

**Land Plot**

Permski Krai, Krasnovishersk

Vacant industrial **land**, ha:**36,0****SITE BRIEF:**[General Information; Location; Contacts](#)[Transport accessibility](#)[Infrastructure](#)[Preferences](#)[Plan](#)[Photos](#)**General Information; Location; Contacts**

| <b>№</b> | <b>Site characteristics</b>                         | <b>Description</b>  |
|----------|---|---|
| 1.       | Cadastral number                                    | 59:25:0590103   |
| 2.       | Location  | Krasnovisherskoye town settlement   |
| 3.       | Location description                                | North-Eastern part, old cemetery district.  |
| 4.       | Type of lands                                       | Populated lands.  |
| 5.       | Condition of lands in brief                         | Undeveloped, free of third parties' rights (the terrain is plain, with a degradation towards North-West, the soil is conglomerates with layers of gravelstone, sands, clay, siltite; flora of the Site is empty of woodlands. |
| 6.       | Type of ownership (private, public, public-private) | Municipal (public)  |
| 7.       | Management company or similar (MC)                  | ZAO "IK Vishera-ECODOM"   |
| 8.       | MC Address (postal, electronic, web-                | Centralnaya ul,1, Novy Kremenkul settlement, Sosnovsky  |

|     |   |  |
|-----|---|--|
|     | site)   | district, Chelyabinskaya obl.;<br><a href="http://ecodomgroup.ru">ecodomgroup.ru</a>                       |
| 9.  | MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail) | Muraviev Sergei Vladimirovich, tel: 89227072371;<br><a href="mailto:tdecodom@bk.ru">tdecodom@bk.ru</a>     |
| 10. | Site Development Concept (website)(yes/no)  | Complex investment modernization plan of Krasnovishersk single-industry town.                              |
| 11. | Site business lines (major projects, SME projects, mixed-type projects)   | Major projects: advanced wood processing (Large – a timber house-building plant; SME – biofuel, furniture) |
| 12. | Industry specialization   | Wood processing and woodcraft; HR and services   |

### **Transport accessibility**

|     | <b>Characteristics</b>  | <b>Current status</b>   | <b>Projections</b> |
|-----|---|---|--------------------|
| 1.  | Distance to the nearest town (km)   | Krasnovishersk, 2,5 km off the residential development; Solikamsk, 105 km | —                  |
| 2.  | Distance to the regional center (km)  | Perm, 320 km  | —                  |
| 3.  | Distance to Moscow (km)   | 1800 km   | —                  |
| 4.  | Distance to the nearest highway, name and distance                                    | Krasnovishersk, Visherogorsk settlement, 0,8 km                           | —                  |
| 5.  | Any road connecting the Site to the nearest highway: distance and road condition (km) | No  | 0,8 km, 2014       |
| 6.  | Any motor roads across the Site (yes/no)  | No  | Yes, 2014          |
| 7.  | Any connections to railways (yes/no)  | No  | No                 |
| 8.  | Any offloading rail terminal facilities (yes/no)                                      | No  | No                 |
| 9.  | Distance to the nearest international airport (km)                                    | "Bolshoe Savino" Airport Perm, 271 km;                                    | —                  |
| 10. | Name and distance to the nearest river port (km)                                      | Solikamsk River Port, 150 km  | —                  |
| 11. | Name and distance to the nearest sea port (km)  | Astrakhan – 2148 km<br>Nariyan-Mar – 2320 km                              | —                  |

### **Infrastructure**

| <b>№</b> | <b>Characteristics</b>                                      | <b>Current status</b> | <b>Projections</b> |
|----------|---|-----------------------|--------------------|
| 1.       | Total area of the Site (ha)                                 | <u>36</u>             | —                  |
| 2        | Vacant plots of industrial land within the Site limits (ha) | <u>36,0</u>           | —                  |

### ***Engineering infrastructure***

#### ***Workforce***

|  |  |  |   |
|--|--|--|---|
|  | Transport service between the Site and the settlements                         | 1. Town bus line: the nearest bus-stop is 2,5 km away off Site;<br>2. Inter-settlement bus lines: a pass-through bus line to Visherogorsk settlement (18 km off the Site) going on Monday, Wednesday, Friday and Sunday. | - |
|  | Total workforce estimates within a 50-km radius of the Site (people, thousand) | Up to 4,0  | - |
|  | Approximate number of unoccupied able-   | 1,0  | - |

|  |                                      |  |  |
|--|--------------------------------------|--|--|
|  | bodied population (people, thousand) |  |  |
|--|--------------------------------------|--|--|

***Social infrastructure within 30-min proximity of the Site***

|  |  |             |   |
|--|--|-------------|---|
|  | Hospitals (yes/no, proximity to the nearest one) | No, 3 km    | - |
|  | Shops (yes/no, proximity)                        | Yes, 0,5 km | - |
|  | Housing for the Site staff (yes/no, proximity)   | Yes, 0,5 km | - |
|  | Hotels for the Site staff (yes/no, proximity)    | Yes, 0,5 km | - |

**Preferences to Residents**

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**In terms of initial costs**

| <i>N<sup>o</sup></i> | Preferences   | Statutory document and approving authority                             | Statutory document validity |
|----------------------|---|--|-----------------------------|
| 1.                   | Grants for SME projects                               | Resolution by the Government of Permski Krai No. 1155-P dd. 22.10.2012 | 2012-2014                   |
| 2.                   | Subsidies on lease payments to acquire fixed assets   | Resolution by the Government of Permski Krai No. 1155-P dd. 22.10.2012 | 2012-2014                   |
| 3.                   | Other forms of preferences (please list and describe) | Resolution by the Government of Permski Krai No. 1155-P dd. 22.10.2012 | 2012-2014                   |

**In terms of operating costs**

| <i>N<sup>o</sup></i> | Preferences  | Statutory document and approving authority                                    | Statutory document validity  |
|----------------------|--|---|--|
| 4.                   | Subsidies on loans' interest rates for the residents of the Site | Resolution by the Government of Permski Krai No. 1155-P dd. 22.10.2012        | 2012-2014  |
| 5                    | Profit tax relief  | Law of Permski Krai No. 1685-296 dd. 26.08.2001 "On Taxation in Permski Krai" | Corporate profit tax rate to be transferred to the budget of Permski Krai shall be set as 13.5% for the following taxpayers: <ol style="list-style-type: none"> <li>1. Companies with an average headcount in tax/reporting period, to be defined in line with the procedure set by the federal executive body authorized to perform statistical calculations, exceeding 10 people;</li> <li>2. Companies with an average income, to be defined in compliance with Article 248 of the Tax Code of the Russian Federation as at the end of the tax/reporting period for corporate tax income, exceeding RUB 100 thousand;</li> <li>3. Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.</li> </ol> |
| 6                    | Property tax relief  | Law of Permski Krai No. 1685-296 dd. 26.08.2001 "On Taxation in Permski Krai" | Tax rate shall be set as 2.2%. Differentiated tax rates shall be set for: <ol style="list-style-type: none"> <li>1. Companies directly engaged in</li> </ol>   |

|  |  |  |  |
|--|--|--|--|
|  |  |  | <p>economic activities specified herein;</p> <p>2. Companies leasing fixed assets for temporary possession and use or for temporary use to other companies and/or individual entrepreneurs to perform economic activities specified herein.</p> <p>Differentiated tax rates shall be set with respect to fixed assets purchased and put into operation, excluding those specified in para. 2.1. hereof, utilized in the following economic activities: agriculture; hunting and forestry; fishery; fish farming; mineral extraction; manufacturing; generation and distribution of power, gas and water; construction; transport and communications.</p> <p>Differentiated tax rates, excluding those specified in para. 2.1. hereof, shall be set as: 0.6% within the 1<sup>st</sup> year after commissioning of fixed assets, 1.1% - within the 2<sup>nd</sup> and 3<sup>rd</sup> years of fixed assets operation.</p> |
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### PLAN

#### Plan of the Site on the map



*Satellite photo of the Site*



*Photo of the Site*

