





ROAD SHOW

TYUMEN



What is the Tyumen Region?

 The Tyumen region is the connecting link between the East and West, and the oil and gas industrial region in the North and the Urals. .

 The region is inherently strategic as the shortest access route to the largest oil, gas and infrastructure project markets of Khanty-Mansiysk and Yamal-Nenets Autonomous district. .

Area
160,100 km²

Population
1.4 M People.
(on December 2016)

ТРАНССИБИРСКИЙ МАТРИЦА



The Moscow-Vladivostok road that runs through the region also forms part of the Berlin-Beijing corridor



The trans-Siberian railway connects the area with other regional centers of Russia.



There are regular direct international flights from Roschino airport (Tyumen) to Germany, Azerbaijan, Uzbekistan, Armenia and Tajikistan, as well as 10 flights to Moscow daily. The flight time is 2 hours and 40 minutes.

Resources



Russia's largest reserves of peat (2.6 billion tons)



There are 37 active hydrocarbon deposits. Predicted resource volume in the South of the region is estimated at 1.8 billion tons



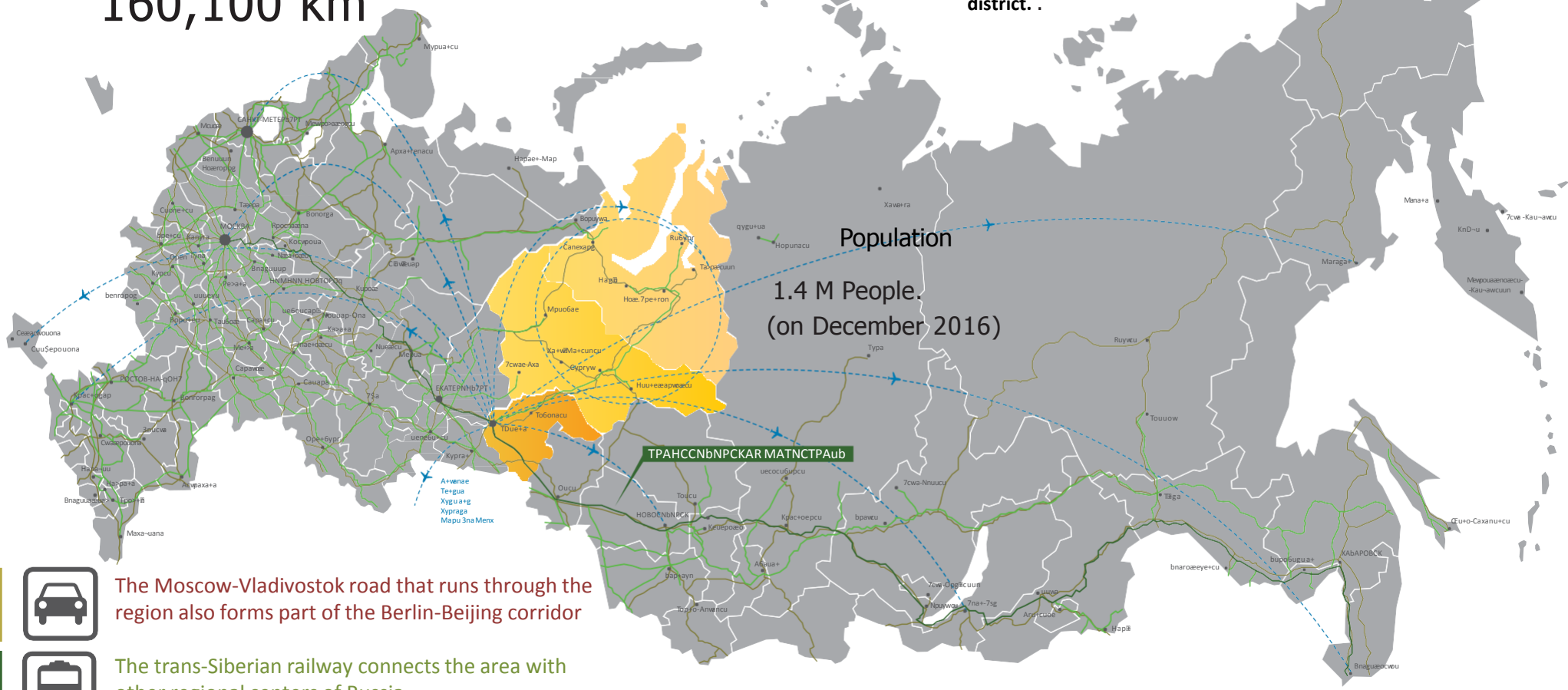
Timber reserves are estimated at 924 million cubic meters. Potential harvest volume is up to 15.6 million cubic meters per year



Mineral water (25 thousand cubic meters per day)











Significant reserves of mortar sand (442 million cubic meters), clay (397 million cubic meters)

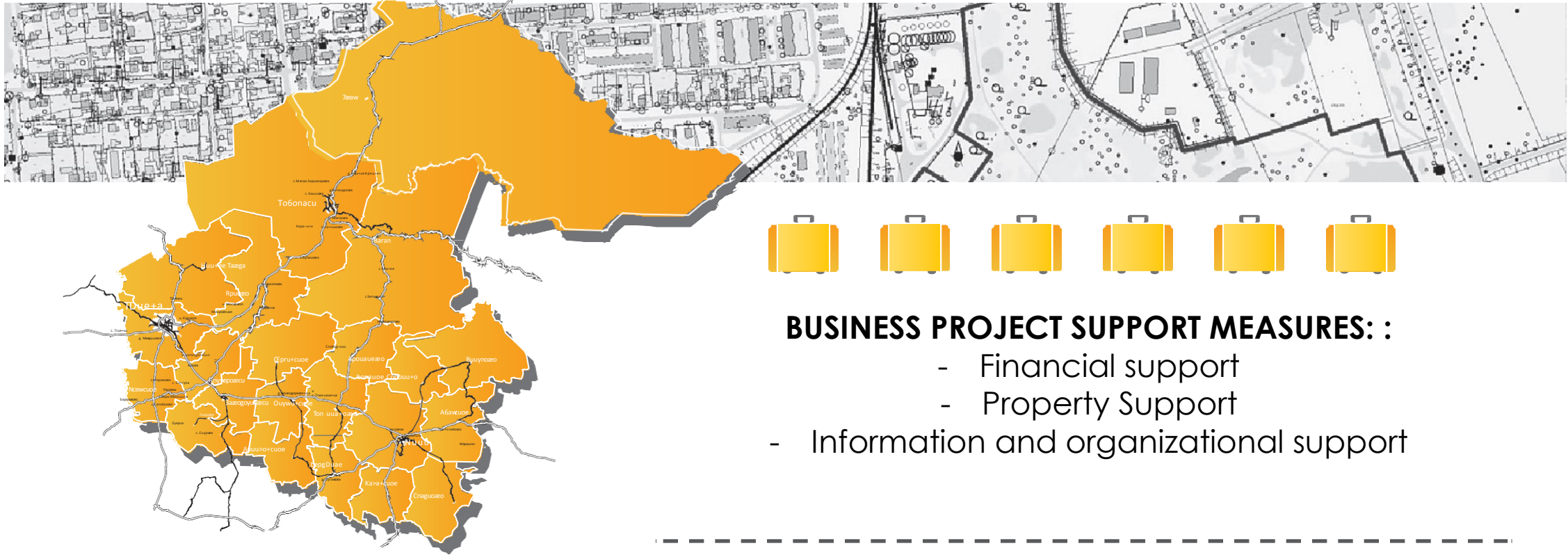


Integrated financial support What does it mean in practice? -----



-  **Reduce the regional part of the income tax rate by 3%**
-  **Reduce the rate of property tax**
(0% to 3 years from the date of commissioning in the total investment of 300 million rubles for all types of manufacturing industries.)
-  **We provide benefits for land and transport tax**
-  **We provide compensation for the costs of infrastructure-engineering arrangement of industries up to 50%**
-  **We provide land sites and real estate properties located in the municipal property**
-  **The first installment of equipment leasing at a subsidized price (up to 50% of the equipment costs), % on lease payment and % on loans**
-  **Investment loans at 7% for 5 years**
-  **Administrative support**

PROPOSALS FOR DEVELOPING BUSINESS IN TYUMEN REGION



BUSINESS PROJECT SUPPORT MEASURES: :

- Financial support
- Property Support
- Information and organizational support



The sites of industrial parks "BOGANDINSKY", "BOROVSKY", "DSC-500" (industrial and logistics park)



On the territory of the municipal formations of the Tyumen region more than 200 squares



There are industrial enterprises that require modernization. For the implementation of the project is an individual selection of sites



Enterprises of the Tyumen region, are interested in industrial cooperation and implementation of joint projects





ROAD SHOW

INDUSTRIAL PARKS



Combination of Industrial Park Benefits and Special Economic Zone Benefits with Complex Financial Support

Industrial Park

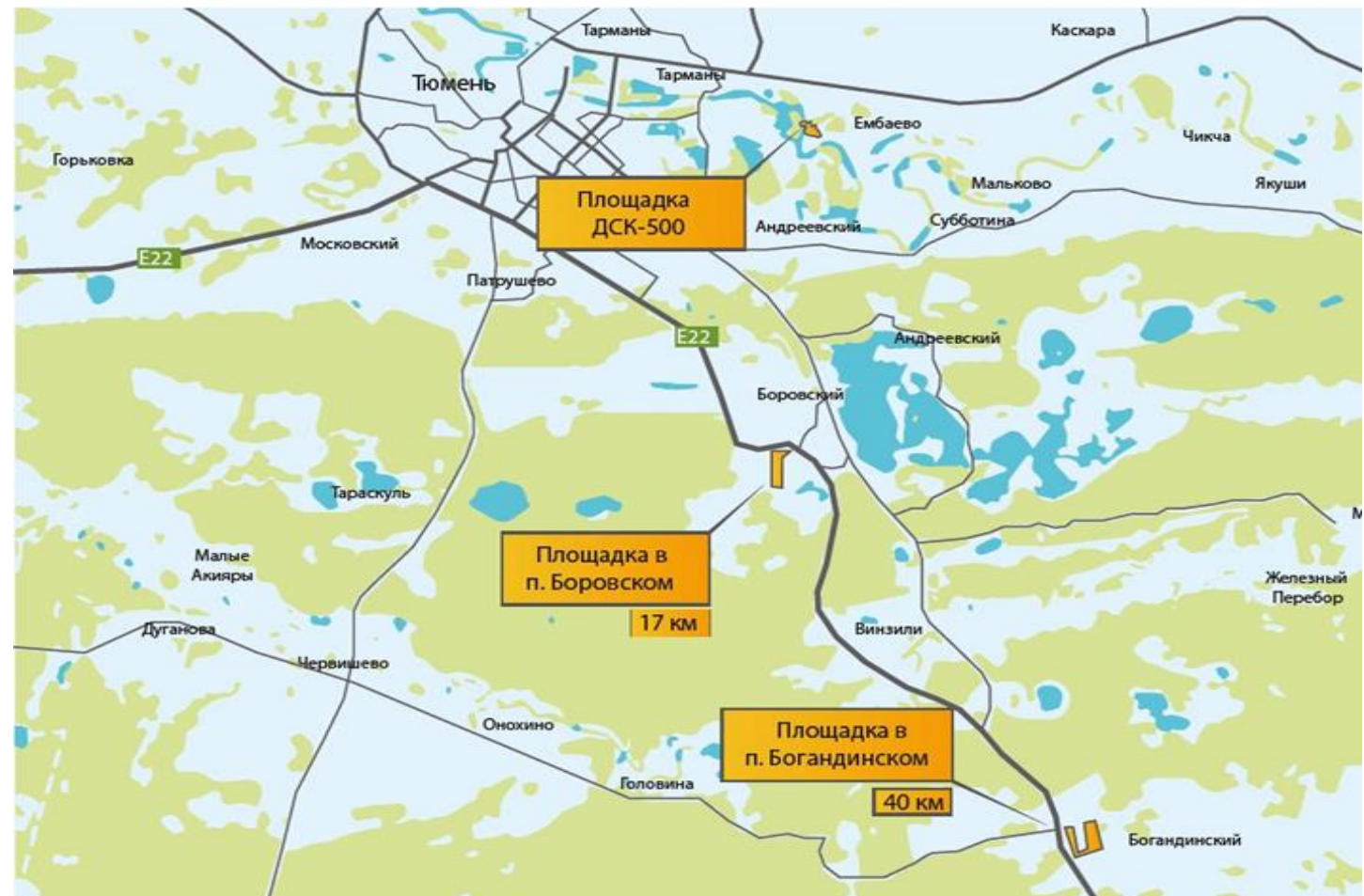
Well prepared place with all necessary infrastructure;
 Preferential rent price – 0,01%;
 Possibility to organize manufacture clusters; One trust company for all places; Possibility to get all complex of services

Zone of the Economical Development

Preferences for all types of manufacture for residents during several years

Financial Support

Compensation of the refinance rate, Part compensation of the leasing items



INDUSTRIAL PARK «BOROVSKY»



INDUSTRIAL PARK «BOGANDINSKY»

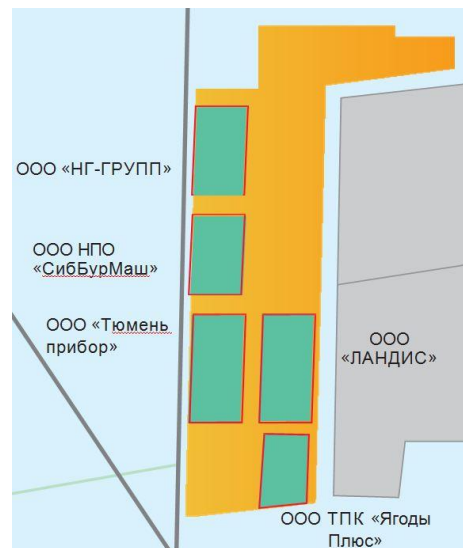


ENGINEERING COMMUNICATION

Electricity - 2 MW
(4 km outside cable; 2,6 km inside cable)

Gas – 380 m3/hour
(3,5 km outside net; 1,7 km inside net)

Water/drainage -150 m3 per day (3 km supply / 1,5 km water removal)



Price policy

- Lease of land - 311 Russian rubles for 1 hectare per month
- Property tax - 0%
- Income tax - -3%

✓ 17 km from Tyumen

✓ S=27, 9 hectare

ENGINEERING COMMUNICATION

Electricity – 4,9MW
(common length 4,2 km)

Gas 1200 m3/hour (170m - outside net; 3,5km inside net)

Water - 1000 m3 per day
(private water intake)

Drainage – 600 m3 per day
(3,9 km)



Price policy

- Lease of land - 111 Russian rubles for 1 hectare per month
- Property tax - 0%
- Income tax - -4%

✓ 40 km from Tyumen

✓ S=267, 9 hectare

INDUSTRIAL LOGISTIC PARK "DSK-500"



Engineering communications are summed up

Bus stops for employees are located in 4 minutes walk from the complex

Proximity of tracts
Yalutorovskiy, Tobolskiy, Starotobolskiy tracts

Railway dead ends are located on the territory of the park



Conditions for Residents

- Redemption value– 398 млн. рублей
- Approximate amount of investments– 2 млрд. руб.
- payback period– 8 лет
- Entering the markets of the Khanty-Mansiysk Autonomous District, the Yamalo-Nenets Autonomous District

✔ Within the city limits of Tyumen
 ✔ S=23 га





ROAD SHOW

INDUSTRIAL SITES

INDUSTRIAL SITES



ELECTRON

Area: 9,3 ha;
Production sites: 42 972 m²;
Electricity: 8,5 mW Heat power: 5,9 Gcal/hour;
Water: 120 m³ per day;
Gas: 12 000 m³ per day; Staff: 519 people;
Receipts 2016: 192 948 russian rubles.



TYUMEN PLANT OF MEDICAL EQUIPMENT AND INSTRUMENTS

Area: 15,54 ha;
Total area of production sites: 27 534,80 m²
To the territory of the plant is a railway branch;
Electricity: 5 mW; Heat power/water, gas.



TYUMEN MACHINE-TOOL PLANT

Area: 2,5 ha;
Production sites: 11 300 m²;
Electricity: 1,6 mW ;
Gas boiler capacity of 400 kW;
Central water supply and gas supply



INDUSTRIAL SITES



TYUMEN PLASTICS PLANT

Area: 2,4 ha;
Production sites: 2 394 m²;
To the territory of the plant is a railway branch.



RED OCTOBER

Area: 26,54 ha;
Electricity: 0,55 mW; Water: 240 000 m³ per year; Gas: 14 000 000 m³ per year;
2 railway lines are located on the territory;
Production halls, office and storage facilities.



KSM

Area: 9,9 ha, main building: 2 947,6 m²;
Area of locations more 6000 m²;
Length of railway track 776 m.,
Alarm system, Vibration pad, inv. №1544;
Automatic process control system for concrete preparation.



VEALPROF

Area: 6,64 ha;
Administrative 2-storey building: 209 m²;
Administrative 4-storey building 1104 m²;
Area of warehouse: 4198 m²;
Two production premises: of 4363 m² and 2223 m²



INDUSTRIAL SITES



SIBCOMPLECTMONTAZH

Area: 27,46 ha;
To the territory of the plant is a railway branch;
Gantry crane: 10 ton and 50 ton;
Production stopped as from September 2015.



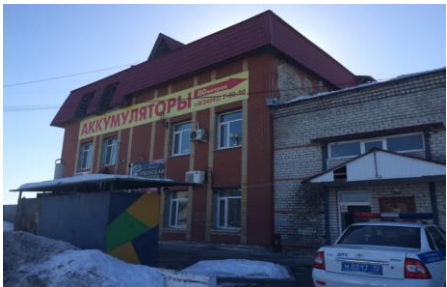
PASSENGER TRANSPORT

Total land area - 6 hectares
A garage (for 50 buses), a repair and mechanical workshop, a dining room, a sports complex, a car wash is located on the territory



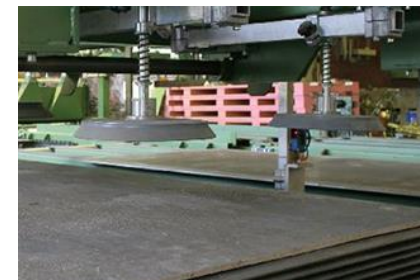
DORSERVISUNIVERSAL

The area of the land plot is 3 hectares;
The territory is made in asphalt;
Water supply - 100 m³ / day;
Water disposal - (cesspool) of 250 m³;
Power supply - allowed power 226 kW.



SIBZHILSTROY

The area of the land plot is 11.5 hectares, incl. Area of industrial premises 45 thousand m²
Industrial premises:
Plant for the production of building structures and parts
Drying complex;
Factory of production of cement-particle board



INDUSTRIAL SITES



IR POLYMER

Area of the territory: 2,2 hectares
Production areas: 3900 m² (ceiling height 7 m, crane beam 2 tons)
Office premises 1 650 m²;
Warehouses 2 000 m²
Railway traffic, Electricity 0.53



TYUMENGAZSTROYMASH PLANT

Production hall: 10 000 m².
Ceiling height 7 m;
The crane beams are 5 and 10 tone;
Railway traffic stall.



TYUMEN SHIPBUILDING AND SHIPREPAIRING PLANT

The area of the plot is 25 hectares.
On the basis of the enterprise, it is possible to produce: oil barges, barges-sites, storage tanks for oil products, ferries, production of lifeboats, repair of towboats, repair of dry-cargo ships and barges.





ROAD SHOW

RECREATIONAL OBJECTS

COMFORTABLE CONDITIONS OF ACCOMMODATION



SANATORIUM-AND-SPA INSTITUTIONS

- 40 • Sanatorium "WAVE" 80 |
- 96 • Sanatorium "GEOLOG" 175 |
- 34 • Center for Rehabilitation and Rehabilitation "Zhemchuzhny" 90 |
- 74 • Hospital of Rehabilitation "SWALLOW" 150 |
- 50 • Sanatorium-preventorium "SVETLIY" 100 |
- 370 • Center for Rehabilitation and Rehabilitation "SIBIR" 593 |
- 47 • Center for Rehabilitation and Rehabilitation "SNEZHINKA" 240 |
- 536 • Rehabilitation center "TARASKUL" 825 |
- 65 • Sanatorium-preventorium "HVOINIY" 120 |
- 116 • Sanatorium "INGALA" 350 |
- 43 • Center for Rehabilitation and Rehabilitation "AHMANKA" 87 |
- 42 • Sanatorium-preventorium "SOSNOVIY BOR" 90 |



INVESTMENT PROJECT ON DEVELOPMENT OF THE HEALTHCARE "RADUZHNIY"»



MARKET PREREQUISITES

- ◆ Health-improving complex «Raduzhny» is located about 230 kilometers from the city of Tobolsk, in a beautiful pine forest on the bank of the river Armzyanka.
- ◆ Property:
 - ◆ 1 plot of land with an area of 14 hectares,
 - ◆ 1 building construction in progress,
 - ◆ 18 buildings and facilities that provide the infrastructure of the health complex.
- ◆ On the main site are located:
 - ◆ Administrative and medical building, outdoor sports ground, beach, sauna, club-dining room for 150 people.
- ◆ Engineering communications: electrical networks, water supply, sewage networks, telephone communication.
- ◆ The territory of the complex is located on 14 hectares of land, most of which is a forest with a predominance of coniferous trees.
- ◆ Sale of property complex - through the auction.
- ◆ The volume of investments - from 150 million rubles.



INVESTMENT PROJECT ON THE DEVELOPMENT OF THE SANATORIUM "BLUE LAKES"



MARKET PREREQUISITES

- ◆ Lake Gorkoe of the Armizonsky district contains a unique reserve of sulphide sapropel mud, which became the impetus for the creation in 1984 of a sanatorium-preventorium of the year-round action "Blue Lakes". For a quarter of a century the sapropel is a reliable medical factor of the health resort, capable of taking in the year more than 600 children and adults.
- ◆ Sapropel from Lake Gorkoe is used for the treatment of diseases of the musculoskeletal system, peripheral nervous system, gynecological, and others.
- ◆ The market value of property on the basis of the assessment is about 17 million rubles



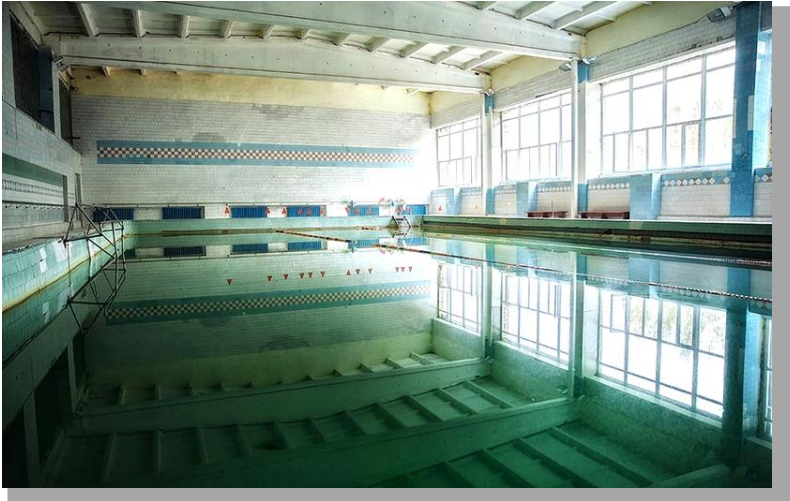
INVESTMENT PROJECT ON THE DEVELOPMENT OF THE SANATORIUM "GEOLOG"



MARKET PREREQUISITES

Sanatorium "Geologist" is a sanatorium-resort, Treatment-and-prophylactic and climatic-balneo-mud baths institution, Which works all year round.

- ◆ **Location:** Tyumen Region, Tyumen region, from. Salairka, 39 km of the Salair tract
- ◆ **A hot spring with mineral water** is functioning on the territory of the Geologist sanatorium
Water chloride-sodium with a small content of bromine.



INVESTMENT OFFER:

Purchase of a sanatorium (property complex + 3.y.)
Price: about 200 million rubles

INVESTMENT PROJECT ON THE DEVELOPMENT OF SANATORIUM "AHMANKA" -----



COMPETITIVE ADVANTAGES OF "AKHMANKI"

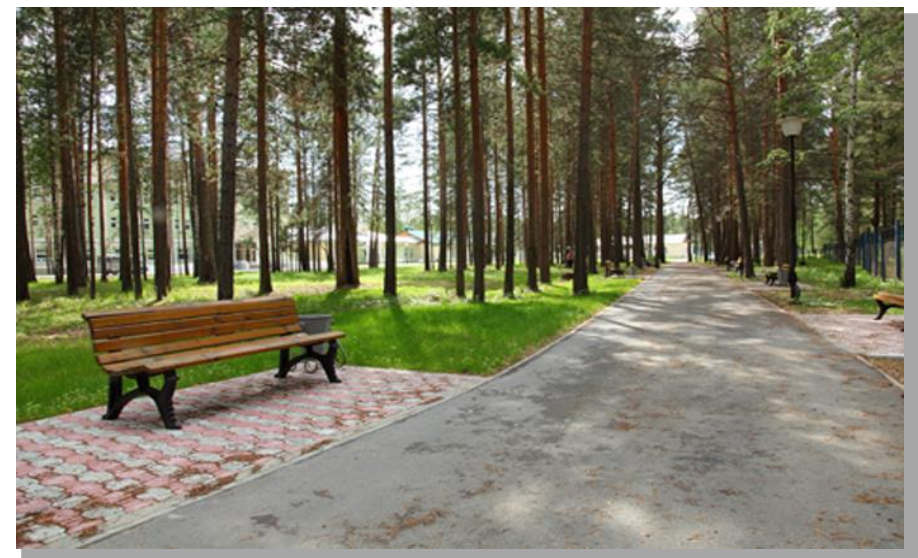
- ◆ Own source of sapropel mud
- ◆ Own source of mineral water
- ◆ Highly qualified staff
- ◆ Transport accessibility
- ◆ Unique natural landscape
- ◆ Leading positions in the market
- ◆ Sanatorium and health services

◆ Sanatorium "Akhmanka" is located next to the deposit of sapropel medicinal mud of Lake Ahmanka
In the Lower-Tavdinsky district of the Tyumen region.

The owner of the facility is "Management Company" Normedcom "(the company belongs to the Yamal-Nenets Autonomous District).

INVESTMENT OFFER:

Co-investment (the conditions can be discussed) or a complete redemption of the object



INVESTMENT PROJECT FOR DEVELOPMENT SANATORIUM IN PORROVSKOE VILLAGE



OBJECTIVE OF THE PROJECT

To organize a sanatorium / recreation center / rest home with a mineral pool on the basis of a former hospital

PROPERTY INFORMATION

- ◆ The building of the district hospital with a stationary and polyclinic department, total area - 776.58 square meters
- ◆ Garage, the total area of 52.5 square meters.
- ◆ Land, area of 3 600 square meters.
- ◆ Cadastral number: 72: 22: 0901001: 45,
Address (location) of the facility: Tyumen Region, Yarkovsky District
- ◆ A well with mineral water 100 meters from the hospital building

CHEMICAL COMPOSITION OF WATER IN A MINERAL WELL

Санитарно-гигиеническая лаборатория					
№ п/п	Определяемые показатели	Результаты исследований	Гигиенический норматив	Единицы измерения	НД на методы исследований
1	Запах при 60 °С	2	не более 3	баллы	ГОСТ 3351-74
2	Цветность	10 ± 5	не более 30	град.	ГОСТ 31868-2012
3	Запах при 20 °С	3	не более 3	баллы	ГОСТ 3351-74
4	Привкус	3	не более 3	баллы	ГОСТ 3351-74
5	Мутность	6,7 ± 1,3	не более 2	мг/дм3	ГОСТ 3351-74
6	Нитраты (по NO3)	менее 0,1	не более 45	мг/дм3	ГОСТ 33045-14
7	рН	8,4 ± 0,1	от 6 до 9	единицы рН	РД 52.24.433-2005
8	Жесткость общая	35,0 ± 5,2	не более 10	оЖ	ГОСТ 31954-2012
9	Окисляемость перманганатная	13,5 ± 3,9	не более 7	мгО/дм3	ПНД Ф 14.2:4.154-99
10	Нитриты (по NO2)	менее 0,003	не более 3,3	мг/дм3	ГОСТ 33045-14
11	Кремний	менее 0,5	не более 10	мг/дм3	РД 52.24.433-2005
12	Аммиак (по азоту)	8,9 ± 1,3	не более 1,5	мг/дм3	ГОСТ 33045-14
13	Железо	6,5 ± 1,1	не более 0,3	мг/дм3	ГОСТ 4011-72
14	Марганец	0,50 ± 0,07	не более 0,1	мг/дм3	ГОСТ 4974-2014

- ◆ **Value of property complex:**
2 278 000 rubles.
- ◆ **Investment size:**
From 50 million rubles.

The Rasputin House Museum is 300 meters from the property complex



INVESTMENT PROJECT ON CONSTRUCTION OF SANATORIUM IN BERDYUZHSK DISTRICT AT THERAPEUTIC MUD SALT LAKE



Lake Solenoye is a monument of nature of regional significance. The uniqueness of the lake lies in the fact that it contains deposits of mud, treating a large number of diseases: diseases of the musculoskeletal system, gynecological diseases, skin diseases;

Residents of the Tyumen region of the Khanty Mansiysk Autonomous District of the Kalininsky Autonomous District of the Sverdlovsk Chelyabinsk and Kurgan Regions have connected effective demand;

In the business sector there is a shortage of quality services;

Near the lake there is a municipal area of 6 hectares;



ECONOMIC BACKGROUND

The necessary conditions:
The area of the land plot from 6 hectares

Staff:
30 people, salary for 1 employee 25 000 rubles, including insurance premiums

The volume of investments in the project is expected:
From 250 million rubles

Performance indicators:
Internal rate of return: up to 11%,
Net discounted income: 8.91 million rubles,
Payback period: 7 years

INVESTMENT PROJECT ON THE BUILDING OF THE BASE OF RECREATION IN VICHULOV DISTRICT NEAR LAKE AVERAGE



MARKET PREREQUISITES

- ◆ 228 sunny days per year;
- ◆ Lake Sredne is one of the deepest ponds in the south of the Tyumen region. The lake is located on the territory of the Vikulovsky district. 210 hectares of lake area, and the depth is 26 meters;
- ◆ Residents of the Tyumen region of the Khanty Mansiysk Autonomous District of the Kalininsky Autonomous District of the Sverdlovsk Chelyabinsk and Kurgan Regions have connected effective demand;
- ◆ In the business sector there is a shortage of quality services;

ECONOMIC BACKGROUND

- ◆ **The necessary conditions:**
The area of the land plot from 8 hectares
- ◆ **Staff:**
7 people, salary for 1 employee 20 000 rubles, including insurance premiums
- ◆ **Performance indicators:**
Internal rate of return: up to 11%,
Net discounted income: 8.91 million rubles,
Payback period: 7 years
- ◆ **The volume of investments in the project is expected:**
From 50 million rubles





ROAD SHOW

**SQUARES IN MUNICIPAL AREAS FOR
IMPLEMENTATION OF INVESTMENT
PROJECTS ***

**200 municipal plots, more details can be found on the website: <http://www.tyumen-region.ru/investments/investto/platform/>*

INFRASTRUCTURAL SITE IN YALUTOROVSK



ENGINEERING COMMUNICATION

S= 1 ha

Electricity

To the connection point 85 m)

Gas

Up to the existing gas pipeline 300 m)

Water

Up to running water supply 80 m

Drainage

Up to the current CNS 1600 m



- Cadastral number of the site - No. 72: 26: 0302001: 2120
- Type of territorial zone - production
- Kind of permitted use - food industry
- Land category - the land of settlements
- Access roads - provided with a primer coating

ENGINEERING COMMUNICATION

S= 8 ha

Electricity

To the connection point 330 m)

Gas

Up to the existing gas pipeline 60 m)

Water

Up to running water supply 1800 m

Drainage

Up to the current CNS 300 m



- Cadastral number of the land plot - No. 72: 26: 0101001: 319
- Type of permitted use - for the construction of industrial production
- Land category - the land of settlements
- Access roads - provided with a primer coating

— -Electricity

— -Water

— -Gas

— -Drainage

— - Border of the site

INFRASTRUCTURAL SITE IN YALUTOROVSK



ENGINEERING COMMUNICATION

S= 9 ha

Electricity

To the connection point 500 m)

Gas

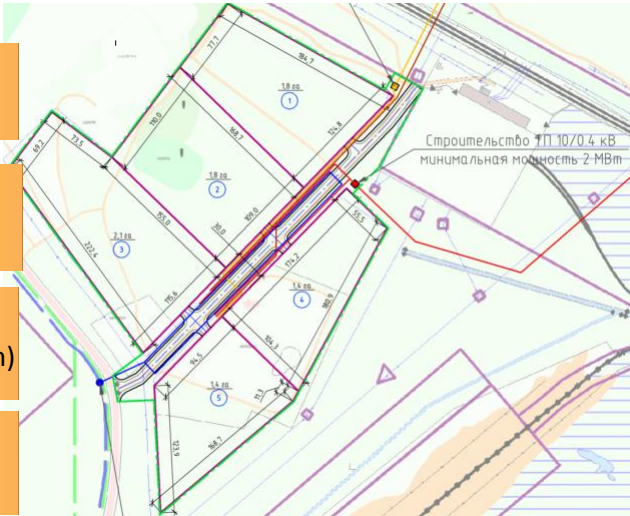
Up to the existing gas pipeline 1350 m)

Water

Up to running water supply 50 m

Drainage

Up to the current CNS 1050 m



- Land surveying was not conducted
- Type of permitted use - for the construction of industrial production
- Land category - the land of settlements
- Access roads - provided with asphalt covering

ENGINEERING COMMUNICATION

S= 9 ha

Electricity

To the connection point 200 m)

Gas

Up to the existing gas pipeline 230 m)

Water

Up to running water supply 380 m



- Cadastral number of the site - No. 72: 26: 0306002: 2056
- Kind of permitted use - for production purposes
- Land category - the land of settlements
- Access roads - provided with a primer coating

— -Electricity

— -Water

— -Gas

— -Drainage

— - Border of the site

INFRASTRUCTURE SITE YALUTOROVSK DISTRICT, KIYIVSKAYA RURAL SETTLEMENT



ENGINEERING COMMUNICATION

S= 38,5 ha

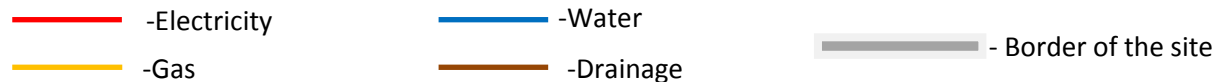
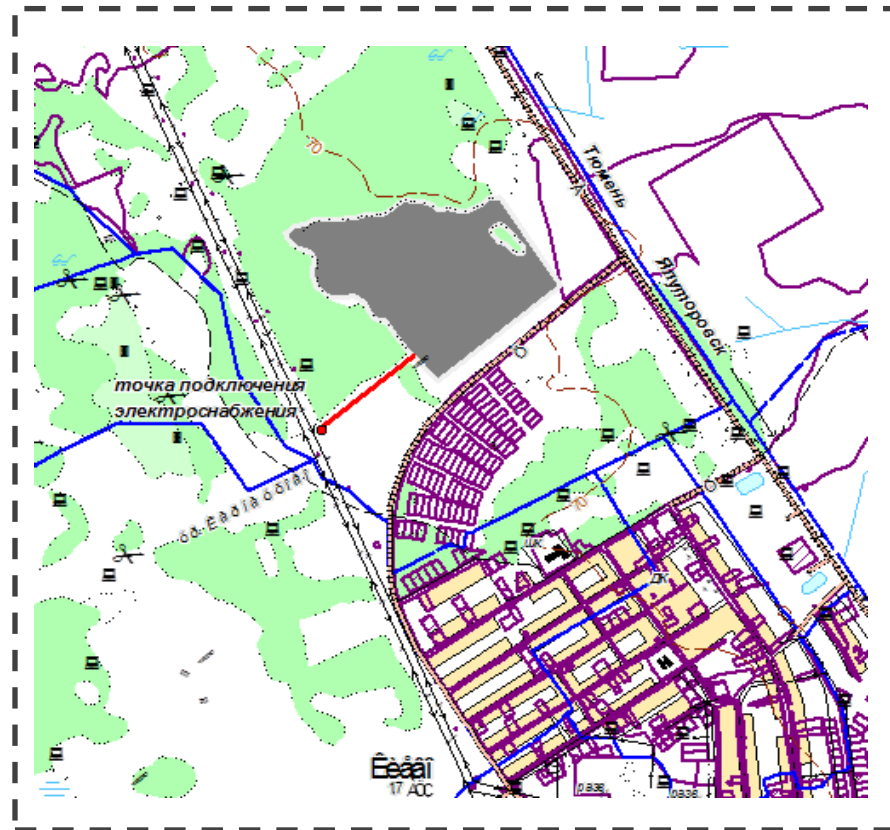
Electricity

To the connection point 430 m)

Gas

Up to the existing gas pipeline 50 m)

- Cadastral number of the site - No. 72: 21: 0509013: 116
- The category of land is the land of industry, energy, transport, communications, broadcasting, television, informatics, land for space activities, defense land, security and other special purpose land
- Access roads - provided with asphalt covering
- Distance from railway station - 30 km
- Distance from Tyumen - 45 km



INFRASTRUCTURE SITE IN ZAVODOUKOVSK



ENGINEERING COMMUNICATION

Electricity

To the connection point 3,65 m)

Gas

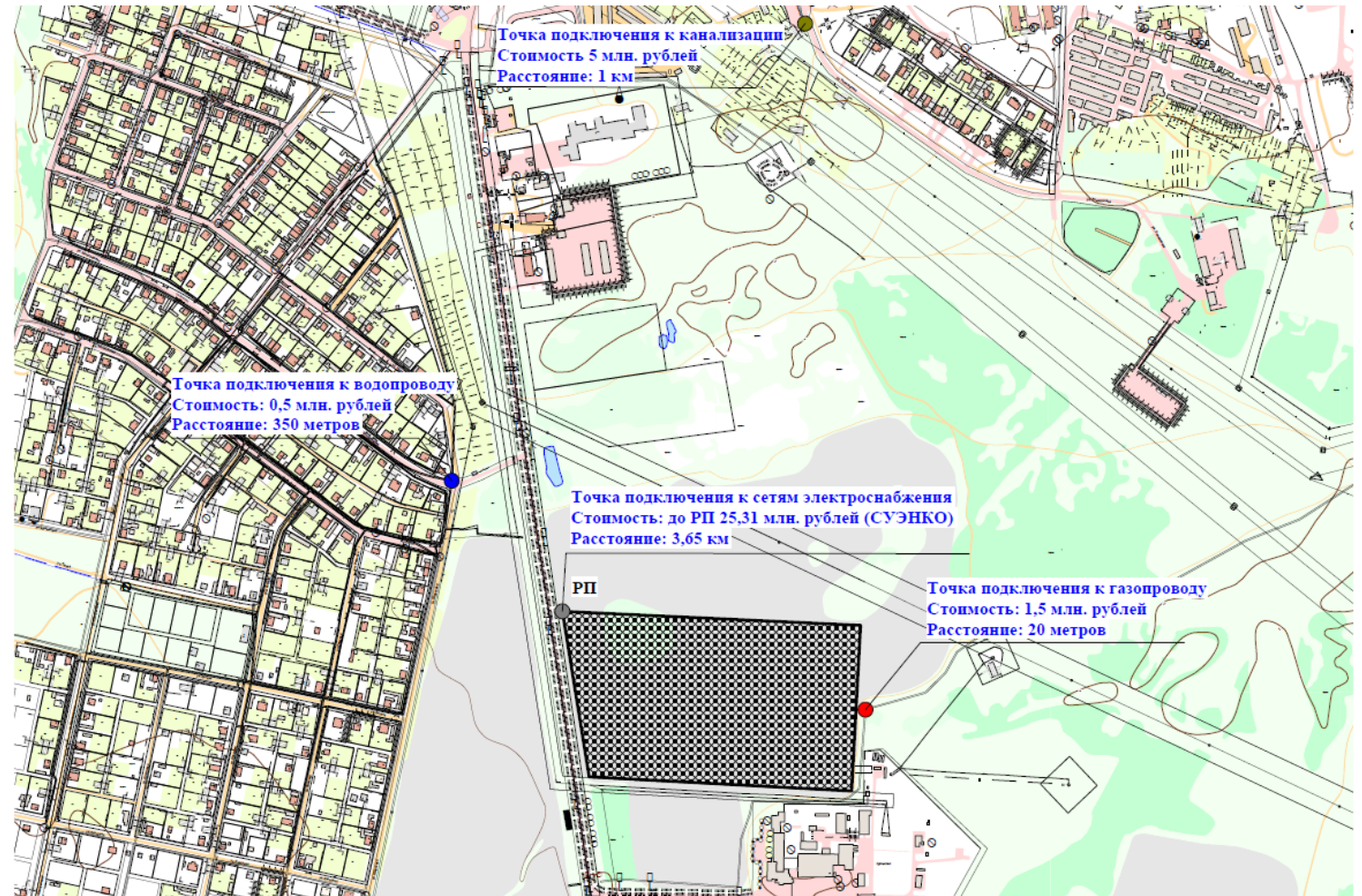
Up to the existing gas pipeline 20 m)

Water

Up to running water supply 350 m

Drainage

Up to the current CNS 1 km



MUNICIPAL SITE IN PIC. NEW ZAMKA, ZAVODOUKOVSKY DISTRICT



ENGINEERING COMMUNICATION

S= 20 ha

Electricity

To the connection point 1500 m)

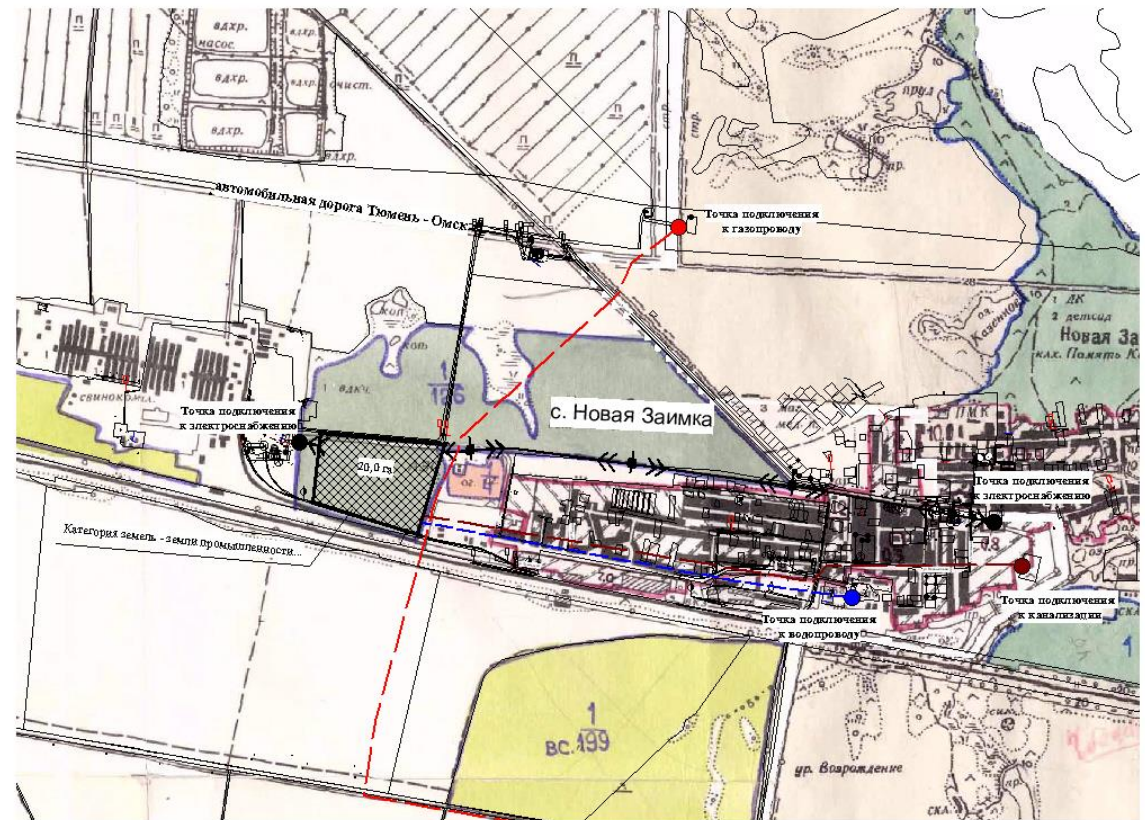
Gas

Up to the existing gas pipeline 1000 m)

Water

It is necessary to drill a well

- Cadastral number of the site - No. 72: 08: 1305001: 398.
- The type of permitted use is for the construction of production facilities.
- The category of land is the land of industry, energy, transport, communications, broadcasting, television, informatics, land for space activities, defense land, security and other special purpose land
- The access roads are the federal motor road Tyumen-Ishim-Omsk. The Sverdlovsk Railway of JSC Russian Railways, 300 meters away - railway deadlock of OJSC BIKOR, it is possible to connect to the existing deadlock.
- Distance from Tyumen - 130 km



— Electricity

— Water

— Border of the site

— Gas

— Drainage



DEPARTMENT FOR INVESTMENT POLICY AND BUSINESS SUPPORT TYUMEN REGION



Deputy Director of the Department – Andrei Shalnev
Tel. (3452) 55-64-65, +7-919-922-2497
E-mail: ShalnevAN@72to.ru

DIRECTION: ORGANIZATION OF VISITS TO MUNICIPAL SITES



Head of Investment Policy Department – Igor Borisov
Phone: 8 919 925 70 10
E-mail: BorisovIA@72to.ru

DIRECTION: ORGANIZATION OF VISITS TO FACTORIES



Head of the Department of State Support – Valery Lander
Tel. +7 (3452) 55-65-81, +7-919-922-25-30
E-mail: LanderVV@72to.ru

DIRECTION: ARRANGING A VISIT INDUSTRIAL PARKS



Deputy General Director for Development – Olga Romanec
Phone: (3452) 53-40-00 (ext. 1019), 8-912-388-80-70
E-mail: RomsnetsON@tmnpark.ru

DIRECTION: ARRANGING A VISIT RECREATIONAL FACILITIES



Consultant Investment Policy Department - Shcherbakova Marina Andreevna
Telephone: (3452) 55-66-48?
E-mail: ShherbakovaMA@72to.ru