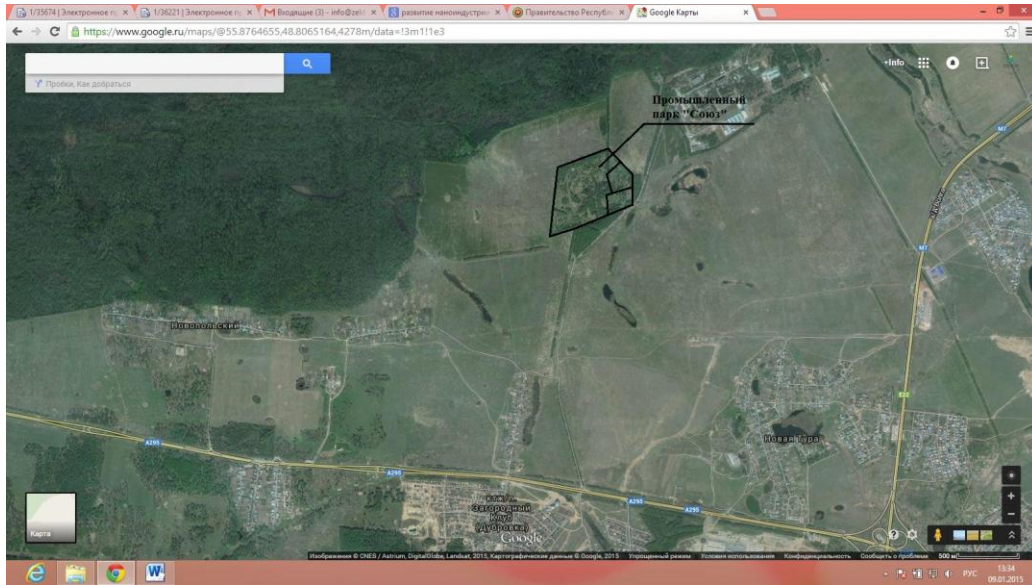


Plot of Land

Republic of Tatarstan, Zelenodolsk



Vacant industrial land, ha

28.5

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	16:20:090901
2.	Location	Republic of Tatarstan, Zelenodolsk Municipal District, Novopolskoe Rural Settlement
3.	Location description	The site adjoins the R-175 and M-7 Highways.
4.	Land use category	Industrial land
5.	Site in brief	The plot of land is located in Novopolskoe Rural Settlement (former air defense base) near OJSC “Kazan Experimental Design Bureau “Soyuz” with a total area of 34 ha which is within the limits of the site with the cadastral number 16:20:090901. The site adjoins the M-7 Highway and has a flat topography. It is in close vicinity to rural settlements which provide any investment project with human resources. In addition, a power capacity reserve of this plot of land makes more than 10 mW.
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	LLC MC RegionPromPark
8.	MC Address (postal, electronic, web-site)	422540 Zelenodolsk District, Dubrovka, ul. Sirenevaya, 10 www.zeldol.com info@zeldol.com

9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Ramil R. Khalilov, Head, Investment Centre "Zelyony Dol", tel. 8 (84371)41791 info@zeldol.com
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Construction of an industrial site planned

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	25 km to Zelenodolsk	—
2.	Distance to the regional centre	5 km to Kazan	—
3.	Distance to Moscow	800 km	—
4.	Distance to the nearest highway	The site is adjacent to the M-7 (5 km) and R-175 (1 km) Highways	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Yes, 1 km, good	—
6.	Any motor roads across the Site (yes/no)	No	—
7.	Any connections to railways (yes/no)	No	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international airport	45 km to Kazan International Airport	—
10	Distance to the nearest river port	25 km to Kazan river port	—
11	Distance to the nearest sea port	1,200 km to Arkhangelsk, Mezen and Onega sea ports; 2,200 km to Azov sea port (Novorossiysk – Sochi – Tuapse – Makhachkala)	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	34	—
2	Vacant plots of industrial land (ha)	<u>28.5</u>	September 2014 – 32,5
<i>Utilities</i>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km),	Yes, 1 km	—

<p>available load of:</p> <ul style="list-style-type: none"> - electric mains - heat supply system - gas supply system; - water supply network, - sewerage system <p>(Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)</p>	<p>10 MW (construction of a power line required (1 km to the site));</p> <p>(construction of a low-pressure gas transmission pipe required (1 km to the site));</p> <p>Well boring required</p>	
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Workforce

4	Transport service between the Site and the settlements	Yes	—
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	20	—
6	Approximate number of unoccupied able-bodied population (people, thousand)	5	—

Social infrastructure in 30-minute proximity to the Site

7	Hospitals (yes/no, proximity to the nearest one)	Yes	—
8	Shops (yes/no, proximity)	Yes	—
9	Housing for the Site staff (yes/no, proximity)	No	—
10	Hotels for the Site staff (yes/no, proximity)	No	—

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Employment Center “Self-Employment” Resolution by the Cabinet of Ministers of Republic of Tatarstan No. 416 dd. 19.06.2013 “On Approval of the Procedure for Providing One-time Financial Aid to Citizens Dully Recognized as Unemployed for the Purposes of State Registration as a Legal Entity, Individual Entrepreneur or Peasant/ Farming Enterprise, as well as preparation of related state registration documents	2014
2	Subsidies on lease payments to acquire fixed assets	Resolution by the Cabinet of Ministers of Republic of Tatarstan No. 416 dd. 19.06.2013 “On Approval of the Procedure for Selecting SMEs of Republic of Tatarstan to Provide State Support in the Form of	2014

		Subsidies (as revised on 31.12.2013); (27.03.2014)	
3	Guarantees on fixed-asset loans to SMEs	Procedure for Providing Guarantees by the Non-profit Organization “Guarantee Fund of Republic of Tatarstan” Approved by Protocol No. 1 dd. 17.04.2014.	2014

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
4	Profit tax relief	No. 53-ZRT dd. 02.08.2008	—
5	Property tax relief	No. 49-ZRT dd. 28.11.2003	—