

# CATALOGUE



OF INVESTMENT PROJECTS  
OF SAKHA REPUBLIC (YAKUTIA)

INVEST  YAKUTIA



**Dear friends!**

Yakutia has unique investment opportunities. This is due to the presence of the richest reserves of natural resources, a stable social and demographic situation, a high level of human capital and strong economic positions in the Far East Federal District. Yakutia is actively developing interregional, international and foreign economic relations.

Stimulation of investment activity and formation of a comfortable investment climate will be unconditional priorities of the economic policy of the republic. In Yakutia, the necessary investment infrastructure has been created and is ready to provide comfortable conditions for doing business.

We are open for productive cooperation and are sincerely glad to see you among our business partners!

*Yours faithfully,  
Head of the Sakha Republic*  
**Aisen NIKOLAEV**



**Dear Ladies and Gentlemen!**

Our professional team will provide you a full range of services from plan development to project implementation used on Onestop-shop principle.

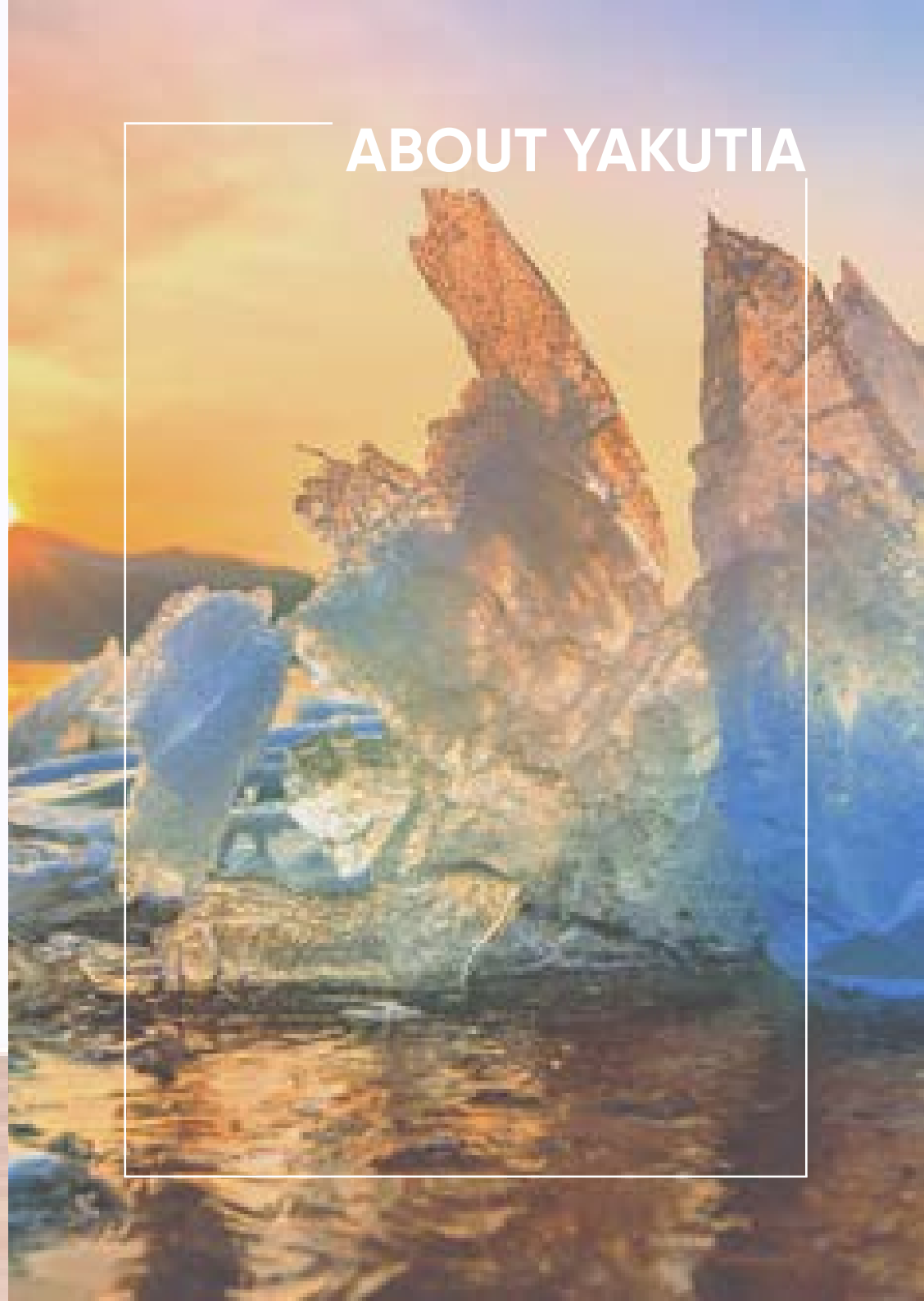
The catalogue will introduce you to first priority investment projects of Sakha Republic (Yakutia).

Looking forward to assisting you with discovering your investment opportunities in Yakutia!

*Yours faithfully,  
Director General  
Agency for Investment Promotion and  
Export Support of Sakha Republic (Yakutia)*

**Alexander KONDRASHIN**


# ABOUT YAKUTIA



## YAKUTIA IS THE LEADING REGION OF THE FAR EAST

 1 place  
FEFD

 ~1 M  
people

 3,1  
million m<sup>2</sup>

 BBB  
Fitch Ratings

The Republic of Sakha (Yakutia) is the largest region of the Russian Federation and occupies 1/5 of its territory.

Yakutia is a unique region with the rich and diverse natural resources. Yakutia ranks 2nd place in the Russian Federation in the rating of the natural resource potential of Russian regions (RAEX, 2019).

The Republic of Sakha (Yakutia) accounts for 20% of the total gross regional product of the entire Far East.

Takes 21st place in the rating of the investment budget of Russian regions (RAEX, 2019).

According to the human capital index, Yakutia ranks 6th in the Russian Federation. The leader of the Far Eastern Federal District in terms of natural population growth and birth rate.

## GENERAL INFORMATION

### AREA

**3,084,000 KM<sup>2</sup>**

The Republic of Sakha (Yakutia) is the largest region of the Russian Federation; France, Austria, Germany, Italy, Sweden, England, Finland and Greece taken together constitute a smaller area. Republic is the largest reserve of the Earth's biosphere, a global ecological reserve and one of the planet's climate regulators.

### CAPITAL

**YAKUTSK**

Founded in 1632. One of the largest industrial, scientific and cultural centers of the entire Far East Region. The fifth city in the Far Eastern Federal District in terms of population (after Khabarovsk, Vladivostok, Ulan-Ude and Chita). The largest of the cities located in the seasonal permafrost zone.

### POPULATION

**972,000 PEOPLE**

Yakutia is the only region in the Far East Federal District with a positive population dynamics. The birth rate is 2 times higher than the death rate.

### TIME ZONE

**UTC +9, UTC +10, UTC +11**

Yakutia is the only territorial entity of the Russian Federation, which covers three time zones.

### CLIMATE

**DISTINCTLY CONTINENTAL**

Almost the entire territory of Yakutia is located in the permanently frost soil zone. It has a long winter and a short summer. The temperature difference between the coldest month - January and the warmest - July is 70-75 degrees.

## MEASURES OF STATE SUPPORT

### TERRITORIES OF ADVANCED SOCIAL AND ECONOMIC DEVELOPMENT

0%

#### Tax preferences for 5 years:

- Profit tax
- Wealth tax
- Land tax

#### Other preferences:

- Reduced contributions to extra-budgetary funds of the Russian Federation for 10 years
- Provision of land plot and preferential connection to the infrastructure
- Simplified visa regime for foreign citizens and permission for foreign labor without quotas
- Issuance of building permits within 40 days
- Free customs zone regime
- Unscheduled inspections only after approval of the Ministry of Regional Development of the Russian Federation

#### Tax preferences:

- Profit tax  
0% for the first 5 years  
10% for the next 5 years
- Reduced rate on mineral extraction tax

## REGIONAL INVESTMENT PROJECTS

### ELECTRONIC VISA FOR VISITING THE FAR EAST REGION

- Available for citizens of 18 countries
- Quick receipt: average time - 20 minutes online
- Issued for free
- Valid for 30 days, allowed to stay in the region for 8 days

# MEASURES OF STATE SUPPORT

## ARCTIC ZONE OF THE RUSSIAN FEDERATION

### Tax preferences for 5 years:

- 0% • Profit tax  
• Wealth tax

### Other preferences:

- Subsidized insurance premiums
- State infrastructure support
- Simplified procedure for obtaining a land plot
- Subsidizing of interest rate for loans
- Reduced rate on mineral extraction tax
- Conducting inspections only after approval of the Ministry of Regional Development of the Russian Federation, and in shortened time

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# TRANSPORT AND LOGISTICS

- UPGRADING AND DEVELOPMENT OF RUSSIAN CAPACITIES TO CREATE MODERN RIVER FLEET FOR INLAND WATERWAYS

- RECONSTRUCTION (RENOVATION) OF YAKUTSK AIRPORT'S INTERNATIONAL TERMINAL

- CONSTRUCTION OF PORT TERMINAL IN MEGINO-KANGALASSKY DISTRICT OF THE SAKHA REPUBLIC

\* Official exchange rate of USD on 12.01.21 was used to calculate the amount, and 1 USD = 74.5 RUB

# 01

# UPGRADING AND DEVELOPMENT OF RUSSIAN CAPACITIES TO CREATE MODERN RIVER FLEET FOR INLAND WATERWAYS

# RECONSTRUCTION (RENOVATION) OF YAKUTSK AIRPORT'S INTERNATIONAL TERMINAL



**Lena united (river) steamship company PJCS, Zhatai Shipyard JSC**

<p>📌 Total cost</p> <p><b>77.1 M USD</b></p>	<p>📌 Investments required</p> <p><b>12 M USD</b></p>	<p>🕒 Payback period</p> <p><b>9.3 years</b></p>
<p>📈 NPV</p> <p><b>25 M USD</b></p>	<p>📌 IRR</p> <p><b>13 %</b></p>	<p>% Discount rate</p> <p><b>-</b></p>



**Yakutsk Airport JSC**

<p>📌 Total cost</p> <p><b>19 M USD</b></p>	<p>📌 Investments required</p> <p><b>18.2 M USD</b></p>	<p>🕒 Payback period</p> <p><b>13 years</b></p>
<p>📈 NPV</p> <p><b>3.9 M USD</b></p>	<p>📌 IRR</p> <p><b>7.6 %</b></p>	<p>% Discount rate</p> <p><b>5.8 %</b></p>

📄 Resume

Creation of technologically advanced Zhatay shipyard with the aim to resume shipbuilding to rescue transport infrastructure of Lena river basin. This project is the key to ensuring uninterrupted delivery of necessary shipment for the population of the North Yakutia support zone, implementation of investment projects, bases of the Russian Emergencies Ministry and the Russian Ministry of Defense in the vast territory of the North-East of Russia.

📄 Parameters

Annual productive capacity: constructing up to **10** river vessels with ship-breaking plant. Creating over **600** jobs.

📄 Resume

Creating a modern international terminal of Yakutsk Airport, equipped with high-tech engineering infrastructure, ensuring the airport's passengers' and guests' security and top-class comfort.

📄 Parameters

Total cost of the project USD **19 M** min, including:  
 USD **8.1 M** - construction and installation  
 USD **3.4 M** - equipment for quality and safe passenger service  
 USD **6.4 M** - equipment for aircraft and airfield service  
 USD **0.286 M** - equipment for customs control systems.

📄 Investor's involvement level

Debt financing

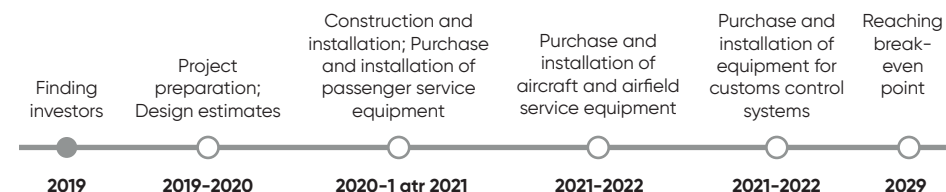
📄 Investor's involvement level

- Lending a credit
- Involvement in the project on the principles of public-private partnership

📅 Project stages



📅 Project stages





# CONSTRUCTION OF PORT TERMINAL IN MEGINO-KANGALASSKY DISTRICT OF THE SAKHA REPUBLIC

💡 Initiator

## State supply distribution of Yakutia SC

💰 Total cost	💰 Investments required	🕒 Payback period
<b>29.9 M USD</b>	<b>29.9 M USD</b>	<b>12.6 years</b>
📈 NPV	📈 IRR	% Discount rate
<b>3.7 M USD</b>	<b>14 %</b>	<b>-</b>

### 📄 Resume

Goal of the project is to meet the needs of the Sakha Republic citizens and in organizing transshipment of the cargo both in direct water and rail, and in mixed rail-water, road-water communication.

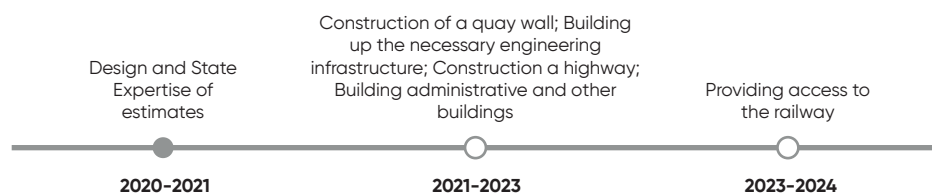
### ⚙️ Parameters

The length of operating area of the berth is **150** running meters, which ensures, in accordance with the current rules for organizing loading-unloading operations on water transport, mooring of all types of vessels operating in the Lena basin. The list of services provided will include loading-unloading operations on the railway, water and road transport; logistics and related services.

### 👤 Investor's involvement level

- Lending a credit
- Involvement in the project on the principles of public-private partnership

### 📅 Project stages



# MINING AND DIAMOND-CUTTING INDUSTRY

• CREATING A JEWELRY AND DIAMOND-CUTTING CLUSTER IN ASEZ YAKUTIA (STAGE 2)

• DEVELOPMENT OF RUCHEY TIREKHTYAKH ALLUVIAL TIN DEPOSIT IN THE SAKHA REPUBLIC

• DEVELOPMENT OF MINING AND PROCESSING COMPLEX AT THE MALO-TARYN DEPOSIT OCCURRENCE

\* Official exchange rate of USD on 12.01.21 was used to calculate the amount, and 1 USD = 74.5 RUB

# 02

## CREATING A JEWELRY AND DIAMOND-CUTTING CLUSTER IN ASEZ YAKUTIA (STAGE 2)

💡 Initiator

**SAYBM LLC, JSCB ALMAZERGIENBANK JSC**

💰 Total cost  
**24.4 M USD**

📊 Investments required  
**22 M USD**

🕒 Payback period  
**6 years**

📈 NPV  
**6.6 M USD**

📈 IRR  
**32,4 %**

% Discount rate  
**25 %**

### 📄 Resume

The project aims to create integrated infrastructure for enterprises in jewelry and diamond-cutting industry and ensure favorable conditions for small and medium business.

### 📄 Parameters

The production capacity is **600 kg** of jewelry worth USD **94.8 M** and **84 thousand** carat of diamonds worth USD **373.6 M** by 2021. Land plot is available in ASEZ Yakutia (with an area of **3.3 hectare**). Second stage – building with an area of over **4000 sq m**, and exhibition complex.

### 👤 Investor's involvement level

- Direct financing
- Preferential credit
- Recruitment of residents

### 📅 Project stages



## DEVELOPMENT OF RUCHEY TIREKHTYAKH ALLUVIAL TIN DEPOSIT IN THE SAKHA REPUBLIC

💡 Initiator

**Yanolovo JSC**

💰 Total cost  
**5.1 M USD**

📊 Investments required  
**5.1 M USD**

🕒 Payback period  
**9 years**

📈 NPV  
**1.8 M USD**

📈 IRR  
**15,9 %**

% Discount rate  
**14,8 %**

### 📄 Resume

The project of Yanolovo JSC aims at separate surface mining at Ruchey Tirekhtyakh alluvial tin deposit in Ust-Yana District of the Sakha Republic (Yakutia).

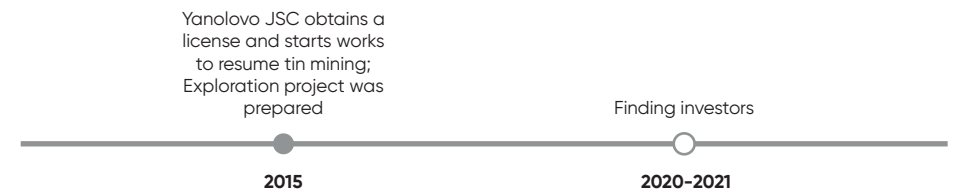
### 📄 Parameters

Reaching designed capacity of **3000 tons** of tin in concentrate per year.

### 👤 Investor's involvement level

- Direct investment
- Debt financing

### 📅 Project stages



# DEVELOPMENT OF MINING AND PROCESSING COMPLEX AT THE MALO-TARYN DEPOSIT OCCURRENCE

💡 Initiator

**Boguslavets LLC**

💰 Total cost

**49.6 M USD**

📊 Investments required

**12.2 M USD**

🕒 Payback period

**7 years**

📈 NPV

**18.5 M USD**

📈 IRR

**18 %**

% Discount rate

**-**

## 📄 Resume

Goal of the project is the construction and subsequent expansion of a modern mining and processing complex on the Malo-Tarynskoye field in the Oymyakonsky district of the Republic of Sakha (Yakutia) with creation of the necessary energy infrastructure.

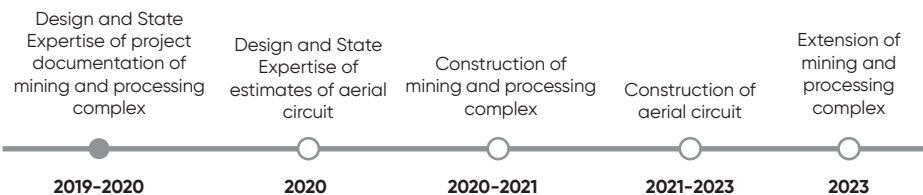
## 📄 Parameters

The project involves the construction of a modern mining and processing complex at the Malo-Taryn deposit within the Taryn ore field in the Republic of Sakha (Yakutia) with balance reserves of **2,993.9 thousand tons** of ore, **12,539.4 kg** of gold.

## 👤 Investor's involvement level

- State backing
- Obtaining preferences

## 📅 Project stages



# AGRIBUSINESS

•FISH PROCESSING

•MEAT PROCESSING

•WILD HERBS PROCESSING

\* Official exchange rate of USD on 12.01.21 was used to calculate the amount, and 1 USD = 74.5 RUB

# 03

# FISH PROCESSING

## Initiator

Ministry of Agriculture of Sakha Republic (Financial Agro-Industrial Corporation Tuymaada SC)

<p>📊 Total cost</p> <p><b>1.8 M USD</b></p>	<p>💰 Investments required</p> <p><b>1.8 M USD</b></p>	<p>🕒 Payback period</p> <p><b>8,8 years</b></p>
<p>📈 NPV</p> <p><b>0.6 M USD</b></p>	<p>📈 IRR</p> <p><b>28 %</b></p>	<p>% Discount rate</p> <p><b>10 %</b></p>

### Resume

Organization a fish processing company on the territory of the Republic of Sakha (Yakutia) based on local raw materials, oriented at the first stage to the regional and Russian markets, and in the future to the market of the APR countries.

### Parameters

**157 tons** of frozen trash fish;  
**209 tons** of high quality frozen fish;  
**75 tons** of trash fish snacks;  
**950 thousand cans** of canned fish;  
**105 tons** of semi-finished fish products;  
**6 tons** of caviar products;  
 Creation of **31** workplaces:  
 Administrative staff: **5** people;  
 Production staff: **26** people.

### Investor's involvement level

Direct investment

### Project stages



# MEAT PROCESSING

## Initiator

Ministry of Agriculture of Sakha Republic (Financial Agro-Industrial Corporation Tuymaada SC)

<p>📊 Total cost</p> <p><b>0.8 M USD</b></p>	<p>💰 Investments required</p> <p><b>0.8 M USD</b></p>	<p>🕒 Payback period</p> <p><b>8,8 years</b></p>
<p>📈 NPV</p> <p><b>0.6 M USD</b></p>	<p>📈 IRR</p> <p><b>28 %</b></p>	<p>% Discount rate</p> <p><b>10 %</b></p>

### Resume

Organization a meat processing company on the territory of the Republic of Sakha (Yakutia) based on local raw materials, oriented at the first stage to the regional and Russian markets, and in the future to the market of the APR countries.

### Parameters

**104.8 tons** of semi-finished meat products;  
**78.6 tons** of snacks;  
**52.4 tons** of venison and horse meat products;  
**52.4 tons** of premium semi-finished meat products;  
**52.4 tons** of meat offal;  
 Creation of **25** workplaces:  
 Administrative staff: **5** people  
 Production staff: **20** people.

### Investor's involvement level

Direct investment

### Project stages



# WILD HERBS PROCESSING

## 💡 Initiator

Ministry of Agriculture of Sakha Republic (Financial Agro-Industrial Corporation Tuymaada SC)

💰 Total cost  
**0.2 M USD**

💰 Investments required  
**0.2 M USD**

🕒 Payback period  
**3,6 years**

📊 NPV  
**0.8 M USD**

🔄 IRR  
**41 %**

% Discount rate  
**10 %**

### 📄 Resume

Organization a wild herbs processing company on the territory of the Republic of Sakha (Yakutia) based on local raw materials, oriented at the first stage to the regional and Russian markets, and in the future to the market of the APR countries.

### 📏 Parameters

**149.8 tons** of dry herbal preparatio based on Ivan-tea;  
**70.5 tons** of jam;  
**150.3 tons** of fruit drink;  
Creation of **11** workplaces:  
Administrative staff: **5** people  
Production staff: **6** people (**2** of them are seasonal workers).

### 👤 Investor's involvement level

Direct investment

### 📅 Project stages



# TOURISM

- CONSTRUCTION OF A 3-STAR HOTEL COMPLEX FOR 150 ROOMS IN YAKUTSK

- CONSTRUCTION OF THE INTERNATIONAL BRAND-MANAGED OF A 3-STAR HOTEL COMPLEX FOR 88 ROOMS IN YAKUTSK

- CONSTRUCTION ADDITIONAL OBJECTS IN TOURIST COMPLEX ORTO DOYDU

- RECONSTRUCTION, EXPANSION AND UPGRADE OF TECHNICAL EQUIPMENT OF SPORTS AND ENTERTAINMENT COMPLEX TEKHTUR

- CREATION OF A TOURIST AND RECREATION CLUSTER LENA PILLARS IN BATAMAY OF KHANGALASSKY DISTRICT

\* Official exchange rate of USD on 12.01.21 was used to calculate the amount, and 1 USD = 74.5 RUB

# 04

# CONSTRUCTION OF A 3-STAR HOTEL COMPLEX FOR 150 ROOMS IN YAKUTSK

# CONSTRUCTION OF THE INTERNATIONAL BRAND-MANAGED OF A 3-STAR HOTEL COMPLEX FOR 88 ROOMS IN YAKUTSK

**Initiator**  
**Republican Investment Company JSC, Property Management Company Centre LLC**

<p>📌 Total cost</p> <p><b>19.4 M USD</b></p>	<p>📌 Investments required</p> <p><b>19.4 M USD</b></p>	<p>📌 Payback period</p> <p><b>11.6 years</b></p>
<p>📈 NPV</p> <p><b>5.2 M USD</b></p>	<p>📌 IRR</p> <p><b>15.5 %</b></p>	<p>% Discount rate</p> <p><b>-</b></p>

**Initiator**  
**AEB Capital LLC, JSCB ALMAZERGIENBANK JSC**

<p>📌 Total cost</p> <p><b>16.3 M USD</b></p>	<p>📌 Investments required</p> <p><b>13.1 M USD</b></p>	<p>📌 Payback period</p> <p><b>12 years</b></p>
<p>📈 NPV</p> <p><b>2.4 M USD</b></p>	<p>📌 IRR</p> <p><b>18 %</b></p>	<p>% Discount rate</p> <p><b>-</b></p>

**Resume**

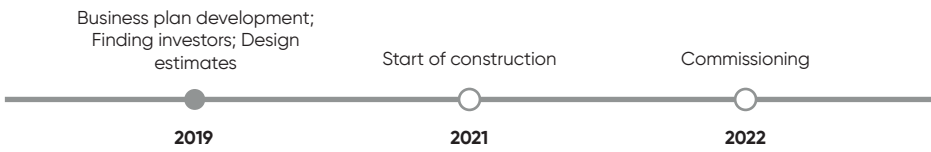
Construction of a 3-star hotel complex to meet the growing demand for comfortable rooms and quality services in Yakutsk.

**Parameters**

Hotel complex – **9-storey** monolithic frame building,  
 Land area **5,743 m²**,  
 Number of rooms – **150**

**Investor's involvement level**  
 Debt financing

**Project stages**



**Resume**

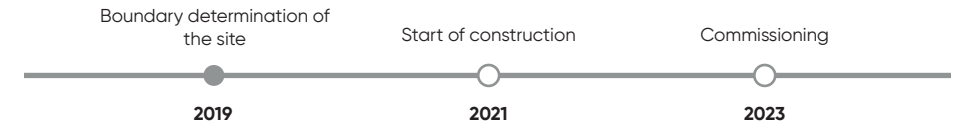
Creating the city's and region's first quality hotel of 4\* category, managed by the international brand.

**Parameters**

The site's total area – **1,538 m²**  
 It's a street-view site in the city's central street  
 Total area of the project – **5,005 m²**  
 Number of rooms – **89**

**Investor's involvement level**  
 Debt financing

**Project stages**



# CONSTRUCTION ADDITIONAL OBJECTS IN TOURIST COMPLEX ORTO DOYDU

# RECONSTRUCTION, EXPANSION AND UPGRADE OF TECHNICAL EQUIPMENT OF SPORTS AND ENTERTAINMENT COMPLEX TEKHTUR

💡 Initiator  
**Arctic CJSC**

💰 Total cost	📊 Investments required	🕒 Payback period
<b>0.6 M USD</b>	<b>0.4 M USD</b>	<b>5.1 years</b>
📈 NPV	📈 IRR	% Discount rate
<b>90,738 USD</b>	<b>21.5 %</b>	<b>- %</b>

📄 Resume

The project involves construction of a hotel complex with architecture reflecting the national Yakut style inspired by Olonkho, with interior decoration in the Yakut national style using the works of local masters

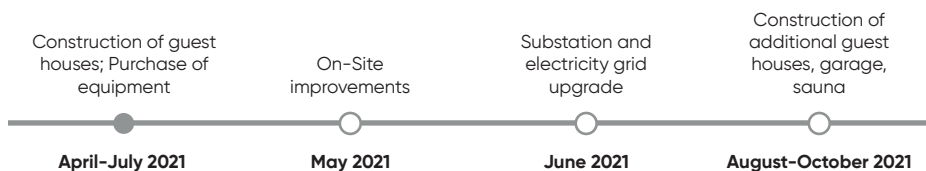
📄 Parameters

The hotel complex will have an equipped congress hall for **200** people, two restaurants: on the ground floor (with capacity for **200** people) and a restaurant with capacity for **50** people with an outdoor terrace, spa center, gym, sauna, billiards, swimming pool, indoor guarded parking space, children's room with staff.

📈 Investor's involvement level

Debt financing

📅 Project stages



💡 Initiator  
**Sports and entertainment complex TEKHTUR LLC**

💰 Total cost	📊 Investments required	🕒 Payback period
<b>1.4 M USD</b>	<b>1.3 M USD</b>	<b>8.3 years</b>
📈 NPV	📈 IRR	% Discount rate
<b>0.2 M USD</b>	<b>15.8 %</b>	<b>-</b>

📄 Resume

The implementation of this project will create the necessary sports infrastructure for tourists in the Khangalassky district of the Republic of Sakha (Yakutia), will make it possible to satisfy the existing demand for year-round tourism and sports services, which will positively affect the overall development strategy tourism industry of the Republic.

📄 Parameters

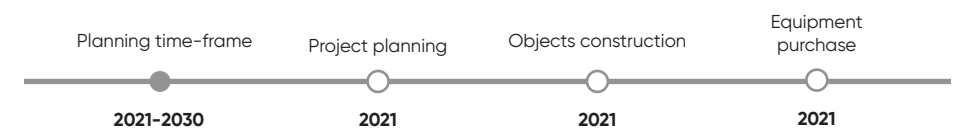
The project is supposed to be located on the land state at the address: Republic of Sakha (Yakutia), Khangalassky district, Pokrovsky tract **45 km**. There are 3 villages near the territory - Oktemtsy, Chapevo and Tekhtyur.

- Transport accessibility, from Yakutsk to the complex **45 km**;
- The area has a variety of slopes. There are tracks with long lengths, as well as the abundance of gentle slopes attracting skiers of all ages and levels of training.

📈 Investor's involvement level

Debt financing

📅 Project stages



# CREATION OF A TOURIST AND RECREATION CLUSTER LENA PILLARS IN BATAMAY OF KHANGALASSKY

💡 Initiator  
**Aaryma Tours LLC**

💰 Total cost  
**6.3 M USD**

🏗️ Investments required  
**5.7 M USD**

🕒 Payback period  
**7.6 years**

📈 NPV  
**0.9 M USD**

📈 IRR  
**22.3 %**

% Discount rate  
**-**

## 📄 Resume

The implementation of this project will create the necessary tourist infrastructure in a designated area of outstanding natural beauty. The creation of an ecological tourist complex will allow satisfying the existing demand for year-round tourist services, rationally use the existing potential of this territory, which in turn will have a positive effect on the overall development strategy of tourism industry of the republic, focused on the development of domestic and inbound tourism.

## 🔍 Parameters

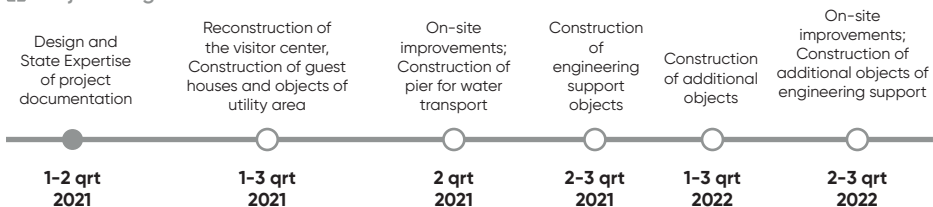
The project is supposed to be located on a land plot with a total area of 7.44 hectares on the left bank of the river Lena. Construction is planned:

- a visitor center for 5 rooms, 3 double rooms and 2 triple rooms, as well as a cafe-restaurant with 30 seats;
- VIP houses - for 2 double rooms;
- 60 modular houses for 2-3 people;
- Sports and technical center for equipment rental;
- Bath complex;
- Warm garage for 18 cars.

## 👤 Investor's involvement level

- Lending a credit
- Involvement in the project on the principles of public-private partnership

## 📅 Project stages



# OIL AND GAS INDUSTRY

•CONSTRUCTION OF A MEDIUM-SCALE LNG PLANT IN THE SAKHA REPUBLIC

\* Official exchange rate of USD on 12.01.21 was used to calculate the amount, and 1 USD = 74.5 RUB

# 05



# CONSTRUCTION OF A MEDIUM-SCALE LNG PLANT IN THE SAKHA REPUBLIC

## NOTES

Initiator

### Liquefied Natural Gas LLC

Total cost	Investments required	Payback period
<b>224.1 M USD</b>	<b>198.6 M USD</b>	<b>5.1 years</b>
NPV	IRR	Discount rate
<b>139.7 M USD</b>	<b>51.5 %</b>	<b>22.3 %</b>

#### Resume

Creating LNG production processing plant with production capacity 530,000 tons of LNG a year. In the I stage with capacity 90,000 tons of LNG, in II and III – 180,000 and 260,000 tons respectively.

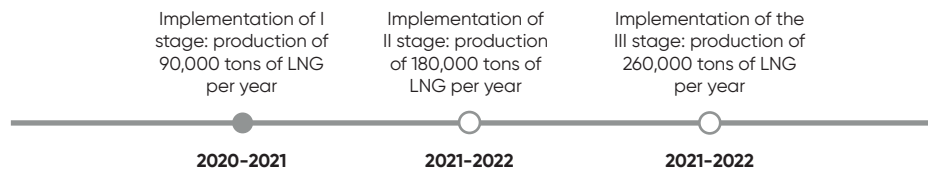
#### Parameters

Under the project, it is planned to use natural gas for the LNG production from the Pavlovsk-Maya main pipe. Technical conditions for gas supply in the amount of **0.75 billion cubic meters** were received from Sakhatransneftegaz JSC per year.

#### Investor's involvement level

Direct investment

#### Project stages




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