

Kamskiy Industrial Park “Master” (Greenfield)

Republic of Tatarstan, Naberezhnye Chelny



Vacant plots of industrial land within the Site limits (ha):	<u>31.28</u>
Vacant industrial property (sq. m):	<u>50 300.00</u>
Total area of the office property (sq. m):	<u>No</u>

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Kamskiy Industrial Park “Master”
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial park
3.	Type of ownership (private, public, public-private)	OJSC KIP Master-private IP Master – public, with OJSC KIP-Master being a management company 73.15% OJSC KAMAZ 26.85% OJSC Engine Repair Plant
4.	Location and web-site (e-mail)	423800, Russian Federation, Republic of Tatarstan, Naberezhnye Chelny, Industrial and Residential Zone, Industrial Area, Proizvodstvenny proezd, 45 http://www.kipmaster.ru/
5.	Management company or similar (MC)	OJSC KIP Master
6.	MC Address (postal, electronic, web-site)	423800, Russian Federation, Republic of Tatarstan, Naberezhnye Chelny, Industrial and Residential Zone, Industrial Area, Proizvodstvenny proezd, 45

		e-mail: kip-master@kamaz.org website: http://www.kipmaster.ru/
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Marsel R. Nurlygayanov, Head of Customer Relations Department +7 (8552) 53-45-20 nurlygayanov@kamaz.org
8.	Site Development Concept (web-site, if any) (yes/no)	Yes (not posted on the Internet)
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Machinery and equipment

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Located on the territory of Naberezhnye Chelny	—
2.	Distance to the regional centre	228 km to Kazan	—
3.	Distance to Moscow	1046 km	—
4.	Distance to the nearest highway	M-7 – 2.4 km R 243 – 2.4 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 1 km, good	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes	—
8.	Any offloading rail terminal facilities (yes/no)	Yes	—
9.	Distance to the nearest international airport	24 km to Begishevo International Airport	—
10.	Distance to the nearest river port	10 km to Naberezhnye Chelny river port	—
11.	Distance to the nearest sea port	1200 km to Arkhangelsk, Mezen and Onega sea ports; 2200 km to tAzov sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	165.62	165.62
2.	Vacant plots of industrial land within the Site limits (ha)	<u>31.28</u>	31.28
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	1 073 418	-
4.	Vacant industrial property (sq. m)	<u>50 300.0</u>	—
5.	Maximum height of vacant premises (to the girder, m)	10.5	—
<i>Office property</i>			
6.	Total area of the office property (sq. m)	60600	-
7.	Vacant area of the office property (sq. m)	<u>No</u>	-
<i>Utilities</i>			
8.	Electric mains (yes/no);	Yes	—

	available load (MW)	69	
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes 24	—
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes 430	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes 430	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	Yes 12,3 million	—
13.	Other utility networks (yes/no) (if yes, specify)	No	-
Workforce			
14.	Nearest settlements, distance	Elabuga- 20 km, OJSC KIP Master is located on the territory of Naberezhnye Chelny	—
15.	Transport service between the Site and the settlements	Yes	-
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	300	Projected increase
17.	Approximate number of unoccupied able-bodied population (people, thousand)	5.5	-
18.	Average monthly pay of technical staff (RUB, thousand)	26	-
19.	Average monthly pay of managerial staff (RUB, thousand)	27.5	-
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	Yes	-
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 5 km	
22.	Shops (yes/no, proximity)	Yes, 2 km; food service area and food stores on the territory of IP	-
23.	Housing for the Site staff (yes/no, proximity)	Yes, 4-5 km	-
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 5 km	0-
25.	Conference hall, business area (yes/no)	Yes	-
26.	Sport facilities (yes/no)	Yes	-
27.	Recreation areas at the Site (yes/no)	Yes	-

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Subsidies on lease payments to acquire fixed assets	Subprogram <i>SME Development in the Republic of Tatarstan in 2014-2016</i> approved by Resolution by the Cabinet of	2014-2016
2.	Guarantees on fixed-asset loans to SMEs		

3.	Subsidies on staff development	Ministers of the Republic of Tatarstan dd. 01.10.2014 No. 709
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In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Profit tax relief	Law of Republic of Tatarstan No. 53-ZRT dd. 02.08.2008	Indefinite term
2.	Property tax relief	Law of Republic of Tatarstan No. 49-ZRT dd. 28.11.2003	Indefinite term
3.	Land tax relief	Resolution by Naberezhnye Chelny Municipal Council No. 35/6 dd. 19.08.2008	Indefinite term
4.	Other preferences (specify)	<ol style="list-style-type: none"> 1. Preferential lease rate: <ul style="list-style-type: none"> - Office property – RUB 122.88 (VAT excluded); - Industrial property – RUB 77.97 (VAT excluded). 2. KAMAZ Auto Group acknowledges its leaseholders OJSC KIP Master – auto component producers - as its preferred partners and subject to meeting the price/quality standards provides for the following preferences: <ol style="list-style-type: none"> 1. Guaranteed order; 2. Engineering and technological documentation and semi-manufactured products by OJSC KAMAZ for Site residents; 3. Own distribution network 	<p>Indefinite term</p> <p>Indefinite term</p>

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	<i>Lease</i>		
<i>Аренда</i>				
2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	101.00	Annually
3	Lease rate for office areas	rubles/square meters per month excluding VAT	158.50	Annually
<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT	free of charge	
<i>Utilities</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	4.0345	Monthly
6	Heat tariff	rubles/Gcal excluding VAT	38.86 (rubles/sq.m excluding VAT)	
7	Water tariff	rubles/ cubic meters excluding VAT	16.29	Annually
<i>MC services</i>				

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 (yes/no)	Yes	
14	Consulting, including raising funds for financing projects of residents (yes/no)	Yes	
15	IT services (yes/no)	Yes	
16	Cleaning of grounds, garbage disposal (yes/no)	Yes	
17	Transportation of residents' personnel and providing private vehicles (yes/no)	No	
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)	Yes	
21	Temporary storage warehouses (yes/no)	Yes	
22	Other services (specify)	Lease, public catering, first-aid station, parking place, courier service, staff training, post office.	

PHOTOS

Production facilities

