petersburg
- 8 km** to railway unloading terminal (Kolpino)

Saint Petersburg: 4 km

AGENCY FOR TERRITORIAL
DEVELOPMENT M10 LLC

+7 (812) 334-97-33 www.mcm10.ru

| | | M10 Nikolskoe | M10 Pioneer | M10 Krasny Bor |
|----------|--|---|---|---|
| 1 | LAND PLOT | | | |
| 1.1 | Land category | Agricultural land | Industrial land and land for other designated use | Residential land |
| 1.2 | Permitted use of the land plot | For placement of industrial facilities and warehouses | For placement of industrial facilities and warehouses | For placement of industrial facilities and warehouses |
| 1.3 | Permitted hazard class | III, IV, V | II, III, IV, V | III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | | | |
| 2.1 | Total area of industrial premises (m ²) | — | — | — |
| 2.2 | Available area of industrial real estate (m ²) | — | — | — |
| 2.3 | Total area of office real estate (m ²) | — | — | — |
| 2.4 | Available area of office real estate (m ²) | — | — | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — | — | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — | — | — |
| 3 | ELECTRIC POWER | | | |
| 3.1 | Electric power (MW) | 1 | 5 | 3 |
| 3.2 | Available electric power (MW) | 1 | 5 | 3 |
| 4 | GAS SUPPLY | | | |
| 4.1 | Gas supply capacity (m ³ /year) | 4.8 million | 7.8 million | 9.6 million |
| 4.2 | Available gas supply capacity (m ³ /year) | 4.8 million | 7.8 million | 9.6 million |
| 5 | HEATING ENERGY | | | |
| 5.1 | Heating energy capacity (Gcal/hour) | Autonomous gas boilers of the residents | Autonomous gas boilers of the residents | Autonomous gas boilers of the residents |
| 5.2 | Available heating energy capacity (Gcal/hour) | | | |
| 6 | WATER SUPPLY | | | |
| 6.1 | Water supply capacity (m ³ /day) | 80 | 250 | 50 |
| 6.2 | Available water supply capacity (m ³ /day) | 80 | 125 | 50 |
| 7 | WASTEWATER DISPOSAL | | | |
| 7.1 | Wastewater disposal capacity (m ³ /day) | 50 | 50 | 50 |
| 7.2 | Available wastewater disposal capacity (m ³ /day) | 50 | 45 | 50 |
| 7.3 | Availability of stormwater treatment facilities | Individually | Individually | Individually |
| 8 | LABOUR FORCE | | | |
| 8.1 | Availability of transport connection between settlements and the park | Yes | Yes | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 2.5 million people | 2.5 million people | 2.5 million people |
| 8.3 | Level of registered unemployment in a municipal district | 0.26% | 0.26% | 0.26% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 35,025 | 35,025 | 35,025 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | | | |
| 9.1 | Housing for personnel of the industrial park | Yes | Yes | Yes |
| 9.2 | Shops | Yes | Yes | Yes |
| 9.3 | Hospitals | Yes | Yes | Yes |
| 9.4 | Recreation areas in the industrial park | No | No | No |
| 9.5 | Hotels for personnel of the industrial park | No | No | No |
| 9.6 | Conference halls, business zones | No | No | No |
| 9.7 | Sport facilities | No | No | No |
| 9.8 | Cafeteria and cafe in the industrial park | No | No | No |

M10 INDUSTRIAL PARK



Production and logistics complexes, light and food industry, production of construction materials, metalworking



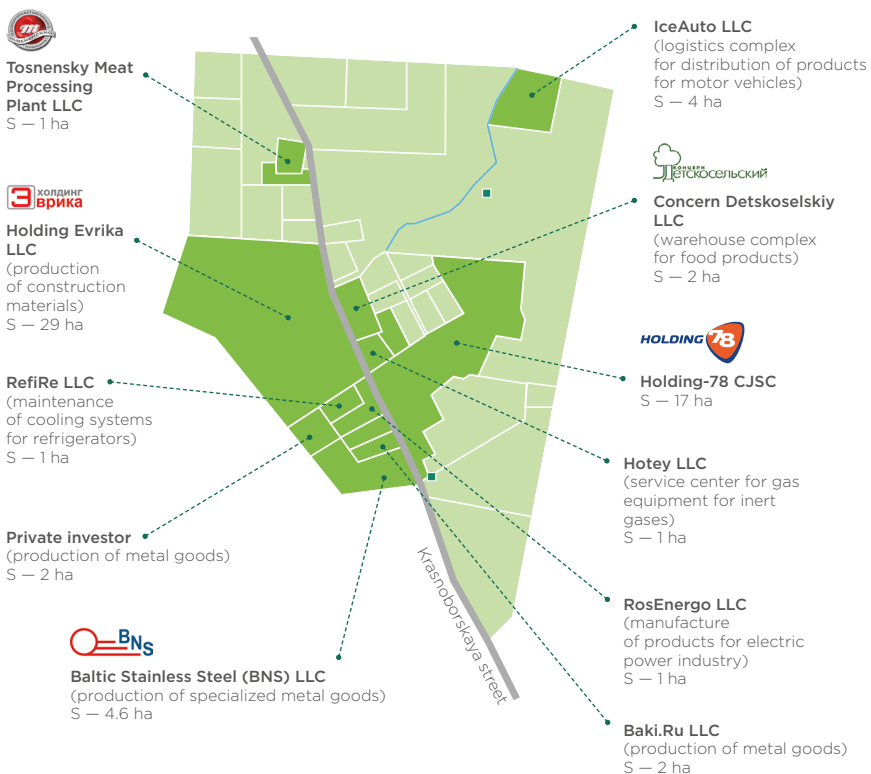
OPERATING

GREENFIELD

M10 TELMANA

Near the village of Telmana, Tosnensky district, Leningrad region

Total S — **198 ha**
Available S — **50 ha**



- 4 km to M10 Russia highway
- 32 km to Pulkovo Airport
- 18 km to Leningrad River Port
- 42 km to Seaport of Saint Petersburg
- 4 to railway unloading terminal (Kolpino)

Saint Petersburg: 2 km



M10 YAM-IZHORA

Near the village of Yam-Izhora, Tosnensky district, Leningrad region

Total S — **200 ha**
Available S — **130 ha**



- 0 km to M10 Russia highway
- 25 km to Pulkovo Airport
- 17 km to Leningrad River Port
- 38 km to Seaport of Saint Petersburg
- 7 km to railway unloading terminal (Kolpino)

Saint Petersburg: 1 km



AGENCY FOR TERRITORIAL
DEVELOPMENT M10 LLC

+7 (812) 334-97-33 www.mcm10.ru

| | | M10 Telmana | M10 Yam-Izhora |
|----------|--|---|---|
| 1 | LAND PLOT | | |
| 1.1 | Land category | Industrial land and land for other designated use | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | For placement of industrial facilities and warehouses | For placement of industrial facilities and warehouses |
| 1.3 | Permitted hazard class | IV, V | IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | | |
| 2.1 | Total area of industrial premises (m ²) | 30,000 (warehouses) | 19,000 (warehouses) |
| 2.2 | Available area of industrial real estate (m ²) | 2,200 (warehouses) | 2,920 (warehouses) |
| 2.3 | Total area of office real estate (m ²) | 500 | 500 |
| 2.4 | Available area of office real estate (m ²) | 100 | 100 |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | 6 | 6 |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — | Sectional doors 3x3 m |
| 3 | ELECTRIC POWER | | |
| 3.1 | Electric power (MW) | 10 | 10 |
| 3.2 | Available electric power (MW) | 8 | 8 |
| 4 | GAS SUPPLY | | |
| 4.1 | Gas supply capacity (m ³ /year) | 16.6 million | 16.6 million |
| 4.2 | Available gas supply capacity (m ³ /year) | 14 million | 13.5 million |
| 5 | HEATING ENERGY | | |
| 5.1 | Heating energy capacity (Gcal/hour) | Central boiler 2 Gcal/hour or autonomous gas boilers of the residents | Autonomous gas boilers of the residents |
| 5.2 | Available heating energy capacity (Gcal/hour) | | |
| 6 | WATER SUPPLY | | |
| 6.1 | Water supply capacity (m ³ /day) | 250 | 250 |
| 6.2 | Available water supply capacity (m ³ /day) | 120 | 125 |
| 7 | WASTEWATER DISPOSAL | | |
| 7.1 | Wastewater disposal capacity (m ³ /day) | 250 | 250 |
| 7.2 | Available wastewater disposal capacity (m ³ /day) | 120 | 125 |
| 7.3 | Availability of stormwater treatment facilities | Individually | Individually |
| 8 | LABOUR FORCE | | |
| 8.1 | Availability of transport connection between settlements and the park | Yes | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 2.5 million people | 2.5 million people |
| 8.3 | Level of registered unemployment in a municipal district | 0.26% | 0.26% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 35,025 | 35,025 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | | |
| 9.1 | Housing for personnel of the industrial park | Yes | Yes |
| 9.2 | Shops | Yes | Yes |
| 9.3 | Hospitals | Yes | Yes |
| 9.4 | Recreation areas in the industrial park | No | No |
| 9.5 | Hotels for personnel of the industrial park | No | No |
| 9.6 | Conference halls, business zones | No | No |
| 9.7 | Sport facilities | No | No |
| 9.8 | Cafeteria and cafe in the industrial park | No | No |

PRINEVSKIY INDUSTRIAL PARK



Placement of construction industry enterprises



Placement of warehouses

OPERATING



GREENFIELD



Total S — **12.7 ha**



Available S — **4.3 ha**



NordSide factory
(production of vinyl
siding and wall
panels)
S — 3.1 ha

Unit LLC
(production
of metal medical
goods, illumination
devices, stands,
etc.)
S — 0.57 ha



**KANGO Logistic, transport-
forwarding company**
(organization of all types
of international freight
transportation)
S — 3.1 ha

Private business
S — 0.3 ha



Prom-Consult LLC
(delivery and maintenance
of metalworking equipment)
S — 0.3 ha



Available S Occupied S Engineering premises Highways/roads

PRINEVSKIY TECHNOPARK
MANAGEMENT COMPANY LLC
+7 (812) 334-82-03 www.tellus-group.ru

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | For placement of the industrial park |
| 1.3 | Permitted hazard class | III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m ²) | — |
| 2.2 | Available area of industrial real estate (m ²) | — |
| 2.3 | Total area of office real estate (m ²) | — |
| 2.4 | Available area of office real estate (m ²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 0.75 |
| 3.2 | Available electric power (MW) | 0.75 |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m ³ /year) | No |
| 4.2 | Available gas supply capacity (m ³ /year) | No |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | No |
| 5.2 | Available heating energy capacity (Gcal/hour) | No |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m ³ /day) | No |
| 6.2 | Available water supply capacity (m ³ /day) | No |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m ³ /day) | No |
| 7.2 | Available wastewater disposal capacity (m ³ /day) | No |
| 7.3 | Availability of stormwater treatment facilities | No |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 2,757,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.21% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 41,621 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | No |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

800 m to the southeast from the village of Novosergievka, Vsevolozhsky district, Leningrad region



Distance to St.Petersburg Ring Road

3 km



Nearest highway

2 km — R21 Kola

0.5 km — Derevnya Staraya — Kudrovo road



Distance to Pulkovo Airport

35 km



Nearest river port

11 km — passenger river port of Saint Petersburg



Nearest seaport

25 km — Big Port of Saint Petersburg



Nearest railway unloading terminal

7 km — Yanino Logistics Park



Availability of connection to railways

No



Distance to railways

1 km



Novosergievka: 0.8 km



Saint Petersburg: 3 km

KOLA INDUSTRIAL PARK



Placement of industrial, office, public and business complexes



Placement of logistics terminals and warehouses

UNDER CONSTRUCTION



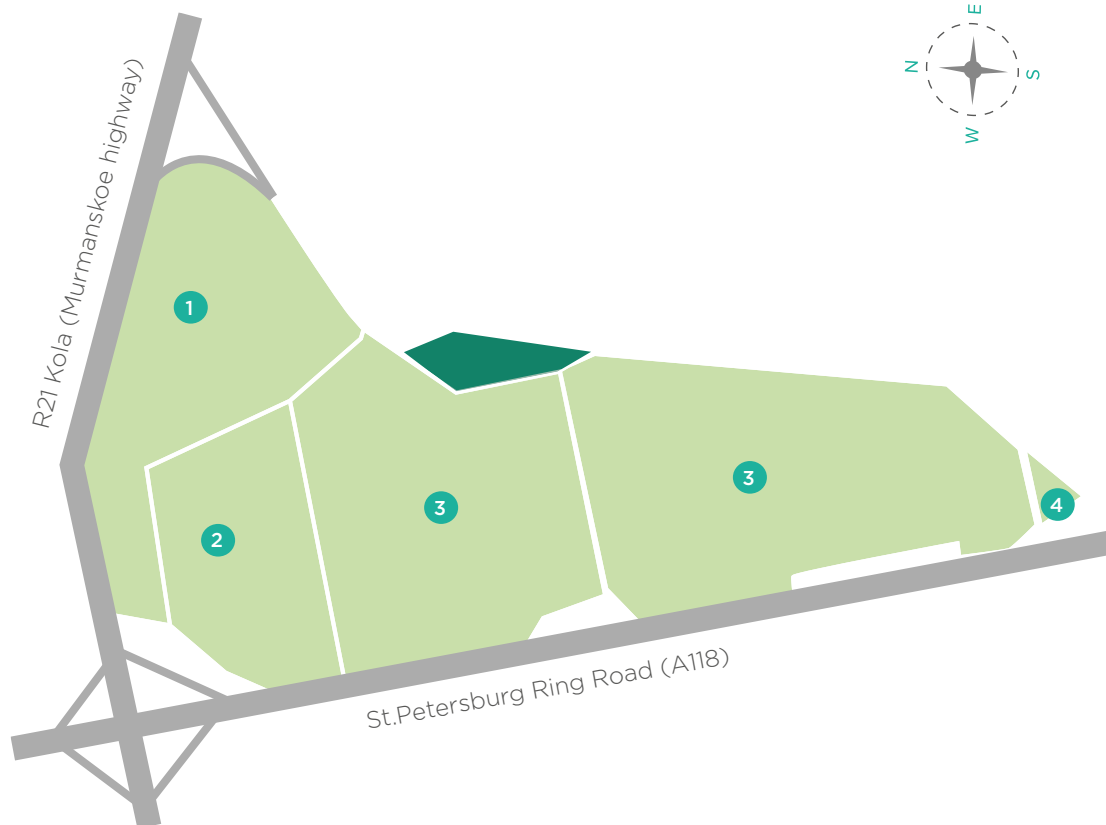
GREENFIELD

Total S — **138.48 ha**

Available S — **128.7 ha**

Functional zones of the industrial park:

- 1 Placement of wholesale and retail trade enterprises, public catering enterprises
S — 30.91 ha
- 2 Placement of warehouse facilities not higher than the third hazard class
S — 14.32 ha
- 3 Placement of industrial facilities not higher than the third hazard class
S — 66.3 ha
- 4 Placement of administrative facilities
S — 1.05 ha



Available S Engineering premises Highways/roads

TELLUS-CONSULTING LLC
+7 (812) 334-82-03
www.tellus-group.ru

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | For placement of Kola Industrial Park |
| 1.3 | Permitted hazard class | III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m²) | — |
| 2.2 | Available area of industrial real estate (m²) | — |
| 2.3 | Total area of office real estate (m²) | — |
| 2.4 | Available area of office real estate (m²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 23 (planned capacity) |
| 3.2 | Available electric power (MW) | 23 (planned capacity) |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m³/year) | 118 million (planned capacity) |
| 4.2 | Available gas supply capacity (m³/year) | 118 million (planned capacity) |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | 29 (planned capacity) |
| 5.2 | Available heating energy capacity (Gcal/hour) | 29 (planned capacity) |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m³/day) | 1,500 (planned capacity) |
| 6.2 | Available water supply capacity (m³/day) | 1,500 (planned capacity) |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m³/day) | 1,500 (planned capacity) |
| 7.2 | Available wastewater disposal capacity (m³/day) | 1,500 (planned capacity) |
| 7.3 | Availability of stormwater treatment facilities | Yes |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 2,757,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.21% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 41,621 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | Yes |
| 9.6 | Conference halls, business zones | Yes |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | Yes |

TRANSPORT ACCESSIBILITY



Location

Intersection of Murmanskoe highway and St.Petersburg Ring Road, Vsevolozhsky district, Leningrad region



Distance to St.Petersburg Ring Road

0 km



Nearest highway

0 km — R21 Kola



Distance to Pulkovo Airport

22 km



Nearest river port

6 km — passenger river port of Saint Petersburg



Nearest seaport

20 km — Big Port of Saint Petersburg



Nearest railway unloading terminal

7,5 km — Yanino Logistics Park



Availability of connection to railways

No



Distance to railways

2 km



Saint Petersburg: 2 km

TOSNO INDUSTRIAL PARK



UNDER CONSTRUCTION



GREENFIELD



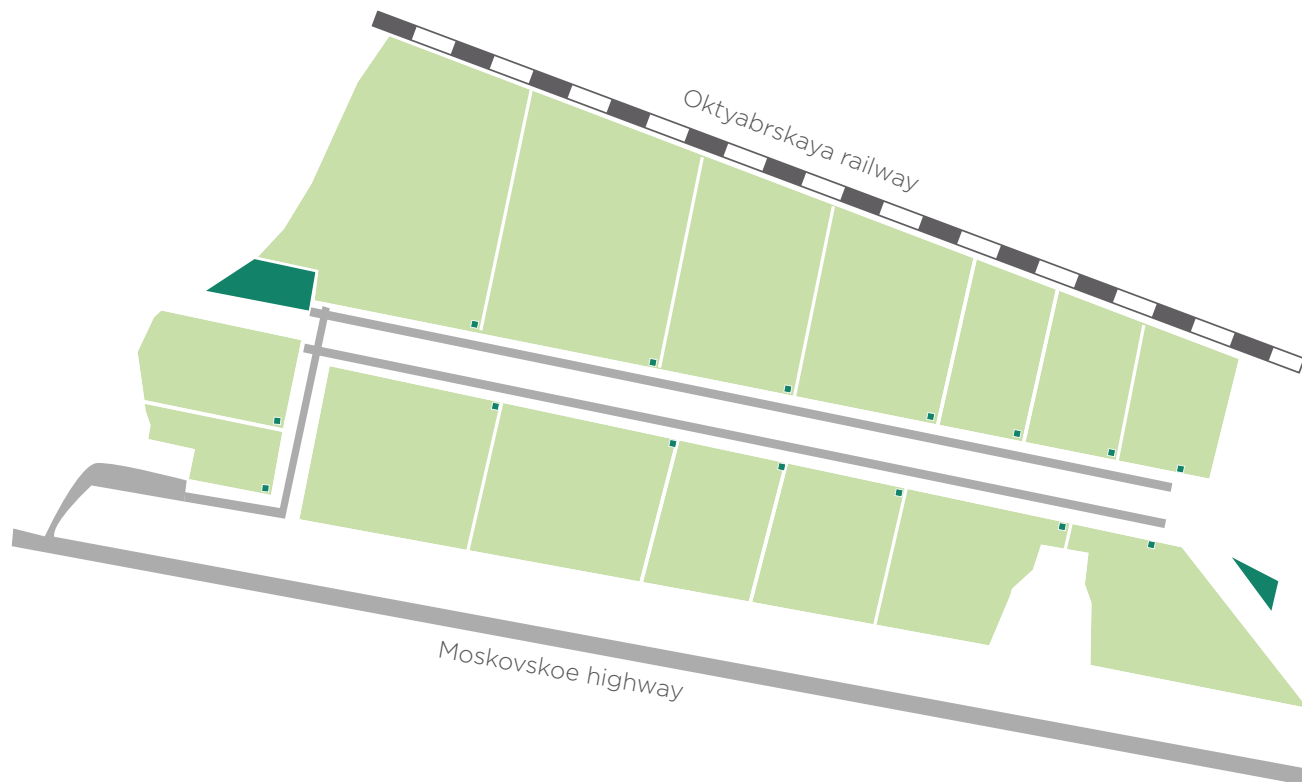
Placement of manufacturing enterprises



Total S — **110.2 ha**



Available S — **110.2 ha**



Available S

Engineering premises

Railways

Highways/roads

LENREGINNOVATIONS JSC

+7 (812) 644-01-24

www.lenoblinvest.ru

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | — |
| 1.3 | Permitted hazard class | III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m ²) | — |
| 2.2 | Available area of industrial real estate (m ²) | — |
| 2.3 | Total area of office real estate (m ²) | — |
| 2.4 | Available area of office real estate (m ²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 20 (planned capacity) |
| 3.2 | Available electric power (MW) | 19 (planned capacity) |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m ³ /year) | 30 million (planned capacity) |
| 4.2 | Available gas supply capacity (m ³ /year) | 29.8 million (planned capacity) |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | No |
| 5.2 | Available heating energy capacity (Gcal/hour) | No |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m ³ /day) | 3,000 (planned capacity) |
| 6.2 | Available water supply capacity (m ³ /day) | 2,700 (planned capacity) |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m ³ /day) | 3,000 (planned capacity) |
| 7.2 | Available wastewater disposal capacity (m ³ /day) | 2,700 (planned capacity) |
| 7.3 | Availability of stormwater treatment facilities | Yes, 2,500 m ³ /day (planned capacity) |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 250,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.26% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 35,025 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | No |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | Yes |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

Land plot 2d, Moskovskoe highway, the town of Tosno, Tosnensky district, Leningrad region



Distance to St.Petersburg Ring Road

37 km



Nearest highway

0 km — Moskovskoe highway
4 km — M10 Russia



Distance to Pulkovo Airport

44 km



Nearest river port

27 km — Leningrad River Port



Nearest seaport

50 km — Seaport of Saint Petersburg
180 km — Seaport of Ust-Luga



Nearest railway unloading terminal

2 km — Sortirovochnaya railway station of Oktyabrskaya railway



Availability of connection to railways

No



Distance to railways

0.05 km



Tosno: 0.5 km



Saint Petersburg: 20 km

PIKALEVO INDUSTRIAL PARK



UNDER CONSTRUCTION



GREENFIELD



Placement of light industry enterprises



Production of building materials, other production plants of IV-V hazard classes



Total S — **15.9 ha**



Available S — **12.6 ha**

MANWILL

**Sewing Manufactory LLC,
Manwill brand**
(production of menswear
and school uniform)
S — 0.13 ha



LADY SHARM
**Elegant LLC,
Lady Sharm brand**
(production of plus size
clothing for women)
S — 0.13 ha

pompa

**Vega LLC,
Pompa brand**
(production of overclothes
for women)
S — 0.13 ha

BTK
GROUP

BTC Group JSC
(production of workwear,
classic men's clothing)
S — 0.13 ha

Samoylovskaya street



Available S Occupied S Engineering premises Railways Highways/roads

LENREGINNOVATIONS JSC
+7 (812) 644-01-24
www.lenoblinvest.ru

| 1 | LAND PLOT | |
|-----|--|--------------------------------------|
| 1.1 | Land category | Residential land |
| 1.2 | Permitted use of the land plot | For placement of the industrial park |
| 1.3 | Permitted hazard class | IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m²) | — |
| 2.2 | Available area of industrial real estate (m²) | — |
| 2.3 | Total area of office real estate (m²) | — |
| 2.4 | Available area of office real estate (m²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 1.2 (planned capacity — 8.2) |
| 3.2 | Available electric power (MW) | 7 (planned capacity) |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m³/year) | 26.2 million |
| 4.2 | Available gas supply capacity (m³/year) | 22.1 million |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | 3.4 |
| 5.2 | Available heating energy capacity (Gcal/hour) | 1.4 |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m³/day) | 550 |
| 6.2 | Available water supply capacity (m³/day) | 498 |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m³/day) | 90 |
| 7.2 | Available wastewater disposal capacity (m³/day) | 70 |
| 7.3 | Availability of stormwater treatment facilities | No (outside the plot) |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 100,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 1.16% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 31,341 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

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



Distance to St.Petersburg Ring Road

244 km



Nearest highway

1 km — Spryamlennoe highway
2 km — A114 Vologda — Novaya Ladoga



Distance to Pulkovo Airport

270 km



Nearest river port

250 km — Leningrad River Port



Nearest seaport

270 km — Seaport of Saint Petersburg



Nearest railway unloading terminal

2.5 km — Pikalevo-2 railway station of Oktyabrskaya railway



Availability of connection to railways

No



Distance to railways

1 km



Pikalevo: 0 km



Saint Petersburg: 250 km

NORTH-WEST NANOTECHNOLOGY CENTER (NANOPARK GATCHINA)



Nanotechnologies, radiation technologies, biotechnologies, medical and pharmaceutical industry

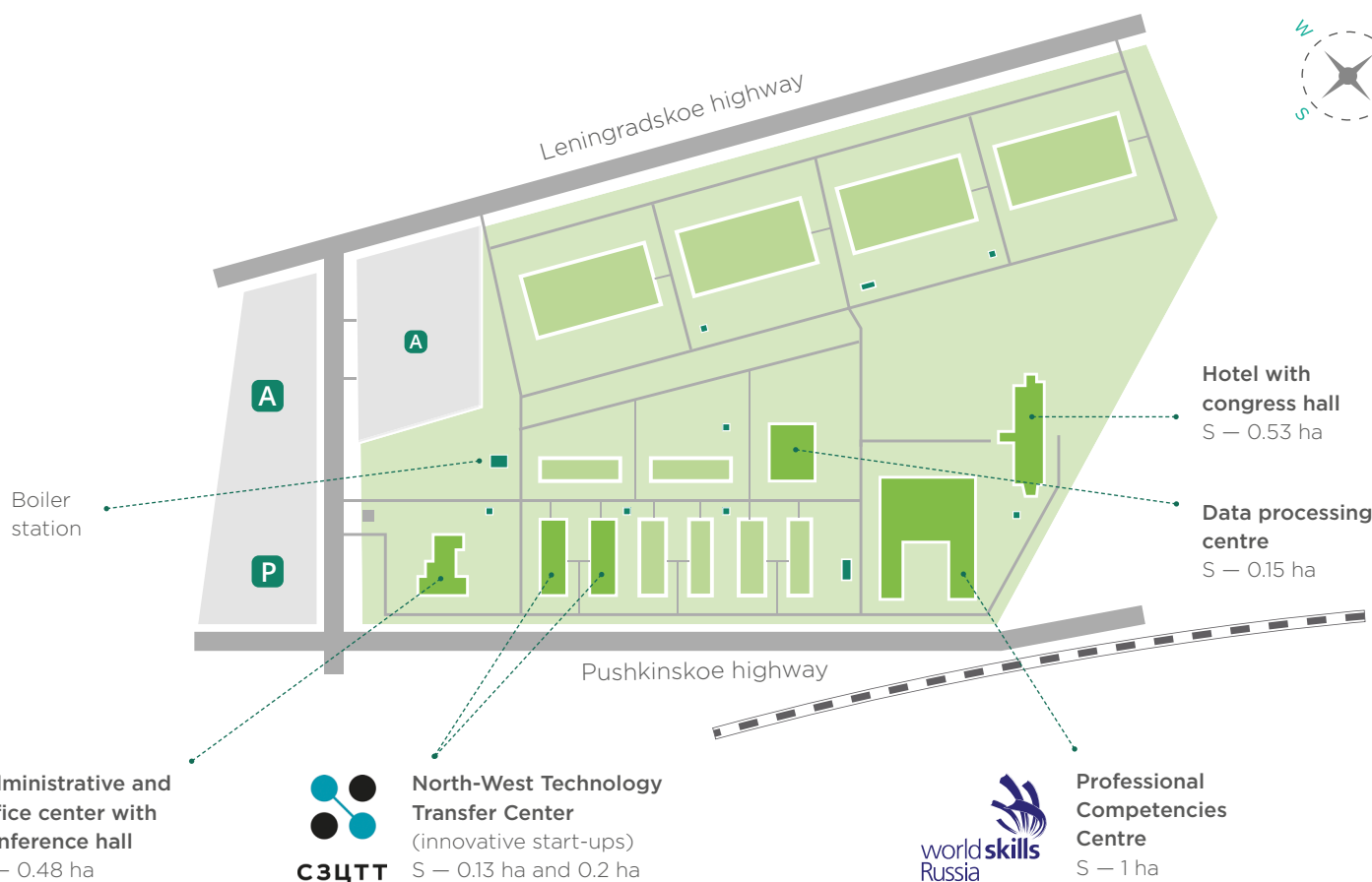
UNDER CONSTRUCTION



GREENFIELD
(built-to-suit)

Total S — **19.4 ha**

Available S — **16.9 ha**



Has "Industrial Park" status



Cooperation agreements with:



Membership in sectoral associations:



Membership in associations and cooperation agreements are signed on behalf of the industrial park's developer — Lenreginnovations JSC

LENREGINNOVATIONS JSC

+7 (812) 644-01-24

www.lenoblinvest.ru

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Residential land |
| 1.2 | Permitted use of the land plot | For design and construction of North-West Nanotechnology Center |
| 1.3 | Permitted hazard class | V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m²) | 30,000 |
| 2.2 | Available area of industrial real estate (m²) | — |
| 2.3 | Total area of office real estate (m²) | 4,000 |
| 2.4 | Available area of office real estate (m²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 5.377 |
| 3.2 | Available electric power (MW) | 5.377 |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m³/year) | 27.7 million |
| 4.2 | Available gas supply capacity (m³/year) | 17.5 million |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | 7.96 |
| 5.2 | Available heating energy capacity (Gcal/hour) | 7.247 |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m³/day) | 240 |
| 6.2 | Available water supply capacity (m³/day) | 240 |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m³/day) | 240 |
| 7.2 | Available wastewater disposal capacity (m³/day) | 240 |
| 7.3 | Availability of stormwater treatment facilities | 163.55 liters/second |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 246,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.40% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 34,279 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

20 Pushkinskoe highway, the town of Gatchina, Gatchinsky district, Leningrad region



Distance to St.Petersburg Ring Road

30 km



Nearest highway

0.1 km — Pushkinskoe highway



Distance to Pulkovo Airport

30 km



Nearest river port

52 km — Leningrad River Port



Nearest seaport

40 km — Seaport of Saint Petersburg

130 km — Seaport of Ust-Luga



Nearest railway unloading terminal

6 km — Gatchina — Tovarnaya — Baltiyskaya railway station of Oktyabrskaya railway



Availability of connection to railways

No



Distance to railways

0.1 km




Gatchina: 3 km



Saint Petersburg: 19 km

TERRITORY OF PROSPECTIVE DEVELOPMENT NEAR SEAPORT OF UST-LUGA

 Oil and gas, gas and chemical industry sectors; production of polymers

 General industrial sector, logistics

UNDER CONSTRUCTION



GREENFIELD

 Total S — **2,579 ha**

 Available S — **2,498 ha**



| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use Forest land |
| 1.2 | Permitted use of the land plot | — |
| 1.3 | Permitted hazard class | I, II, III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m²) | — |
| 2.2 | Available area of industrial real estate (m²) | — |
| 2.3 | Total area of office real estate (m²) | — |
| 2.4 | Available area of office real estate (m²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 700 (planned capacity) |
| 3.2 | Available electric power (MW) | — |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m³/year) | Schedule for synchronization of implementation of large investment projects in Ust-Luga industrial zone for 2018-2019 is prepared. Planned volume of gas consumption in fourth quarter of 2019 will come to 5.422 billion m³/year |
| 4.2 | Available gas supply capacity (m³/year) | |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | — |
| 5.2 | Available heating energy capacity (Gcal/hour) | — |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m³/day) | 75,000 (planned capacity) |
| 6.2 | Available water supply capacity (m³/day) | 27,000 (planned capacity) |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m³/day) | Owned by the residents |
| 7.2 | Available wastewater disposal capacity (m³/day) | — |
| 7.3 | Availability of stormwater treatment facilities | Owned by the residents |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 70,486 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.53% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 43,797 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | No |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | No |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

Vistinskoe rural settlement,
Kingiseppsky district,
Leningrad region



Distance to St.Petersburg Ring Road

131 km



Nearest highway

4.5 km — A180 Narva



Distance to Pulkovo Airport

151 km



Nearest river port

15.2 km — Timber Terminal
Factor (Luga river)



Nearest seaport

3.5 km — Seaport of Ust-Luga



Nearest railway unloading terminal

1 km



Availability of connection to railways

Yes



Distance to railways

0 km (in the territory
of the park)



Kingisepp: 61 km



Saint Petersburg: 131 km

INDUSTRIAL AND LOGISTICS ZONE UST-LUGA MULTIMODAL COMPLEX



UNDER CONSTRUCTION



GREENFIELD



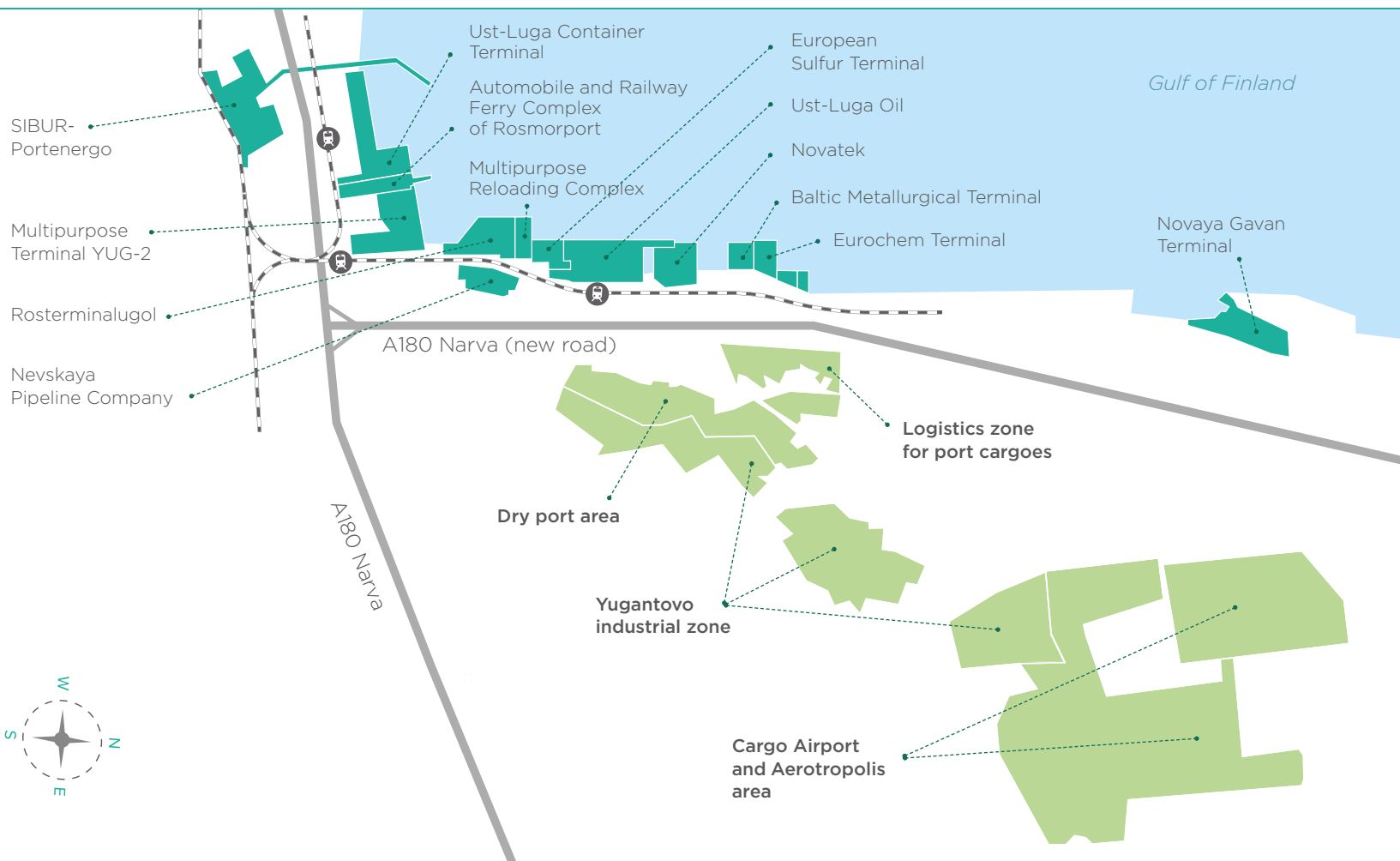
Chemical industry, oil and gas processing



Placement of warehouses, warehouse and transport logistics, transshipment and storage of cargo

Total S — **2,345.35 ha**

Available S — **2,345.35 ha**



Available S

Operating terminals

Railways



Railway stations

Highways/roads

UST-LUGA MULTIMODAL COMPLEX

+7 (812) 332-94-50

www.ust-luga-mmc.ru

| 1 LAND PLOT | | |
|--|--|--|
| 1.1 | Land category | Industrial land and land for other designated use Agricultural land |
| 1.2 | Permitted use of the land plot | According to approved land use and development regulations |
| 1.3 | Permitted hazard class | I, II, III, IV, V (depending on the selected industrial park) |
| 2 INDUSTRIAL AND OFFICE REAL ESTATE | | |
| 2.1 | Total area of industrial premises (m²) | — |
| 2.2 | Available area of industrial real estate (m²) | — |
| 2.3 | Total area of office real estate (m²) | — |
| 2.4 | Available area of office real estate (m²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 ELECTRIC POWER | | |
| 3.1 | Electric power (MW) | Up to 30 MW |
| 3.2 | Available electric power (MW) | Up to 30 MW |
| 4 GAS SUPPLY | | |
| 4.1 | Gas supply capacity (m³/year) | Up to 230 million |
| 4.2 | Available gas supply capacity (m³/year) | Up to 230 million |
| 5 HEATING ENERGY | | |
| 5.1 | Heating energy capacity (Gcal/hour) | — |
| 5.2 | Available heating energy capacity (Gcal/hour) | — |
| 6 WATER SUPPLY | | |
| 6.1 | Water supply capacity (m³/day) | 2,000 |
| 6.2 | Available water supply capacity (m³/day) | 2,000 |
| 7 WASTEWATER DISPOSAL | | |
| 7.1 | Wastewater disposal capacity (m³/day) | 2,000 |
| 7.2 | Available wastewater disposal capacity (m³/day) | 2,000 |
| 7.3 | Availability of stormwater treatment facilities | Individually |
| 8 LABOUR FORCE | | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 70,000 people |
| 8.3 | Level of registered unemployment in a municipal district | 0.53% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 43,797 |
| 9 SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | | |
| 9.1 | Housing for personnel of the industrial park | No |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | Yes |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

In the territory of Vistinskoe rural settlement, Kingiseppsky district, Leningrad region



Distance to St.Petersburg Ring Road

150 km



Nearest highway

0 km — A121 Sortavala
0 km — M11 Moscow — Saint Petersburg
0.5 km — A180 Narva



Distance to Pulkovo Airport

164 km



Nearest river port

17 km — Factor Timber Terminal (Luga river)



Nearest seaport

2 km — Seaport of Ust-Luga



Nearest railway unloading terminal

1 km



Availability of connection to railways

No



Distance to railways

1 km



Kingisepp: 68 km



Saint Petersburg: 95 km

DONI-VEREVO INDUSTRIAL PARK



UNDER CONSTRUCTION



GREENFIELD



Placement of industrial enterprises



Placement of warehouses and logistics complexes



Total S — **183 ha**

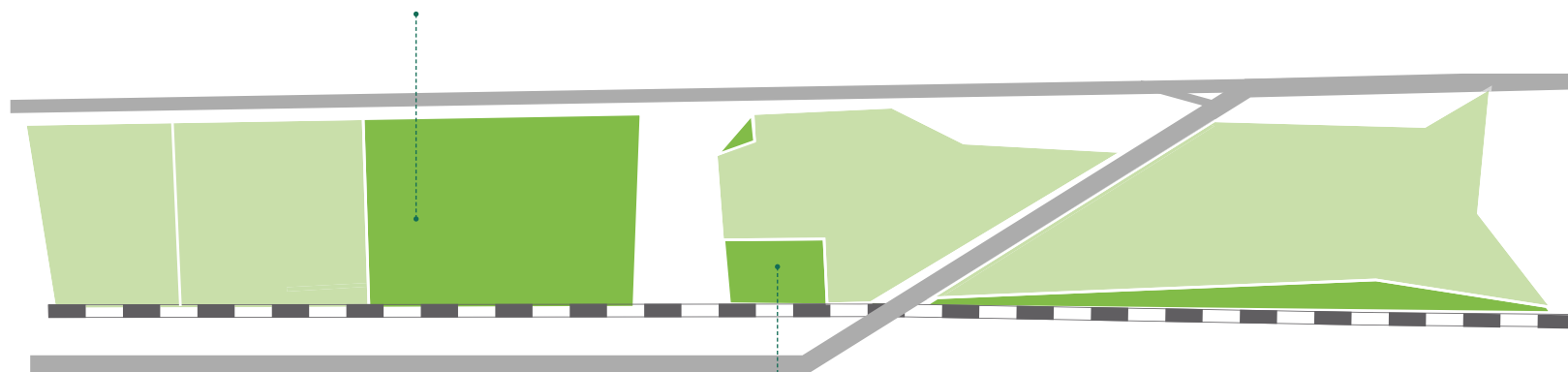


Available S — **163 ha**



FM LOGISTIC

FM Logistic
S — 49 ha



Kievskoe highway

LUKOIL

LUKOIL PJSC
(oil depot)
S — 6 ha

Available S Occupied S Railways Highways/roads

MANAGEMENT COMPANY START DEVELOPMENT

+7 (812) 332-11-00

www.doni-verevo.ru

| 1 | LAND PLOT | |
|-----|--|---|
| 1.1 | Land category | Industrial land and land for other designated use |
| 1.2 | Permitted use of the land plot | For public and business facilities |
| 1.3 | Permitted hazard class | IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m ²) | — |
| 2.2 | Available area of industrial real estate (m ²) | — |
| 2.3 | Total area of office real estate (m ²) | — |
| 2.4 | Available area of office real estate (m ²) | — |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | — |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | — |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 35 |
| 3.2 | Available electric power (MW) | 8 |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m ³ /year) | 60.5 million |
| 4.2 | Available gas supply capacity (m ³ /year) | 60.5 million |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | — |
| 5.2 | Available heating energy capacity (Gcal/hour) | — |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m ³ /day) | 2,331 |
| 6.2 | Available water supply capacity (m ³ /day) | 2,331 |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m ³ /day) | 2,184 |
| 7.2 | Available wastewater disposal capacity (m ³ /day) | 2,184 |
| 7.3 | Availability of stormwater treatment facilities | No |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | 6 million people (Saint Petersburg and Gatchina) |
| 8.3 | Level of registered unemployment in a municipal district | 0.40% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 34,279 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | No |
| 9.6 | Conference halls, business zones | No |
| 9.7 | Sport facilities | No |
| 9.8 | Cafeteria and cafe in the industrial park | No |

TRANSPORT ACCESSIBILITY



Location

Plots No. 1 and No. 2, KSZ Doni-Verevo, Gatchinsky district, Leningrad region



Distance to St.Petersburg Ring Road

17 km



Nearest highway

0.1 km — Kievskoe highway



Distance to Pulkovo Airport

13 km



Nearest seaport

30 km — Seaport of Saint Petersburg



Nearest railway unloading terminal

0.5 km — Maloe Verevo railway station



Availability of connection to railways

Yes



Distance to railways

0 km (in the territory of the park)



Gatchina: 5 km



Saint Petersburg: 1 km

MULTI-PROFILE ECOLOGICAL INDUSTRIAL PARK UGRA



UNDER CONSTRUCTION



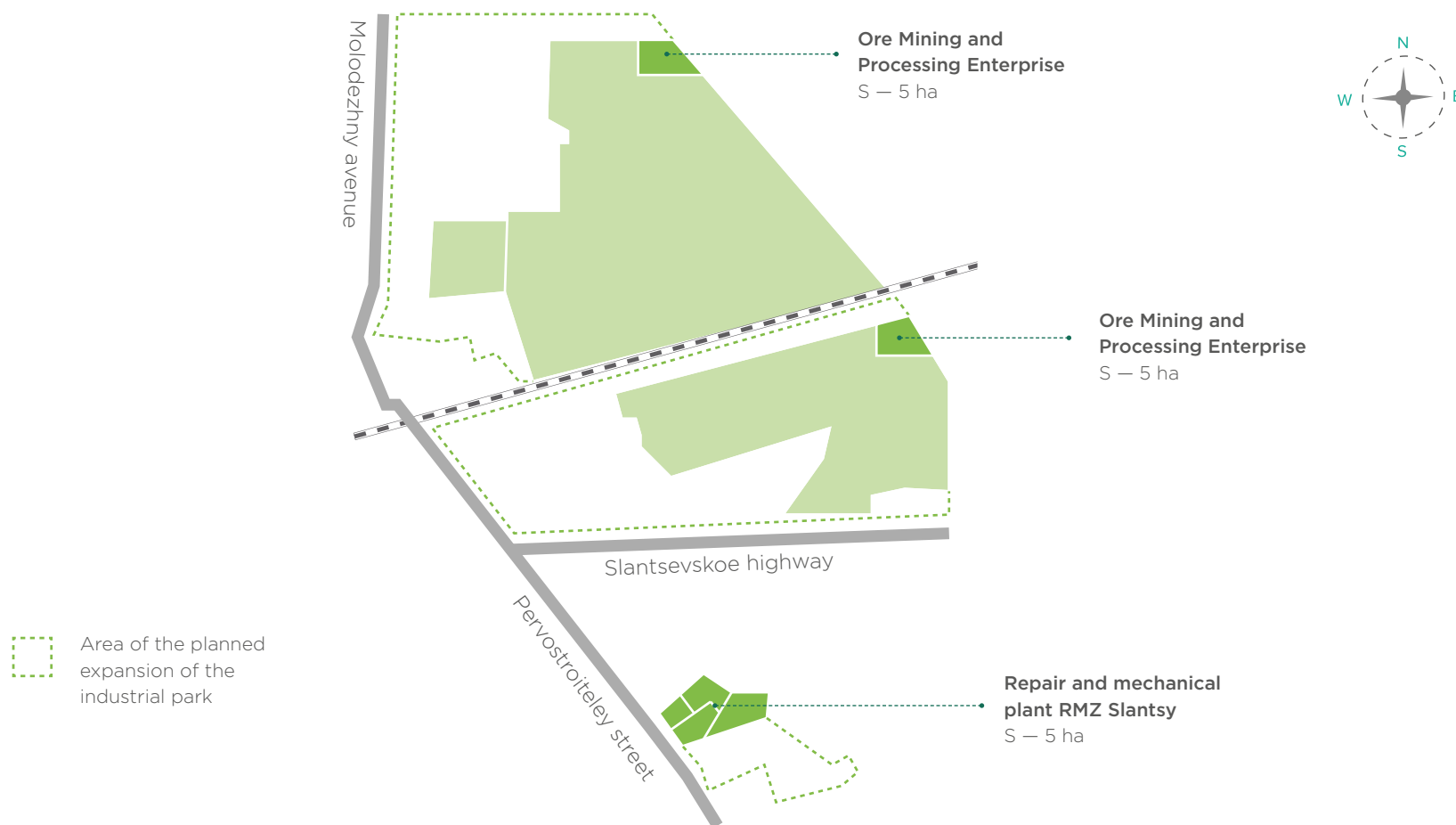
BROWNFIELD



Production of construction and composite materials,
medical technologies, biotechnologies

Total S — **120 ha**

Available S — **50 ha**



Area of the planned
expansion of the
industrial park

Available S Occupied S Railways Highways/roads

UGRA JSC
+7 (921) 307-67-01
www.ugra-park.ru

| 1 | LAND PLOT | |
|-----|--|--|
| 1.1 | Land category | Residential land |
| 1.2 | Permitted use of the land plot | For placement of industrial enterprises |
| 1.3 | Permitted hazard class | III, IV, V |
| 2 | INDUSTRIAL AND OFFICE REAL ESTATE | |
| 2.1 | Total area of industrial premises (m²) | Over 5,000 (under construction) |
| 2.2 | Available area of industrial real estate (m²) | 3,500 |
| 2.3 | Total area of office real estate (m²) | 2,500 |
| 2.4 | Available area of office real estate (m²) | 1,500 |
| 2.5 | Maximum ceiling height in industrial premises (up to trusses) (m) | 14 |
| 2.6 | Industrial infrastructure (availability of equipment, cranes, access roads, gates, etc.) | Yes |
| 3 | ELECTRIC POWER | |
| 3.1 | Electric power (MW) | 40 – 150 |
| 3.2 | Available electric power (MW) | Over 100 |
| 4 | GAS SUPPLY | |
| 4.1 | Gas supply capacity (m³/year) | 3.9 million |
| 4.2 | Available gas supply capacity (m³/year) | 876 |
| 5 | HEATING ENERGY | |
| 5.1 | Heating energy capacity (Gcal/hour) | 11.2 |
| 5.2 | Available heating energy capacity (Gcal/hour) | 8 |
| 6 | WATER SUPPLY | |
| 6.1 | Water supply capacity (m³/day) | 600 |
| 6.2 | Available water supply capacity (m³/day) | 600 |
| 7 | WASTEWATER DISPOSAL | |
| 7.1 | Wastewater disposal capacity (m³/day) | 600 |
| 7.2 | Available wastewater disposal capacity (m³/day) | 600 |
| 7.3 | Availability of stormwater treatment facilities | Municipal sewage system of Slantsy Water Service Company |
| 8 | LABOUR FORCE | |
| 8.1 | Availability of transport connection between settlements and the park | Yes |
| 8.2 | Total volume of labour reserves within 50 km from the park | — |
| 8.3 | Level of registered unemployment in a municipal district | 1.10% |
| 8.4 | Average level of monthly salary of personnel in a municipal district (rubles) | 30,100 |
| 9 | SOCIAL INFRASTRUCTURE ACCESSIBLE WITHIN 30 MINUTES | |
| 9.1 | Housing for personnel of the industrial park | Yes |
| 9.2 | Shops | Yes |
| 9.3 | Hospitals | Yes |
| 9.4 | Recreation areas in the industrial park | No |
| 9.5 | Hotels for personnel of the industrial park | Yes |
| 9.6 | Conference halls, business zones | Yes |
| 9.7 | Sport facilities | No |
| 9.8 | Cafeteria and cafe in the industrial park | Yes |

TRANSPORT ACCESSIBILITY



Location

50 Polevaya street, the town of Slantsy, Leningrad region



Distance to St.Petersburg Ring Road

150 km



Nearest highway

0.5 km — Slantsevskoe highway
50 km — A180 Narva



Distance to Pulkovo Airport

150 km



Nearest river port

90 km — Factor Timber Terminal (Luga river)



Nearest seaport

90 km — Seaport of Ust-Luga



Nearest railway unloading terminal

2 km — Rudnichnaya railway station



Availability of connection to railways

Yes



Distance to railways

0 km (in the territory of the park)



Slantsy: 0 km



Saint Petersburg: 180 km

FRONT OFFICE FOR INVESTOR RELATIONS OF THE ADMINISTRATION OF LENINGRAD REGION

Front Office for Investor Relations of the Administration of Leningrad Region was established **on the basis of Economic Development Agency of Leningrad Region** to ensure maximum support to business and provide assistance to investors in the region.

PROJECT SUPPORT

The following types of support are available for investment projects in Leningrad region:



Information and consulting support for investors

Investors are provided with current information about regional and federal measures of support, required documents, executive authorities and authorized organizations of Leningrad region and other information required at each project implementation phase.



Selection of investment sites

Investment sites are selected on request of investors in accordance with the application for investment project support. After consideration of selected options investors receive assistance in organization of their visits to the selected sites.



Support of the procedure of connecting to engineering and transport infrastructure

Assistance in the analysis of available and connection to new engineering and transport resources providing information about the list of the required documents and period of their consideration, about current tariffs, providing assistance in interaction with executive authorities, local authorities and other authorized organizations.

INTERACTION WITH INVESTORS



2 days

Application for project support



5 days

Consideration of the application for project support



5 days

Making a decision on project support



Agreement on project support

SUPPORT PROVIDED TO INVESTMENT PROJECTS IMPLEMENTED IN LENINGRAD REGION ON "ONE-STOP-SHOP" PRINCIPLE IS FREE OF CHARGE

MEASURES OF SUPPORT FOR INDUSTRIAL PARKS

For stimulation of creation of industrial parks and implementation of infrastructure projects in the region the **regional law of 28.07.2014 No. 52-oz** On Creation and Development of Industrial Parks in Leningrad Region was adopted.

MANAGEMENT COMPANIES



Exemption
from payment
of property tax



Reduction to 13.5%
of the regional part
of corporate income tax

Benefits are granted for any 6 consecutive calendar years within 8 years next to the calendar year when the status of an industrial park was granted

RESIDENTS

The residents of industrial parks receive government support in accordance with the **regional law of 29.12.2012 No. 113-oz** On Government Support for Organizations Undertaking Investment Activity in Leningrad Region and Amending Certain Legal Acts of Leningrad Region.



Rent reduction

for use of land plots owned by Leningrad region and land plots state ownership on which is not delimited (1st-2nd years – 30% of the annual rent, 3rd-5th years – 60%, 6th-8th years – 90%)

Benefits are granted within 8 consecutive calendar years next to the calendar year when the status of an industrial park was granted

Industrial parks which plan to receive government support using the funds of the regional budget should be **included in the federal register** of industrial parks and management companies of industrial parks of the Ministry of Industry and Trade of the Russian Federation and should **have the status of industrial park in Leningrad region**.

The status of an industrial park is granted for an **undefined period**. Together with making decision on granting the status of an industrial park the Government of Leningrad Region makes decision on **granting the status of a management company**.

ASSIGNMENT OF INDUSTRIAL PARK STATUS

(FEDERAL LEVEL)

Register of industrial parks and management companies of industrial parks
of the Ministry of Industry and Trade of the Russian Federation



NORMATIVE LEGAL ACT: Resolution of the Government of the Russian Federation of **04.08.2015 No. 794**
On Industrial Parks and Management Companies of Industrial Parks



AUTHORIZED BODY: Ministry of Industry and Trade of the Russian Federation

REQUIREMENTS TO INDUSTRIAL PARKS

- ✓ High labour productivity
- ✓ Consideration of the spatial development strategy of the Russian Federation and the territorial planning scheme
- ✓ Availability of not less than 8 ha of industrial or settlement lands suitable for placement of industrial infrastructure, not less than 50% of their territory is provided for placement of residents
- ✓ Transport connection with the nearest settlements
- ✓ Availability of already operating or planned systems of heat and gas supply, water supply and sanitation, electric power supply with capacity of not less than 2 MW and not less than 0.15 MW/ha of available maximum capacity

REQUIREMENTS TO MANAGEMENT COMPANIES

- ✓ Compliance with organizational and legal form
- ✓ Registration in tax authorities
- ✓ Maintenance of the register of existing and (or) potential residents
- ✓ The main activity of a management company is management of creation, development and maintenance of an industrial park, provision of services to the residents, and this makes not less than 80% of all activities
- ✓ Ownership or any other legal basis for facilities and land plots of an industrial park
- ✓ Openness of information and transparency of current activity



PERIOD OF CONSIDERATION: 30 working days



RESULT: extract from the register of industrial parks and management companies of industrial parks
of the Ministry of Industry and Trade of the Russian Federation



DURATION PERIOD: 3 years



ASSIGNMENT OF INDUSTRIAL PARK STATUS

(REGIONAL LEVEL)



LENINGRAD
REGION

Industrial park status in Leningrad region



NORMATIVE LEGAL ACT: Regional law of **28.07.2014 No. 52-oz** On Creation and Development of Industrial Parks in Leningrad Region

Resolution of the Government of Leningrad Region of **05.07.2016 No. 218** On Implementation of Certain Provisions of the Regional Law No. 52-oz On Creation and Development of Industrial Parks in Leningrad Region



AUTHORIZED BODY: Committee for Economic Development and Investment Activity of Leningrad Region

REQUIREMENTS TO INDUSTRIAL PARKS

- ✓ Inclusion in the register of the Ministry of Industry and Trade of the Russian Federation
- ✓ Approved territory planning project and land surveying project and/or city development plan
- ✓ Placement of an industrial park within the boundaries of one municipal district
- ✓ Positive decision of the Interdepartmental Commission for Placement of Productive Forces in Leningrad Region
- ✓ Creation, development and maintenance of an industrial park in accordance with the programme of creation and development of the industrial park

REQUIREMENTS TO MANAGEMENT COMPANIES

- ✓ Inclusion in the register of the Ministry of Industry and Trade of the Russian Federation
- ✓ Registration of a management company in Leningrad region
- ✓ Development of the programme of creation and development of an industrial park which meets regional requirements



PERIOD OF CONSIDERATION: 45 working days



RESULTS: resolution of the Government of Leningrad Region on assignment of industrial park status in Leningrad region; reduction of property tax and corporate income tax; possibility of conclusion of an agreement on granting rent reduction for use of a land plot



DURATION PERIOD: industrial park status is granted for an undefined period



ORDER OF CONFIRMATION: the set of documents for confirmation of compliance with the requirements is provided to the Committee for Economic Development and Investment Activity of Leningrad Region every year within 8 years after the status of an industrial park of Leningrad region was granted



CONTACTS

FRONT OFFICE FOR INVESTOR RELATIONS OF THE ADMINISTRATION OF LENINGRAD REGION

Economic Development Agency of Leningrad Region

“One-stop-shop” for investment projects support, promotion of investment climate of the region in Russia and abroad

Address: 64 B Malookhtinsky avenue, office 402, Saint Petersburg, Russia, 195112

Phone: +7 (812) 644-01-23

Website: www.lenoblinvest.ru

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Management companies are responsible for accuracy, completeness and quality of provided information.