

Kola Industrial Park



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Idea behind the project

Project developed by:

Tellus Group (Russia)

Renaissance Holding (Turkey)

Management company:

Tellus Consulting (subsidiary of Tellus Group)

In May 2013 During the St. Petersburg International Economic Forum memorandum of cooperation was signed by Alexander Drozdenko, the governor of the Leningrad region, Elena Smotrova, Chairman of the Board of Directors of The Tellus Group, and Erman Ilicak, President of Renaissance Holding.

In May 2014 the ground was broken for Kola Industrial Park.

The total investment in the project is USD 450 million including USD 80 million for infrastructure development.



Kola Industrial Park

The project of creation Kola Industrial Park is developed within a framework of interstate Russian-Turkish cooperation and according to the strategy of social and economic development of the Northwest Federal district.

The project is supported by Russian-Turkish business council, Chamber of Industry of Ankara and Chamber of Trade and Industry of the Leningrad region.

Kola Industrial Park will create 5,000+ workplaces in Leningrad region.

General information about the project

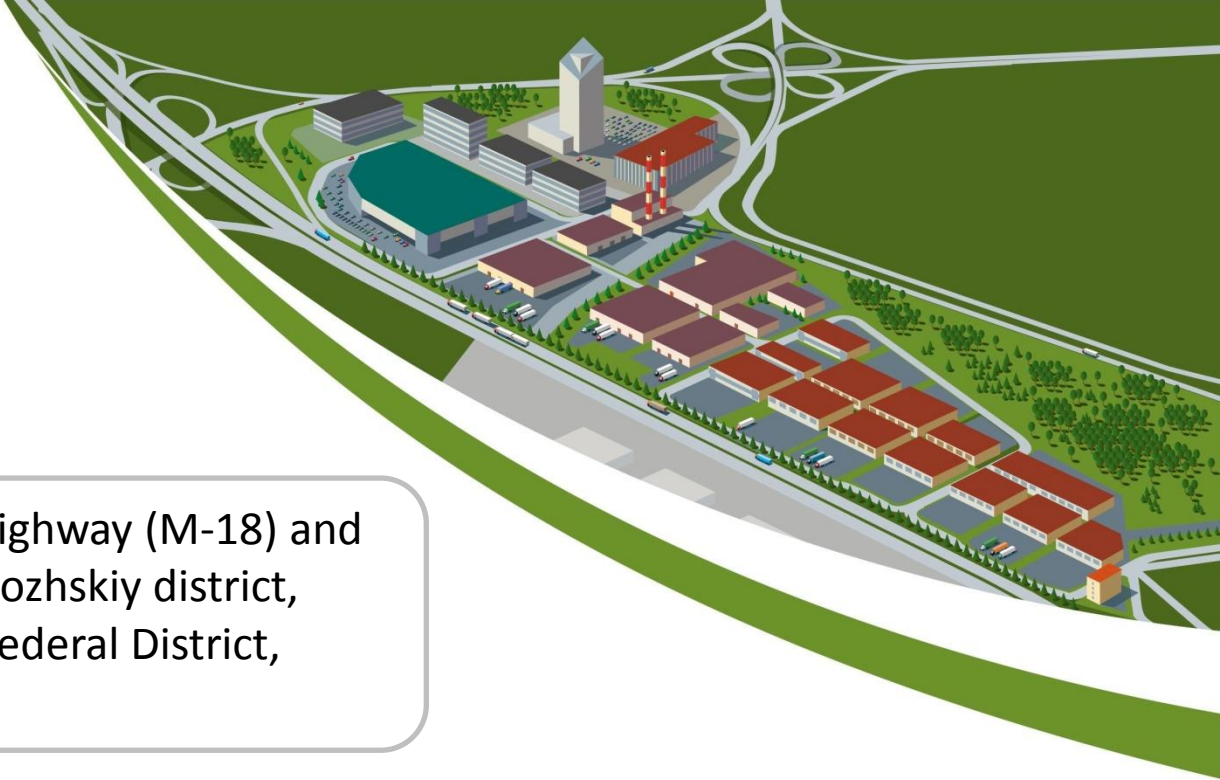
Total area : 128.7 ha

Location: Intersection of Kola Highway (M-18) and St.Petersburg Ring Road, Vsevolozhskiy district, Leningrad region, North-West Federal District, Russia

Land type: industrial land use.

Permitted land use: Industrial park construction

Functional area according to the masterplan: Manufacturing premises (IV-V class of hazard), business, logistic complexes and warehouses.



Seaport Big Port St.
Petersburg

20 km

Pulkovo International
Airport (LED)

22 km

Ust-Luga Seaport

145 km

Tallinn (Estonia)

360 km

Helsinki (Finland)

420 km

River Passenger Terminal

6 km

Direct entry to the Federal highways and multimodal international North-South transport corridor N9 from the territory of Kola Industrial Park.

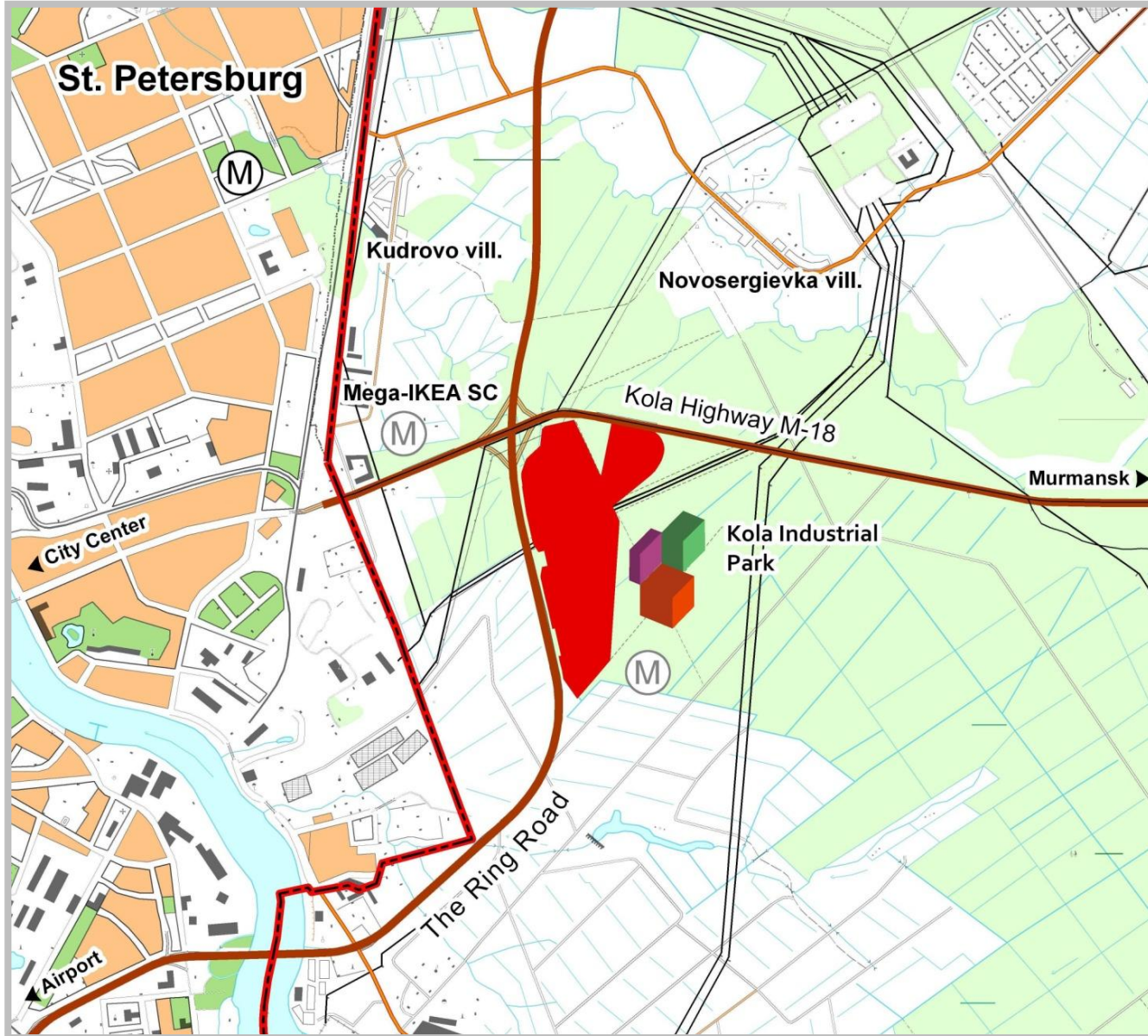


- Unique logistics** Important transport hub of the North-West Russia
- High ratings and growth rates** Fitch Rating – Positive; Standart & Poor's – BB+
- Effective measures of support** Governmental support and tax concessions
- Large market** Proximity to Russia's second largest city, developed consumer market, high purchasing power
- Reasonable cost of doing business** Low costs of investment project implementation, high return of investment
- Developed labour market** Economically active population growth

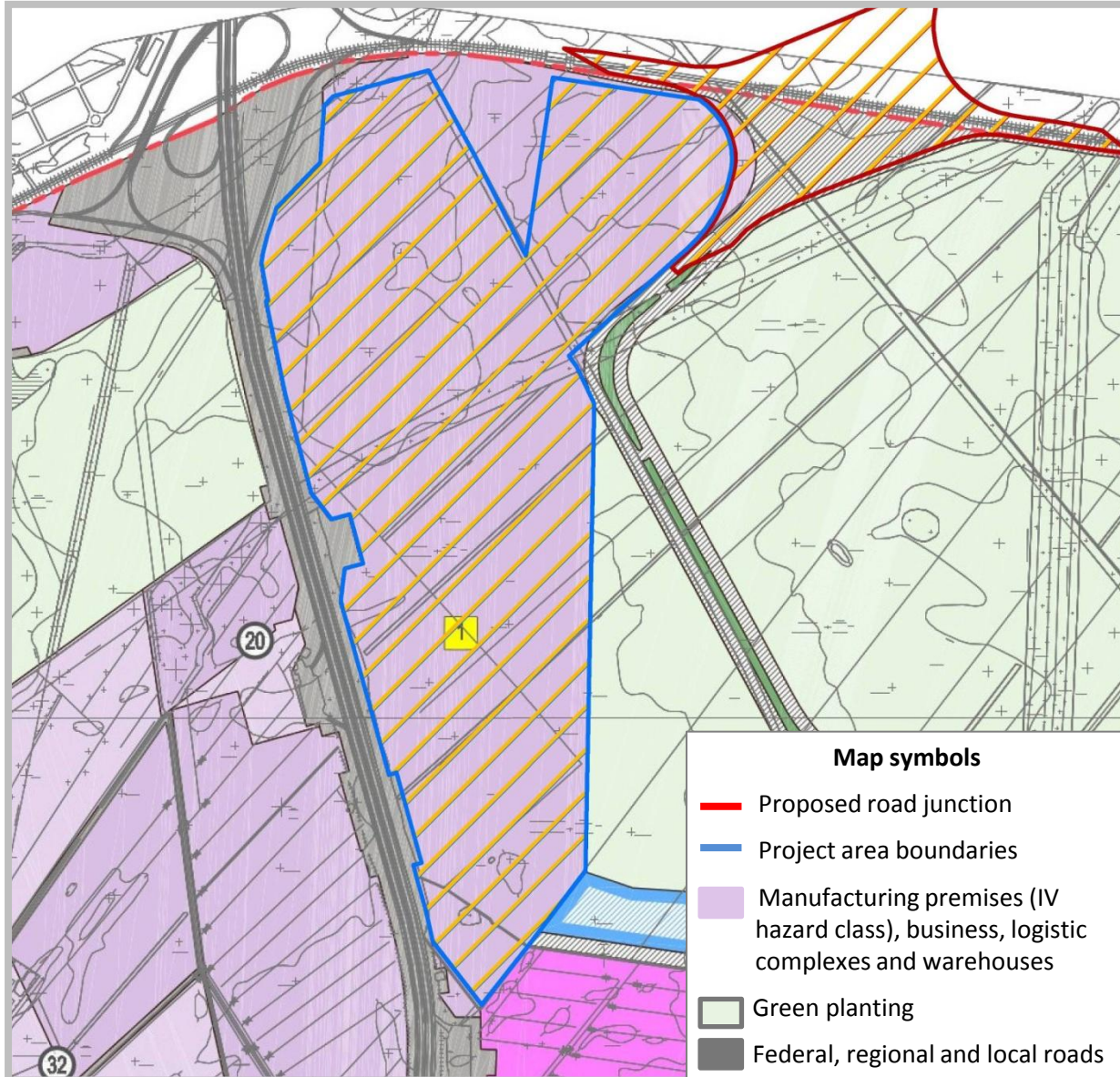


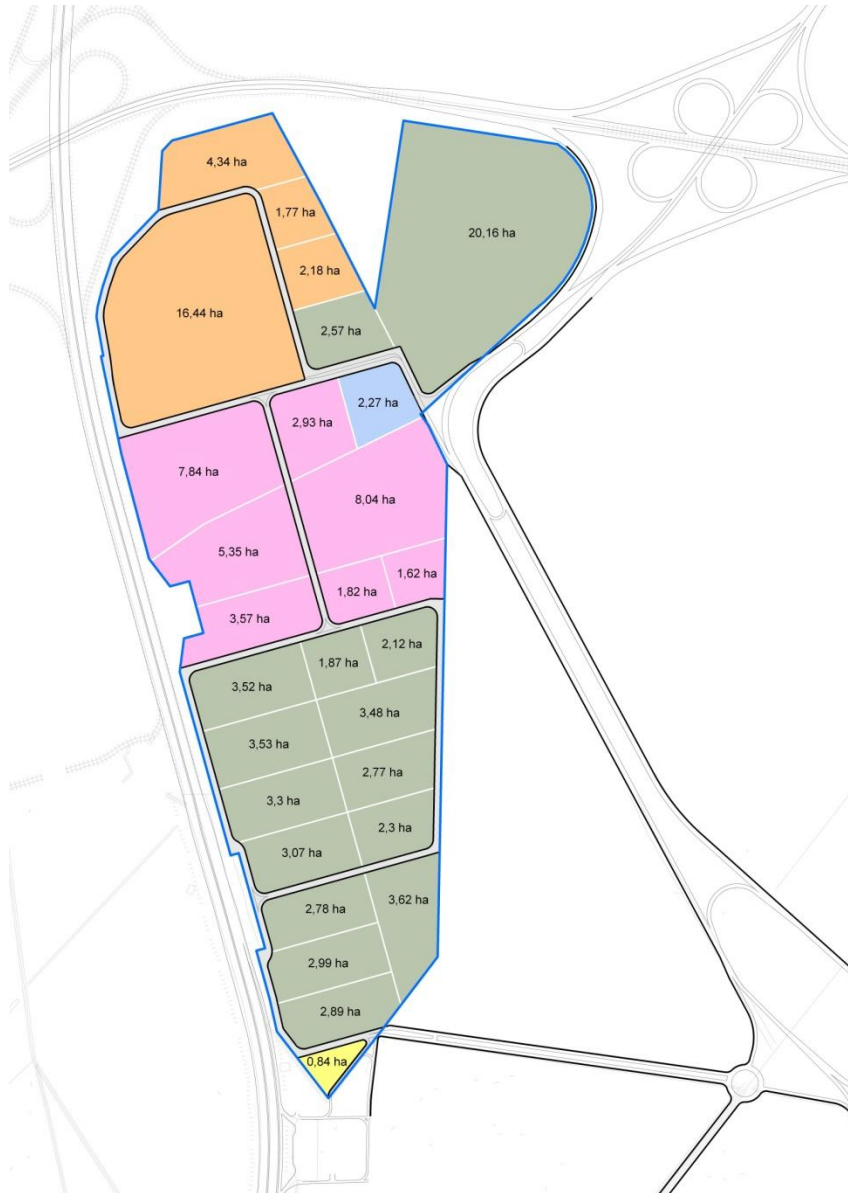
**Kola Industrial
Park**





Object on the masterplan

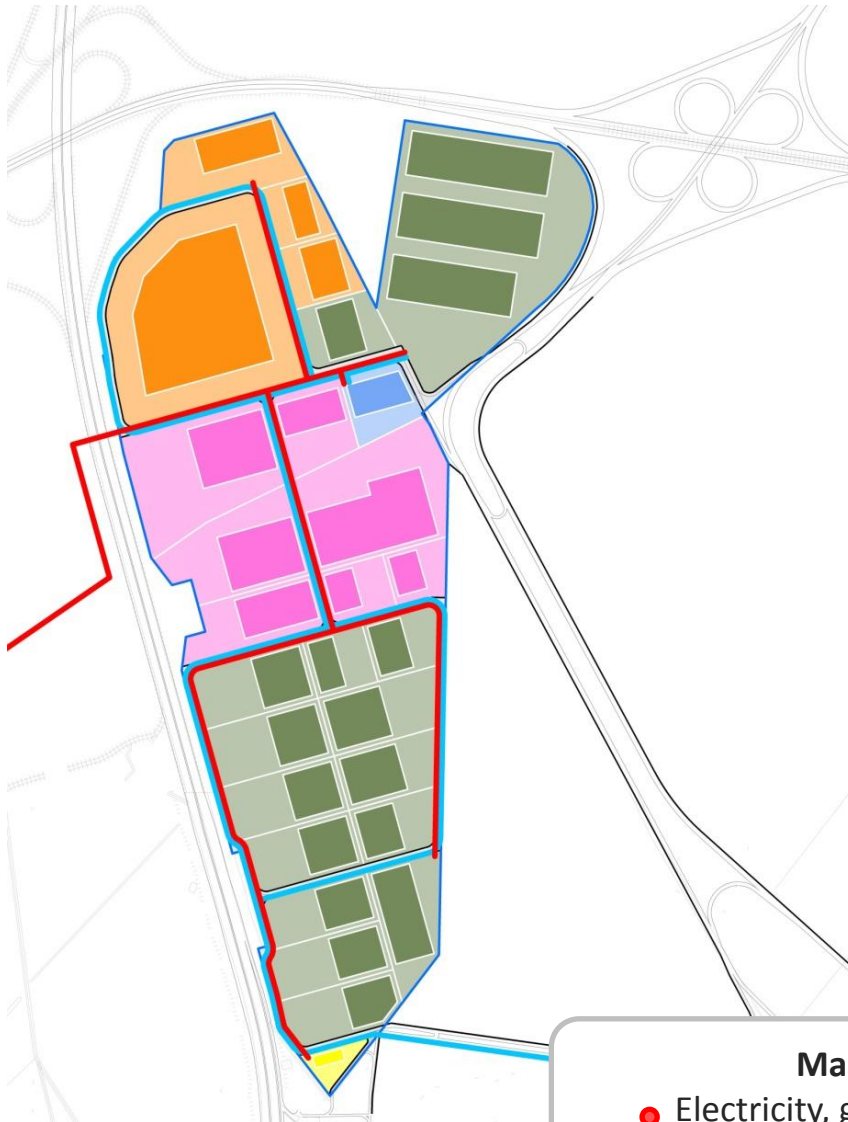




Plot +/- 128.7 HA

Plot Area Calculation

Plots	Area, sq.m.	Area, HA
Administrative and business area	8,416	0.84
Covered area	1,813	0.18
Logistic complexes and warehouses	311,721	31.17
Covered area	121,246	12.12
Industrial area	609,500	60.95
Covered area	259,200	25.92
Multifunctional complexes and retail area	247,394	24.74
Covered area	31,382	3.14
Technical area	22,692	2.27
Covered area	9,600	0.96
Transport infrastructure	87,277	8.73
Total parking area	400,800	40.08
Total green area	173,500	17.35



Electricity supply is 35 MWA from the switchgears located on the project area.

Water supply is 1 500 m³ per day including household needs and internal firefighting of 10 l/s. External firefighting needs of 30 l/s will be met by fire hydrants connected to the internal plumbing network.

Waste water disposal is 1500 m³ per day excluding the rainwater disposals. The rainwater disposals with the capacity of 218,000 m³ per year will be connected to the rainwater treatment facilities through the intrasite gravity-flow systems that are located in the designated area. Surface inlets at the major drive ways are connected to the storm drain.

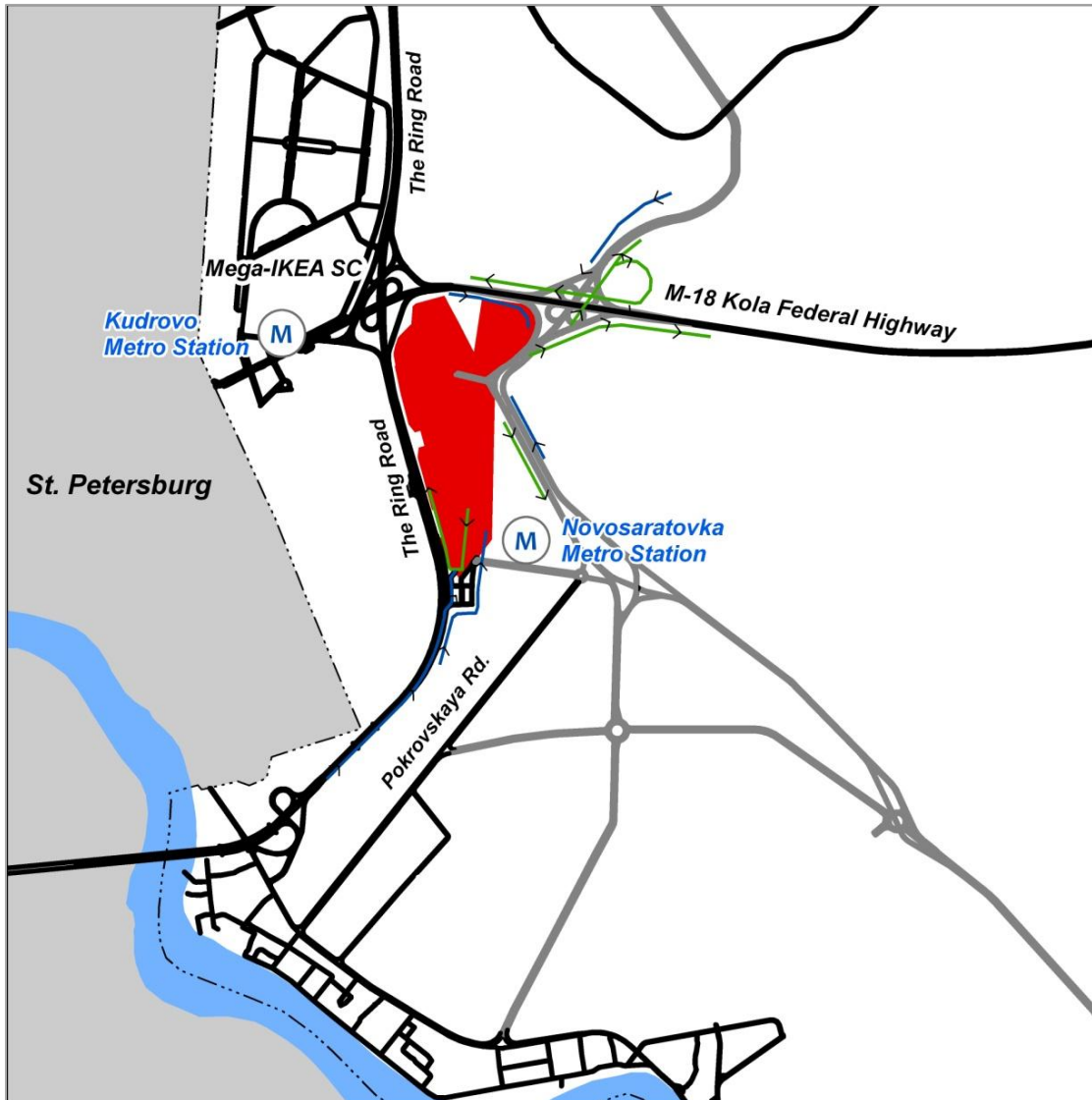
Heat supply of the industrial park is 49Gcal per hour.

Gas supply is 13.500 m³ per hour.

Low-voltage network. Located on the project area.

Map symbols

- Electricity, gas, network
- Water supply, waste water disposal



The exit from the Ring Road to the project area is constructed.

Prospects for the development of the transport infrastructure:

Construction of Kudrovo metro station located in 1.5 km from the project area (beginning in 2014)

Construction of Novosaratovka metro station (beginning in 2020)

Construction of the road junction on the federal highway Kola including the contraction of entrance and exit to the project area.

Extension of the St.Petersburg – Novosaratovka – Sverdlova road through the Pokrovskaya road.

The Leningrad region is a subject of the Russian Federation located in the North-West of the country’s European part. It is a subject of the North-West Federal District. The Leningrad region is one of the most economically and socially developed subjects of the Russian Federation. The region is located at the crossroads of maritime, rail, river, road, air routes and has common borders with such EU countries as Finland and Estonia.

State support of the investment activities in the Leningrad region

The regional law “On state support to investment activities in the Leningrad Region and amendments to certain legislative acts of the Leningrad region” No.113-oz enacted December 29,2012 provides businesses the following tax benefits:

Tax allowances		Applicable Tax Rate
Corporate Property tax	Ordinary Tax rates	Property tax paid yearly - 2% on average annual property value
	Tax concessions	Property tax paid yearly - 0% on average annual property value
Corporate Income Tax	Ordinary Tax rates	20% on income before tax, of which <ul style="list-style-type: none"> To the federal budget– 2%, To the budget of the Leningrad region– 18%.
	Tax concessions	15.5 % on income before tax, of which <ul style="list-style-type: none"> To the federal budget– 2 %, To the budget of the Leningrad region– 13.5%.

Tax concessions are provided within the period determined according to the amount of investment:

- Over USD 9.5 million– 4 consecutive years;
- Over USD 14.0 million – 5 consecutive years;
- Over USD 85.5 million – 6 consecutive years;
- Over USD 85.5 million – 8 consecutive years (for car manufacturers, plant and equipment manufacturers).

- Preparing of town planning documentations, area planning design;
- Support and assistance at negotiations of project and initial permit documentation (permit for construction);
- **Built-to-Suit** and **Built-to-Suit Lease** options;
- Legal assistance;
- Services of turnkey contractor;
- Wide spectrum of management company services: territory security, cleaning of common use areas, maintenance of engineering and technical equipment of the industrial park, general improvement and sustainment of the premises, transportation services, environmental control.





Looking forward to mutually beneficial cooperation!

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