

Industrial Site *BIO-Complex Aleysk Sugar Factory* (brownfield)

Altaysky Kray, Aleysk



Purpose of presenting vacant areas is to involve co-investors/shareholders in the project *BIO-Complex Aleysk Sugar Factory*

Vacant industrial land , ha	<u>75.0</u>
Vacant industrial property , sq. m:	<u>35,000.0</u>
Vacant office property , sq. m:	<u>1,000.0</u>

The above enterprise is currently in good standing.

1. Positive balance; accounts payable and loans – none.
2. Preparatory works are being carried out; certain part of the property is let on lease.
3. The following documents have been prepared:
4. Reconstruction Concept for Aleysk Sugar Factory (44 sh.),
5. Business Plan (94 sh.) with Annexes (36 documents),
6. Financial Analysis including excel Dynamical Analysis for 15 Years (28 sh.).
7. German Engineering Company has realized a Basic Conceptual Plan.
 - technological process,
 - levelling of the site,
 - work schedule.
- Russian Engineering Company has realized a draft plan for construction of a dairy farm per 3600 heads of cattle.
- The respective General Designer and General Contractor have been designated.
- Institute for Agricultural Market Studies has performed a marketing analysis.
- Ecoaudit has carried out an ecological feasibility study in relation to the relevant projected activities.
- Agreements on the supply of raw and other materials have been concluded.
- Agreements of intent to supply equipment have been concluded.
- Agreements on the provision of railway rolling stock and motor vehicles have been concluded.
- Agreements of intent to purchase future products (sugar, feeding stuffs) have been concluded.
- Letters of support have been received from the Altaysky Kray Administration, relevant ministry and Altay Chamber of Commerce and Industry.

- The project has been included in the Aleysk Comprehensive Investment Plan.
- Local railways have been repaired and put into operation.
- Dilapidated buildings are being demolished; the respective territory is being cleared.

Financing:

- 3% – equity capital of PJSC Aleysk Sugar Factory,
- 17% – investment capital,
- 80% – loan funds.

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1	Name	<i>BIO-Complex Aleysk Sugar Factory</i>
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
4	Location and web-site (e-mail)	Ul. Mira 6, Aleysk, Altaysky Kray, 658138 http://www.altaysahar.ru/
5	Management company or similar (MC)	PJSC Aleysk Sugar Factory
6	MC Address (postal, electronic, web-site)	Ul. Novorossiyskaya 140, Barnaul, Altaysky Kray, 656064
7	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Andrey Yu. Krylov, Director General Valentina Zaytseva, Assistant Director General +7 3852-46-13-60 +7 961-981-47-80 Skype: zvv-2008-89-31 Email: com@altaysahar.ru
8	Site Development Concept (web-site, if any) (yes/no)	Yes http://altinvest22.ru/investoram/reestr_investitsionnyh_predlozheniy.html http://www.nsktv.ru/news/city/v_altayskom_krae_planiruyut_postroit_sakharnyy_zavod/ http://fimip.ru/project/2507 http://inproex.ru/project/1114 Business Russia http://businessrussia.ru/offers/post/4457/ posted Improex http://inproex.ru/ posted Fimip http://fimip.ru/project/2507 posted Soyuzmoloko http://www.souzmoloko.ru/birzha-investicionnih-proektov/ posted Napartner http://www.napartner.ru/ posted RocketHub http://www.rockethub.com/projects/55580-bio-complex-aleysk-sugar-factory#description-tab posted Angel http://angel.co/aleysk-sugar-factory posted
9	Site business lines (major projects, SME projects, mixed-type projects)	Major project related to the processing and production of agricultural products
10	Industry specialization	Agriculture; hunt and forestry; food production

Transport accessibility

	Characteristics	Current status	Projections
1	Distance to the nearest town	<i>129 km to Barnaul</i>	—
2	Distance to the regional centre	<i>0 km to Aleysk</i>	—
3	Distance to Moscow	<i>3,636 km</i>	—
4	Distance to the nearest highway	A 322 Federal Highway (Barnaul-Rubtsovsk-border with Kazakhstan), 0.8 km	—
5	Any road connecting the Site with the nearest highway, distance, road pavement and condition	0 km, asphaltic pavement, reasonable	
6	Any motor roads across the Site (yes/no)	Yes	
7	Any connections to railways (yes/no)	<i>Yes Proprietary railway dead-end siding Completely repaired railway lines</i>	
8	Any offloading rail terminal facilities (yes/no)	<i>Yes Aleyskaya Railway Station – a major railway terminal on the Altayskaya branch line of the West Siberian Railway</i>	
9	Distance to the nearest international airport	Airport named after Titov, Barnaul, 129 km	
10	Distance to the nearest river port	Barnaul, 129 km	
11	Distance to the nearest sea port	Novorossiysk, 4,500 km	

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1	Total area of the Site (ha)	Industrial site – 22 ha Auxiliary industrial area – 69 ha Water settling area (pond) – 8 ha	
2	Vacant plots of industrial land within the Site limits (ha)	15 ha 60 ha	
<i>Industrial property</i>			
3	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	Storage facilities – 5000 sq. m Concrete areas – 30000 sq. m <u>including:</u> laboratory – 150 sq. m CHPP – 2800 sq. m tanks for oil products – 12000 cu. m Railway depot, TGM-4A diesel locomotive, railway snow clearing vehicle KB-405.1A lifting crane Condition – ready for use in case of minor repairs	
4	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	No	
<i>Office property</i>			
5	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures	1000 sq. m, ready for use in case of minor repairs	

	planned		
6	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	No	
Utilities			
7	Any construction of electric mains underway or planned (yes/no); available load (MW)	Available, 5.6 MW	
8	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	Yes, construction of CHPP planned, 16 MW for technological processes	
9	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	Yes, planned (water withdrawal from the Aley river, unlimited, according to the respective needs)	
10	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	Available Increase in the number of proprietary treatment facilities for production purposes planned (unlimited, according to the respective production needs, discharge to the Aley river)	
11	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	Yes, planned (60 mn cu. m per year)	
12	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	Potable water well	
Workforce			
13	Nearest settlements, distance (km)	Aleysk, 0 km	
14	Transport service between the Site and the settlements	Yes, local bus service	
15	Total workforce estimates within a 50-km radius of the Site (people, thousand)	20,000 people	
16	Approximate number of unoccupied able-bodied population (people, thousand)	2,000 people	
17	Average monthly pay of technical staff (RUB, thousand)	RUB 12,000-15,000	
18	Average monthly pay of managerial staff (RUB, thousand)	RUB 20,000-25,000	
Social infrastructure in 30-minute proximity to the Site			
19	Any construction of canteens or cafes underway or planned (yes/no)	Canteen available, minor repairs and equipment required	
20	Hospitals (yes/no, proximity to the nearest one)	Yes, within the Aleysk boundaries	
21	Shops (yes/no, proximity)	Yes, 0 km	
22	Housing for the Site staff (yes/no, proximity)	Yes, within the Aleysk boundaries	
23	Hotels for the Site staff (yes/no, proximity)	Yes, within the Aleysk boundaries	
24	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	

Preferences for Residents

In terms of initial cost – none

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Sectoral subsidies – support for certain	Altaysky Kray State Program dd. 22.07.2014	Up to 2020

	industry manufacturers (subsidies to residents to effect lease payments)	No. 340 <i>Development of the Altaysky Kray Small Municipalities for the period up to 2020</i> Decrease in land lease rates to 5%.	
2	Subsidies on export support (partial subsidizing of exhibitions; interest rates subsidies)	Import Substitution Program of the Russian Federation	<i>Up to 2020</i>
3	Subsidizing interest rates on loans to Site residents	State Program <i>Development of the Beet Sugar Subcomplex of Russia for 2013-2015</i> Altaysky Kray Program dd. 13.10.2013 No. 467 <i>Economic Development and Innovative Economy for 2015-2020</i>	<i>Extended up to 2020</i> Up to 2020

Form of cooperation between residents of the industrial site

	Characteristics	Unit of measure	Current status	Periodicity of Review
Purposes of presenting vacant areas				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	Involvement of coinvestors/shareholders in the project <i>BIO-Complex Aleysk Sugar Factory</i> (core and auxiliary production processes contemplated by the project): 1. sugar factory 2. filling production line (sugar, milk, vegetables, feeding stuffs) 3. feeding stuffs 4. betaine 5. dairy farm 6. commercial lime 7. greenhouse facilities 8. biohumus 9. CHPP (16 MW) 10. self-service cafe		
Coordination activities of the BIO-Complex Administration				
9	Logistics (yes/no)		yes	
10	Staff recruitment (yes/no)		yes	
11	Maintenance/engineering (yes/no)		yes	
12	Security (yes/no)		yes	
13	Legal services (да/нет)		yes	
14	Consulting, including raising funds for financing projects of residents (yes/no)		yes	
15	IT services (yes/no)		no	
16	Cleaning of grounds, garbage disposal (yes/no)		yes	
17	Transportation of residents' personnel and providing private vehicles (yes/no)		yes	
18	Banking services (settlement and cash services for residents) (yes/no)		yes	
19	Services of a customs broker (yes/no)		yes	
20	Leasing of premises (yes/no)		no	
21	Temporary storage warehouses (yes/no)		no	
22	Other services (specify)		-	

PHOTO before the reconstruction



ПЛАН проекта



