INVESTOR’S GUIDE
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

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

Selection of a land plot: [map.lenoblinvest.ru/gis](map.lenoblinvest.ru/gis)
BENEFITS FOR THE RESIDENTS

**CORPORATE PROPERTY TAX**
- **Regional part:**
  - 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
PARTICIPATION OF MDF IN CREATION OF INFRASTRUCTURE

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](http://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%

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

More detailed information: www.frmrus.ru

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

LOAN AMOUNT

- From 20 to 100 million rubles
- From 40 million rubles

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**

**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**

1. Submission of an application to the Committee
   - 7 working days
   - Possible refusal

2. Committee decides whether to accept or reject the application
   - 5 working days
   - Possible refusal

3. Application is directed to the executive authorities of Leningrad region and a municipal administration in order to decide whether it meets the criteria
   - 10 working days

4. Committee prepares: a consolidated resolution/draft agreement if a positive decision was made
   - 7 working days
   - Possible refusal

5. Agreement is signed and sent to the Ministry of Economic Development of the Russian Federation with assistance of the Committee

6. Ministry of Economic Development of the Russian Federation registers a resident
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 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

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

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

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

An application for conclusion of an agreement is accepted if 9 points are received
TERRITORY OF ADVANCED DEVELOPMENT PIKALEVO

**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

**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%
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
<table>
<thead>
<tr>
<th></th>
<th>Types of purchase</th>
<th>Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Sale:</strong> 55–65 thousand rubles/m² &lt;br&gt;<strong>Rent:</strong> from 180 rubles/m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Land plots available for construction of buildings (6.1 ha), connection to utilities is available</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>

|   | Land category                                      | Residential land                                      |
|   | Type of permitted use                               | For placement of an industrial park                  |
|   | Hazard class                                       | 4, 5                                                  |
|   | Type                                               | Greenfield, brownfield                               |
|   | Description                                        | Specialization of the park: industrial. <br>Main activities of the residents: light industry, construction materials, other production plants of 4 and 5 hazard classes. |
|   | Water supply                                       | Capacity – 550 m³/day, available capacity – 498 m³/day. <br>Source – external water supply utility. |
|   | Waste water disposal                               | External waste water treatment plants                |
|   | Electricity                                        | Electric power – 1.2 MW (planned to be increased up to 8.2 MW)                                        |
|   | Gas supply                                         | Capacity – 3,000 m³/hour, available capacity – 2,522 m³/hour                                          |
|   | 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
|   | Types of purchase | Rent: 200,000 rubles per month for a building  
<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Sale: 40,000,000 rubles for a building</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For placement of industrial enterprises</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>1–5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Brownfield</td>
</tr>
<tr>
<td>6</td>
<td>Description</td>
<td>The land plot with cadastral number 47:19:0102006:67 includes a production facility with cadastral number 47:19:0102006:1381, area – 1,488 m², 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.</td>
</tr>
<tr>
<td>7</td>
<td>Water supply</td>
<td>0.172 thousand m³/year</td>
</tr>
<tr>
<td>8</td>
<td>Waste water disposal</td>
<td>0.232 thousand m³/year</td>
</tr>
<tr>
<td>9</td>
<td>Electricity</td>
<td>Maximum capacity – 170 kW, voltage – 0.4 kV. Additional power capacity is not available.</td>
</tr>
<tr>
<td>10</td>
<td>Gas supply</td>
<td>52.957 thousand m³/year</td>
</tr>
<tr>
<td>11</td>
<td>Heat supply</td>
<td>Gas boiler house, capacity – 0.1548 Gcal/hour. Water underfloor heating.</td>
</tr>
</tbody>
</table>
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. Peters burg 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

LOCATION
Spryamlennoe highway
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th></th>
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</thead>
</table>
| 6 | Owned land plot with cadastral number 47:19:0102003:32. The following facilities are located at the land plot:  
- 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  
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. |   |

<table>
<thead>
<tr>
<th></th>
<th>Water supply</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>7</td>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Waste water disposal</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>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.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Electricity</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>9</td>
<td>Connection is available. There is no official contract on electricity, there is an electrical substation at the land plot, transformers require recovery.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Gas supply</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>10</td>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th></th>
<th>Heat supply</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>
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 | **Rent:** 50 rubles per 1 m² (a land plot with buildings)  
**Sale:** 5,000 rubles per 1 m² (a land plot with buildings) |
<table>
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<th></th>
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<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For placement of warehouses. For placement of roads and their structural units.</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>4, 5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Brownfield</td>
</tr>
</tbody>
</table>
| 6 | Description | - 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  
(Total: 25240.51 m²)  
Land plots are concreted and asphalted, a railway line across the sites, circular traffic scheme for motor vehicles. |
| 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 sewage 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 |
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, pikstroi@yandex.ru
Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru
|   | Types of purchase | Rent: from 9,417,120 rubles per year to 19,000,000 rubles per year (depending on a type of a production plant)  
Sale: 141,000,000 rubles, redemption price – 15% (21,263,868 rubles) (when construction is finished) |
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<tbody>
<tr>
<td>2</td>
<td>Land category</td>
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<tr>
<td>3</td>
<td>Type of permitted use</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
</tr>
</tbody>
</table>
| 6 | Description | The site is located at the land plots with cadastral numbers:  
47:19:0108002:135 (64,227 m²)  
47:19:0108002:137 (93,308 m²)  
47:19:0108003:47 (394,115 m²) |
| 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 |
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

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**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

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**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

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Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru
|   | Types of purchase | Land plot  
Rent: from 327,000 rubles per year to 653,000 rubles per year (depending on a type of a production plant) 
Sale: 1,858,518 rubles  
Buildings  
Rent: 3,486,800 rubles per year (758 rubles per year for 1 m²)  
Sale: at market value after evaluation |
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</thead>
<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For placement and maintenance of road transport facilities and road facilities</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>1–5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Brownfield</td>
</tr>
</tbody>
</table>
| 6 | Description      | The following facilities are located at the land plot with the cadastral number 47:19:0108004:4:  
- 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                                    |
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
|   | Types of purchase | Rent:  
Land plot: 21,075 rubles per month (252,905 rubles per year with VAT)  
Building: 2174.29 rubles per 1 m² |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For placement of industrial facilities</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>2, 3, 4, 5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Brownfield</td>
</tr>
</tbody>
</table>
| 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 m², 3 floors, non-residential, height – 15.22 m, constructed in 1976  
- a site, area – 1,980 m², 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 m³/year, drinking water supply – 5,000 m³/year |
| 8 | Waste water disposal | Technical waste water disposal – 40,000 m³/year, domestic waste water disposal – 10,000 m³/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                                      |
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
|   | Types of purchase | Rent: Land plot: 460,197 rubles per month (with VAT) Building: 1349.58 rubles for 1 m² 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 m², 1 floor, non-residential |
|   |                  | - a mechanical repair department, area – 6350.5 m², 2 floors, non-residential                   |
|   |                  | - a garage, area – 673.5 m², 1 floor, non-residential, height – 5.16 m                          |
|   |                  | - a garage box with 6 sections, area – 483 m², 1 floor, non-residential                         |
|   |                  | - a repair shop with a household building, area – 1296.8 m², 2 floors, non-residential          |
|   |                  | - a metalwork shop, area – 858.2 m², 1 floor, non-residential                                   |
|   |                  | - a mechanical department, construction trailers, area – 1059.8 m², 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|
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
<table>
<thead>
<tr>
<th></th>
<th>Types of purchase</th>
<th>Land plot</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Rent:</strong> 70.22 rubles for 1 m² per year (with VAT)</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Sale:</strong> negotiable</td>
</tr>
<tr>
<td></td>
<td>Building</td>
<td><strong>Rent:</strong> 1349.58 rubles for 1 m² per year (with VAT)</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Sale:</strong> negotiable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Land category</th>
<th>Residential land</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Type of permitted use</th>
<th>For maintenance of warehouses</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Hazard class</th>
<th>4, 5</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Type</th>
<th>Brownfield</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>The following facilities are located at the land plot with the cadastral number 47:19:0101025:65:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>- a container warehouse; area – 285.2 m²; 1 floor; non-residential; ceiling height inside – 4.6 m; constructed in 1992</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- a vegetable storehouse with a household extension; area – 668.9 m²; 1 floor; non-residential; ceiling height inside – 5.1 m; constructed in 1966</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Water supply</th>
<th>Drilling of a well is required</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Waste water disposal</th>
<th>Local waste water treatment facilities are required</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Electricity</th>
<th>Capacity – 0.02 MW</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Gas supply</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Heat supply</th>
<th>Connection can be provided from a neighbouring land plot or a local heat source can be constructed</th>
</tr>
</thead>
</table>

FRONT OFFICE FOR INVESTOR RELATIONS OF THE ADMINISTRATION OF LENINGRAD REGION
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
Sergey Nikitin: +7 (81366) 244-92

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
<table>
<thead>
<tr>
<th></th>
<th>Types of purchase</th>
</tr>
</thead>
</table>
| 1 | Rent: from 1,330,680 rubles per year to 2,661,360 rubles per year (depending on the type of a production plant)  
   Sale: 3,004,677 rubles (when construction is finished) |
| 2 | Land category                                                                     |
| 3 | Forest land                                                                       |
| 4 | Type of permitted use                                                             |
| 5 | Conversion to industrial land is required                                        |
| 6 | Hazard class                                                                      |
| 7 | 1-5                                                                              |
| 8 | Type                                                                             |
| 9 | Greenfield                                                                        |
| 10| Description                                                                       |
|   | The site is located within the borders of the cadastral quarter 47:18:0134001     |
| 11| Water supply                                                                      |
|   | Connection is not available. Drilling of a well is required.                     |
| 12| Waste water disposal                                                             |
|   | Connection is not available. Local waste water treatment facilities are required. |
| 13| Electricity                                                                       |
|   | Connection is available. Distance from the site to a connection point – 10 km (substation No. 112),  
   8 km (Rudnik substation).                                                       |
| 14| Gas supply                                                                        |
|   | Connection is available from Pikalevo gas distribution station. Distance from the site to a connection point – 9 km. |
| 15| Heat supply                                                                       |
|   | Connection is not available. Construction of a local heat source is required.     |
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 railway station
1.2 km – Pikalevo-2

Distance to a paved road
0.05 km

Distance to a railway
0.2 km

Distance to a seaport
280 km

Distance to a regional road
0.25 km – A-114

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

INVESTMENT SITE No. 10
<table>
<thead>
<tr>
<th></th>
<th>Types of purchase</th>
<th>Sale of the property complex (including a land plot and a building): 60,000,000 rubles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>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</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For placement of industrial facilities; for placement of warehouses</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>3, 4, 5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Brownfield</td>
</tr>
<tr>
<td>6</td>
<td>Description</td>
<td>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 m², 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 m², 1 floor, brick. Reinforced concrete fence across the territory of the factory, height – 2.5 m.</td>
</tr>
<tr>
<td>7</td>
<td>Water supply</td>
<td>Capacity – 37,000 m³/year, unused capacity – 100,000 m³/year. Own well.</td>
</tr>
<tr>
<td>8</td>
<td>Waste water disposal</td>
<td>Capacity – 37,000 m³/year</td>
</tr>
<tr>
<td>9</td>
<td>Electricity</td>
<td>Capacity – 0.93 MW. Two power lines. A substation – 10/0.4 kV, 630 kVA.</td>
</tr>
<tr>
<td>10</td>
<td>Gas supply</td>
<td>Capacity – 3,000,000 m³/year. Medium pressure gas pipeline. Own gas pipeline. Gas distribution station in the territory of the factory.</td>
</tr>
<tr>
<td>11</td>
<td>Heat supply</td>
<td>Own built-in boiler house, 2 boilers 550 kW each, a steam generator – 3,400 tonnes of steam per hour</td>
</tr>
</tbody>
</table>
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
<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Types of purchase</strong></td>
</tr>
<tr>
<td>2</td>
<td><strong>Land category</strong></td>
</tr>
<tr>
<td>3</td>
<td><strong>Type of permitted use</strong></td>
</tr>
<tr>
<td>4</td>
<td><strong>Hazard class</strong></td>
</tr>
<tr>
<td>5</td>
<td><strong>Type</strong></td>
</tr>
</tbody>
</table>
| 6   | **Description** | The following facilities are located at the land plot with the cadastral number 47:19:0102006:13:  
- 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  
*These facilities should be repaired before renting.* |
| 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. |
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

**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, pikstroi@yandex.ru
Elena Semenova, +7 (81366) 43-760, arhitektor_pikalevo@mail.ru
|   | Types of purchase | Rent: 2,559,000 rubles per year  
Sale: 7,228,575 rubles (when construction is finished) |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For placement of storage facilities, logistics centres</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>4, 5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Greenfield</td>
</tr>
<tr>
<td>6</td>
<td>Description</td>
<td>The site is located within the borders of the cadastral quarter 47:19:0103001</td>
</tr>
<tr>
<td>7</td>
<td>Water supply</td>
<td>Connection is available. Distance from the site to a connection point – 0 km.</td>
</tr>
<tr>
<td>8</td>
<td>Waste water disposal</td>
<td>Connection is available. Distance from the site to a connection point – 0 km.</td>
</tr>
<tr>
<td>9</td>
<td>Electricity</td>
<td>Connection is available. Distance from the site to a connection point – 0 km.</td>
</tr>
<tr>
<td>10</td>
<td>Gas supply</td>
<td>Connection is available. Distance from the site to a connection point – 0 km.</td>
</tr>
<tr>
<td>11</td>
<td>Heat supply</td>
<td>Connection is available. Distance from the site to a connection point – 0 km.</td>
</tr>
</tbody>
</table>
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
|   | Types of purchase | Rent: 70,000 rubles per month  
Sale: 3,000,000 rubles |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
</tr>
<tr>
<td>3</td>
<td>Type of permitted use</td>
<td>For maintenance of workshop buildings</td>
</tr>
<tr>
<td>4</td>
<td>Hazard class</td>
<td>4, 5</td>
</tr>
<tr>
<td>5</td>
<td>Type</td>
<td>Brownfield</td>
</tr>
</tbody>
</table>
| 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 m², 1 floor,  
ceiling height – 4 m, gates – 3 m  
- a warehouse for equipment, area – 50 m²  
- a garage, cadastral number 47:19:0102006:583, area – 74 m², 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. |
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

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| 1 | Types of purchase | **Rent:** 500,000–700,000 rubles per month  
**Sale:** 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 | The following facilities are located at the land plot with cadastral number 47:19:0102006:14:  
- 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 concrete sites (unsheltered warehouses)  
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.). |
| 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 |
NOVAYA DEREVNYA

Location
Near Novaya Derevnya 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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Sergey Nikitin: +7 (81366) 244-92

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
|   | Types of purchase | Rent: from 853,000 rubles per year to 1,706,000 rubles per year (depending on a type of a production plant)  
Sale: 1,926,075 rubles (when construction is finished) |
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<tr>
<td>2</td>
<td>Land category</td>
<td>Residential land</td>
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</table>
| 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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