



ERNST & YOUNG
Quality In Everything We Do

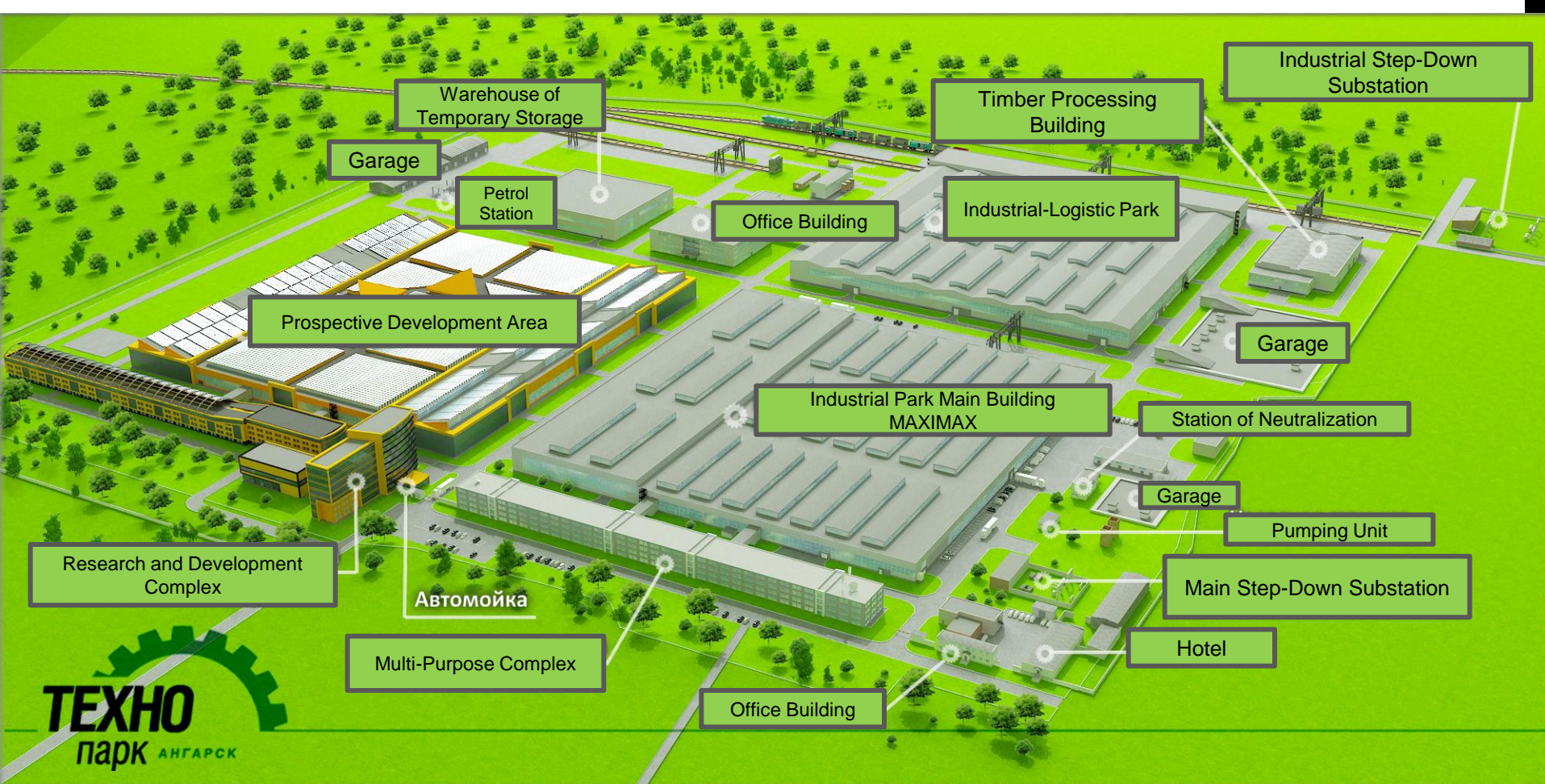
With the assistance of
Irkutsk Region Government,
Administration of
Angarsk Municipal Unit,
Eastern Siberia
Chamber of Commerce and Industry.



ANGARSK TECHNOLOGY PARK

THE LARGEST INDUSTRIAL PARK IN EAST SIBERIA





**Angarsk technology
park created for your
business.**

www.tp38.ru

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ON THE IRKUTSK REGION MAP



5 reasons for the pilot project «Industrial park development» start-up supported by the Irkutsk Region Government on the Angarsk technology park base:

1. Выгодное территориальное расположение Ангарска
Angarsk economically advantageous geographical location with the prospect of agglomeration.
2. Skilled workforce potential.
3. Local economic mainstay reorganisation:
urgent need to create substitute industries.
 1. Complete infrastructure
 2. Clean title and swiftness in investor's title registration.

TECHNOLOGY PARK MISSION

Increase the investment attractiveness of the region

Economic modernization:

- cluster development

Industrial development:

- High-quality production
- Import substitution

Human resource development:

- Creating new vacancies
- Reduction of the process: young professional– manufacture

Angarsk

Oil refinery

Railway station
«Sukhovskaya»

Angarsk technology park
clusters allow to place industrial,
agricultural, raw materials productions.



Angara river

Industrial-logistic park
«Bol'shoy kanal»

Agro industrial park
«Monastyrskaya protoka»

Industrial-logistic park
«MAXIMAX»

Projected industrial park
«MinSredMash»

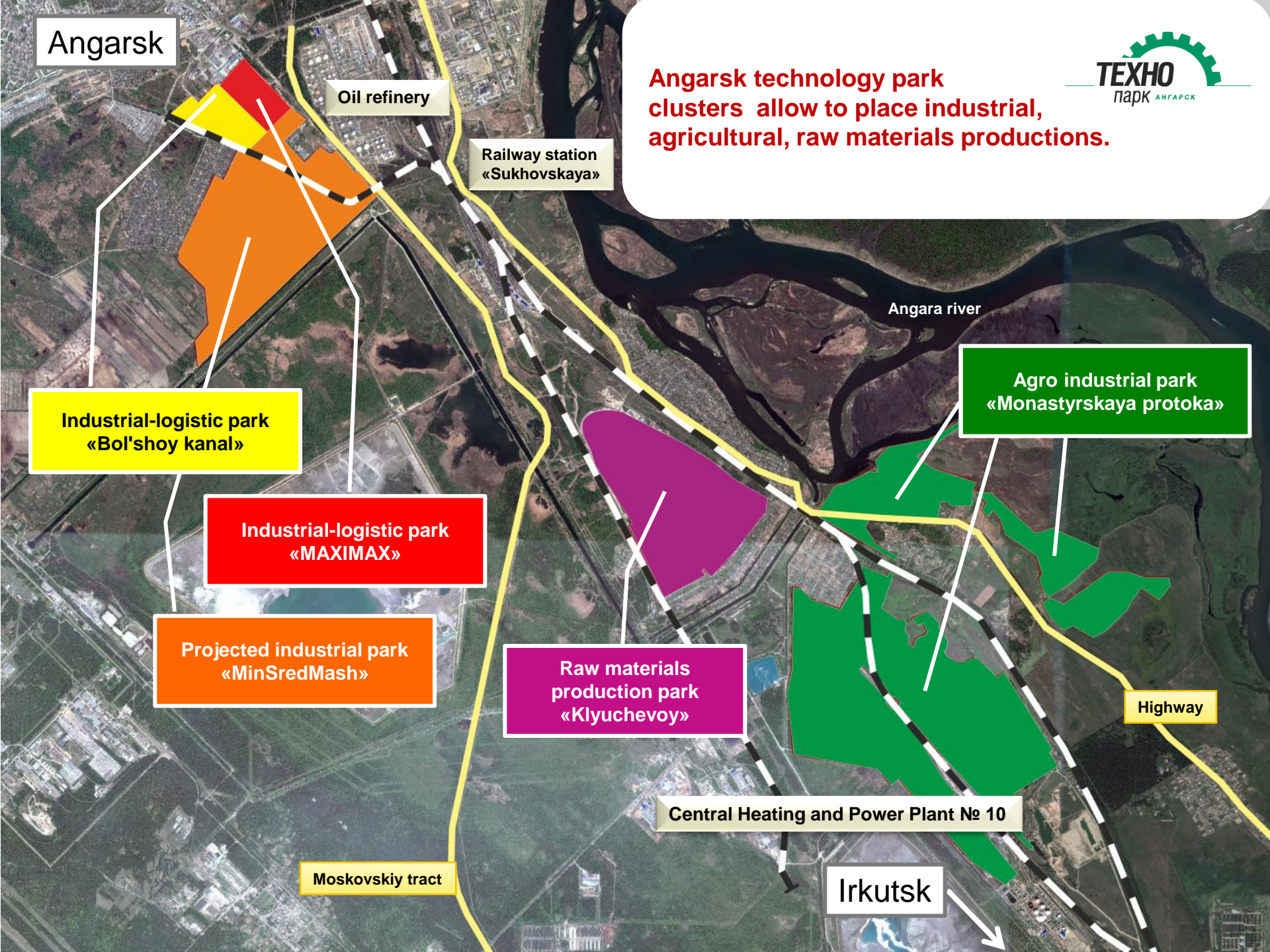
Raw materials
production park
«Klyuchevoy»

Highway

Central Heating and Power Plant № 10

Moskovskiy tract

Irkutsk



EXISTING INFRASTRUCTURE



Industrial realty

138 thousand. M² of industrial space and storage

- The maximum height of the premises -15,8 m
- Travelling Crane capacity - 5-10 t.
- Overhead runway beam capacity - 1,5-3 t.



Office property

- Office property floor area of 24,000 m²
- Digital exchange, high-speed Internet



land parcels

- Brownfield 8,3 Га
- Greenfield 60 Га
- **Site investigation:** Geological preparatory basis of land, geodetic, geologic, hydrometeorological, ecological, archaeological explorations, aerial photography, government expert review of the geotechnical investigations.

EXISTING INFRASTRUCTURE



- Electrical power 49,64 megawatt
 - Energy sources:
 - Electrical substation 32,14 megawatt
 - Major stepdown substation 17,5 megawatt
- Electric cost 1,48 – 1,75 RUB/kWh ex VAT



- Thermal energy power 10 Gcal/h
- Thermal energy source : Central Heating and Power Plant №9
- Thermal energy cost 527,06 RUB/Gcal ex VAT



- Water delivery power 150 cubic meter per hour
- Water delivery source: municipal unitary enterprise «Angarsk water canal», own blow wells



- Purification works power 100 cubic meter per hour
- Urban centralized works power, industrial wastes neutralization station

The cost of connecting to all utility networks 0 RUB.

TRANSPORT ACCESSIBILITY



Distance

- 4165 km to Moscow
- 4000 km to Vladivostok
- 49 km to Irkutsk airport
- 43 km to Irkutsk river port
- 4000 km to Vladivostok Commercial Seaport

Railway siding in the territory of technology park from the station «Sukhovskaya» «Russian Railways» Ltd

Length of motor roads on the technology park territory 5,4 km

0,1 km to the nearest highway Moskovskiy tract

WORKFORCE POTENTIAL

Adjacent human settlements

- located within Angarsk city,
- 17,7 km to Irkutsk.
- 31,8 km to Usolye – Sibirskoe town
- 43 km to Shelekhov town

Transport accessibility



3 bus routes



3 tramlines



inter-city transport

Population of the Irkutsk Region statistical data

- higher education professionals population - 399 thousand people
- economically active population - 1 246 thousand people

• Source of information: monitoring of social –economic processes of Russian region, March 2013 г.

average wages in Angarsk city

- **24 700 ₪** Source of information : Federal Autonomous Establishment «Ministry of Regional Development of the Russian Federation» as of 2011
- **835\$; 650€** at the exchange rate of the Central bank of Russian Federation as of 02.04.2013

ADVANTAGE FOR INVESTORS

Priority branches:

**Mechanical engineering
Chemical industry
Metallurgy**

**Light industry
Small shipbuilding
Building**

**Russian high
developing market
access,
Gaining consumer's
market**

**Highly qualified
specialists, high
level of education**

**Economically
advantageous
geographical
location, proximity
to economically
advanced to
oriental countries:
Japan and China**

**High potential for
cooperation with
research and
development
centers**

**Incubator for start-
up project,
extended
engineering and
telecommunica-
tional infrastructure**

STRONG POINTS AND POSSIBILITIES

competitive positions:

Location in place favorable for human living, on busy traffic artery

The region is rich with natural resources, the lowest energy price

Local economic mainstay restructuring

Optimal balance between qualification and labour force's cost

possibilities:

Complete infrastructure: building, territory, operating machinery, utility plant

Rent free period for production launching

The cost of connecting to all utility networks is 0 RUB.

Sector-specialized: low coefficient of own resources in the jobs created

PRIVATE-PUBLIC PARTNERSHIPS



Planned instruments of state support for Angarsk technology park's investors and residents :

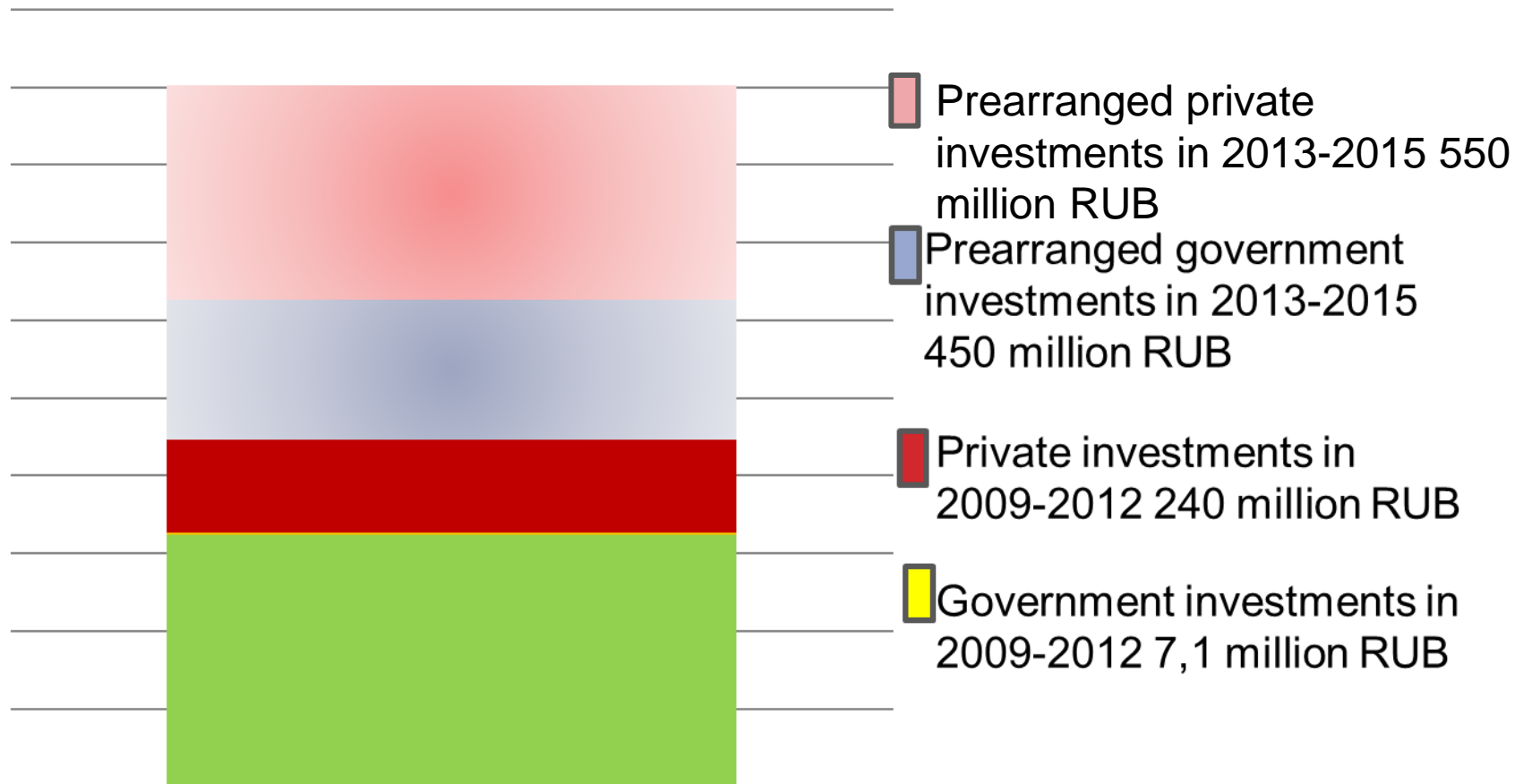
Assigning Technopark the status of Regional Industrial Park with an application a special tax regime for residents.

Competition for residents to receive budget subsidies.

On public-private partnerships to invest in measures to increase energy efficiency of production ИТП.

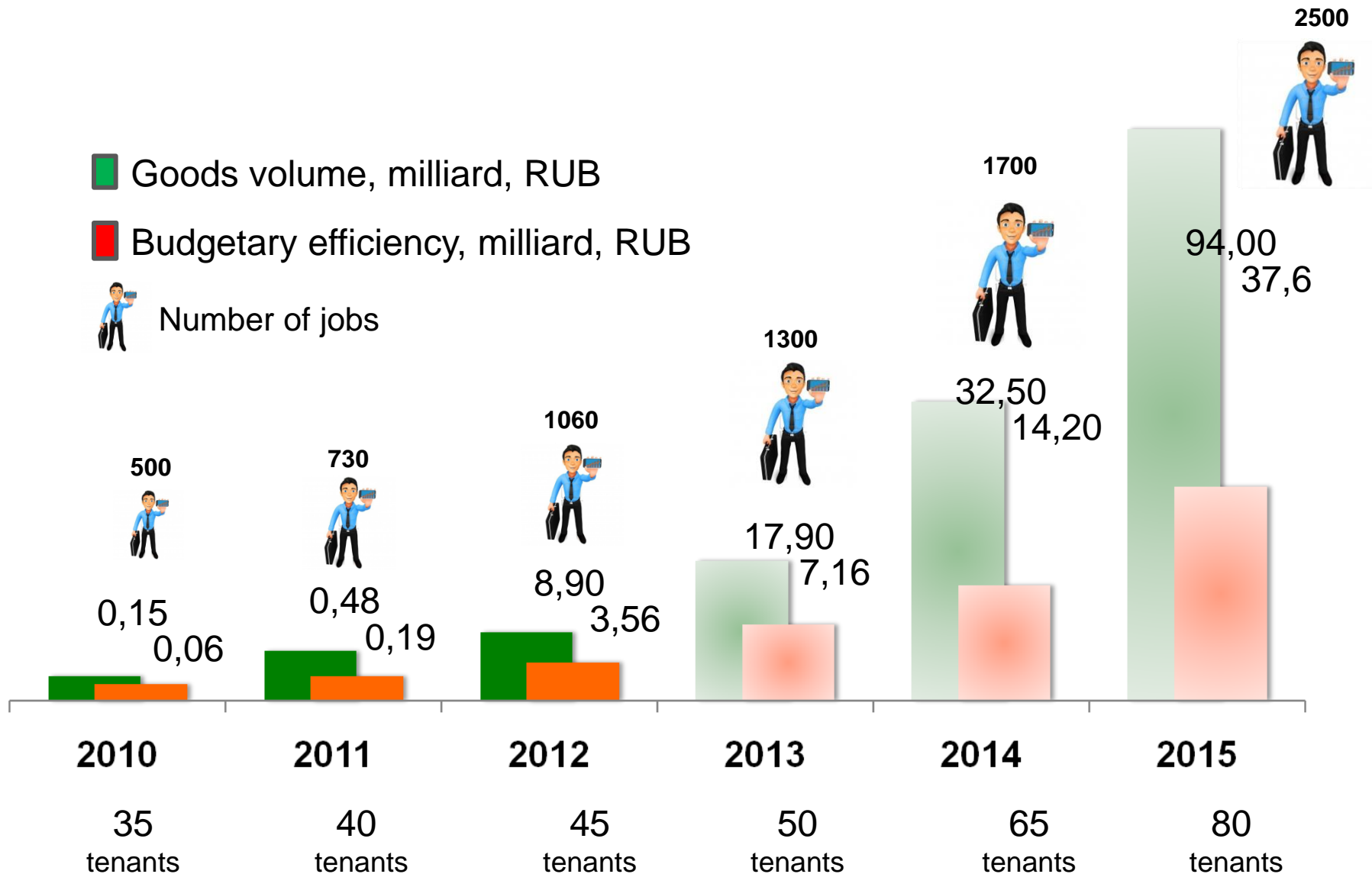
Assistance in attracting funds from the federal budget allocated to infrastructure development ИТП

THE RE-ENGINEERING PROJECT COST OF ANGARSK TECHNOLOGY PARK 15 MILLIARD RUB

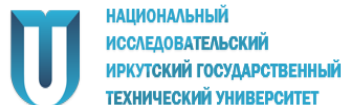


Capitalization

Economic indicators



Angarsk Technology Park business partners and tenants



ANGARSK TECHNOLOGY PARK



Office block



Front-office



Meeting room



Canteen



Office



Office

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Completing infrastructure for business

ANGARSK TECHNOLOGY PARK



Finished product:
Power distribution panel



Metalworks manufacturing



Plastics industry



Washing-machine assembly line



Angarsk clothing factory



School children excursion

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We create new jobs

ANGARSK TECHNOLOGY PARK



Shipbuilding industry:
preparation of fast boat matrix



Fiberglass fast boat, build of
according to wave-cutting
technology



Supervising installation of new
line of insulant production



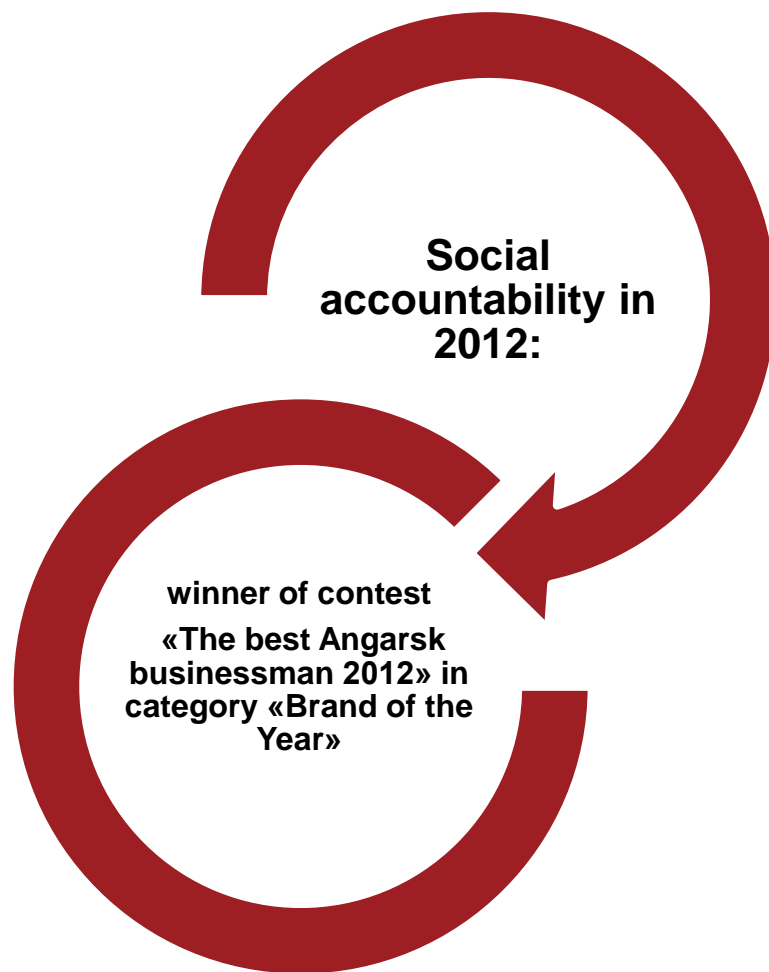
New production line «Diteko»



Factory «Siberian metal
structures»



Utility waste recycling



- Participate in a societal project fair
: 234 000 RUB
- Participate in Angarsk sport
development program: 750 000
RUB



Technology park operator



MAXIMAX

Director Shevchenko Elena Alekseyevna

Operator's service :

- Lease, sale of land, building and infrastructure facilities.
- Investment project accompaniment and support in government agency.
- Logistics services
- Support/Engineering services
- Security services
- Legal services
- IT-services
- Cleaning of grounds, rubbish removal

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Angarsk, 290 square, building 1/1**



maximax