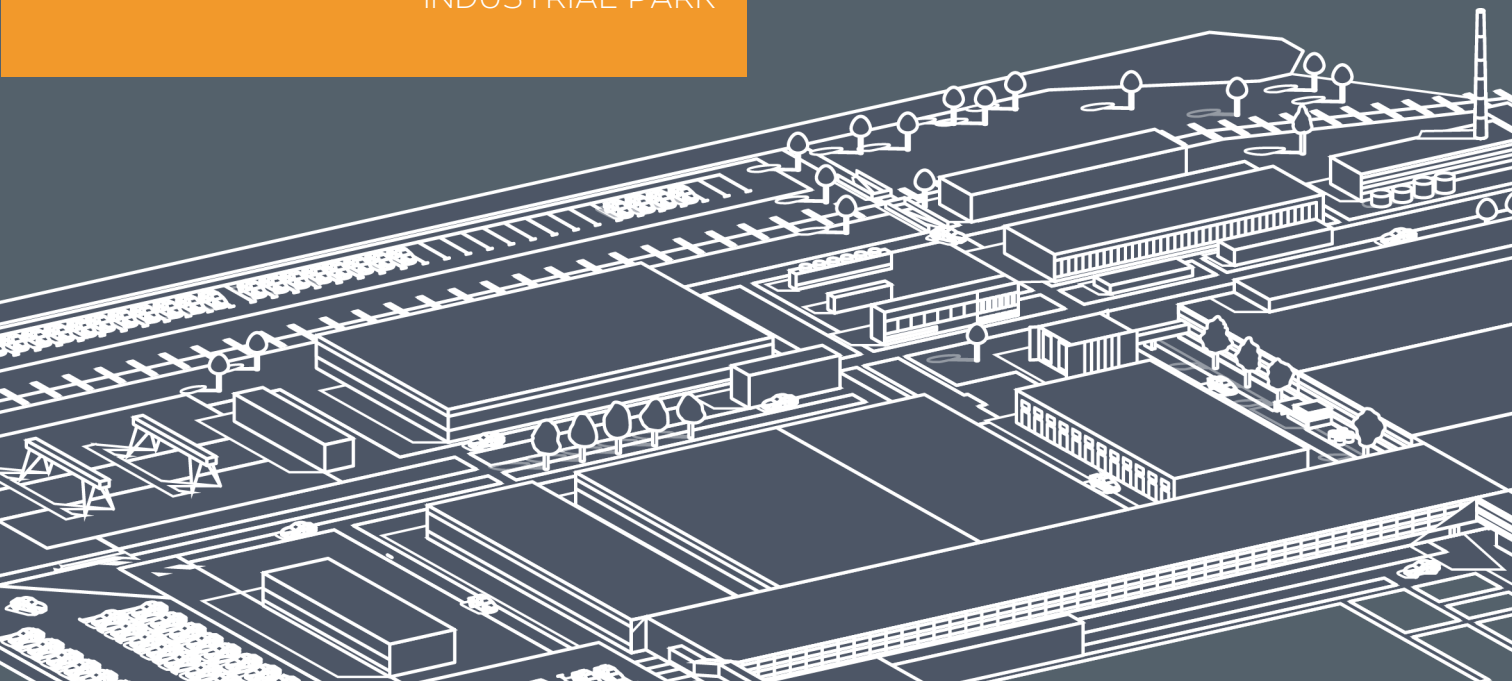




INDUSTRIAL PARK



# AVTOVAZ INDUSTRIAL PARK – INTEGRATED SOLUTION TO INCREASE YOUR BUSINESS EFFICIENCY



Opportunity to use the benefits from Priority Development Area (PDA)



Qualified staff with competitive salary level



Production, logistic and administrative buildings



Engineering and transport infrastructure



Equipment, industrial services, tool management

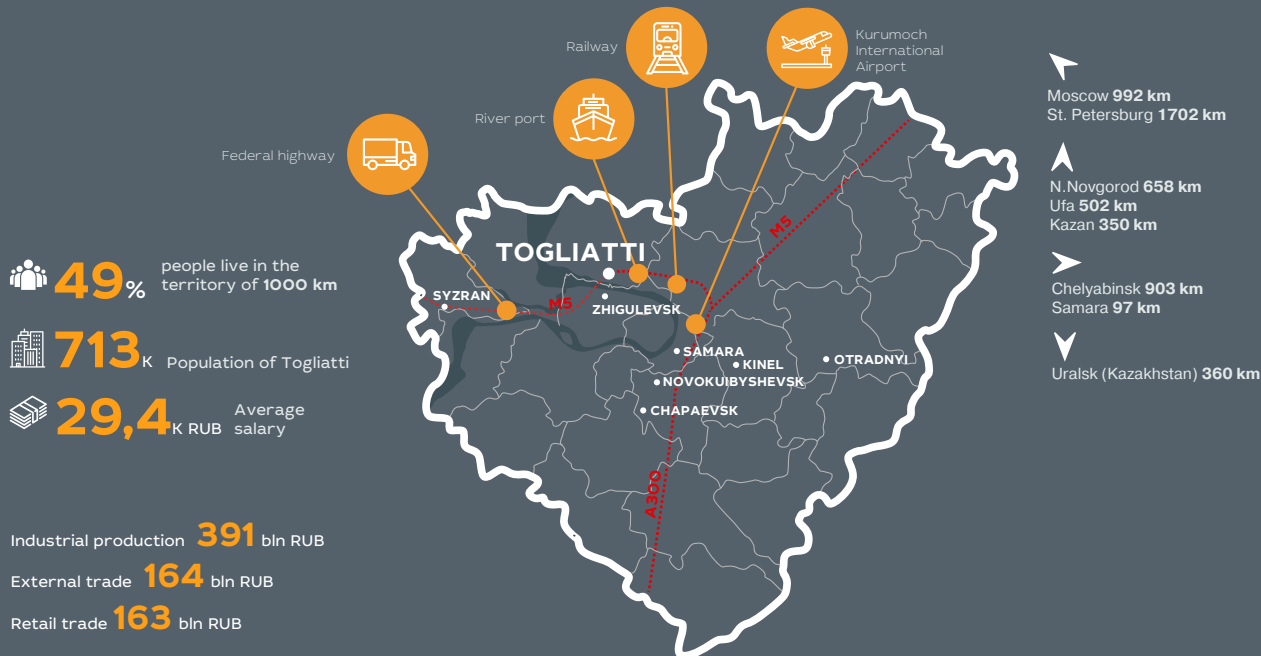


Sufficient energy capacities



# TOGLIATTI: ECONOMICS AND LOGISTICS

Togliatti has well developed transport infrastructure which includes railway, river, auto and air transport. M5 Federal Road passes through the city. Kurumoch International Airport is 57 km away from the city.

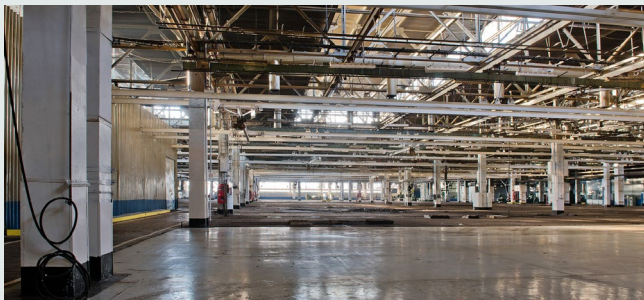




## FACILITIES FOR RENT

AVTOVAZ Industrial Park offers for a long-term rent premises for various business activities

Address	Square M <sup>2</sup>	Type of building	Room height M	Walling material	N of floors
111 Severnaya st., bldg. 1	114 937	Production	16/5,5	Bricks	1
111 Severnaya st., bldg. 2	40 397	Administrative	3/2,5	Bricks	3
111 Severnaya st., bldg. 3	2 927	Production	10	Bricks	1
111 Severnaya st., bldg. 4	5 861	Warehouse	9	Bricks	1
26 Transportnaya st.	3 220	Administrative	2,8	Panels	4
26a Transportnaya st.	2 634	Administrative	2,8	Panels	4
36 Yuzhnoye shosse, bldg.1120	1 728	Production	3	Panels	1



111 Severnaya st. bldg.1



111 Severnaya st. bldg.2

Not a public Offer

# BASIC CONDITIONS AND ADDITIONAL SERVICES

## BASIC CONDITIONS

Renovated buildings

Craines available

Asphalted territory, entrances for heavy-freight transport, approach roads

Railways

Full compliance with construction regulations, fire safety, environmental rules

Enclosed and secured perimeter, 24/7 security

## ADDITIONAL SERVICES

Parking

Canteen

Medical aid post

Communication network (wire communication, IP telephony, Internet)

Utilities (electric power, natural gas, technical gases, water)

Equipment, tooling, tool management (from design to maintenance and repair)

Full range of industrial services

Assistance in preparation of documents for receiving PDA-related benefits



111 Severnaya st. bldg.1

Not a public Offer



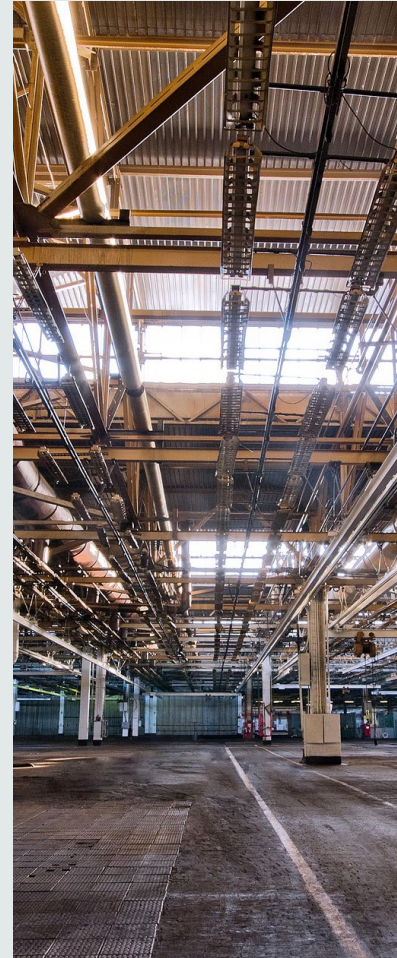
26 Transportnaya st.

## RENTAL RATES, RUB PER 1 SQ. M PER MONTH, EXCLUDING VAT

Type of areas	Rate
Production area	RUB per 1 sq. m
Warehouses (not heated)	RUB per 1 sq. m
Warehouses (heated)	RUB per 1 sq. m
Administrative area	RUB per 1 sq. m
Outdoor area	RUB per 1 sq. m

**COMPETITIVE NEGOTIABLE RATE**

111 Severnaya st. bldg. 1



## BASIC ECONOMIC BENEFITS FOR ENTERPRISES WHICH BECOME RESIDENTS OF PRIORITY DEVELOPMENT AREA (PDA)

AVTOVAZ Industrial Park is located in the Priority Development Area (PDA). Benefits are provided under the rules of reception of PDA residency.

Tax type	Beneficial rate	Regular rate
Profit tax rate, <i>federal</i>	0% (5 years)	3%
Profit tax rate, <i>regional</i>	2% (5 years)	17%
	10% (6-10 years)	
Property tax	0%**	2,2%
Land tax	0%**	1,5%
Insurance *	7,6% (10 years)	30%

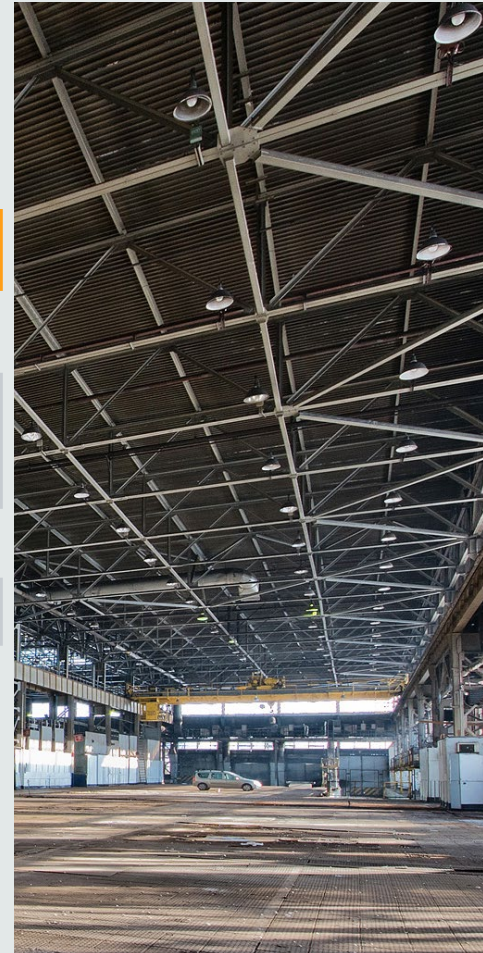
\* For enterprises which have become residents of PDA before 28.09.2019

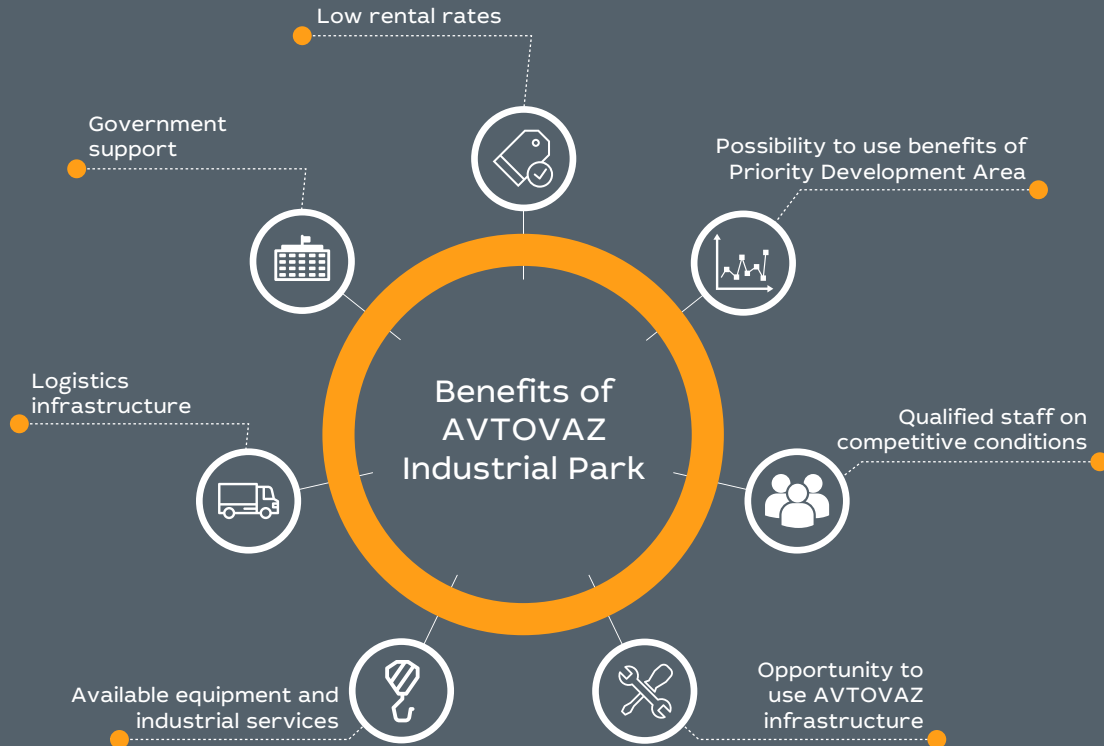
\*\* Full or partial exemption from tax

SOURCES: Togliatti Mayor's Office <http://www.tgl.ru>

Not a public Offer

111 Severnaya st. bldg.1







# WE INVITE YOU TO BE A PARTNER

We strive to create an attractive environment for our residents using infrastructure and technological capabilities of AVTOVAZ



**Nicolas Maure**  
President and CEO of AVTOVAZ

WELCOME TO AVTOVAZ INDUSTRIAL PARK!

**ADDRESS:** Russia, Togliatti,  
36 Yuzhnoe Shosse

Not a public Offer

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