

Metallist Industrial Site No. 1
(part of auxiliary shop building) (Brownfield)

Republic of Udmurtia, Glazov



Vacant **industrial property**, sq. m: **9,000.0**
 Vacant **office property**, sq. m: **160.0**

Major repairs of roof, roofing and floor required. Framings in satisfactory condition, no repairs required.

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General Information; Location; Contacts

| | Site characteristics | Description |
|----|--|---|
| 1. | Name | Part of auxiliary shop building |
| 2. | Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies) | Industrial site |
| 3. | Type of ownership (private, public, public-private) | Private. Free of any encumbrances and other third party rights. |
| 4. | Location and web-site (e-mail) | 427627, Glazov, Khimmashevskoe shosse, 9 |
| 5. | Management company or similar (MC) | OJSC Metallist Glazov Plant 8 (34141) 3-81-00 |
| 6. | MC Address (postal, electronic, web-site) | 427627, Glazov, ul. Yukamenskaya, 10 metallist@udm.net http://www.metallist-udm.ru |
| 7. | MC contact responsible for relations with potential residents (full name, title, phone number and e-mail) | Sergei N. Alalykin, Chief Operating Officer 8 (34141) 3-81-10 |

| | | |
|-----|---|---|
| 8. | Site Development Concept (web-site, if any) (yes/no) | No |
| 9. | Site business lines (major projects, SME projects, mixed-type projects) | SME projects, mixed-type projects |
| 10. | Industry specialization | Textile and clothing; leather and footwear; wood processing and woodwork; machinery and equipment; transportation vehicles and equipment; other manufacturing |

Transport accessibility

| | Characteristics | Current status | Projections |
|-----|--|--|--------------------|
| 1. | Distance to the nearest town | 180 km to Izhevsk | 180 |
| 2. | Distance to the regional centre | 180 km to Izhevsk | 180 |
| 3. | Distance to Moscow | 1200 km | — |
| 4. | Distance to the nearest highway | R242 – 88 km, M7 – 370 km | — |
| 5. | Any road connecting the Site with the nearest highway, distance and road condition | Yes, Glazov-Yar-Kirov, 1.5 km, satisfactory | — |
| 6. | Any motor roads across the Site (yes/no) | Yes | — |
| 7. | Any connections to railways (yes/no) | Yes | — |
| 8. | Any offloading rail terminal facilities (yes/no) | Yes | — |
| 9. | Distance to the nearest international airport | 400 km to Perm | — |
| 10. | Distance to the nearest river port | 200 km to Sarapul | — |
| 11. | Distance to the nearest sea port | 2000 km St. Petersburg, 240 km to Kambarka deep-water river port for river/sea vessels | — |

Infrastructure

| | Characteristics | Current status | Projections |
|-----------------------------------|--|-----------------------|--------------------|
| <i>Plots of land</i> | | | |
| 1. | Total area of the Site (ha) | 1,0919 | — |
| 2. | Vacant plots of industrial land within the Site limits (ha) | N/A | — |
| <i>Industrial property</i> | | | |
| 3. | Existing production and storage premises (sq. m) | 9000.0 | — |
| 4. | Vacant industrial property (sq. m) | <u>9,000.0</u> | — |
| 5. | Maximum height of vacant premises (to the girder, m) | 11.75 | — |
| <i>Office property</i> | | | |
| 6. | Total area of the office property (sq. m) | 160.0 | — |
| 7. | Vacant area of the office property (sq. m) | <u>160.0</u> | — |
| <i>Utilities</i> | | | |
| 8. | Electric mains (yes/no); available load (MW) | Yes 2x1.0 | — |
| 9. | Heat supply system (yes/no); contracted capacity (Gcal/h) | Yes 1.5 | — |
| 10. | Water supply network (yes/no); maximum switched load (cu. m/h) | Yes 50 | — |
| 11. | Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); | Yes 60 | — |

| | | | |
|---|---|---|--------|
| | facilities capacity (cu. m/h) | | |
| 12. | Gas supply system (yes/no); contracted capacity (cu. m p.a.) | No | — |
| 13. | Other utility networks (yes/no) (if yes, specify) | No | — |
| Workforce | | | |
| 14. | Nearest settlements, distance | Glazov - 0 km, Balezino – 30 km; Yar – 45 km | — |
| 15. | Transport service between the Site and the settlements | Yes | — |
| 16. | Total workforce estimates within a 50-km radius of the Site (people, thousand) | 68.0 | — |
| 17. | Approximate number of unoccupied able-bodied population (people, thousand) | 0.5 | — |
| 18. | Average monthly pay of technical staff (RUB, thousand) | 10-15 | — |
| 19. | Average monthly pay of managerial staff (RUB, thousand) | 15-25 | — |
| Social infrastructure in 30-minute proximity to the Site | | | |
| 20. | Canteens or cafes at the Site (yes/no) | Yes | — |
| 21. | Hospitals (yes/no, proximity to the nearest one) | Yes, 3 km | 3 km |
| 22. | Shops (yes/no, proximity) | Yes, 3 km | 3 km |
| 23. | Housing for the Site staff (yes/no, proximity) | Yes, 5 km | 5 km |
| 24. | Hotels for the Site staff (yes/no, proximity) | Yes, 4 km | 4 km |
| 25. | Conference hall, business area (yes/no) | Yes, 3.5 km | 3,5 km |
| 26. | Sport facilities (yes/no) | Yes, 4 km | 4 km |
| 27. | Recreation areas at the Site (yes/no) | Yes | Yes |

Preferences to Residents

In terms of initial costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|---|---|--|------------------------------------|
| 1 | Subsidies on SME projects | Resolution by the RU Administration No. 399 dd 10.09.2012 “On Approval of the Regulation on Tenders to Grant Subsidies to Startup Entrepreneurs on Starting and Developing Own Business” | 2012 – indefinite term |
| 2 | Subsidies on lease payments to acquire fixed assets Subsidies to partially reimburse small businesses’ advance payments under lease agreements (90% of expenses, but not exceeding RUB 100 thousand) | Resolution by the RU Administration No. 349 dd 15.11.2010 “On Approval of the Regulation on Granting to SMEs – Providers of Goods, Works and Services – Subsidies to Partially Reimburse the First Lease Payment under Lease Agreements (Excluding Sublease Agreements)” | 2010- indefinite term |
| 3 | Guarantees on fixed-asset loans to SMEs Guarantees to banks on providing up to 50% of the collateral amount | Regulation by the RU Administration No. 1096-r dd. 21.12.2009 “On Implementing the Program of Granting Credit Guarantees to Small Businesses” | 2009- indefinite term |
| 4 | 4.1 SME microfinancing (up to RUB 1 mn, 10% p.a., up to 12 months) | In compliance with Articles of Association of the Udmurtian Public Foundation for SME Support | 1995 – indefinite term |
| | 4.2 Subsidies to small businesses on | Resolution by the RU Administration No. 127 dd | 2009 – indefinite |

| | | | |
|---|--|--|------------------------|
| | reimbursement of expenses under contract of guarantees (90% of expenses, but not exceeding RUB 100 thousand) | 18.05.2009 “On Approval of the Regulation on Granting Subsidies from the Budget of Udmurtia Republic to SMEs – Providers of Goods, Works and Services – to Partially Reimburse Costs Related to Bank Guarantees and Contracts of Guarantee” | term |
| | 4.3 Subsidies to support innovative SMEs (up to RUB 750 thousand), startup innovative companies (up to RUB 350 thousand) | Resolution by the RU Administration No. 292 dd 27.09.2010 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to innovative SMEs to Reimburse Costs Related to Development, Introduction, Production/Disposal of Goods, Performance of Works, Rendering Services and Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to Reimburse Costs Associated with Establishment of an Innovative Small Business and Its Start-up Operations” | 2010 – indefinite term |
| 5 | Subsidies on lease payments to acquire fixed assets | Resolution by the RU Administration No. 183 dd 02.05.2012 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to RU Business Entities for Implementation of Investment Projects to Partially Reimburse Loan Interest Rates and Lease Payments” | 2012- indefinite term |

In terms of operating costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|----|---|--|------------------------------------|
| 6. | Interest rate subsidies to Site residents | Resolution by the RU Administration No. 183 dd. 02.05.2012 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to RU Business Entities for Implementation of Investment Projects to Partially Reimburse Loan Interest Rates and Lease Payments” | 2012 – indefinite term |
| 7. | Profit tax relief | Law of Republic of Udmurtia No. 8-RZ dd. 05.03.2003 “On Tax Reliefs in Investment Activities” | 2003 – indefinite term |
| 8. | Property tax relief | Law of Republic of Udmurtia No. 55-RZ dd. 27.11.2003 “On Corporate Property Tax in Republic of Udmurtia” | 2003 – indefinite term |

Tariffs

| | Characteristics | Unit of measure | Current status | Periodicity of Review |
|---|--|--|---------------------------|-----------------------|
| <i>Purposes of presenting vacant areas</i> | | | | |
| 1 | Purposes of presenting vacant areas: - sale - lease other forms of partnership (specify). | Sale and lease. Sale value – 25850.0 thous. rubles. | | |
| <i>Lease</i> | | | | |
| 2 | Rate of lease of industrial areas | rubles/square meters per month excluding VAT | 178 | Annually |
| 3 | Rate of lease of office areas | rubles/square meters per month excluding VAT | - | Annually |
| <i>Connection to electric networks</i> | | | | |
| 4 | Cost of connection to electric networks | rubles/kW excluding VAT | Connected | |
| <i>Utility services</i> | | | | |
| 5 | Cost of contracted electrical capacity (capacity tariff) | rubles/kW* per month excluding VAT | 4.76 rubles/kW | Annually |
| 6 | Heat tariff | rubles/Gcal excluding VAT | 1200 rubles/Gcal | Annually |
| 7 | Water tariff | rubles/ cubic meters excluding VAT | 15.57 rubles/cubic meters | Annually |
| 8 | Sewerage tariff | rubles/ cubic meters excluding VAT | 13.4 rubles/cubic meters | Annually |
| <i>MC services</i> | | | | |
| 9 | Logistics (yes/no) | | no | |
| 10 | Staff recruitment (yes/no) | | no | |
| 11 | Maintenance/engineering (yes/no) | | no | |
| 12 | Security (yes/no) | | no | |
| 13 | Legal services (да/нет) | | no | |
| 14 | Consulting, including raising funds for financing projects of residents (yes/no) | | no | |
| 15 | IT services (yes/no) | | no | |
| 16 | Cleaning of grounds, garbage disposal (yes/no) | | no | |
| 17 | Transportation of residents' personnel and providing private vehicles (yes/no) | | no | |

| | | | |
|----|--|----|--|
| 18 | Banking services (settlement and cash services for residents) (yes/no) | no | |
| 19 | Services of a customs broker (yes/no) | no | |
| 20 | Leasing of premises (yes/no) | no | |
| 21 | Temporary storage warehouses (yes/no) | no | |
| 22 | Other services (specify) | no | |

Photos

