


**Veles - Detchino**  
i n d u s t r i a l   p a r k



Moscow – November 2014

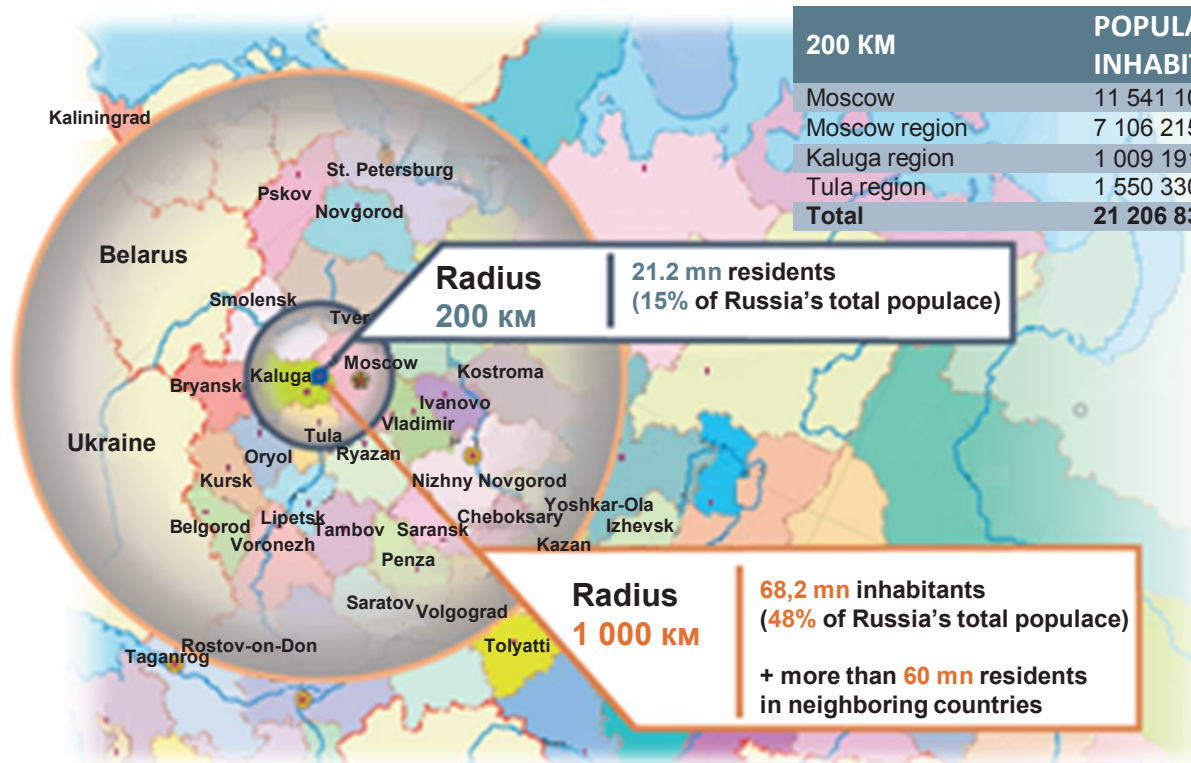


# GENERAL PROJECT INFORMATION

- VELES Capital Investment Group realizes an investment project named VELES-DETCCHINO Industrial Park on a 110 ha land plot in the Maloyaroslavetsky District of the Kaluga Region. The site is located 115 km from Moscow on the Kievskoye Highway.
- VELES-DETCCHINO Industrial Park is implemented as a *greenfield* project. Development of the project infrastructure is shaped by a set management company. VELES-DETCCHINO Industrial Park provides its prospective residents with an option of either buying / renting a land plot with required utilities or acquiring turn-key industrial premises according to specified requirements (built-to-suit). All other co-investment options are also considered.
- VELES-DETCCHINO Industrial Park is developed as a multifunctional industrial park. It is essentially a territory that provides with the opportunity of placing industrial facilities, warehouses, logistic centers and office buildings under one umbrella.
- In close vicinity to the industrial park is located another land plot (ownership of VELES Group), which may be used for development of the residential community and social infrastructure to provide for labor attraction.
- Support of the Kaluga Region authorities in overcoming administrative barriers by new business entrants is guaranteed.
- Utilities have been tentatively agreed in order to provide enough capacity for the prospective industrial park.
- Negotiations with a number of anchor residents interested in hosting their industrial facilities in VELES-DETCCHINO Industrial Park are under way.



# BENEFITS OF GEOGRAPHICAL LOCATION



200 KM	POPULATION, INHABITANTS
Moscow	11 541 101
Moscow region	7 106 215
Kaluga region	1 009 191
Tula region	1 550 330
<b>Total</b>	<b>21 206 837</b>

1 000 KM	POPULATION, INHABITANTS
Belgorod region	1 532 353
Bryansk region	1 275 354
Vladimir region	1 441 129
Volgograd region	2 607 505
Vologda region	1 201 190
Voronezh region	2 334 809
Ivanovo region	1 060 109
Kostroma region	666 391
Kursk region	1 125 648
Leningrad region	1 718 581
Lipetsk region	1 172 026
Republic of Mari El	695 482
Nizhny Novgorod region	3 307 648
Novgorod region	632 799
Oryol region	785 592
Penza region	1 384 006
Pskov region	671 272
Rostov region	4 275 223
Ryazan region	1 151 838
St. Petersburg	4 899 344
Republic of Mordovia	833 263
Saratov region	2 519 282
Smolensk region	982 887
Tambov region	1 089 700
Republic of Tatarstan	3 787 485
Tver region	1 350 086
Ulyanovsk region	1 290 478
Republic of Chuvashia	1 250 518
<b>Total</b>	<b>47 041 998</b>

DISTANCE TO CITIES WITH CAR PRODUCTION		
Kaluga	40 KM	30 min
Moscow	140 KM	2 h
Nizhny Novgorod	600 KM	8-9 h
St. Petersburg	880 KM	12-13 h
Taganrog	1 060 KM	13-15 h
Tolyatti	1 100 KM	14-16 h
Kaliningrad	1 280 KM	17-20 h
Naberezhnye Chelny	1 300 KM	16-18 h
Izhevsk	1 450 KM	18-20 h

# LOCATION AND TRANSPORT ACCESS

VELES-DETCINO Industrial Park is located in the Maloyaroslavetsky District of the Kaluga Region. It is located almost equidistant (40-45 km) from the two major cities of the Kaluga Region – Kaluga and Obninsk. Immediate access to thoroughfares, including those of federal usage, and railway (that is just across the Kievskoye Highway) provide excellent transport possibilities.

The site is located 115 km from Moscow (MKAD) on the right side of Kievskoye Highway (M3) while driving out of Moscow.

The site by its eastern border directly neighbors Kievskoye Highway (M3) – a federal road that is being further widened.

Distance from VELES-DETCINO to:

Moscow Outer Circle Road (MKAD)	115km
Moscow Large Circle Road (A108)	45 km
Kaluga (343 000 inhabitants)	45 km
Obninsk (106 000 inhabitants)	40 km
Railway	0.2 km

1. VORSINO logistic park
  2. TASKOM customs and warehouse complex
  3. ROSVA transport and logistic center
  4. GRABTSEVO transport and logistic center
  5. KALUGA international airport
- ⊖ Customs office
  - ⊙ VELES-DETCINO Industrial Park

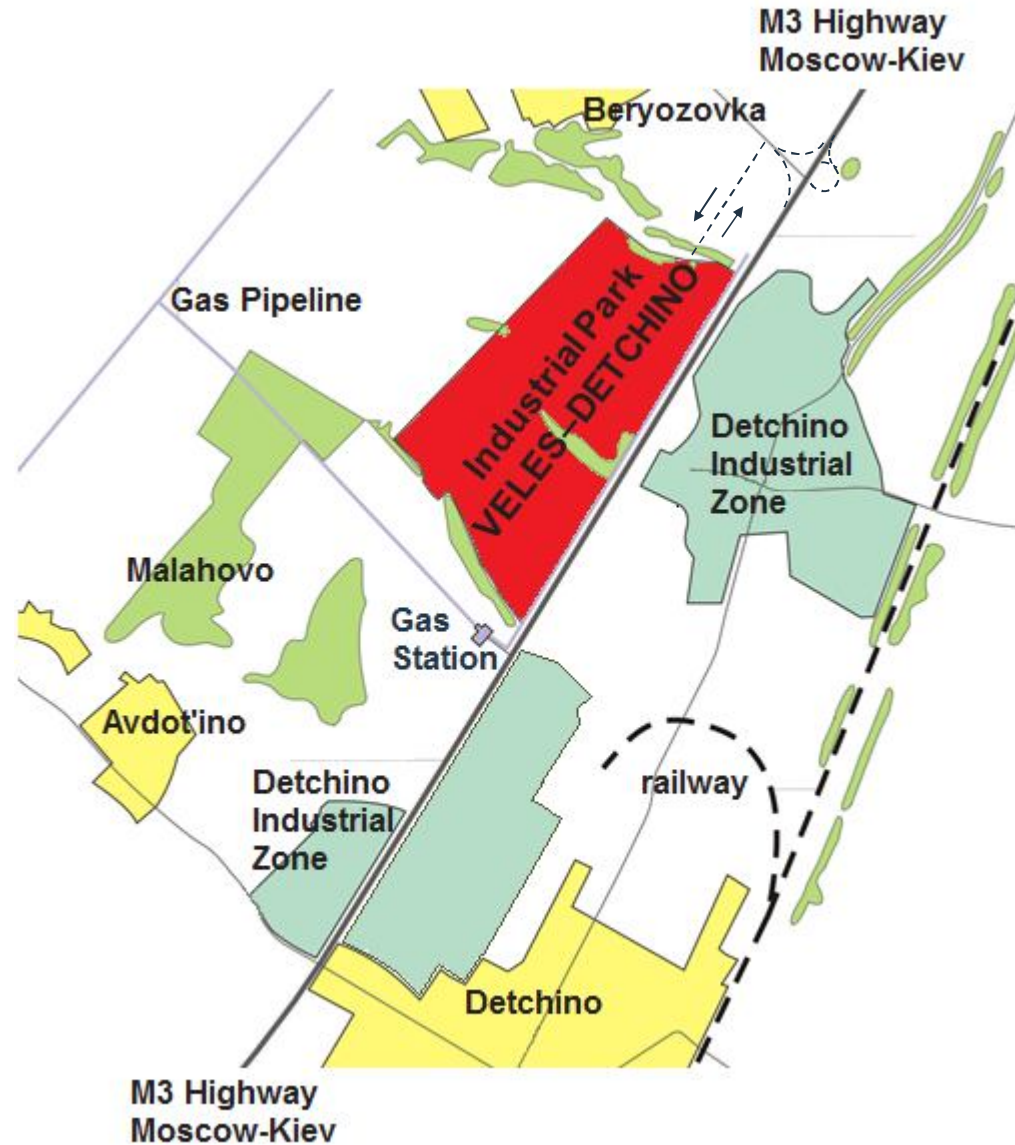


# AREA'S INFRASTRUCTURE

DISTANCE FROM VELES-DETCHINO TO:	
Moscow-Kiev Federal Road (M3)	0 m
Road to Berezovka settlement	550 m
Road to Avdot'ino / Detchino	1 750 m
Nearest settlement (Berezovka)	380 m
Gas distribution station	160 m
Site for prospective residential development	4 400 m
Railway	200 m

Part of the bigger DETCHINO Industrial Zone that is being further developed is located opposite VELES-DETCHINO Industrial Park and mostly has an agro-industrial exposure. It is already comprised of major European and American companies specializing in agricultural business (GRIMME, LEMKEN, WOLF SYSTEM, BIG DUTCHMAN, JOHN DEERE and ECONIVA, a multi-profile Russian-German agroindustrial holding).

Investment agreement between the above companies and the Kaluga Region administration was signed in Germany in 2007. Construction in the DETCHINO Industrial Zone started in September 2008.



# SITE PHOTOS



# IMMEDIATE NEIGHBORHOOD (DETCINO)



# IMMEDIATE NEIGHBORHOOD (DECHINO)





# PROJECT ADVANTAGES

## 1. Logistics

VELES-DETCINO Industrial Park directly neighbors by its wide side (1.7 km) the Moscow-Kiev Federal Highway (M3). The nearest large transport and logistic terminals – Grabtsevo (40 km), Freight Village Kaluga (50 km) and Rosva (50 km). Customs services are provided by Tackom transport and logistics center (45 km) and Kaluga Customs Office (40 km). International airports – Kaluga (45 km), Vnukovo (110 km) and Domodedovo (140 km).

## 2. Energy

Loads on utilities in the amount of 25 MW on electricity and 10 000 cubic meters/hour on gas have been preliminary agreed by the supply companies. Electricity and gas lines are available by the site border. It is planned to mount an autonomous energy block. There also will be its own water well, industrial water cleaning and preparation system, as well as stand-alone waste treatment facilities and compressor station.

## 3. Labor

In order to attract highly qualified personnel from other regions of Russia it is planned to create a comfortable residential community with all the required social infrastructure just 4.5 km away from the considered industrial park by Kievskoye Highway. For this purpose our company have already acquired a land plot suitable fro residential development.



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