

Solutions for your industrial business
in Moscow

New industrial park «Molzhaninovo» project presentation



МОЛЖАНИНОВО
ИНДУСТРИАЛЬНЫЙ
ПАРК

Project overview

- The first “greenfield” industrial park to be located in Moscow (Northern Administrative District)
- Property Developer: project management company “IP Molzhaninovo Ltd.”
- Project launch date: March, 2017
- Total project land area $\approx 227,6$ Ha
- Land plots to be developed in the 1st phase of construction, during 2018-2020, are equal ≈ 15 Ha
- Future perspective development until 2025 - a possibility to extend the land plots up to ≈ 45 Ha
- Future perspective development until 2035 - a possibility to extend the area under development up to ≈ 227 Ha

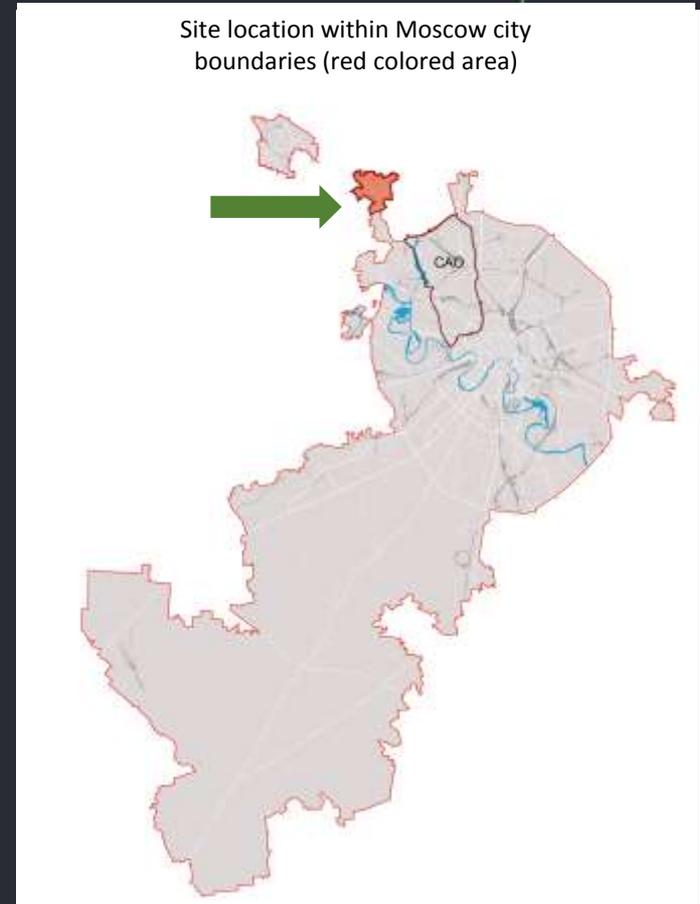


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Site location

Industrial park “Molzhaninovo” is situated in Molzhaninovskiy district in the city of Moscow. The project area extends along Leningradskoye shosse, approximately 28 km from the city center, on the right-hand side as one drives towards north from Moscow.

Close proximity to high-speed highways running in the north of the Russian capital, coupled with convenient exits from Leningradskoye shosse and from Sheremet’evskoye shosse, provide the project location with unrivalled competitive advantage in the north of Moscow.



Unique transport accessibility



- High-speed, federal level highway M-10 “Moscow-to-St Petersburg” (direct access)

- High-speed, regional level highway M-11, a new-build toll road (1,7 Km)

- Sheremet’evskoye shosse and Mezhdunarodnoye shosse, both leading towards “Sheremet’evo” international airport (12,4 km, via Sheremet’evskoye shosse)

- Railway station “Planernaya”, connecting the site area with Khimki and Moscow (3,0 km)

- Well organized, reliable public transportation, such as regular service buses and mini-buses, taking passengers to-and-from “Rechnoy vokzal” metro station (13,8 km)



Highly qualified work force in the proximity

Key factor to future success of the new industrial park is the presence of well-developed public and business oriented infrastructure in the areas adjacent to the project.

New residential districts (e.g. Levoberezhniy, Gorod Naberezhnykh, Novopodrezkovo) along with widely known larger settlements (e.g. Khimki, Dolgoprudniy, Zelenograd) could deliver highly-qualified, well-educated personnel to be employed by the future residents of the park.



Utilities and engineering infrastructure

Electrical power supply

The electrical power supply for the 1-st phase of construction, totaling 10 mWt of power load, will be procured from the existing power sub-station “Podrezkovo”.

To ensure an uninterruptable supply for the entire area of the industrial park, electrical load being estimated at 40 mWt, a new gas-burning power generating station “Molzhaninovo” will be built.

As the project unfolds, 4 independent power distribution units will be developed on-site, with the 1-st unit to cover the electricity needs for the 1-st phase of construction.

Utilities and engineering infrastructure

Natural gas supply

The main source of the natural gas supply for a modular design gas-burning boiler, to be built on-site, will be the 2-nd category gas pipeline ($P \leq 0,6$ mPa, $d300$ mm), originating at a local gas distribution network unit “Skhodnya”.

Taking into account an estimated consumption of the natural gas by the modular boiler (capable to produce $\approx 20,0$ gCal/hour of heating), as well as hydraulic calculations produced by “MosEngProekt” (a leading Moscow-based technical design institution), the total length of the 0,6 mPa gas pipeline will be 1280 m long, and the 0,1 mPa on-site stretch, which leads directly to the boiler, will be only 50 m long.



Utilities and engineering infrastructure

Heating supply

According to site utilities master plan, the heating supply for the industrial park will be delivered by the to-be-built modular design gas-burning boiler, capable to generate up to 20,0 gCal/hour of heating. During cold seasons, the boiler is expected to support heating temperatures in the range of + 75-90°C.

Heating supply to the future residents of the industrial park will be procured through so called “individual heating service” units, to be placed directly in every building.



Utilities and engineering infrastructure

Water supply

Industrial park's area belongs to the "Northern" water treatment zone. Existing water pipelines №11, d1000mm and №12, d1200mm, which serve "Northern" water treatment zone, are within short walking distance from the park's land plots.

Both those pipelines will become the prime sources of water supply for the 1-st phase of the project construction. As for the industrial park's inner territory, the water will be procured to the residents through a network of d300mm local pipelines, to be designed at the next stage of the design development.



Utilities and engineering infrastructure

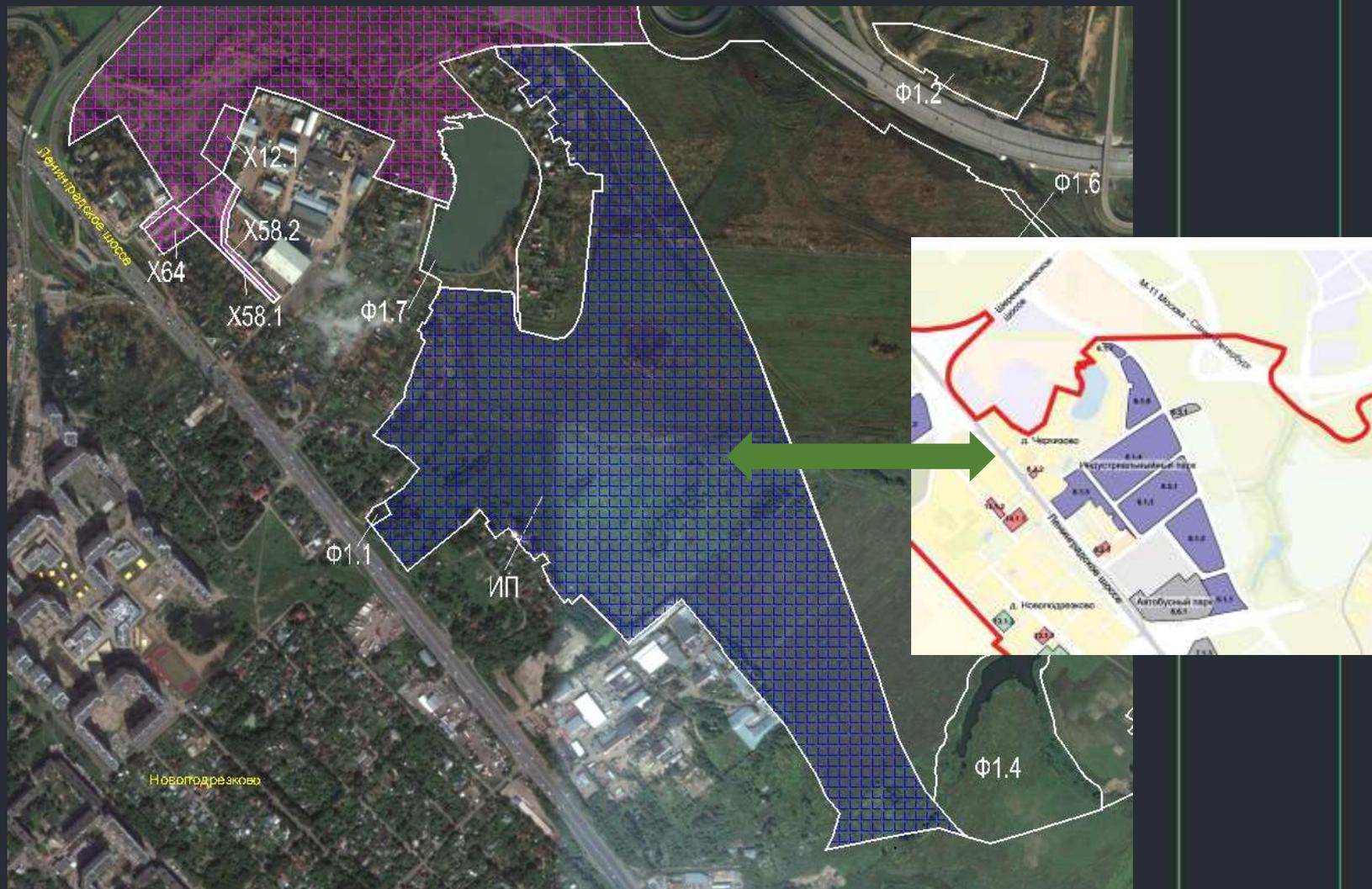
Sewerage

Molzhaninovskiy district belongs to Novopodrezkoskaya sewerage pump station, from which the waste water is pumped under high pressure through 2x600mm pipes to Kurianovskaya water purification station.

Within the area of the industrial park, the sewerage will be procured by local d200mm waste water pipes.

Should the business of a future resident requires a more sophisticated waste water collection and purification technology, a localized water treatment unit, which meets the latest eco-friendly standards, could be built according to specific needs of the resident.

Industrial land plots currently available for development



Main offerings for park's residents

A legal entity can become a resident of the new industrial park “Molzhaninovo” through the following main offerings:

- purchase of a land plot(s) with the intention to build an industrial property of its own technical design and with its own contractors (builders);
- purchase of a land plot(s) with the intention to use the Project management company (the landowner) to build an industrial property according to the design requirements of the resident, so called “built-to-suit” scheme;
- purchase or rent of a ready to use (e.g. available to move-in), already built and operational industrial property.





Full availability of modern infrastructure to support the park's residents

Future residents and tenants would appreciate the level of infrastructure to be available to them on-site. All the land plots will be connected to the engineering networks. All the buildings will have access to the roads and parking lots.

Site master-plan allows for construction of sufficient parking space for long-haul cargo trucks and for park's personnel and visitors. A well-known, brand-name gas station will be placed at the main entrance, accompanied by a trucks service station.

To accommodate the needs of the park's personnel, a full-menu canteen and cleaners & laundry unit will be built on-site. If necessary for the business of our residents, a customs clearance office, operating around the clock 24/7, along with secured storage facility for import-export goods, can be also considered.



Tax relief and financial stimulus provided by the government for park's residents

The choice in favor of industrial park “Molzhaninovo” will allow future residents to apply for certain benefits available for qualified tax residents, who have chosen Moscow as a home-base for their industrial business operations.

Residents of the park can approach the Moscow government authorities requesting preferential financial treatment, such as:

- decreased corporate income tax;
- decreased (or even “zero level”) property tax;
- partial compensation for % interest rate, e.g. loans issued to support the development of SME enterprises in the region.

In addition to that, qualified “anchor” residents may also become eligible for federal level financial support, administered by the State and sponsored by the federal budget.



Services provided by the Project management company to park's residents

- BTS construction of industrial and/or logistics property, spanning from technical design brief all the way through to the building commissioning and commercial launch
- Collection of relevant technical documentation, design review and approval procedure, construction works supervision and troubleshooting
- Legal and compliance, marketing and advertisement, information technology and telecommunication services
- Hands-on assistance in loan negotiation with banks, covering a range of services such as business plan drafting, financial reporting, tax advisory, debt restructuring, etc.
- Cargo handling, temporary storage, logistics services, rental equipment for storage facilities
- Ongoing service and maintenance for engineering, transport and general administration infrastructure, located on-site

Our project Partners

- General planning and sustainable development: project design institute “GenPlan” (Moscow)
- Engineering infrastructure and utilities: technical design institute “MosEngProekt” (Moscow)
- Site master-planning: technical and architectural consultant «Obermeyer Consult» (Germany)
- Sales & marketing: commercial real estate brokers «Jones Lang LaSalle», «Knight Frank», «CBRE»



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Thank you for your interest. We look forward to hearing from you soon.