

**Industrial Site No. 17 (Greenfield)**

Murmanskaya Oblast, Monchegorsk



Vacant **industrial land**, ha

**131.58**

**SITE BRIEF:**

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**General Information; Location; Contacts**

|    | <b>Site characteristics</b>   | <b>Description</b>   |
|----|---|--|
| 1. | Cadastral number  | 51:11:0030401:11   |
| 2. | Location  | Monchegorsk District   |
| 3. | Location description  | 116, 117, 120, 121 cadastral units of the former Vittegubskoe forestry of the Monchegorsk forestry farm  |
| 4. | Land use category   | Agricultural lands   |
| 5. | Site in brief   | The site includes 7 sections near the Kislaya Gulf of Lake Imandra. Forested area; flat topography.  |
| 6. | Type of ownership (private, public, public-private)   | Municipal  |
| 7. | Management company or similar (MC)  | Monchegorsk Administration   |
| 8. | MC Address (postal, electronic, web-site)   | 184511, Mochevorsk, Murmanskaya Oblast, pr. Metallurgov, 37<br><a href="http://monchegorsk.gov-murman.ru/">http://monchegorsk.gov-murman.ru/</a>                           |
| 9. | MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail) | Irina N. Utyuzhnikova, Head of the Department of Economics and Municipal Procurement, Monchegorsk Administration<br>Tel.: (815-36) 721-22<br>Email: peu@monchegorsk-adm.ru |

|     |   |   |
|-----|---|---|
| 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   | Industry specialization is not defined. Date of registration of the site with the State Cadastral Authorities – 19.09.2002. Rights are not registered. Permitted use is determined by the authorities of ROSREESTR. |

**Transport accessibility**

|    | <b>Characteristics</b>  | <b>Current status</b>  | <b>Projections</b> |
|----|---|--|--------------------|
| 1. | Distance to the nearest town  | 31 km to Monchegorsk<br>29 km to Apatity                         | —                  |
| 2. | Distance to the regional centre   | 174 km to Murmansk   | —                  |
| 3. | Distance to Moscow  | 1707 km  | —                  |
| 4. | Distance to the nearest highway   | 1394-km long Kola M18 federal highway (St.Petersburg – Murmansk) | —                  |
| 5. | Any roads connecting the Site with the nearest highway, distance and road condition | less than 1 km, acceptable                                       | —                  |
| 6. | Any motor roads across the Site (yes/no)  | Yes  | —                  |
| 7. | Any connections to railways (yes/no)  | No   | —                  |
| 8. | Any offloading rail terminal facilities (yes/no)                                    | No   | —                  |
| 9. | Distance to the nearest international airport                                       | 187 km to Murmansk airport                                       | —                  |
| 10 | Distance to the nearest river port  | No   | —                  |
| 11 | Distance to the nearest sea port  | 189 km to Murmansk commercial sea port                           | —                  |

**Infrastructure**

|  | <b>Characteristics</b>   | <b>Current status</b>  | <b>Projections</b>                    |
|--|--|--|---------------------------------------|
| <b><i>Area of the Site</i></b>   |  |  |                                       |
| 1  | Total area (ha)  | 131.58   | —                                     |
| 2  | Vacant plots of industrial land (ha)   | 131.58   | —                                     |
| <b><i>Utilities</i></b>  |  |  |                                       |
| 3  | Availability of utilities (yes/no, comments).<br>Distance from the Site to utilities (km),<br>available capacity of:<br>- electric mains<br>- heat supply system<br>- gas supply system;<br>- water supply network,<br>- sewerage system | None (distance – 1 km)<br>None (distance – 30 km)<br>None (distance – 30 km)<br>None (distance – 30 km)<br>None (distance – 30 km) | —<br>—<br>—<br>—<br>—                 |
| <b><i>Workforce</i></b>  |  |  |                                       |
| 4  | Transport service between the Site and the settlements   | Yes  | —                                     |
| 5  | Total workforce estimates within a 50-km radius of the Site (people, thousand)   | Olenegorsk, 19.9<br>Monchegorsk, 31.7  | Olenegorsk, 19.8<br>Monchegorsk, 31.6 |
| 6  | Approximate number of unoccupied able-bodied population (people, thousand)   | Olenegorsk, 6.9<br>Monchegorsk, 5.4  | Olenegorsk, 6.8<br>Monchegorsk, 5.1   |
| <b><i>Social infrastructure in 30-minute proximity to the Site</i></b> |  |  |                                       |

|    |  |            |   |
|----|--|------------|---|
| 7  | Hospitals (yes/no, proximity to the nearest one) | Yes, 33 km | — |
| 8  | Shops (yes/no, proximity)                        | Yes, 29 km | — |
| 9  | Housing for the Site staff (yes/no, proximity)   | Yes, 29 km | — |
| 10 | Hotels for the Site staff (yes/no, proximity)    | Yes, 33 km | — |

**TARIFFS**

|  | <b>Characteristics</b> | <b>Unit of measure</b> | <b>Current status</b> | <b>Periodicity of Review</b> |
|--|------------------------|------------------------|-----------------------|------------------------------|
|--|------------------------|------------------------|-----------------------|------------------------------|

**Purposes of presenting vacant areas**

|   |   |       |  |  |
|---|---|-------|--|--|
| 1 | Purposes of presenting vacant areas:<br>- sale<br>- lease<br>- other forms of partnership<br>(specify). | Lease |  |  |
|---|---|-------|--|--|

**Lease**

|   |                                 |  |  |  |
|---|---------------------------------|--|--|--|
| 2 | Lease rate for industrial areas | rubles/square meters per month excluding VAT | Calculated on a case-by-case basis depending on the purposes for which they are used |  |
| 3 | Lease rate for office areas     | rubles/square meters per month excluding VAT | Calculated on a case-by-case basis depending on the purposes for which they are used |  |

**Connection to electric networks**

|   |   |                         |   |  |
|---|---|-------------------------|---|--|
| 4 | Cost of connection to electric networks | rubles/kW excluding VAT | Calculated on a case-by-case basis depending on the type of rate for technological connection |  |
|---|---|-------------------------|---|--|

**Utility services**

|   |  |                                    |   |  |
|---|--|------------------------------------|---|--|
| 5 | Cost of contracted electrical capacity (capacity tariff) | rubles/kW* per month excluding VAT | Depending on the volume of consumption and category of consumer |  |
| 6 | Heat tariff  | rubles/Gcal excluding VAT          | 2156.7  |  |
| 7 | Water tariff   | rubles/ cubic meters excluding VAT | 7.6   |  |

**MC services**

|    |  |    |  |
|----|--|----|--|
| 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)              | —  |  |

**Preferences for Residents**

*In terms of initial cost*

|   | <b>Preferences</b>  | <b>Statutory document and approving authority</b>   | <b>Statutory document validity</b> |
|---|---|---|------------------------------------|
| 1 | Subsidies for expenses on technological connection to electrical facilities | Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP  | Indefinite term                    |
| 2 | Grants for SME projects   | Resolution by the Murmanskaya Oblast Government dd. 31.07.2012 No. 392-PP   | Indefinite term                    |
| 3 | Subsidies on lease payments to acquire fixed assets                         | Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP  | Indefinite term                    |
| 4 | Guarantees on fixed-asset loans to SMEs                                     | Regulation on Guarantee (Pledge) Fund of NPO SME Development Fund of Murmanskaya Oblast (NPO FORMAP) approved by Acting Minister of Economic Development of Murmanskaya Oblast as at 01.09.2010 | Indefinite term                    |

*In terms of operating costs*

|   | <b>Preferences</b>  | <b>Statutory document and approving authority</b>  | <b>Statutory document validity</b>                                 |
|---|---|--|--|
| 1 | Sectoral subsidies – support for certain industry manufacturers (subsidies to residents to effect lease payments) | Resolution by the Murmanskaya Oblast Government dd. 04.02.2014 No. 39-PP<br>Resolution by the Murmanskaya Oblast Government dd. 10.12.2010 No. 548-PP<br>Resolution by the Murmanskaya Oblast Government dd. 22.03.2013 No. 125-PP<br>Resolution by the Murmanskaya Oblast Government dd. 26.11.2010 No. 531-PP  | Indefinite term<br>2013-2015<br>Indefinite term<br>Indefinite term |
| 2 | Profit tax relief   | Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO “On State Support for Investment Activities in Murmanskaya Oblast” (for entities involved in investment activities and implementing projects identified as priority ones (amount of capital investments – over RUB 100 mn; for activities related to section C (Mining) or subsection DJ (Metallurgy) – over RUB 1 bn) for three fiscal periods) | Indefinite term  |
| 3 | Property tax relief   | Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO “On State Support for Investment Activities in Murmanskaya Oblast” (for investors implementing projects identified as priority ones (capital investments – over RUB 100 mn; capital investments for types of activities listed in section C  | Indefinite term  |

|   |   |  |                 |
|---|---|--|-----------------|
|   |   | (Mining) or subsection DJ (Metallurgy) – over RUB 1 bn) for a period of three years)   |                 |
| 4 | Other tax relief (specify in detail)    | Murmanskaya Oblast Law dd. 03.03.2009 No. 1075-01-ZMO “On Setting of Graduated Tax Rates Based on Taxpayer Categories as per Tax Collected in compliance with the Simplified Taxation System” (reduced tax rates as per tax collected in compliance with the Simplified Taxation System for taxpayers conducting certain types of economic activities) | Indefinite term |
| 5 | Other reliefs and preferences (specify) | Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO “On State Support for Investment Activities in Murmanskaya Oblast” (granting of a deferral or installment plan for the payment of a corporate profit tax to entities involved in investment activities and implementing investment projects in Murmanskaya Oblast)                               | Indefinite term |