

PROPERTY ID: 0/16/16/15

PROJECT HIGHLIGHTS	PROJECT INDICATORS
<b>General</b>	
Facility Name	Refrigerating logistic complex Ice-Building
Location	Russia, Kazan 420004, Gorkovskoye Shosse, 49
Type	LLC (limited liability company)
Ownership (Private, Public, Public Private)	Private
Management Company/Owner	Ice-Building LLC
Contact Person	Kozhevnikov Sergei Leonidovich, Ryabov Igor Alexeevich
Contacts (Phone, E-mail)	+7 (843) 211-09-19, office@icebuild.ru, +7(843)5575909, ryabov@zarech.ru
Sale/Lease information	Readiness for discussion of sale of a share in "Ice-Building" LLC. from 50% up to 100% at price RUB 500-900 mln.
Industry specialization	Refrigerating and logistic automated complex
<b>Transport Accessibility</b>	
Distance to the nearest city (km)	Within Kazan
Highway linkage	Yes, 50 m.
Rail service: spur Yes or No	Yes, 10 m.
Railways available at Investment Site	Yes
Commercial Airport/distance	35 km
River port/distance	17 km
<b>Land Plot</b>	
Total space area (ha)	1,26
Available area (ha)	1,26
Zoning Classification (category, permitted use class)	-
Plot Survey (Yes/No)	Yes
Selling price per ha (RUB)	The land is not a subject for separate sale
Leasing price per ha (RUB/year)	No
Land tax per ha (RUB/yearly)	490 374,00 RUB
<b>Industrial Assets</b>	
Industrial and warehouse facilities (total area)	3 252,6
Industrial and warehouse facilities (available area), sq m	3 252,6
Leasing price per sq m (RUB/monthly,VAT-free)	Not for separate sale
Selling price per sq m (RUB, VAT-free)	Not for separate sale
Property tax (%)	2,2% annually
<b>Office Assets</b>	
Office assets (total area), sq m	563,9
Office assets (available area), sq m	-
Leasing price per sq m (RUB/monthly,VAT-free)	-
Selling price per sq m (RUB, VAT-free)	Offices are not subjects for separate sale
<b>Electricity</b>	
Electric power (MW-h)	2,5
Available electric power (MW-h)	0,8
Grid connection price (RUB/kW, VAT-free)	

Electricity price (RUB/kW-h, VAT-free)	3,5
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### Gas Supply

Gas supply capacity (cubic meter/h)	-
Available gas supply capacity	-
Gas supply line connection price (RUB, VAT-free)	-

### Water Supply

Water supply capacity (m <sup>2</sup> /h)	30
Available water supply capacity (m <sup>2</sup> /h)	30
Water supply price (RUB/m <sup>2</sup> ,VAT-free)	17,36
Water supply/sewage connection price (RUB, VAT-free)	-

### Manpower Availability

Nearest localities/ distance	Kazan
Total civilian labour force within a 50km radius (thous. pers.)	More than 300 000 persons
Unemployed working-age labour force (thous. pers.)	More than 300 000 persons
Universities per locality (units)	More than 15
Vocational schools per locality (units)	More than 20

### Social Infrastructure

Housing for personnel (Yes/No, distance)	No
Hotels for accommodating personnel (Yes/No, distance)	Yes, many variants
Conference hall, business areas (Yes/No)	No
Sport facilities (Yes/No)	No
Canteens and cafes within the territory (Yes/No)	Yes

### Management Company's Services (if any)

Turn-key construction / Project office (EPCM service to provide Technical Customer's functions)	-
Logistics	Yes
HR recruitment	-
Servicing/Engineering	Yes
Site security	Yes
Legal services	Yes
Consulting services	Yes
IT services	Yes
Site cleaning; Garbage disposal	Yes
Residents' personnel transportation/ personal transport provision	Yes
Personnel accommodation services	No
Other services (Description)	-

### Investment Site Residents

Residents (Planned)	-
Residents (Actual)	Ice-Building LLC