

## Commercial Offer

*Levoberezhniy* Industrial Park is the industrial site of the Northwestern region offering unique infrastructural possibilities to locate any production facility.

The Mission of our Park is to take an active part in forming investment attractiveness and industrial development of Leningrad Oblast.

We offer to our clients the following options of cooperation:

- purchase or long term lease of land lots (purchase: 700 RUB/m<sup>2</sup>, lease: 20 RUB/m<sup>2</sup> per month);
- hire-purchase of land lots (conditions are to be discussed);
- lease of land lots with purchase option (conditions are to be discussed).

Besides that the residents of the Park can benefit from favourable financing terms of the leading Russian banks and be granted tax benefits at provincial level.

The size of the land lots offered: from 0.5 ha to 20 ha.

The total area of the lots subject to realization is 81 ha.

## Competitive position

*Levoberezhniy* Park combines absolutely unique for modern industrial sites infrastructural and logistical characteristics and has other organizational and financial advantages.

The existing industrial capacity of the Park meets

### ANY PRODUCTION REQUIREMENTS

#### On site:

- it is possible to locate production facilities of any danger class (from 5 to 1);
- sufficient electric power (contractual capacity is 47 MW, physical transformers power is 63 MW);
- The managing company Individual Entrepreneur has the status of Local Grid Operator and has the right to carry out utility connection according to RF Government Regulation 861;
- our own powerful water facilities (intake from the reservoir of the river Volkhov, artesian wells) and water disposal system (our own water discharge into the river), stormwater treatment facilities;
- steam supply from Kirishi Power Station is possible;
- it is possible to connect gas and provide assistance in obtaining limits;
- there are free areas for administration location (up to 2 000 m<sup>2</sup>);
- Internet and telephone.

#### Logistics:

- the ways to the major roads to Moscow, Saint Petersburg, Murmansk, Vologda and Cherepovets;
- our own railway line with a junction to a public railway at Andreevo railway station;
- water ways on the river Volkhov.

Financial support of developing business:

- *Levoberezhniy* Park is a participant of Sberbank *New Industrialization* Program for funding developing industrial projects with the possibility to fund up to 80% of project costs at 10.72% APR for up to 14 years;
- the residents of the Park can use existing tax privileges of property tax and income tax into local budget (OZ (Regional Law) №113–03 dd. 29.12.12)

The management company is committed to the following principles in its relations with the residents of the Park:

- supporting residents in preparation of documents, production scheduling, cooperation with public authorities, recruitment, logistics;
- transparent pricing and availability of information;
- state regulation of the management company tariffs (the regulator is the Committee on tariffs of Leningrad Oblast (LenRTK)).

Administrative support of the Park:

- Association of Industrial Parks;
- The Economic Growth Agency of Leningrad Oblast;
- Kirishi Town Administration;
- The Government of Leningrad Oblast;
- Ministry of Industry and Trade of the Russian Federation.

The following companies express their commercial interest in site development:

- Kirishi Power Station;
- JSC Russian Railways.

## Contacts

**Kirishskaya Servisnaya Kompaniya LLC**

11 Volkhovskoe Highway, Kirishi, Leningrad region, 187110, Russia

Phone/fax: +7 (81368) 3-32-74

E-mail: [servksk@yandex.ru](mailto:servksk@yandex.ru)

Web: [www.parkind.ru](http://www.parkind.ru)

**CEO Sergey Ashrafovitch Azizov**

Mobile phone: +7 (911) 977-48-01

Phone: +7 (81368) 2-53-93

Phone/fax: +7 (81368) 2-67-90