

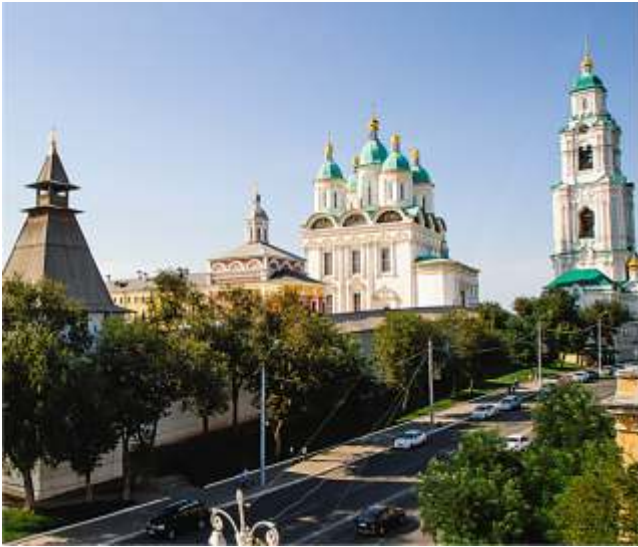


INVESTMENT PROJECTS ASTRAKHAN





ASTRAKHAN – SOUTHERN OUTPOST AND CASPIAN CAPITAL OF RUSSIA



Astrakhan - the administrative center of Astrakhan region, the major industrial and cultural center of the South federal district. The town is situated on 11 islands in the upper part of the vast delta of the Volga, 45 bridges connect the city territory.

The economy of the city is well diversified and benefits from its status as the capital of the Astrakhan region and the concentration of business activity.

The population is more than 530 thousand people. Astrakhan was originally multi-ethnic and multi-confessional city. Today in the Caspian capital peacefully coexist representatives of more

than 173 nationalities and 14 confessions. The largest share in the ethnic composition occupy Russian - 65.3%, Tatar - 5.8%, Kazakh - 4.6%, Azeris - 1.1%, Armenian - 0.8%, Avarians - 0.7%, Nogays - 0.7%, Lezghins - 0.6%. Within the city there are several non-governmental organizations: Society of Tatar national culture "Duslyk", public organization of the Kazakh culture "Zholdastyk", regional public organization of national culture "Azerbaijan", regional society "Arev" of Armenian culture and others.

The nature of the delta of Volga and Northern Caspian Sea, rich natural resources determine the main directions of economic development of



Astrakhan and Astrakhan region - oil and gas, chemicals, fish, fruit and vegetable industry, mechanical engineering and shipbuilding, tourism, foreign trade with contiguous states. A wide range of high-tech medical services, quality and available education is provided.

The unique geographical location and climatic conditions of the Astrakhan region contribute to the dynamic development of the agricultural sector. High-quality Astrakhan vegetables, melons,

fruits, fishery products have long been a hallmark of our city.

One of the longest rivers in the world - Volga carries its waters on the territory of Astrakhan region, flowing into the Caspian Sea, it forms a delta with numerous islands and tributaries. The length of the main Volga's channel in the Astrakhan region is 550 km. There is Astrakhan Biosphere Reserve in the delta of Volga, which was founded in 1919. A huge number of rare animals, birds and



fish are included in the Red Book of Russia, as well as in the International Red Book.

The Astrakhan region actively develops tourist complex, which covers almost all types of tourism: fishing and hunting, sightseeing, ecological, cruise, archaeological, health-improving tourism. On the territory of the city there are a large number of architectural monuments, such as the Astrakhan Kremlin (XVI century), the Astrakhan stock exchange authority (early XX century), the house

of the merchant Tetyushinov G.V. (XIX century), Persian courtyard, and the Indian courtyard (the end of XVIII centuries) etc. Today in Astrakhan the doors of various museums and theaters are hospitably opened. The town is decorated with the large number of magnificent temples, churches, churches, chapels, mosques and synagogues.

Gastronomic tourism is actively developing as one of the most popular types of tourism, international festivals called “Gastronomic roads of



the Great silk road. Travel with taste” are held, where the experts in the field of tourism, food manufacturers, restaurateurs and hoteliers from around the world, including from Kazakhstan, China, Greece, Spain, Armenia and Indonesia, take part.

Investment attractiveness of the city is due to the development of trade infrastructure. Global brands, including in retail, actively domesticate the territory of the city. Currently in Astrakhan are working «Metro Cash & Carry », "X5 Retail Group» (convenience stores "Pyaterochka"), CJSC "Tander"(discounters "Magnit"), "Lenta", "O'KEY", Tamerlan Ltd. (supermarkets"Pokupochka"), as well as local retailers.

In terms of socio-economic development, Astrakhan is one of the most stable cities in the

south of Russia. One of the factors that affects the welfare of the city is its favorable geographical position.

The Caspian Sea is a closed reservoir, access to which is possible only along the Volga River, which connects the Caspian states with the Black, Mediterranean, Baltic and North Seas. Astrakhan is a natural center of transit trade and a major transport hub at the junction of Asia and Europe.

Competitive advantages of the city are enhanced due to the transit of the international transport route "North-South" and "West-East".

Corridor "North-South" provides delivery of cargo from the regions of the Persian Gulf, India, Turkmenistan, Pakistan, Azerbaijan to the ports of the Caspian Sea. Cargo transportation is carried out all around the year, it is accompanied by the process of delivering by car, railway, water

transport - the cargo is delivered to the countries of Eastern and Central Europe.

"West - East" - a transport corridor linking South East Asia to Europe via Kazakhstan, the Central Asian states. Availability of transport corridors positively affects the economy of the city, because it promotes the development of business and attraction of investment flows.

On the territory of the city, the road network is constantly being modernized. The project "Northern bypass of Astrakhan" is developed, which includes an extra-class bridge across the Volga, a highway, transport interchanges in the left-bank and right-bank part of Astrakhan. The construction of the Northern bypass will connect the northern and north-western industrial centers in





Astrakhan, will provide unhindered access to the five federal highways P215-Astrakhan-Kochubey-Kizlyar-Makhachkala, P22 "Caspiy" from Moscow ("Kashira") through Tambov to Volgograd-Astrakhan, and motor roads to the Republic of Kazakhstan.

Port capacities are integral part of the effective functioning of the transport infrastructure. On the territory of the city there are commercial and cargo ports.

One of the key features of Astrakhan is the multimodal (river, road, air and rail) nature of cargo traffic. In this regard, Astrakhan is an ideal place

for the construction of large transport and logistics centers, the headquarters of operators working with streams of transport corridors and dealing with their distribution throughout the Russia. In the city large shipbuilding companies are upgraded, which successfully build stationary offshore platforms, drilling rigs and crane courts.

It should be noted that a characteristic feature of the investment policy of Astrakhan is the creation of favorable treatment to foreign investors, regardless of the orientation and characteristics of the investment project.

SCHEME OF INTERNATIONAL TRANSPORT CORRIDORS



COMPETITIVE ADVANTAGES OF ASTRAKHAN CITY

- The strategically successful geographical location of the city - natural center of transit trade and a major transport hub at the junction of Asia and Europe (international transport corridors "North-South", "West-East");
- Developed industrial and economic zone, financial infrastructure; rich scientific and human potential, educational base;
- Unique tourist-recreational zone, rich bioresources;
- Favorable investment climate (effective system of state support of investment activities in the region and the city, a system of individual support of investment projects, application of tax incentives, the implementing of investment projects in any industry, etc.);
- Qualitative and modern, individual and effective medicine.

WHAT DOES ASTRAKHAN OFFER – INVESTMENT PROJECTS AND PROPOSALS

The investment in long-term projects is increasing every year. The development of industrial production, tourism, housing and medicine are the priority directions of the city development. More and more non-resident citizens come to Astrakhan region for medical services (more than 30 thousand people a year). The opening of the Federal Center of Cardiovascular Surgery gave the special push for medical tourism. A number of unique operations performed on the beating heart without cardiopulmonary bypass connection. The city has the largest medical center in the south of Russia - the Alexandro-Mariinsky Regional Clinical Hospital, which provides the highest level of diagnostics and provides a wide range of outpa-

tient surgeries. Also there is the Regional Cancer Center, astrakhan oncologists armed with the latest technological "know-how". Special methods of radiotherapy for neoplasms give amazing results. The diagnosis "Cancer" ceases to be a verdict. The construction of the nuclear positron emission tomography center has been started.

The growth of tourism is very important for Astrakhan, the territory has huge potential for it. The richness, diversity and attractiveness of recreational resources, significant climatic, historical and socio-cultural assets in the long term cause faster growth of the tourist and recreational business and turning it into one of the basic industries. The primary objective is to create the





ecological park on the “City” island.

For the of

For integrated development and the construction of different objects the administration of Astrakhan city offers the territories: the district on the street “Nachlovskoe shosse” (27.5 ha), “Moshkariha” in the bend of the river “Krivaya Bolda” (217 ha), the center of the northern part of the city - Zaboldinsky area (31 hectares). The territory of the “Industrial and Commercial

Zaboldinsky Park" in 2011, assigned to the status "Territory of complex development of Astrakhan region", providing tax benefits applied by regional taxes and fees to the residents of the territory and support for the implementation of investment projects by the administration the municipality "City of Astrakhan" and Astrakhan region.

IMPLEMENTATION OF INVESTMENT PROJECTS ON THE TERRITORY OF THE «INDUSTRIAL AND COMMERCIAL ZABOLDINSKY PARK»

Zaboldinsky district is located in the Leninsky urban area, beyond the river Krivaya Bolda. This is one of the most perspective and developing Astrakhan regions with the increasing population with effective demand for goods and services.

The availability of vacant land plots with engineering services in this perspective area is the basis of our offer. The total area of the land is about 31 ha. The land is free from encumbrances, green spaces, divided by 2 plots of different area (11 ha and 20 ha), with the necessary land management and permits documentation.

The city administration proposes to consider the possibility of implementing an investment project for the construction of a research and production complex for the development of vegetable growing, floriculture and seed production in the Zaboldinsky district of Astrakhan.

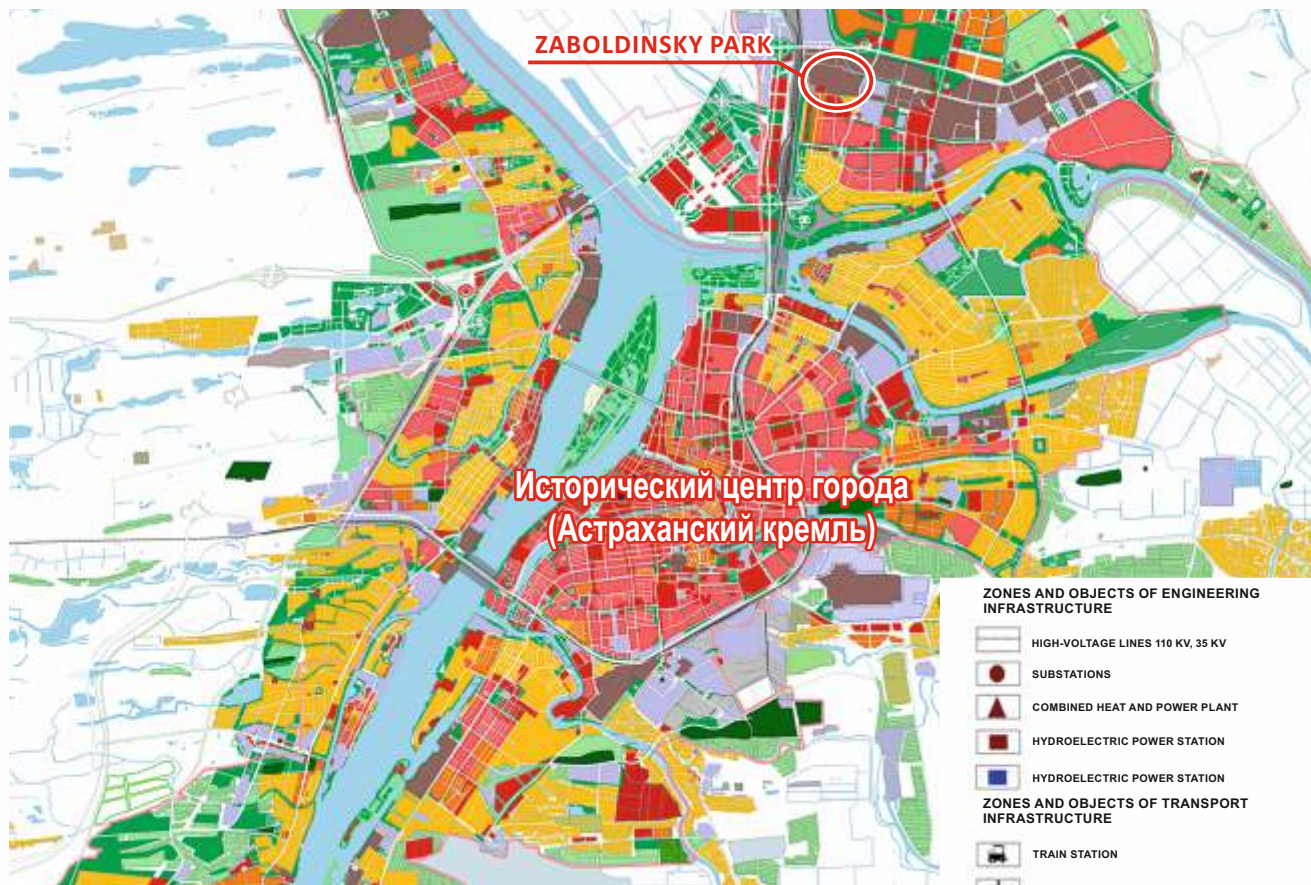
The main types of permitted use of land in Zabolodinsky district:

- **light industry;**
- **food industry;**
- **petrochemical industry;**
- **building industry;**
- **public services;**
- **maintenance of vehicles.**

The proposed investment projects are extremely topical to the city and the region as a whole.

The plots are provided with a railway branch of the internal and federal direction and a highway of regional importance (with active travel traffic) in the directions of Volgograd, Moscow, Stavropol, Rostov, Krasnodar, Baku, Kazakhstan. Also in 2011, was built a citywide transit routes yvnogo Continuous movement in the city of Astrakhan.

CITY ASTRAKHAN MASTER PLAN



ZABOLDINSKY PARK

Исторический центр города
(Астраханский кремль)

CONVENTIONS

BORDERS

- ASTRAKHAN CITY DISTRICT
- ADMINISTRATIVE DISTRICTS OF THE CITY
- PLANNING AREAS OF THE CITY

FUNCTIONAL AREAS

LIVING SECTOR

- MULTI-STORY BUILDING FROM 5 FLOORS AND ABOVE
- LOW-RISE BUILDING OF 2-4 FLOORS
- INDIVIDUAL DEVELOPMENT OF 1-2 FLOORS

PRODUCTION AREA

- INDUSTRIAL ENTERPRISES
- COMMUNAL AND WAREHOUSE ORGANIZATIONS
- CLASS OF SANITARY HAZARD PRODUCTION AND PUBLIC FACILITIES

PUBLIC AND BUSINESS ZONE

- ADMINISTRATIVE
- PUBLIC
- EDUCATIONAL INSTITUTIONS
- HEALTH FACILITIES

SPECIAL PURPOSE AREAS

- MINISTRY OF DEFENSE
- HOTHOUSES
- NURSERY
- GREENHOUSE
- ZOO
- RECLUTIVATED AREAS
- CEMETERIES
- RECREATIONAL AREAS
- ЗЕЛЕННЫЕ НАСАЖДЕНИЯ ОБЩЕГО ПОЛЬЗОВАНИЯ
- БАЗЫ ОТДЫХА

- ЛЕСОПАРКИ
- RECREATIONAL
- BEACH
- WATER BODIES

ONES OF AGRICULTURAL USE

- GARDENING
- ARABLE, LAND

ZONES AND OBJECTS OF ENGINEERING INFRASTRUCTURE

- HIGH-VOLTAGE LINES 110 KV, 35 KV
- SUBSTATIONS
- COMBINED HEAT AND POWER PLANT
- HYDROELECTRIC POWER STATION
- HYDROELECTRIC POWER STATION

ZONES AND OBJECTS OF TRANSPORT INFRASTRUCTURE

- TRAIN STATION
- AIRPORT
- BUS STATION
- RIVER STATION
- MAIN STREETS OF URBAN IMPORTANCE
- HIGHWAYS OF REGIONAL IMPORTANCE
- STREETS OF LOCAL IMPORTANCE
- CHECKPOINT ACROSS THE STATE BORDER
- BRIDGES, OVERPASSES

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Construction of the greenhouse complex



The project involves the construction of a research and production complex for the development of vegetable growing, floriculture and seed production, including an industrial modular, greenhouse complex of a closed cycle for the cultivation of flowers and vegetables, with the possibility of diversifying production, selecting an assortment taking into account market demand and renewal of manufactured products.

More than 85% of the turnover flower market takes products Dutch producers. The cost of this

product is too high due to transportation costs.

The total area of greenhouses in Russia - about 2,000 hectares, of which flowers busy on about 300 hectares. Only 10% of them are built on modern technologies, and the rest – remaining from the Soviet times and outdated greenhouses.

Market unsaturation, the presence of a free niche in the cut flower market, high demand are the major advantages of the project. Also important indicator is the short period output at full powerful spine - 18 months after construction began.

Main indicators of the project

- ➔ The required area of the land for the object is 6.2 ha.
- ➔ The total amount of investments is 1 800 million rub.
- ➔ The project implementation period is 1 year 2 months.
- ➔ Payback period - 4 years

CONSTRUCTION OF A WATER PARK



The project implies the construction of an aquapark in which optimal comfortable conditions for recreation and entertainment will be created individually or with the whole family for residents and visitors of the city. The object of water entertainment, successfully combining a variety of indoor and outdoor slides and pools, you need the city!

To accommodate the water park, two land plots are offered at Yablochkov Str., With an area of 9091 sq.m., on the territory of Proletarsky Island

with an area of 293,479 square meters. m, located in the densely populated areas of the city, within walking distance from public transport stops. Currently, the territory of land is free from construction. Valuable green plantations in the plots are absent.

The project for the construction of an aqua park is relevant and profitable. For a long time nothing like this appeared that would have been of interest to city residents of all ages, and in the future to be in demand.

HOUSING CONSTRUCTION



In accordance with the General Plan of Astrakhan city the formation of the new housing estates is being realized. Residential property is the most attractive to potential investors and developers. Worn-out housing in Astrakhan gradually becomes unfit for further use, and the rate of individual housing construction can not meet the growing demand.

Moreover, in recent years in case of the worsening of the ecological situation there is a tendency of citizen resettlement in more remote ecologically clean areas. These areas include the district on the street “Nachlovskoe shosse”, “Moshkariha”.

The area of the land on the street “Nachlovskoe shosse” is 27.5 hectares. The land is located outside the range of industrial enterprises in seven kilometers from the historic center of Astrakhan, in the Kirovsky district of the city.

The area of the district “Moshkariha” is 217

hectares. It is an area of large architectural and planning capabilities and landscape design, it requires the organization of green spaces, design of embankments, water sport and pedestrian areas. Areas are intended for housing construction, construction of social infrastructure, administrative building, office centers, hotels, as well as shopping and entertainment, cultural and recreational complexes, greened squares.

The proposed variants of cooperation

- The joint implementation of the project within the framework of municipal-private partnership.
- Sale of the right to lease the land (of the land) with the possibility of pre-emptive rights to the property during the realization of the investment project.

CREATING A PUBLIC SPACE ON THE «CITY» ISLAND

The “City” Island has a unique location in the city. A combination of greenery, sandy beaches, sun and river create a lasting impression. It passes through the island bridge connecting left-bank and right-bank part of Astrakhan. Transport accessibility to the city center is only 10 minutes. The island is a popular resting place for Astrakhan, because only here there is still a forest.

To preserve the wildlife and wherein to create a public space with a welcoming atmosphere for citizens and guests of the city, it is proposed to create an ecological park. The park will present a full range of cultural and leisure activities, where there will be new trees and flower gardens, pedestrian and bicycle paths, nature trails, play-

grounds, children attractions, equipped beaches with accompanying infrastructure, security, services, assistance and instructors in swimming, open-air theater, contact zoo, ethnocultural parks and other facilities for an active family holiday. Engineering and construction would be taking into account the mandatory conservation of the perennial trees that complement and emphasize the organic design of architectural objects. The lighting of the island will be completely produced from renewable energy sources .

The purpose of the investment project: the creation of a comfortable environment for the citizens and guests of the city.





The municipality "City of Astrakhan" is focused on the cooperation and partnership development with the leading Russian and international companies. We are ready to consider and support your ideas and investment proposals, aimed at the dynamic development of the city, creating a comfortable environment for the safe and high-quality living.

We will be happy to answer all your questions arising in the process of making a decision about cooperation with the administration of the city of Astrakhan.

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