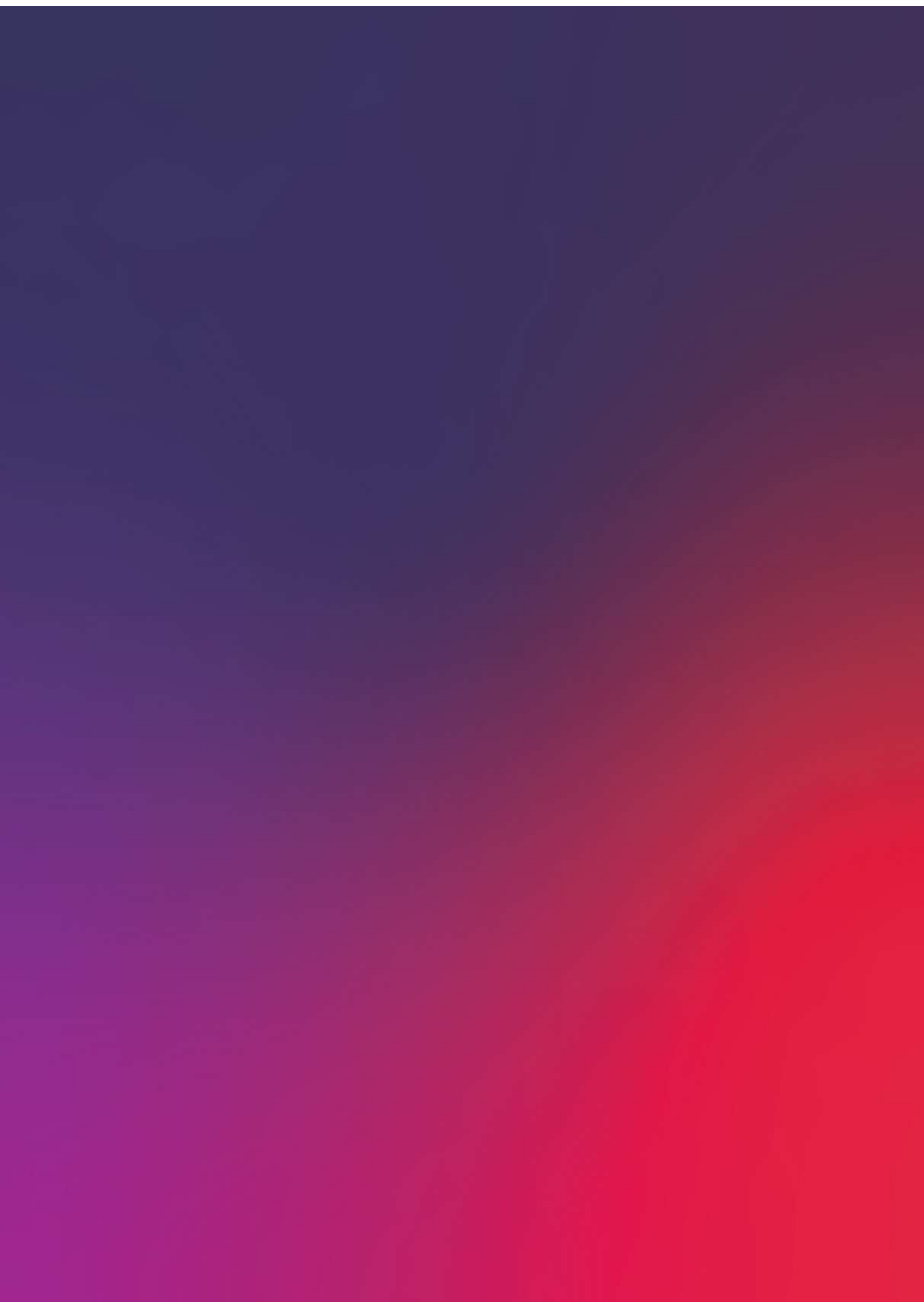




OBJECTS FOR INVESTMENT IN THE TULA REGION





04

Competitive advantage of the Tula region

06

Largest companies of the Tula region

09

Regional Corporation for Development and Support of the Tula Region JSC

13

Manufacturing industries

33

Tourism

71

Public-Private Partnership Projects

05

General information about the Tula region

08

Measures of state support for investment activities

10

Tax benefits

23

Agriculture and processing industry

63

Logistics. Development of the warehouse and terminal services market

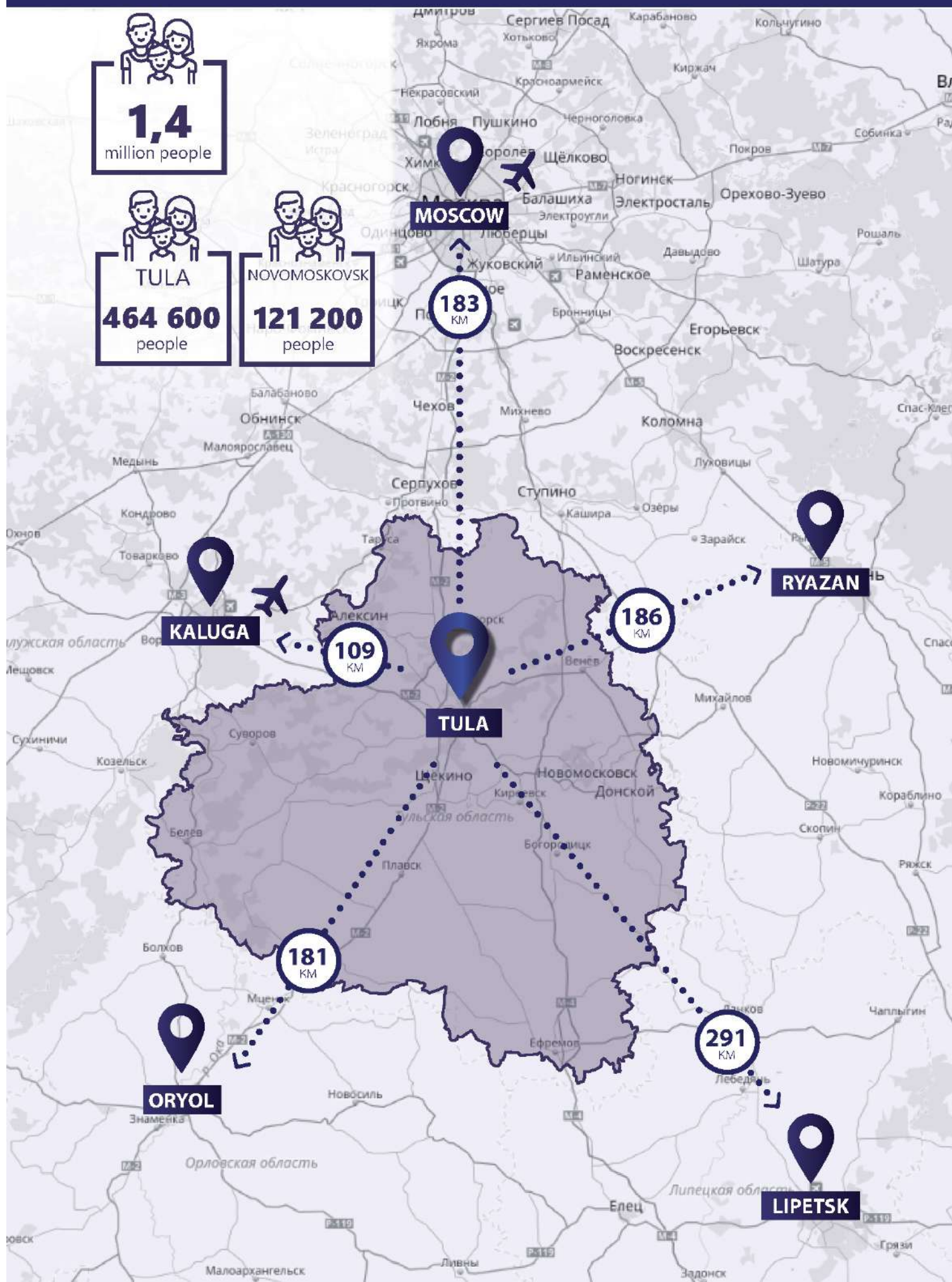
73

Contacts



04 COMPETITIVE ADVANTAGE OF THE TULA REGION





06 LARGEST COMPANIES OF THE TULA REGION



MACHINERY

TULAMASHZAVOD PA
Instrument Design Bureau im. Academician AG
Shipunova JSC
NPO "Splav" them. A.N. Ganichev JSC
Tulatochmash JSC
Tulaelectroprivod JSC
Branch of JSC NPO Tyazhpromarmatura
Transmash JSC
Aleksinsky Experimental Mechanical Plant JSC
Plavsky Machine-Building Plant "Plava« JSC
Kimovsk radioelectromechanical plant JSC
Kässbohrer LLC
Tulsky Oruzheiny Zavod JCS
Shcheglovsky Val JSC
NPO Strela PJSC
The Tula Cartridge Works JSC

Central Design Bureau of Apparatus
Engineering JSC
PP Mehmarsh LLC
Tulazheldormash JSC
Gazstroydetal JSC
Di Ferro LLC
IEK HOLDING LLC
NPO PROMET LLC
Engelsspectrubmash LLC
Electromachine-Building Plant JSC
Severo-Zadonsky Capacitor Plant LLC
Machine-building plant" Stamp them. B.L.
Vannikova JSC



CHEMICAL INDUSTRY

NAK AZOT JSC
UCC Shchekinoazot LTD
JSC MCC EuroChem
Procter & Gamble Novomoskovsk LLC
Plastic JSC
POLYPLAST Novomoskovsk LLC
Efremov Synthetic Rubber Enterprise OJSC
Aerosol Novomoskovsk LLC
The PCF "Aleksinsky chemical plant"
Polymer-Chemie Rus LLC



METALLURGICAL INDUSTRY

Tulachermet JSC
ULACHERMET-STAL LLC
EVRAZ VANADY TULA JSC
JSC Kosaya Gora iron works
Metalloprokatniy zavod LLC
Revyakino metallurgical plant LLC
Polema JSC



AUTOMOTIVE INDUSTRY

Haval Motor Manufacturing Rus LLC





PRODUCTION OF BUILDING MATERIALS

KNAUF GIPS NOVOMOSKOVSK LLC
 HeidelbergCement Rus LLC
 BRAER PRO LLC
 Novomoskovsogneupor JSC

Tulskiy kirpichniy zavod JSC
 Novomoskovsky zavod keramicheskikh materialov JSC
 Aleksinsky keramzitoviy zavod LLC



PULP AND PAPER PRODUCTION:

Essity LLC
 ALEKSINSKAYA PAPER & BOARD MILL LLC
 JSC Gotek-Center

Yasnaya Polyana Factory Of Tare And Packing LLC



LIGHT INDUSTRY

Avgol LLC
 BTC GROUP LLC
 PRODUCTION COMPANY «FABREEX» LLC

Rabochiy stil LLC
 Donskaya obuv JSC
 Trikotazhnaya firma Zarya JSC



AGRICULTURE AND PROCESSING INDUSTRY

Cargill LLC
 Miratorg Holding
 Unilever Rus LLC
 Intercross Center LLC
 Volovsky broiler LLC
 Aviagen LLC
 Agrofeed Rus LLC
 FAN-FAN BAKERY LLC
 KF TORERO LLC
 Kubanmaslo – Yefremovsky maslozavod LLC
 Tulsky hlebokombinat LLC
 Agrogrib LLC
 Bogoroditsky Alliance LLC

OJSC Baltika Breweries
 Tulsky molochniy kombinat JSC
 Pticefabrika Tulskaya JSC
 Vozroshdeniye LLC
 Greenhouse complex "Tulskii" LLC
 Belevskaya Confectionery Company LLC
 Individual entrepreneur, head of a peasant farm
 Avetisyan Manuk Zhulevich
 Tulskaya myasnaya kompaniya LLC
 Znamenskoye LLC
 Maxim Gorkiy Plus LLC
 PH Lazarevskoye LLC
 APK im. Starodubtseva V.A.LLC

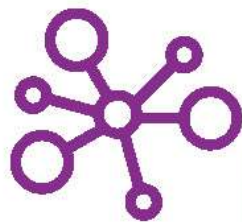
08 MEASURES OF STATE SUPPORT FOR INVESTMENT ACTIVITIES



**CONCESSIONAL
LENDING**



**TAX
BENEFITS**



**CO-FINANCING
OF INFRASTRUCTURE
CONSTRUCTION**



**PROVISION
OF LAND PLOTS
WITHOUT BIDDING**

ALLOWS YOU TO REDUCE COSTS IN THE IMPLEMENTATION OF PROJECTS, AS WELL AS REDUCE THE COST OF PRODUCTION IN PRODUCTION ACTIVITIES





**TULA REGION
DEVELOPMENT AND SUPPORT CORPORATION**

INVEST IS SIMPLE

24/7



MAIN ACTIVITIES

- SUPPORT OF INVESTMENT PROJECTS
ON A ONE-STOP SHOP PRINCIPLE**
- DEVELOPMENT OF PUBLIC-PRIVATE PARTNERSHIP**
- CREATION AND DEVELOPMENT OF AN INDUSTRIAL PARK
AND A SPECIAL ECONOMIC ZONE**
- ATTRACTING INVESTMENTS TO THE TULA REGION**

**ALLOWS YOU TO REDUCE THE TIME OF PROJECT
IMPLEMENTATION AND START PRODUCTION ACTIVITIES
AS SOON AS POSSIBLE**



10 TAX BENEFITS



AMOUNT OF INVESTMENTS FOR TAX BENEFITS

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

FROM **120** M.L.N. FROM **5** M.L.N. FROM **25** M.L.N. FROM **30** M.L.N. FROM **100** M.L.N.
(DEPENDENT ON ORVED)



INCOME TAX

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

2% UP TO 10 YEARS (FROM THE MOMENT OF RECEIVING THE FIRST PROFIT) | **7%** 11-15 YEARS | **15,5%** AT THE 15 YEARS
0% UP TO 5 YEARS (FROM THE MOMENT OF RECEIVING THE FIRST PROFIT) | **12%** UP TO 10 YEARS
12,5% UP TO 4 YEARS | **15,5%** UP TO 4 YEARS



PROPERTY TAX

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

0% UP TO 10 YEARS (SINCE THE MOMENT OF TAKING PROPERTY INTO ACCOUNT)
0% UP TO 5 YEARS | **1,1%** UP TO 7 YEARS | **1,5%** UP TO 10 YEARS (SINCE THE MOMENT OF TAKING PROPERTY INTO ACCOUNT)
0% UP TO 10 YEARS



LAND TAX

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

0% UP TO 5 YEARS | **0%** UP TO 10 YEARS | UP TO **1,5%**



TRANSPORT TAX

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

0% UP TO 10 YEARS | UP TO **11,5** RUB/HP | UP TO **11,5** RUB/HP



CUSTOMS REGULATIONS

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

FREE CUSTOM ZONE | REGULAR | REGULAR



PERIOD OF ACTIVITY

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

49 YEARS (SINCE 2016) | **10** YEARS (SINCE 2018/2019) | UNLIMITED



INSURANCE CONTRIBUTIONS RATES (FROM THE WAGES FUND)

SEZ «UZLOVAYA»

YEFREMOV, ALEKSIN PSEDA

OTHER SITES

30% | **30%** | **7,6%** (FOR CURRENT RESIDENTS) | **30%**



AMOUNT OF INVESTMENTS FOR TAX BENEFITS

SPIC 2,0

NOT LIMITED

RIP (REGIONAL INVESTMENT PROJECT)

FROM **100** M.LN. FROM **5000** M.LN.



INCOME TAX

SPIC 2,0

0% UP TO 8 YEARS
 TO THE END OF THE ACTION OF SPIC
10%

RIP (REGIONAL INVESTMENT PROJECT)

12,5% UP TO 4 YEARS
13,5% UP TO 4 YEARS



PROPERTY TAX

SPIC 2,0

0% UP TO 5 YEARS
1,1% UP TO 7 YEARS
1,5% UP TO 10 YEARS

RIP (REGIONAL INVESTMENT PROJECT)

2,2%



LAND TAX

SPIC 2,0

UP TO **1,5%**

RIP (REGIONAL INVESTMENT PROJECT)

UP TO **1,5%**



TRANSPORT TAX

SPIC 2,0

UP TO **11,5** RUB/HP

RIP (REGIONAL INVESTMENT PROJECT)

UP TO **11,5** RUB/HP



CUSTOMS REGULATIONS

SPIC 2,0

REGULAR

RIP (REGIONAL INVESTMENT PROJECT)

REGULAR



PERIOD OF ACTIVITY

SPIC 2,0

UP TO **20** YEARS

RIP (REGIONAL INVESTMENT PROJECT)

UP TO **01.01.2027** YEARS



INSURANCE CONTRIBUTIONS RATES (FROM THE WAGES FUND)

SPIC 2,0

30%

RIP (REGIONAL INVESTMENT PROJECT)





30%



[INVEST-TULA.COM](https://invest-tula.com)

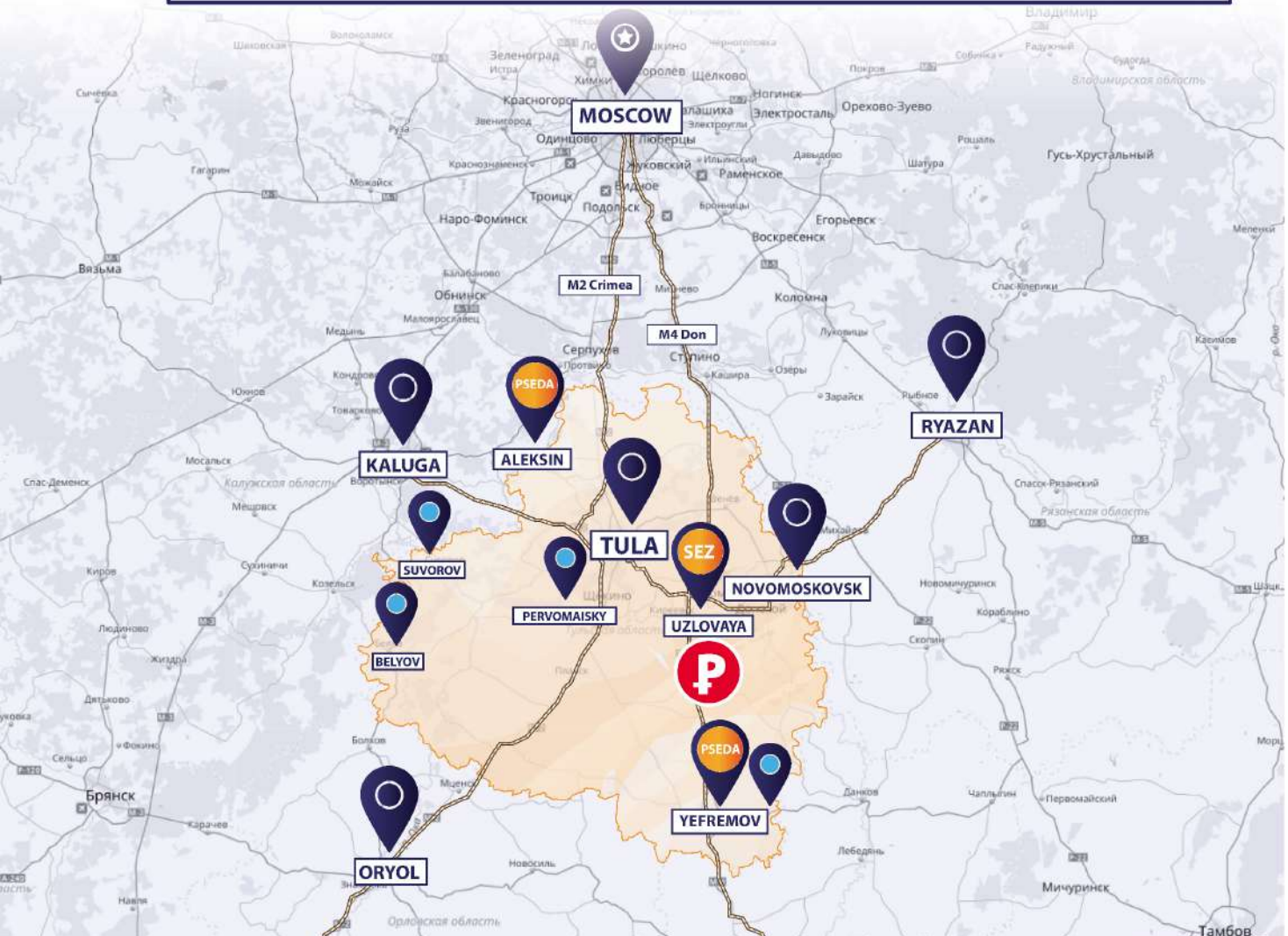
INDUSTRIAL PREMISES ON THE TERRITORY OF THE UZLOVAYA DISTRICT
INDUSTRIAL SITE OF TECHNOPARK "PLASTIC" (50 HA)
CONSTRUCTION PERIOD - 2022



 <p>AREA LAND PLOT – 5 HA INDUSTRIAL PREMISES – 6500 M2 WAREHOUSE – 6500 M2</p>	 <p>TRANSACTION FORM RENT/SALE</p>	 <p>LOCATION TULA REGION, UZLOVAYA</p>	 <p>INFRASTRUCTURE POWER, GAS, WATER SUPPLY, SEWERAGE</p>
--	---	--	--


TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: I,II,III,IV,V

- BENEFITS:**
- VIDEO SURVEILLANCE SYSTEM
 - DATA CENTER, LABORATORY
 - OUTDOOR LIGHTING
 - TRANSPORT INFRASTRUCTURE FACILITIES
 - ASPHALTING
 - PARKING



INDUSTRIAL PREMISES ON THE TERRITORY OF THE YEFREMOV PSEDA

INDUSTRIAL SITE OF YEFREMOV ZAVOD SINTETICHESKOGO KAUCHUKA JSC

AREA

INDUSTRIAL PREMISES – MORE THAN **11 000 M2**




TRANSACTION FORM

RENT



LOCATION

TULA REGION, YEFREMOV, ST. STROITELEI, 2

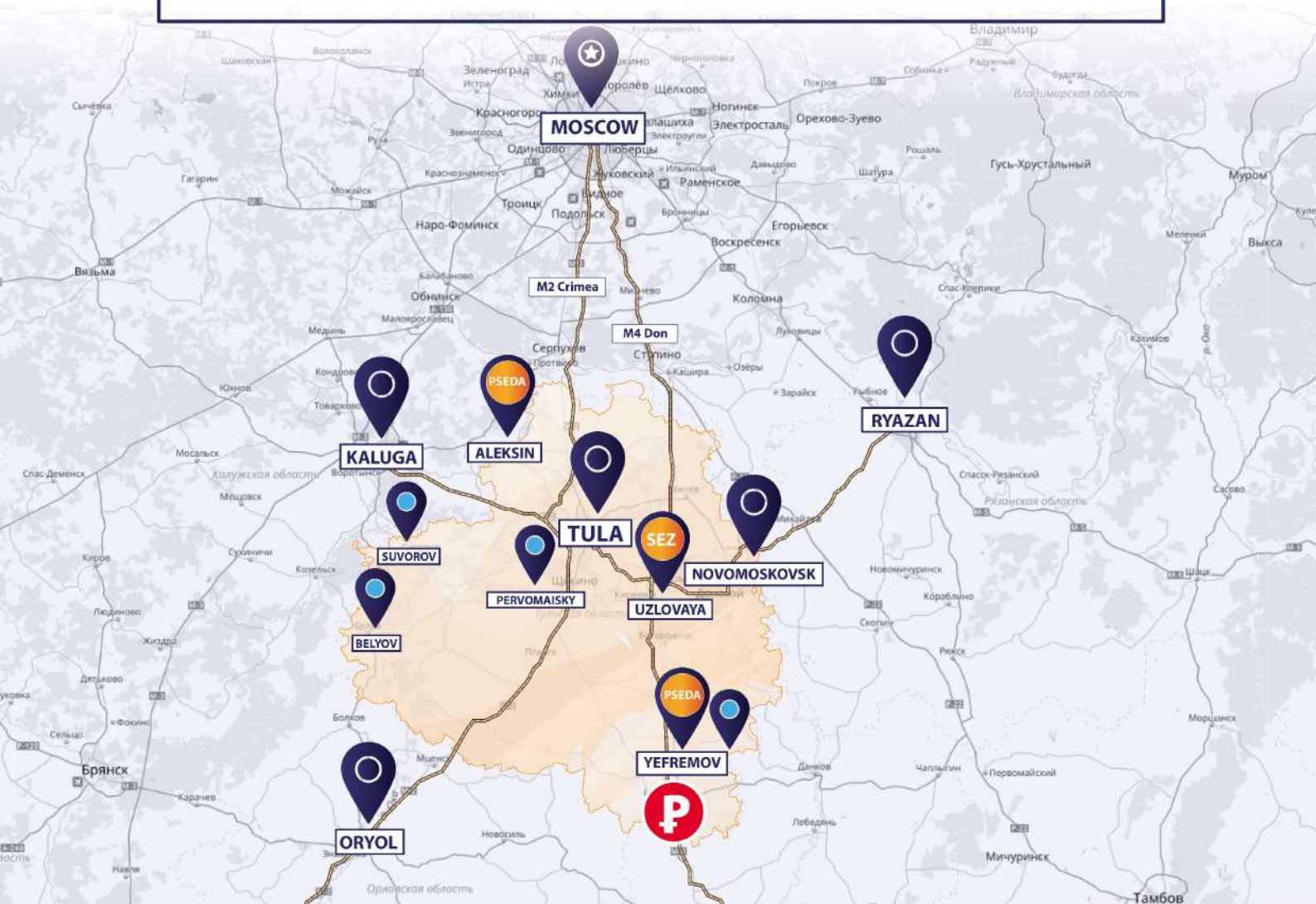


INFRASTRUCTURE

POWER, GAS, WATER SUPPLY, SEWERAGE, RAILWAY

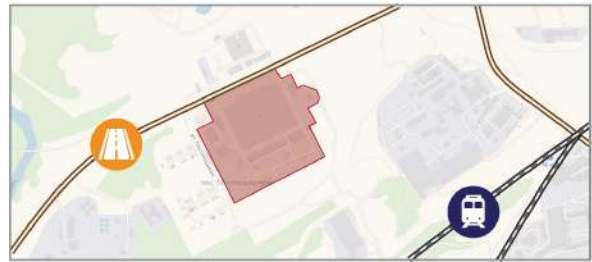
TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: II, III, IV, V

- BENEFITS:**
- PROXIMITY TO FEDERAL HIGHWAY
 - OPPORTUNITY TO RECEIVE BENEFITS
 - AVAILABILITY OF A WIDE RANGE OF MEASUREMENT AND AUTOMATION TOOLS
 - SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



INDUSTRIAL PREMISES ON THE TERRITORY OF MONOTOWN OF SUVOROV

INDUSTRIAL SITE OF KNITWEAR FACTORY



AREA
LAND PLOT – 8,89 HA
INDUSTRIAL PREMISES –
37 000 M2



TRANSACTION FORM
RENT/SALE



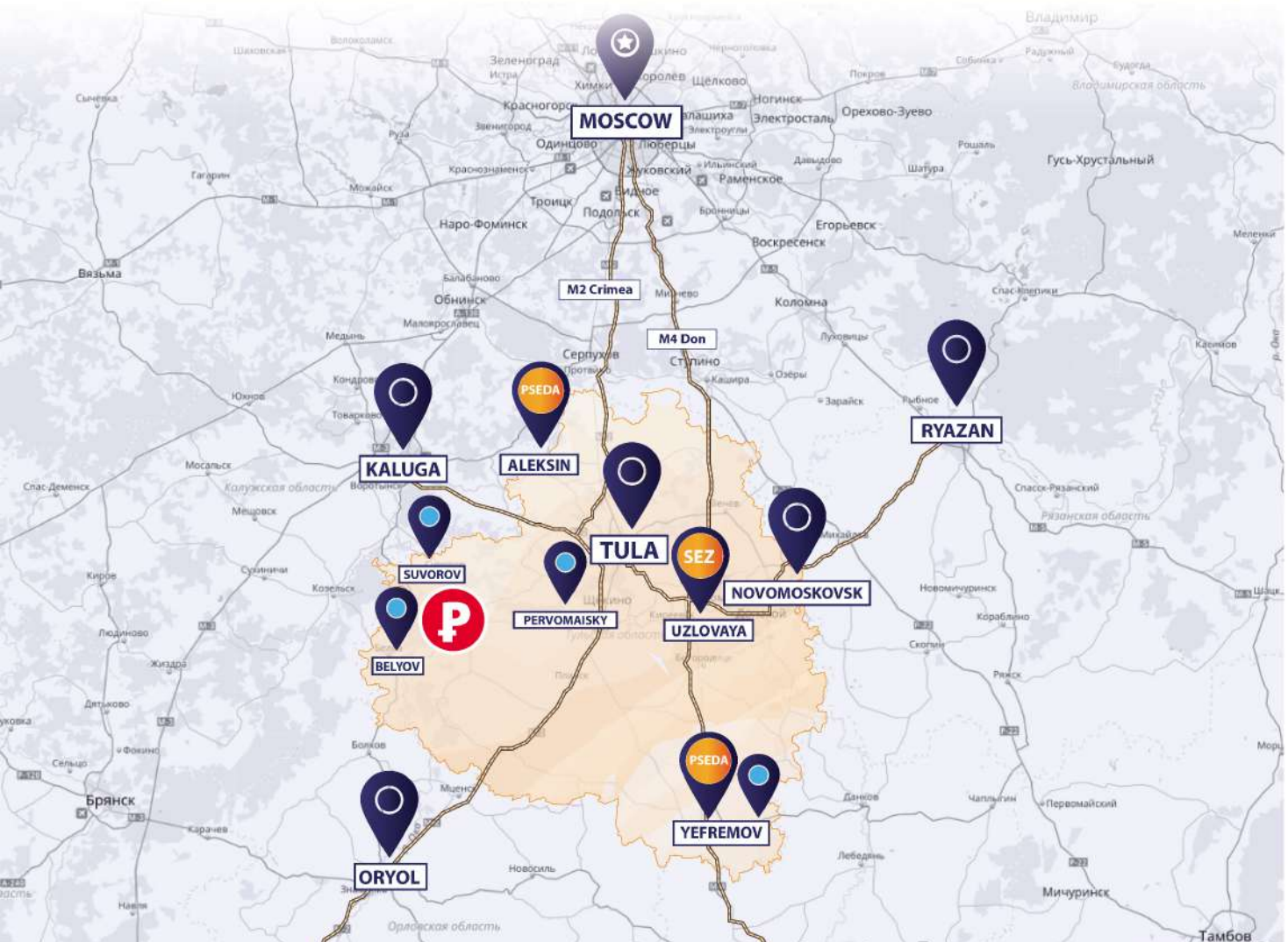
LOCATION
TULA REGION, SUVOROV,
ST. CHEREPETSKAYA, 3



INFRASTRUCTURE
POWER, GAS, WATER
SUPPLY, SEWERAGE

TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: IV,V

- BENEFITS:**
- AVAILABILITY OF WORKFORCE
 - POSSIBILITY OF LOCATING TEXTILE PRODUCTION
 - DEVELOPED INFRASTRUCTURE
 - SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



16 MANUFACTURING INDUSTRIES

INDUSTRIAL PREMISES ON THE TERRITORY OF UZLOVAYA

INDUSTRIAL SITE OF NONWOVEN FABRIC FACTORY



AREA
LAND PLOT – 3,5 HA
INDUSTRIAL PREMISES –
10 900 M2



TRANSACTION FORM
RENT/SALE



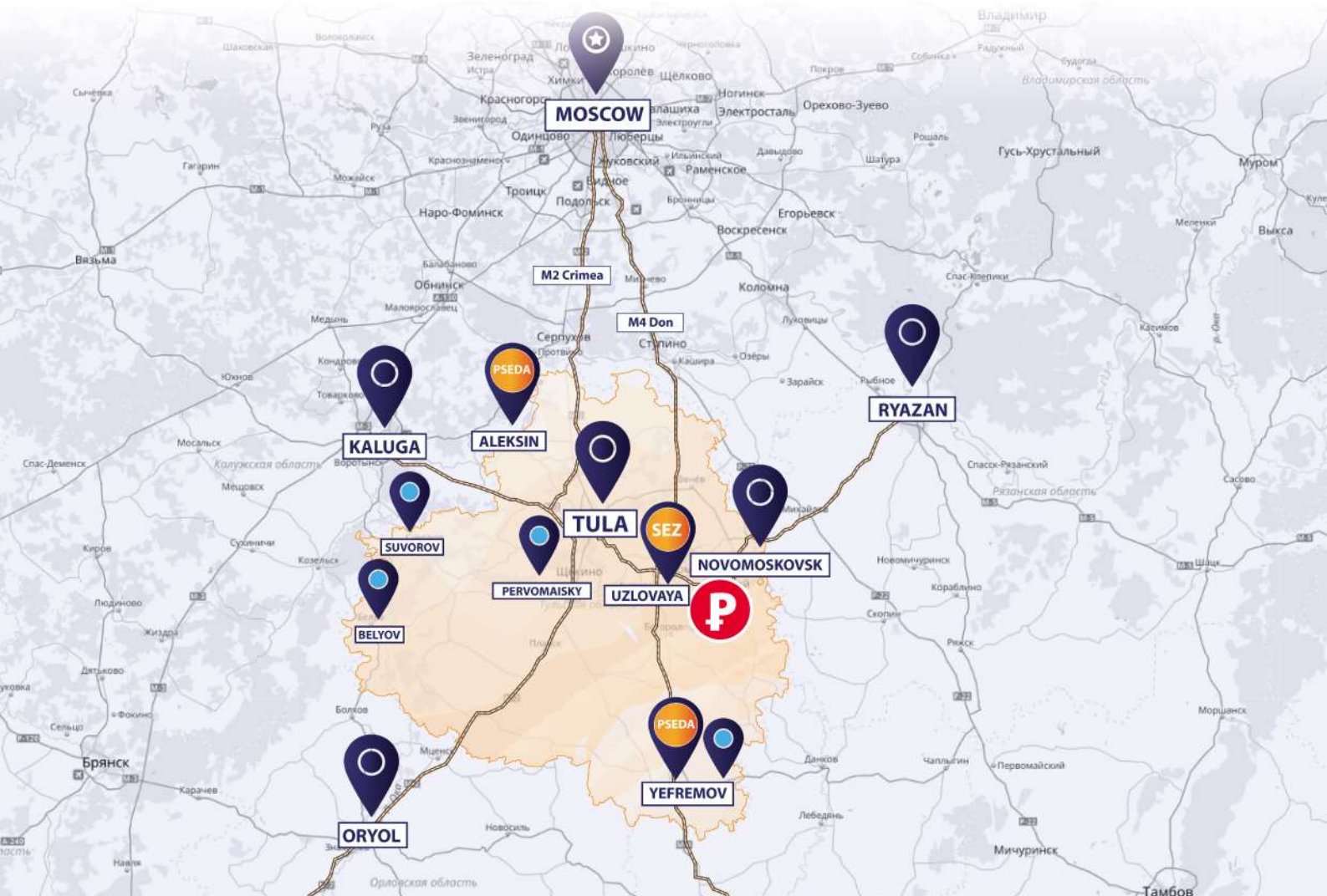
LOCATION
TULA REGION, UZLOVAYA,
ST. MOLODEZHNAJA, 3



INFRASTRUCTURE
POWER, GAS, WATER
SUPPLY

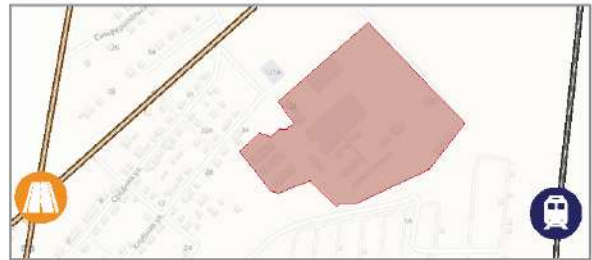
TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: IV, V

- BENEFITS:**
- PROXIMITY TO FEDERAL HIGHWAY
 - POSSIBILITY OF LOCATING TEXTILE PRODUCTION
 - AVAILABILITY OF WORKFORCE



INDUSTRIAL PREMISES ON THE TERRITORY OF SHCHEKINO

INDUSTRIAL SITE OF CONCRETE-MIXING PLANT



AREA

LAND PLOT – UP TO 10,9 HA
INDUSTRIAL PREMISES – UP TO 16 500 M²



TRANSACTION FORM

SALE



LOCATION

TULA REGION, SHCHEKINO,
ST. BOLDINA, 121



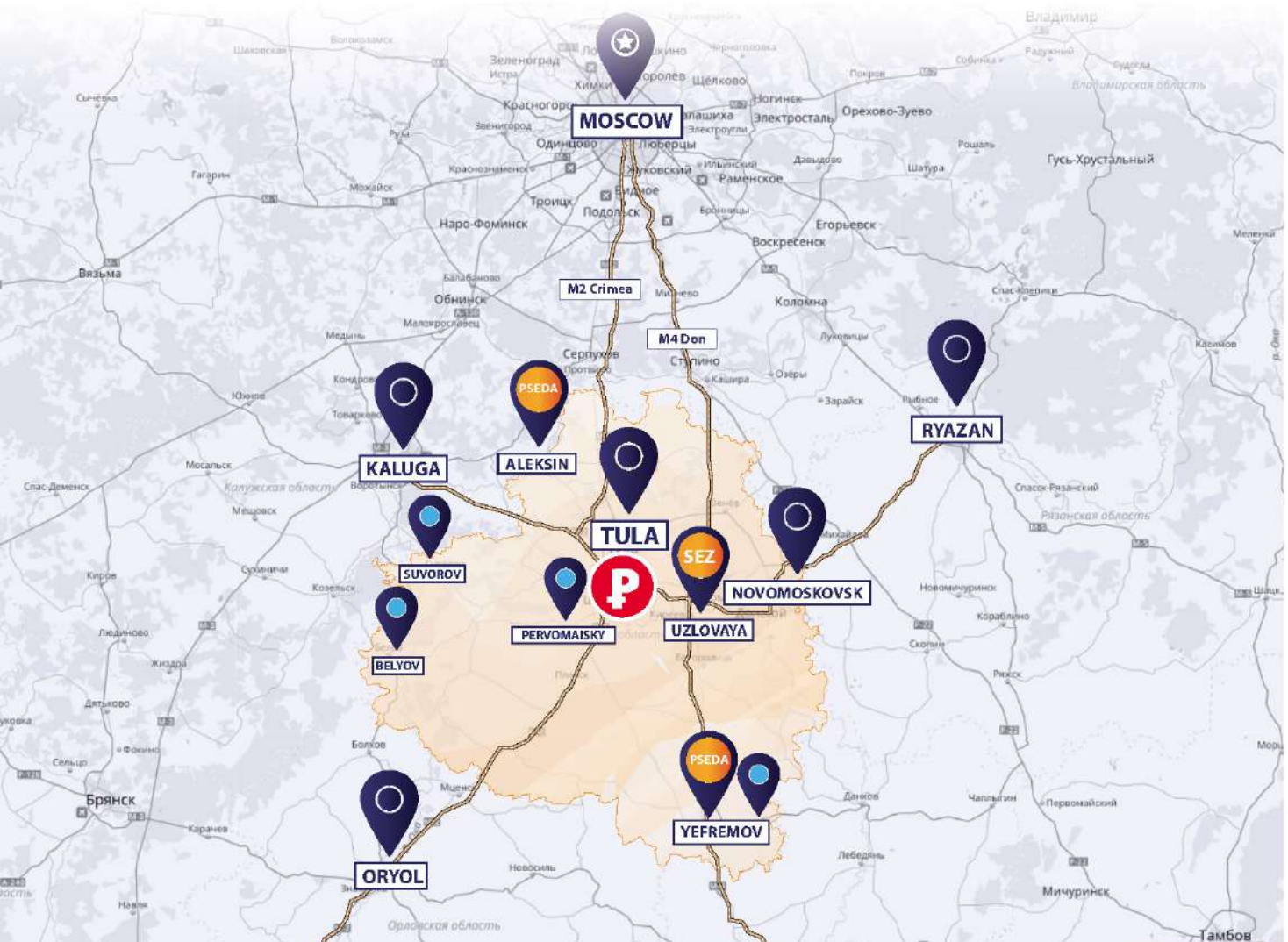
INFRASTRUCTURE

POWER, GAS, WATER SUPPLY, RAILWAY

TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: IV,V

BENEFITS:

- DEVELOPED INFRASTRUCTURE
- POSSIBILITY OF LOCATING PRODUCTION OF BUILDING MATERIALS
- AVAILABILITY OF WORKFORCE



INDUSTRIAL PREMISES ON THE TERRITORY OF MONOTOWN OF KIMOVSK
INDUSTRIAL SITE OF FORMER PLANT "KONTRAKTOR" OF KREMZ JSC



AREA
 LAND PLOT – 2,2 HA
 INDUSTRIAL PREMISES – 3 367 M2



TRANSACTION FORM
 RENT/SALE



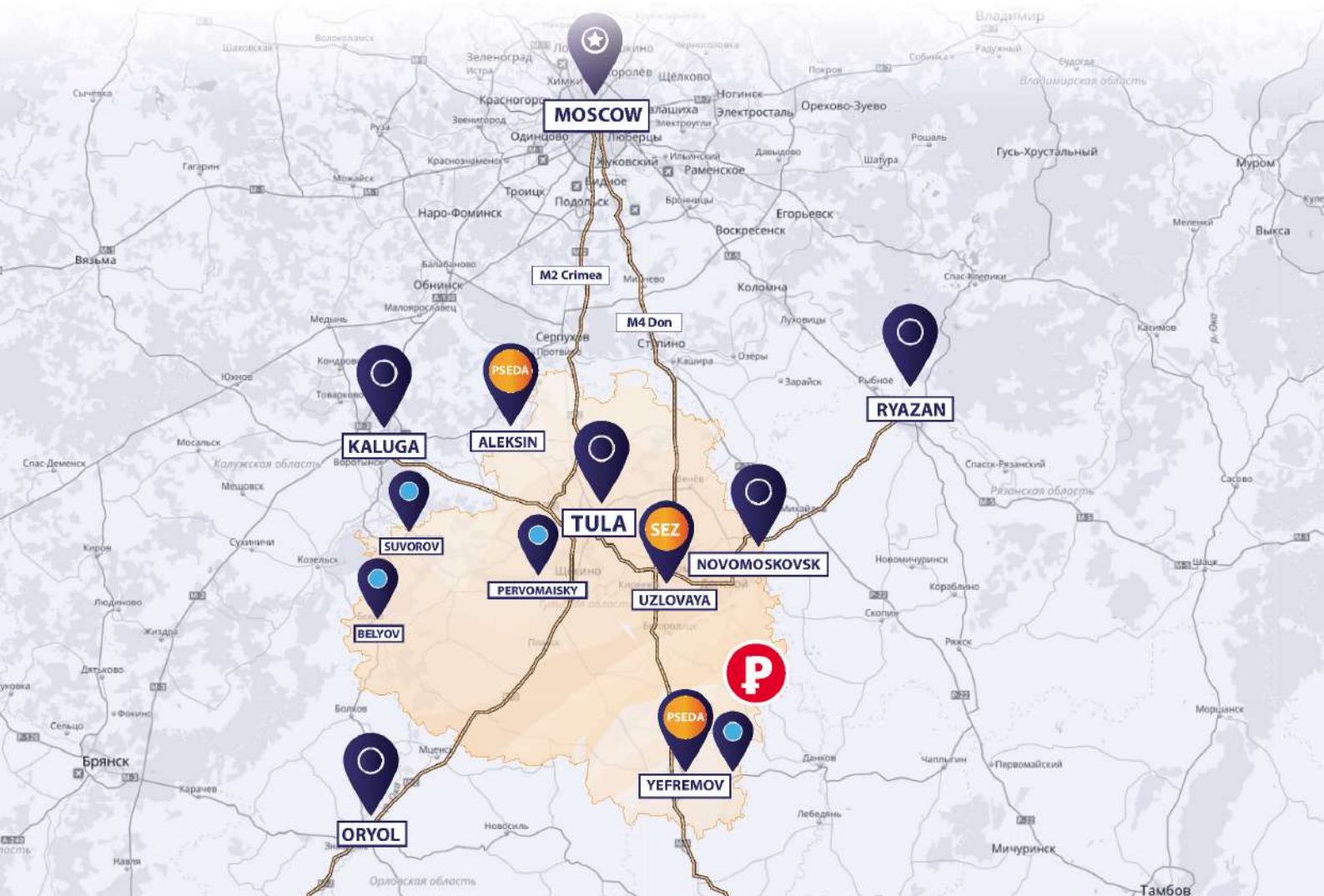
LOCATION
 TULA REGION, KIMOVSK, MKR.
 UGOLNIY, FORMER PLANT "KONTRAKTOR"



INFRASTRUCTURE
 POWER SUPPLY







TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: V

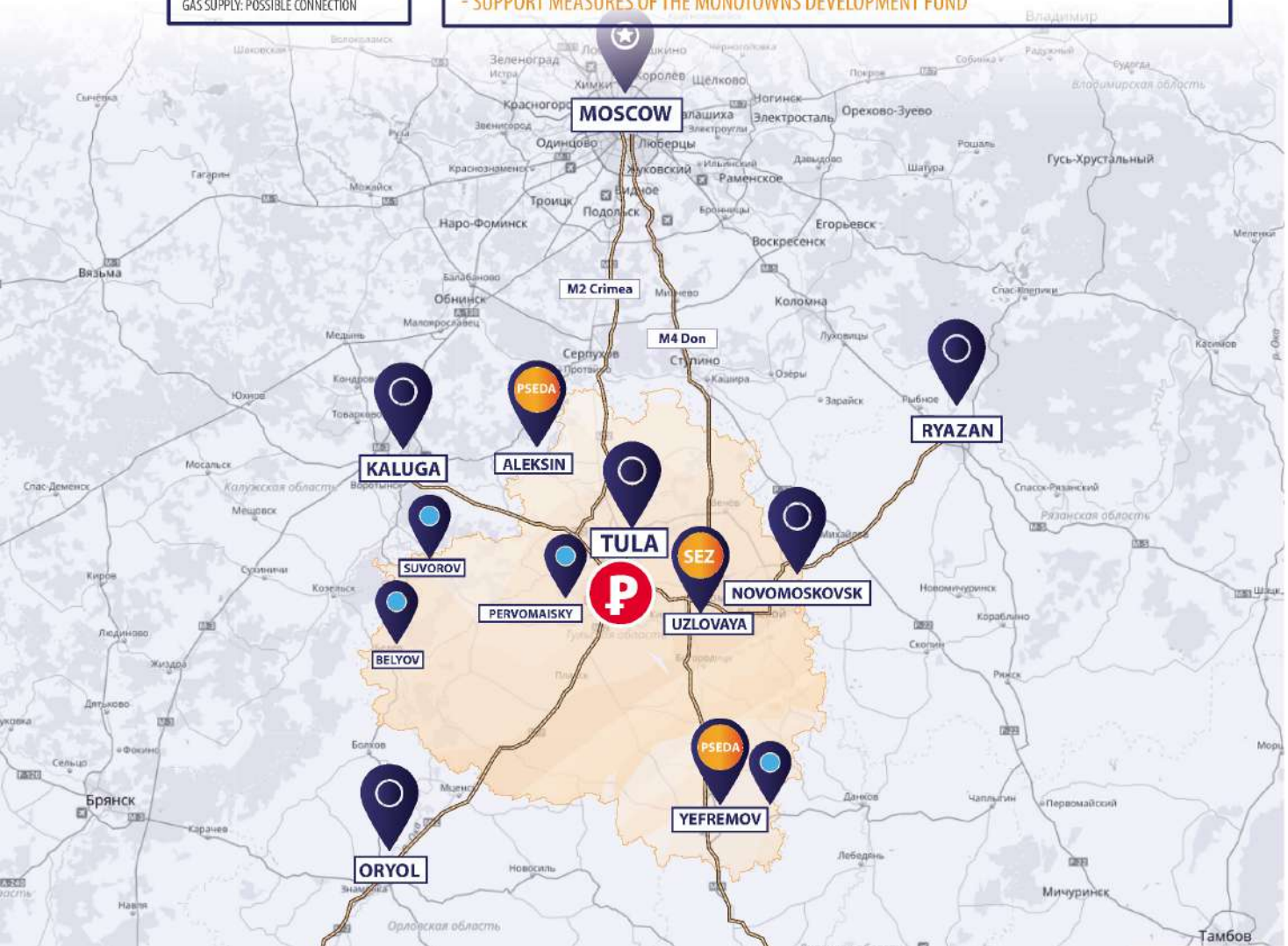
- BENEFITS:**
- TRANSPORT ACCESSIBILITY
 - AVAILABILITY OF CONSUMERS
 - AVAILABILITY OF WORKFORCE
 - SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



INDUSTRIAL PREMISE ON THE TERRITORY OF SHCHEKINO
INDUSTRIAL SITE OF TECHNOPARK PERVOMAISKY



 <p>AREA</p> <p>2500 M2</p>	 <p>TRANSACTION FORM</p> <p>RENT - COST OF RENTING : 115 RUBLES/M2 (EXCLUDING VAT) + UTILITY COST</p>	 <p>FORM OF OWNERSHIP</p> <p>PRIVATE</p>	 <p>LOCATION</p> <p>TULA REGION, SHCHEKINO DISTRICT, PERVOMAISKY, ST. SIMPHEROPOLSKAYA, 7</p>
 <p>INFRASTRUCTURE</p> <p>POWER SUPPLY: 0,5 MW. WATER SUPPLY: ARTESIAN WELL GAS SUPPLY: POSSIBLE CONNECTION</p>	<p>BENEFITS:</p> <ul style="list-style-type: none"> - TRANSPORT ACCESSIBILITY - SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND 		



INVESTMENT PROJECT ON THE TERRITORY OF UZLOVAYA SEZ

PROJECT FOR THE CONSTRUCTION OF A WAREHOUSE AND PRODUCTION COMPLEX



AREA

3 PREMISES X 10 000 M2
HEIGHT – 9 M



TRANSACTION FORM

INVESTMENT



LOCATION

TULA REGION, UZLOVAYA DISTRICT, UZLOVAYA SEZ



ОБЪЕМ ИНВЕСТИЦИЙ

FROM 1 MLN RUBLES INCLUDING VAT IN THE PRICES OF THE CURRENT YEARS OF CONSTRUCTIONS

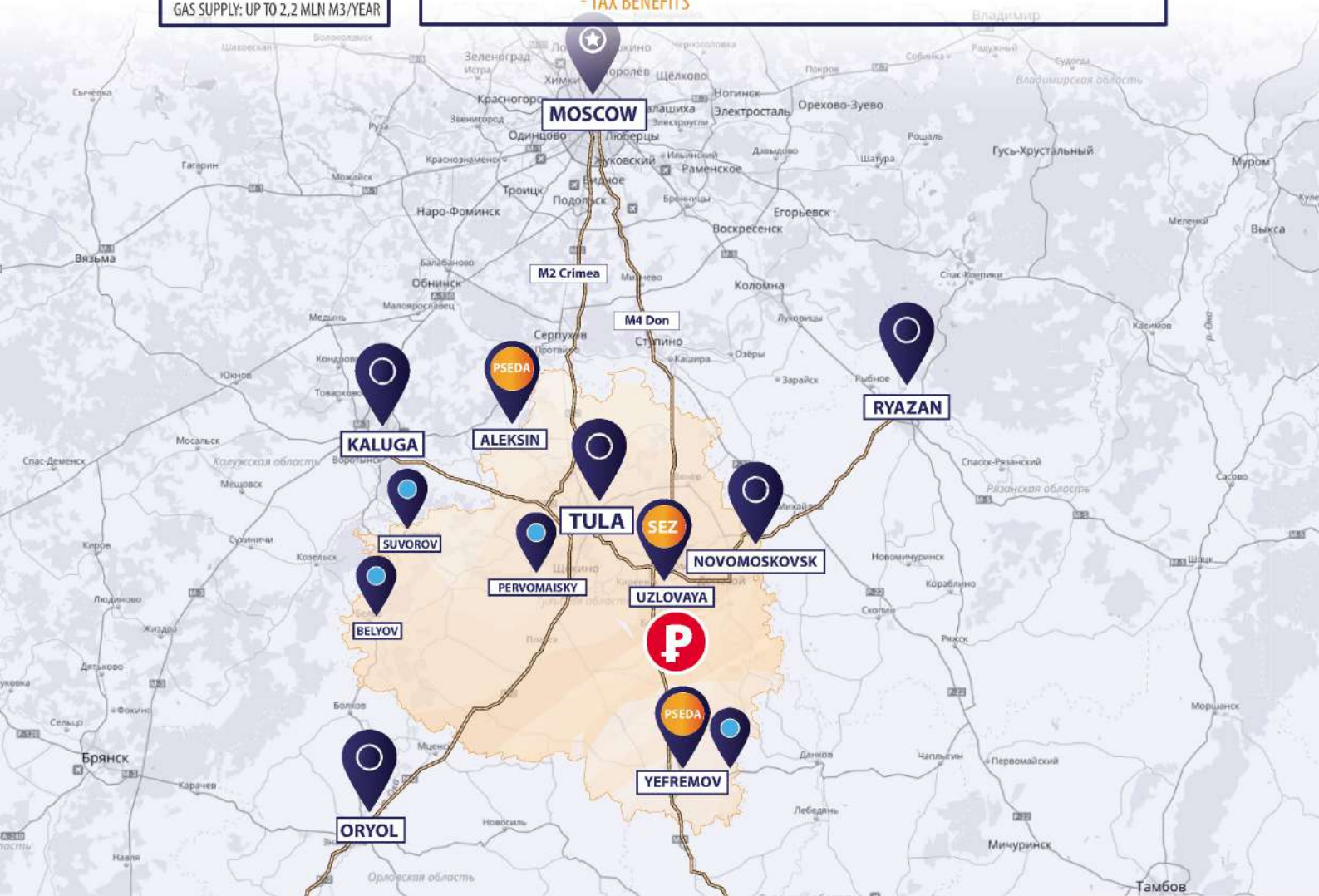


INFRASTRUCTURE

POWER SUPPLY: 2 MW.
WATER SUPPLY: UP TO 65M3/DAY
GAS SUPPLY: UP TO 2,2 MLN M3/YEAR

BENEFITS:

- PROXIMITY TO FEDERAL HIGHWAY
- DEVELOPED INFRASTRUCTURE
- FREE CUSTOMS ZONE REGIME
- TAX BENEFITS



INVESTMENT SITE FOR THE IMPLEMENTATION OF A PROJECT IN THE BIOTECHNOLOGY INDUSTRY



AREA

LAND PLOT – FROM 200 HA



TRANSACTION FORM

RENT/SALE



LOCATION

TULA REGION, YEFREMOV

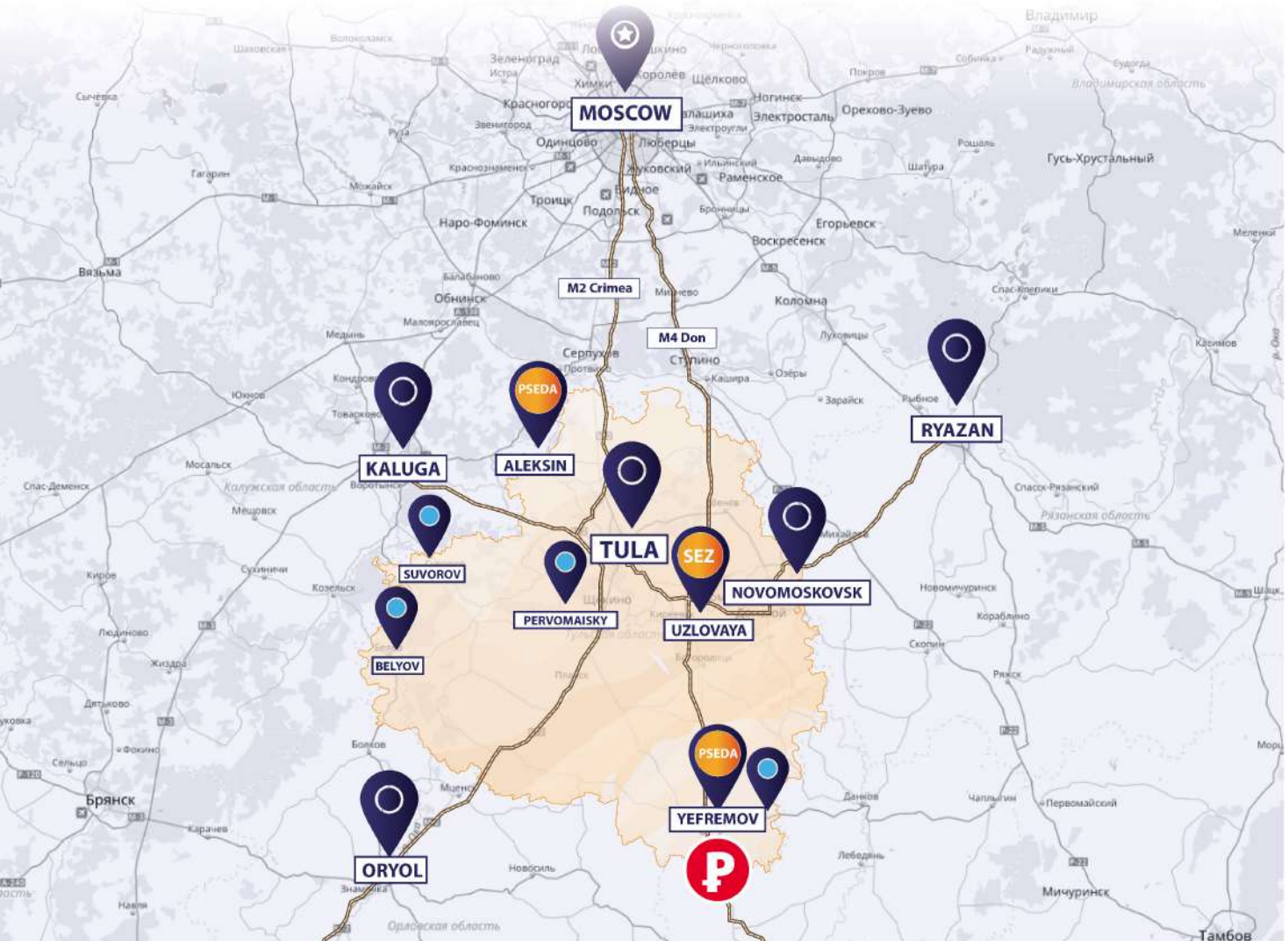


ОБЪЕМ ИНВЕСТИЦИЙ

FROM 2000 MLN RUBLES

BENEFITS:

- TAX BENEFITS
- TRANSPORT ACCESSIBILITY
- COMMODITY MARKET
- SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



INDUSTRIAL PREMISES ON THE TERRITORY OF KIREYEVSK DISTRICT

INDUSTRIAL SITE OF TECHNOPARK AK SINTVITA NN.



AREA
LAND PLOT – 8 HA

TRANSACTION FORM
RENT/SALE

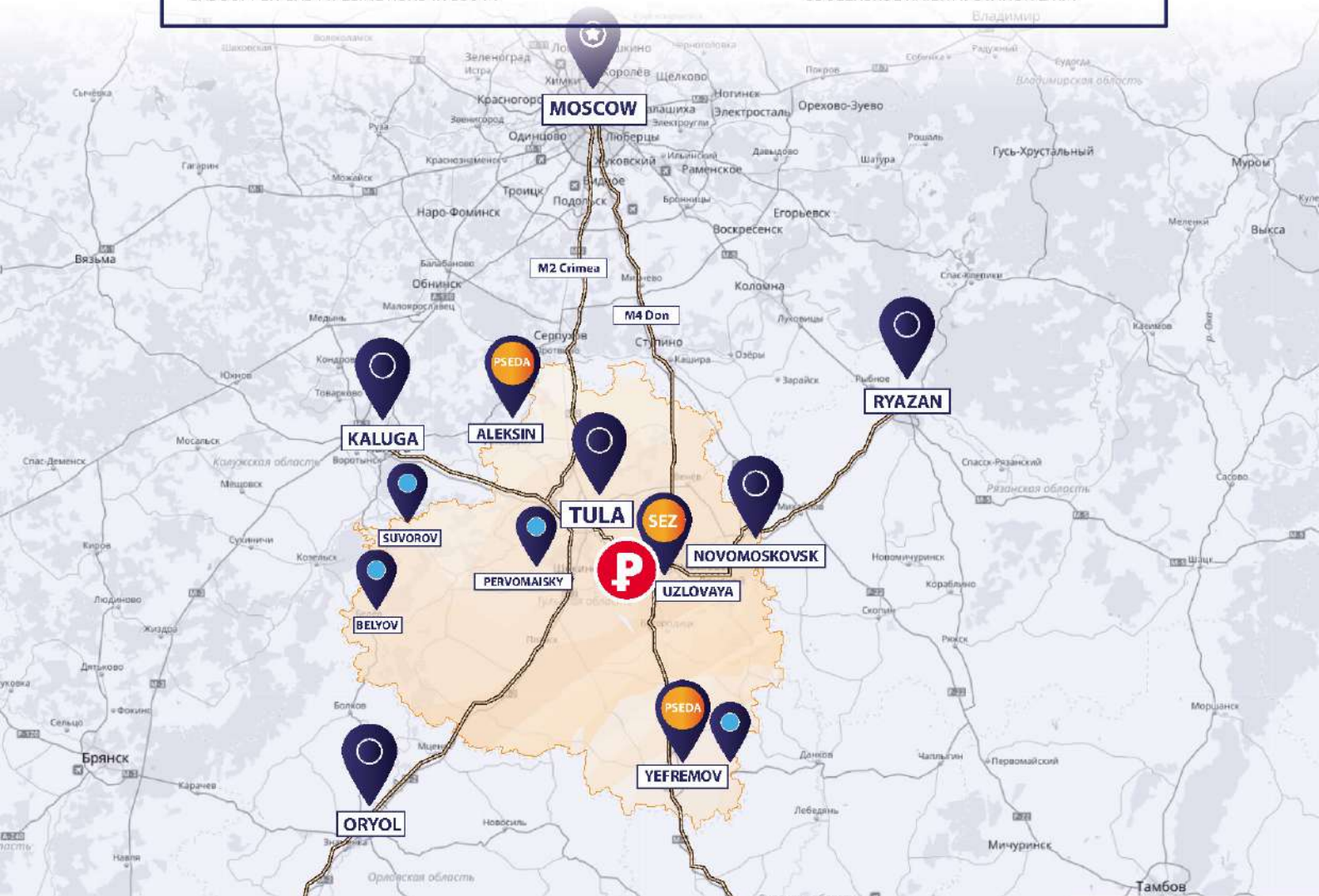
LOCATION
TULA REGION, KIREYEVSK DISTRICT, SHVARTSEVSKY

TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: II, III, IV, V

INFRASTRUCTURE

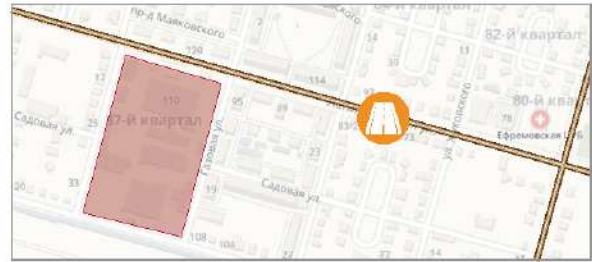
- POWER SUPPLY: UP TO 1-2 MWA.
- WATER SUPPLY: CENTRAL WATER SUPPLY SYSTEM
- GAS SUPPLY: GAS PIPELINE RUNS IN 350 M

- CENTRAL SEWERAGE SYSTEM, TREATMENT FACILITIES
- BOLENSKOE RAILWAY STATION 2 KM



INDUSTRIAL PREMISES ON THE TERRITORY OF YEFREMOV PSEDA

INDUSTRIAL SITE OF BAKERY PLANTЯ



AREA
LAND PLOT – 1,35 HA
INDUSTRIAL PREMISES –
2 820 M2



TRANSACTION FORM
RENT/SALE



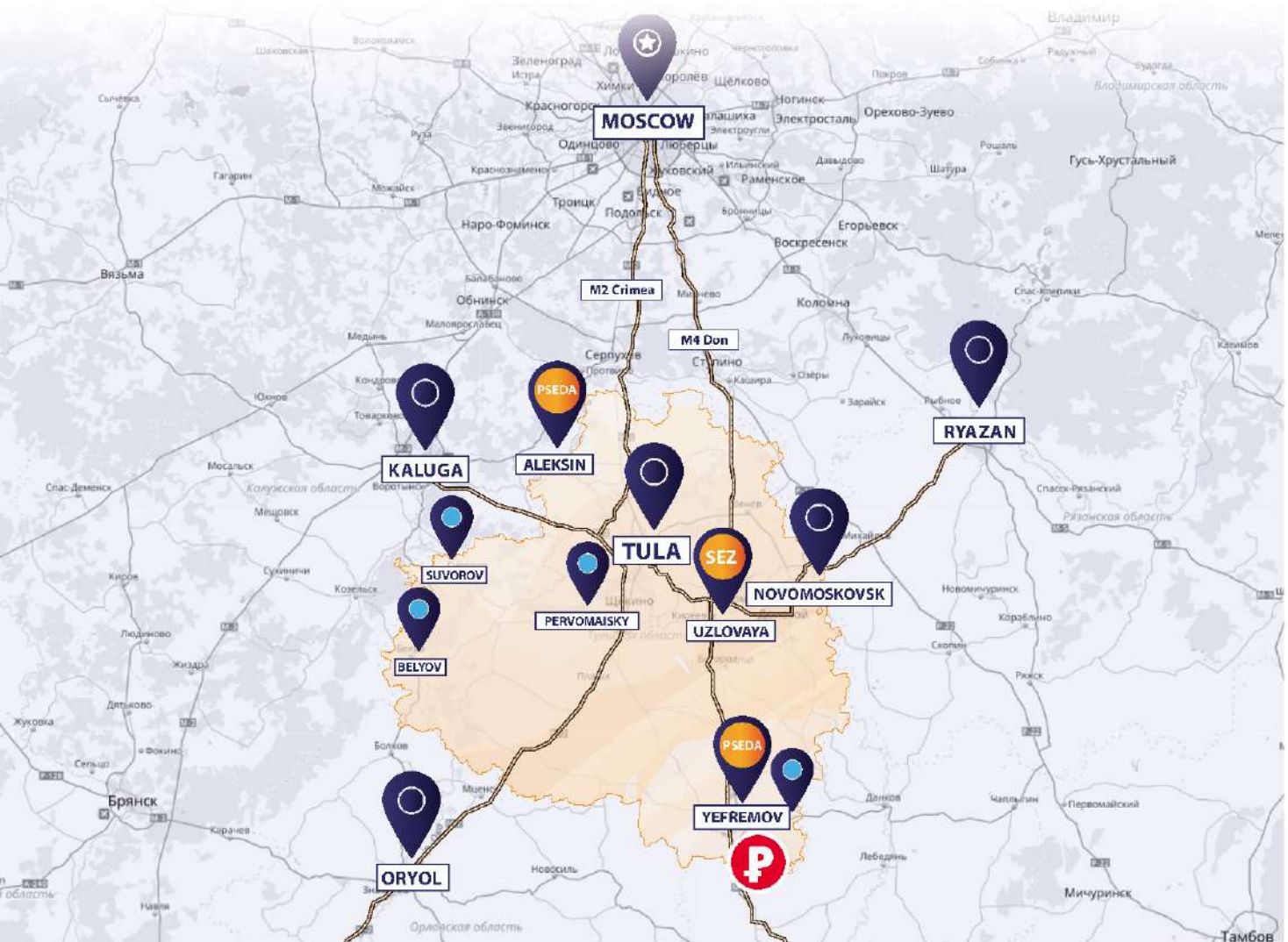
LOCATION
TULA REGION, YEFREMOV,
ST. PARKOVAYA, 10



INFRASTRUCTURE
POWER, GAS, WATER
SUPPLY

TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: IV,V

- BENEFITS:**
- PROXIMITY TO FEDERAL HIGHWAY
 - OPPORTUNITY TO RECEIVE BENEFITS
 - POSSIBILITY OF LOCATING A FOOD INDUSTRY ENTERPRISE
 - SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



INDUSTRIAL PREMISE ON THE TERRITORY OF MONOTOWN OF KIMOVSK

INDUSTRIAL SITE FOR ANIMAL HUSBANDRY



AREA
LAND PLOT – 1,6 HA
INDUSTRIAL PREMISES –
1 458,8 M2



TRANSACTION FORM
RENT/SALE



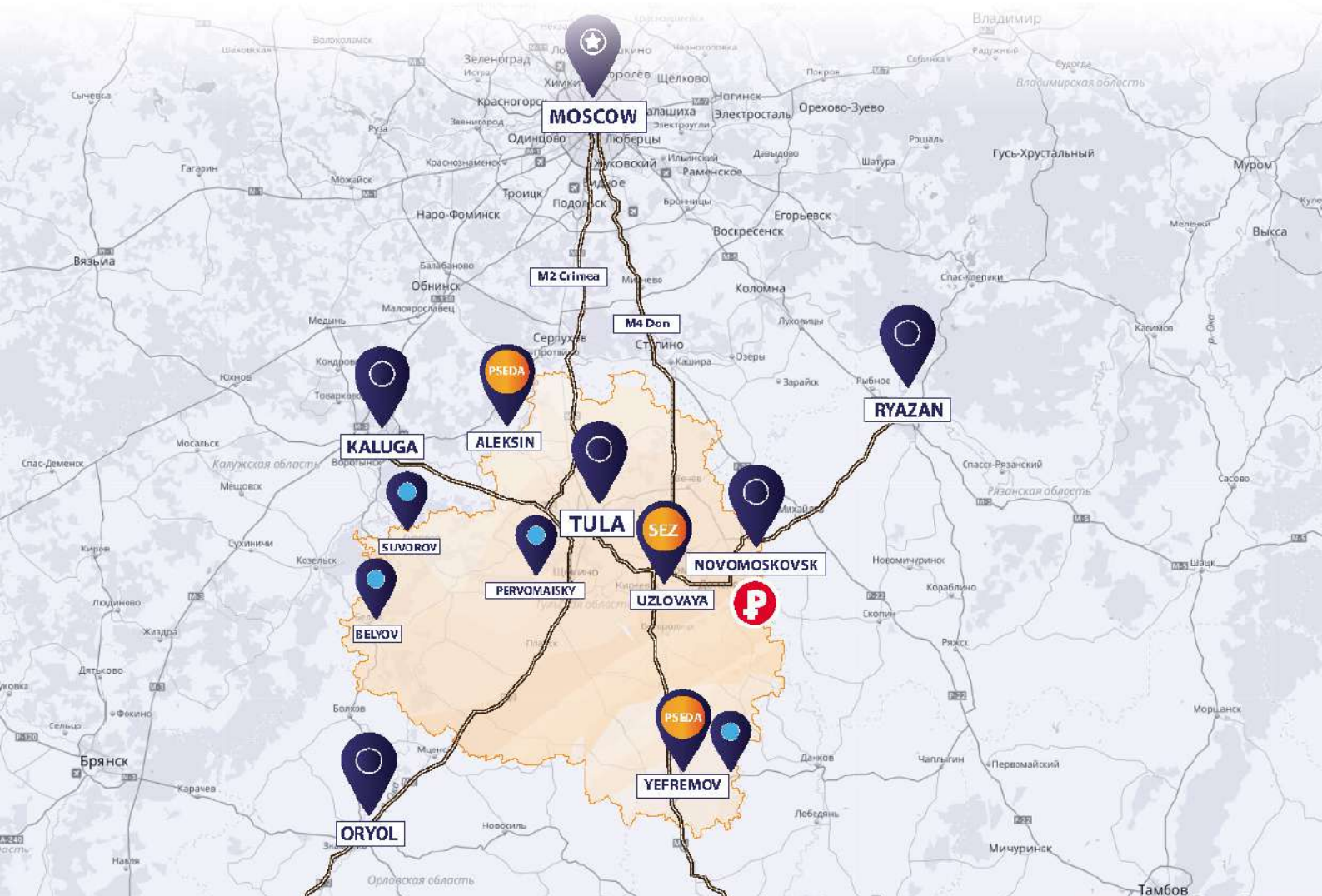
LOCATION
TULA REGION, KIMOVSK. ST.
KOMMUNISTICHESKAYA, 3



INFRASTRUCTURE
POWER, GAS, WATER
SUPPLY

TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: V

- BENEFITS:**
- TRANSPORT ACCESSIBILITY
 - AVAILABILITY OF CONSUMERS
 - AVAILABILITY OF WORKFORCE
 - SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



INVESTMENT PROJECT ON THE TERRITORY OF TULA
PRILEPSKY PKZ CJSC



INVESTMENT SIZE
250 MLN RUBLES

TRANSACTION FORM
SALE

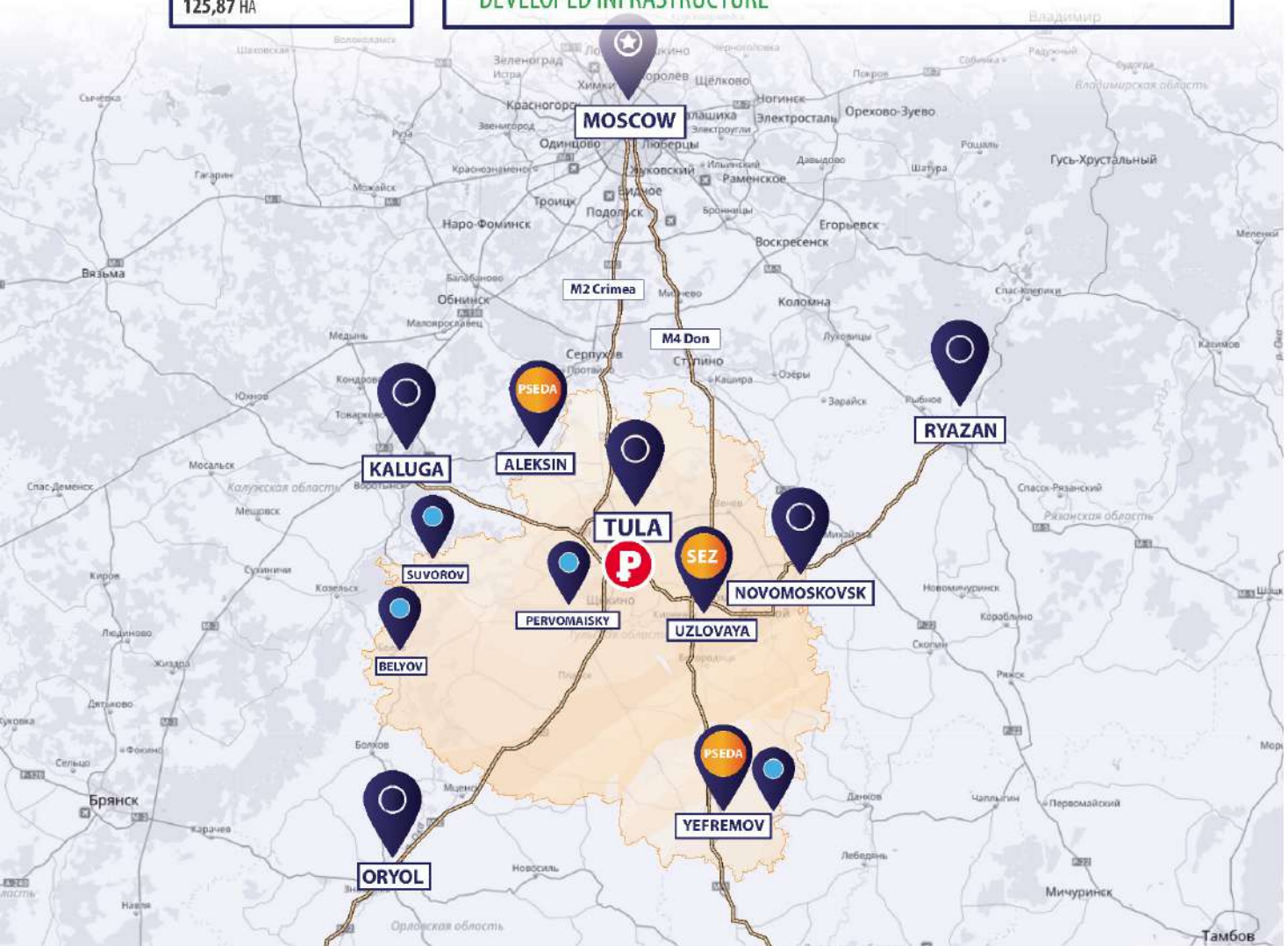
LOCATION
TULA REGION

INFRASTRUCTURE
POWER, GAS, WATER SUPPLY

AREA
AGRICULTURAL LAND – 255,06 HA
ARABLE LAND – 90,33 HA
HAYFIELDS AND PASTURES – 125,87 HA

BENEFITS:

- PROXIMITY TO FEDERAL HIGHWAY
- AVAILABILITY OF WORKFORCE
- DEVELOPED INFRASTRUCTURE



INVESTMENT PROJECT ON THE TERRITORY OF SHCHEKINO DISTRICT

PROJECT FOR THE CREATION OF A GREENHOUSE COMPLEX



INVESTMENT SIZE

FROM **1000** MLN RUBLES



TRANSACTION FORM

RENT/SALE



LOCATION

TULA REGION, SHCHEKINO DISTRICT,
MO OGARYEVSKOYE, CADASTRAL
NUMBERS: 71:22:50301:284;
71:22:50301:287



INFRASTRUCTURE

POWER SUPPLY: 150 MWT.
GAS SUPPLY: 30000 M3/HOUR

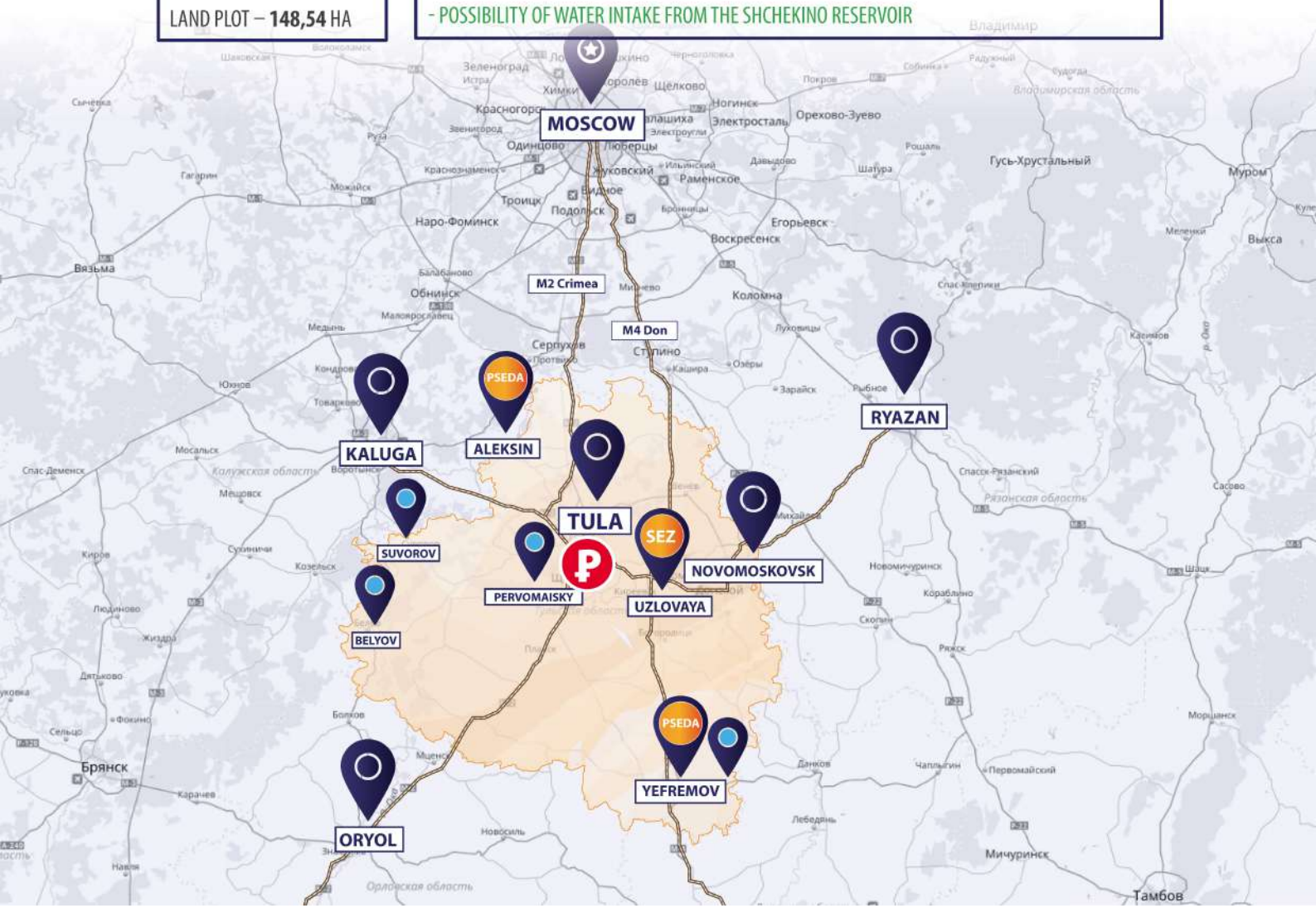


AREA

LAND PLOT – **148,54** HA

BENEFITS:

- OFF-STAGE WORK ON CONNECTION TO THE POWER SYSTEM WAS COMPLETED
- PROXIMITY TO POINTS OF CONNECTION TO ENGINEERING INFRASTRUCTURE
- POSSIBILITY OF WATER INTAKE FROM THE SHCHEKINO RESERVOIR



INVESTMENT PROJECT ON THE TERRITORY OF ZAOKSKY DISTRICT

INVESTMENT SITE OF AGROHOLDING MALAKHOVO



INVESTMENT SIZE
400 MLN RUBLES



LOCATION
TULA REGION, ZAOKSKY DISTRICT,
MALAKHOVO, ST. MIRA, 1



AREA
FARMLAND -
2 577,147 HA



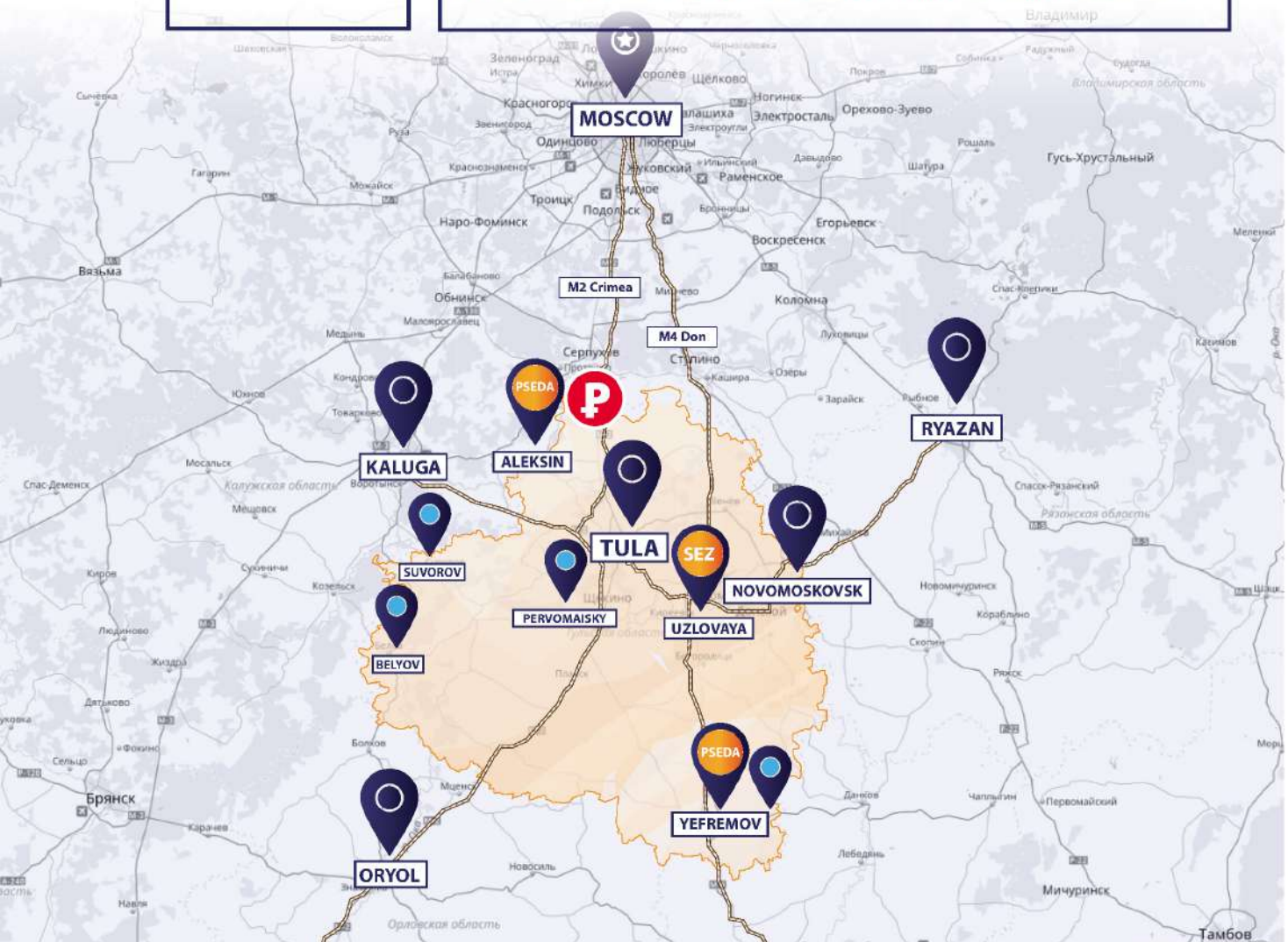
INFRASTRUCTURE
POWER, GAS, WATER SUPPLY



PRODUCTION
MILK AND DAIRY PRODUCTS

BENEFITS:

- THE LIVESTOCK OF THE AGRICULTURAL HOLDING IS 1450 CATTLE (OF WHICH THE DAIRY HERD IS MORE THAN 700 CATTLE). THE BASIS OF THE HERD IS THE HOLSTEIN BREED.
- MODERN AGRICULTURAL MACHINERY
- ADVANCED EQUIPMENT
- THE AGRICULTURAL HOLDING IS ONE OF THE THREE LARGEST SUPPLIERS OF MILK TO THE TULA DAIRY PLANT



INVESTMENT PROJECT ON THE TERRITORY OF BOGORODITSK DISTRICT

TULA PRODUCTION CLUSTER (AGROTORG TOVARKOVO LLC, AGROTORG UROZHAINOE LLC)



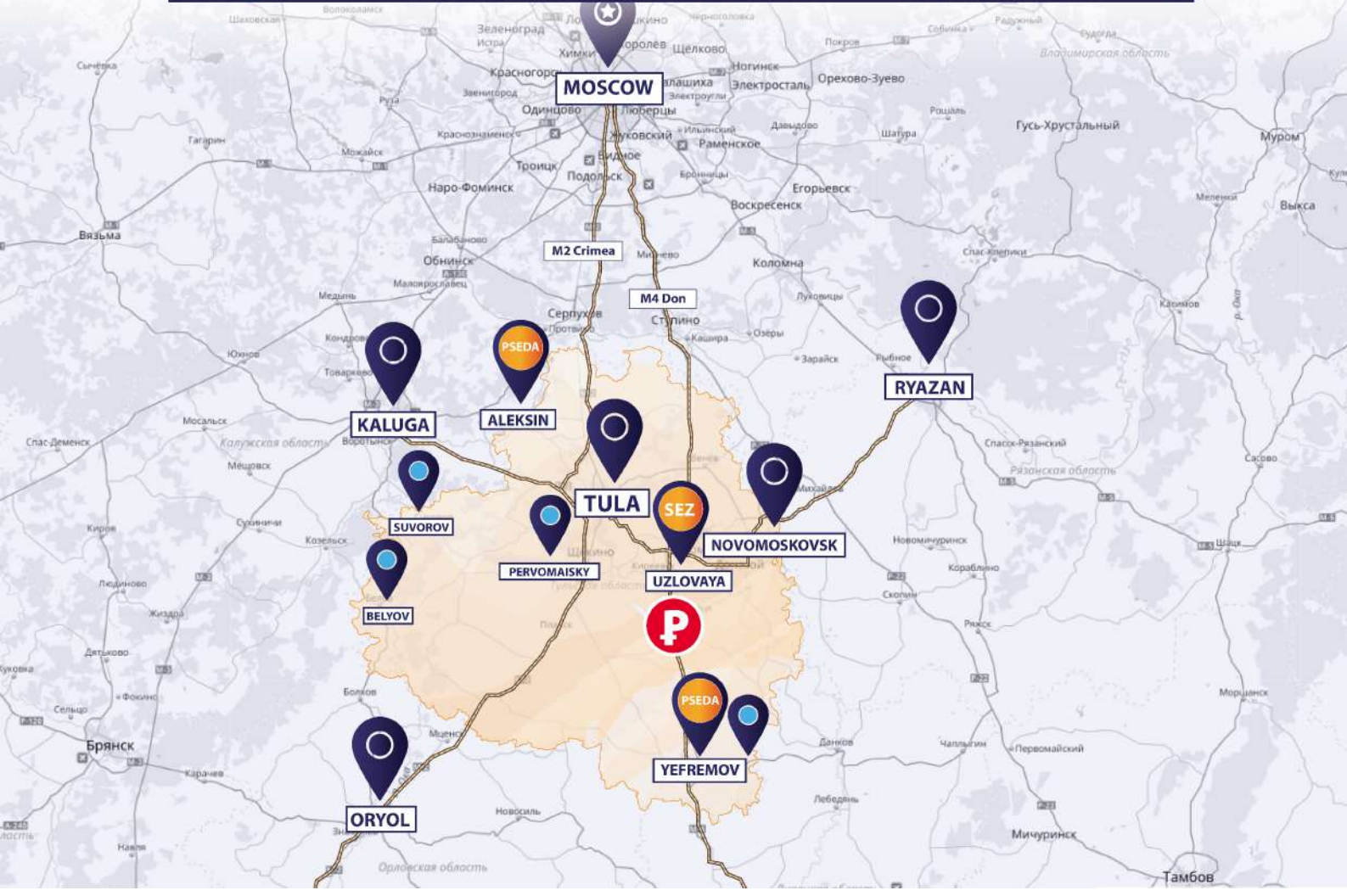
INVESTMENT SIZE
444 MLN RUBLES

AREA
FARMLAND – 2 364 HA (ARABLE LAND)

LOCATION
TULA REGION, BOGORODITSK DISTRICT, TOVARKOVSKY, ST. TRUDOVAYA, 19

INFRASTRUCTURE
GAS SUPPLY – INDUSTRIAL PIPELINE 3.5 KM
WATER SUPPLY: 2 ARTESIAN WELLS
POWER SUPPLY: SUBSTATION – CAN RECEIVE ELECTRICITY FROM TWO LINES (BEGICHEVO, NOVOMOSKOVSK)
HEAT SUPPLY – OWN BOILER HOUSE
HIGHWAY – 2.5 KM
2 RAILWAY SECTION – 4 KM AND 1.8 KM (OWNED)

- BENEFITS:**
- TRANSPORT ACCESSIBILITY
 - AVAILABILITY OF CONSUMERS
 - AVAILABILITY OF WORKFORCE
 - SUGAR PRODUCTION ASSETS:**
 - MOTOR TRANSPORT SHOP
 - BEET PILE FIELD
 - LIME WAREHOUSE
 - FUEL OIL FACILITIES
 - BEET PULP PIT
 - BEET RECEIVING POINT
 - WEIGHING STATIONS
 - MAIN PRODUCTION
 - LIME SHOP
 - BOILER ROOM
 - MACHINE SHOP
 - ADMINISTRATIVE BUILDING
 - FINISHED PRODUCTS WAREHOUSE
 - INVENTORY WAREHOUSE
 - SUBSTATION TP-35
 - RAILWAY DEPOT
 - BEET PULP DRYING AND GRANULATION WORKSHOP
 - WAREHOUSE FOR DRY AND GRANULATED BEET PULP
 - PRODUCTION CAPACITY:**
 - SUGAR BEET PROCESSING – UP TO 3,000 TONS PER DAY
 - SUGAR PRODUCTION – 40-45 THOUSAND TONS PER SEASON
 - PRODUCTION OF GRANULATED BEET PULP – 13,000 TONS
 - WAREHOUSES FOR SUGAR STORAGE – UP TO 30,000 TONS
 - ONE-TIME STORAGE OF SUGAR BEETS (BEET PILE FIELD, LAND COVER UP TO 85,000 TONS)



INVESTMENT PROJECT ON THE TERRITORY OF ZAOKSKY DISTRICT

DEVELOPMENT OF A RABBIT FARM WITH A FULL PRODUCTION CYCLE " REARING - SLAUGHTERING - PROCESSING"



INVESTMENT SIZE
100 MLN RUBLES

LOCATION
TULA REGION, ZOKSKY DISTRICT, MO MALAKHOVSKOE, 350 M EAST OF YAROSLAVTSEVO. CADASTRAL NUMBER: 71:09:020101:6268

AREA
AGRICULTURAL LAND – 58 HA;
ARABLE LAND – 50 HA

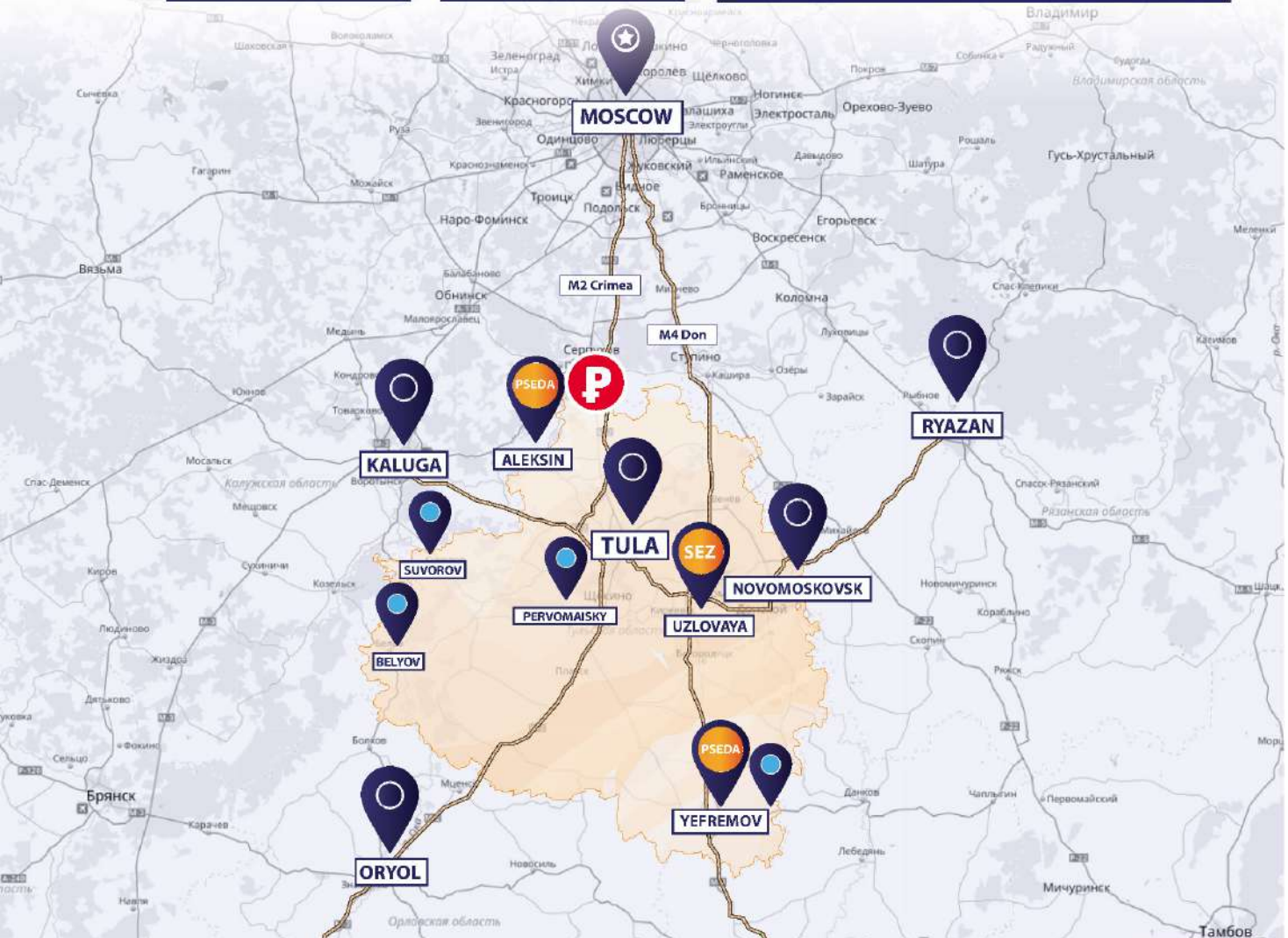
INFRASTRUCTURE
POWER , GAS, WATER SUPPLY

TYPE OF OWNERSHIP
PRIVATE

TRANSACTION FORM
RENT/SALE/CO-FINANCING

BENEFITS:

- AVAILABILITY OF CONSUMERS
- AVAILABILITY OF WORKFORCE
- TRANSPORT ACCESSIBILITY
- ACCESS ROADS (4TH CATEGORY ROAD) TO THE LAND PLOT
- A BLOCK OF TWO BUILDINGS FOR GROWING ANIMALS 2273 M2
- EXTERNAL PERIMETER FENCING 1000 P/M
- ENTRANCE GATES 3 PCS.
- ADMINISTRATIVE BUILDING 236 M2
- WAREHOUSE-GARAGE 147 M2
- 1.5 THOUSAND PRODUCTIVE RABBITS



INVESTMENT PROJECT ON THE TERRITORY OF KIMOVSK DISTRICT

DEVELOPMENT OF A QUAIL FARM WITH A FULL PRODUCTION CYCLE " INCUBATOR - REARING – SLAUGHTER»



INVESTMENT SIZE
100 MLN RUBLES

TRANSACTION FORM
RENT/SALE/CO-FINANCING

LOCATION
TULA REGION, KIMOVSK DISTRICT, LOPUKHINOVKA

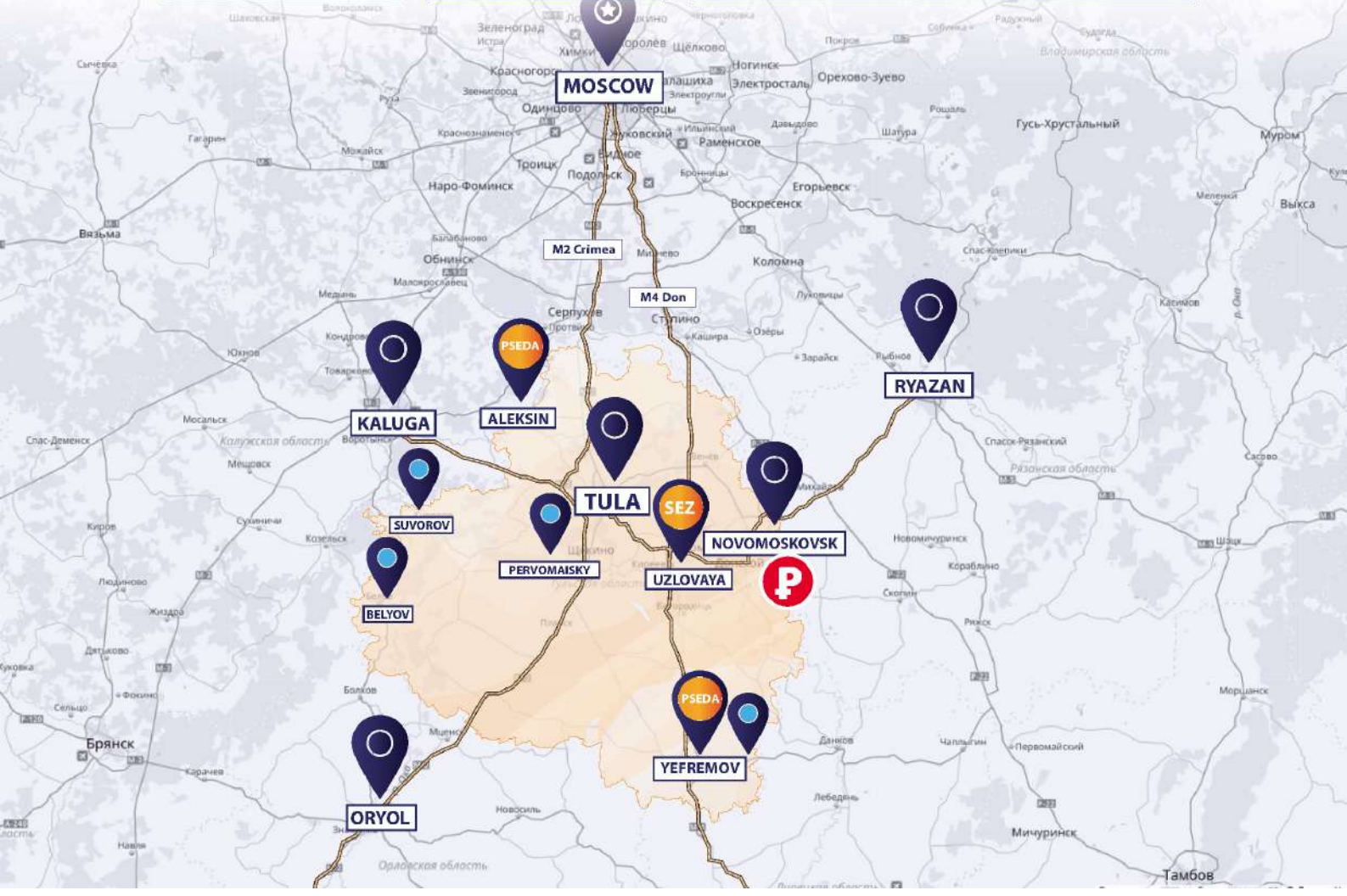
INFRASTRUCTURE
POWER , GAS, WATER SUPPLY

AREA
AGRICULTURAL LAND – 8,5 HA

TYPE OF OWNERSHIP
PRIVATE

BENEFITS:

- AVAILABILITY OF CONSUMERS
- AVAILABILITY OF WORKFORCE
- TRANSPORT ACCESSIBILITY
- ASPHALT ROAD TO ROUTE 70 K-206
- PRODUCTION AND TECHNICAL PREMISES
- EXTERNAL PERIMETER FENCING
- 80.0 THOUSAND QUAILS



INVESTMENT PROJECT ON THE TERRITORY OF ARSENYEVO DISTRICT
CREATION OF PROCESSING PRODUCTION



AREA
 LAND PLOT – 7 252 HA
 BUILDING – 1 857 M2
 BUILDING – 890 M2

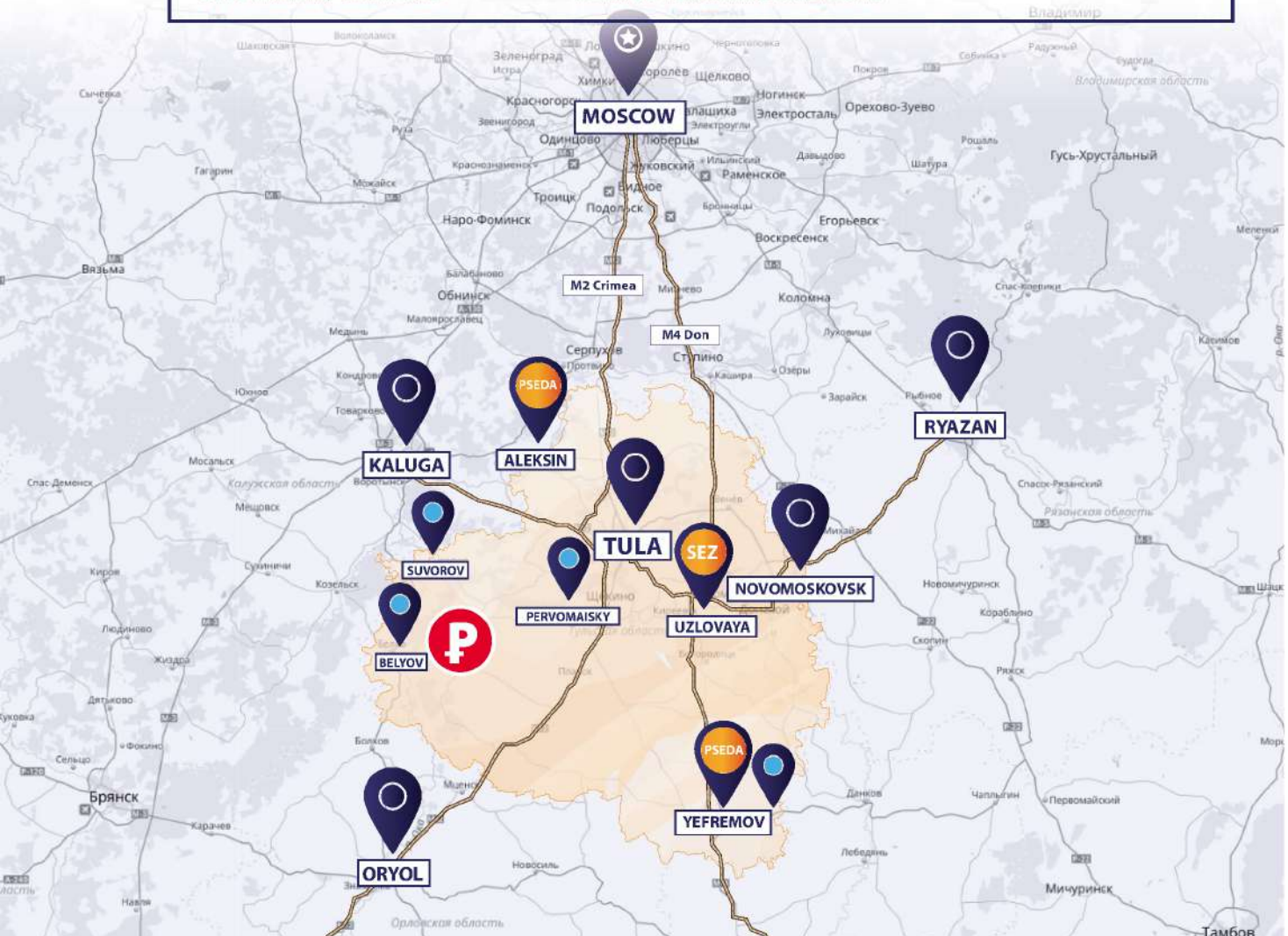
TRANSACTION FORM
 RENT/SALE

LOCATION
 TULA REGION, ARSENYEVO, ST. ZERNOVAYA, 1
 CADASTRAL NUMBERS: 71:02:010708:19, 71:02:010708:29, 71:02:010708:30

INFRASTRUCTURE
 POWER, GAS, WATER SUPPLY

BENEFITS

- AVAILABILITY OF CONSUMERS
- AVAILABILITY OF WORKFORCE
- TRANSPORT ACCESSIBILITY
- CONSISTS OF TWO BUILDINGS, CEILINGS UP TO 6 METERS, COLLAPSIBLE
- POWER SUPPLY: RESERVE OF NECESSARY ELECTRIC POWER CAPACITIES, CLOSE LOCATION OF THE DOROGOMYZHKA 423110/35-10 SUBSTATION
- GAS SUPPLY: GAS BOILER
- WATER SUPPLY: CENTRAL WATER SUPPLY





[INVEST-TULA.COM](https://invest-tula.com)

OBJECT ON THE TERRITORY OF TULA

TULA, ST. SOYUZNAYA, 1



TYPE OF OWNERSHIP

PRIVATE



TRANSACTION FORM

RENT/SALE



LOCATION

TULA,
ST. SOYUZNAYA, 1



AREA

LAND PLOT – 1911 M2
BUILDING – 90 M2

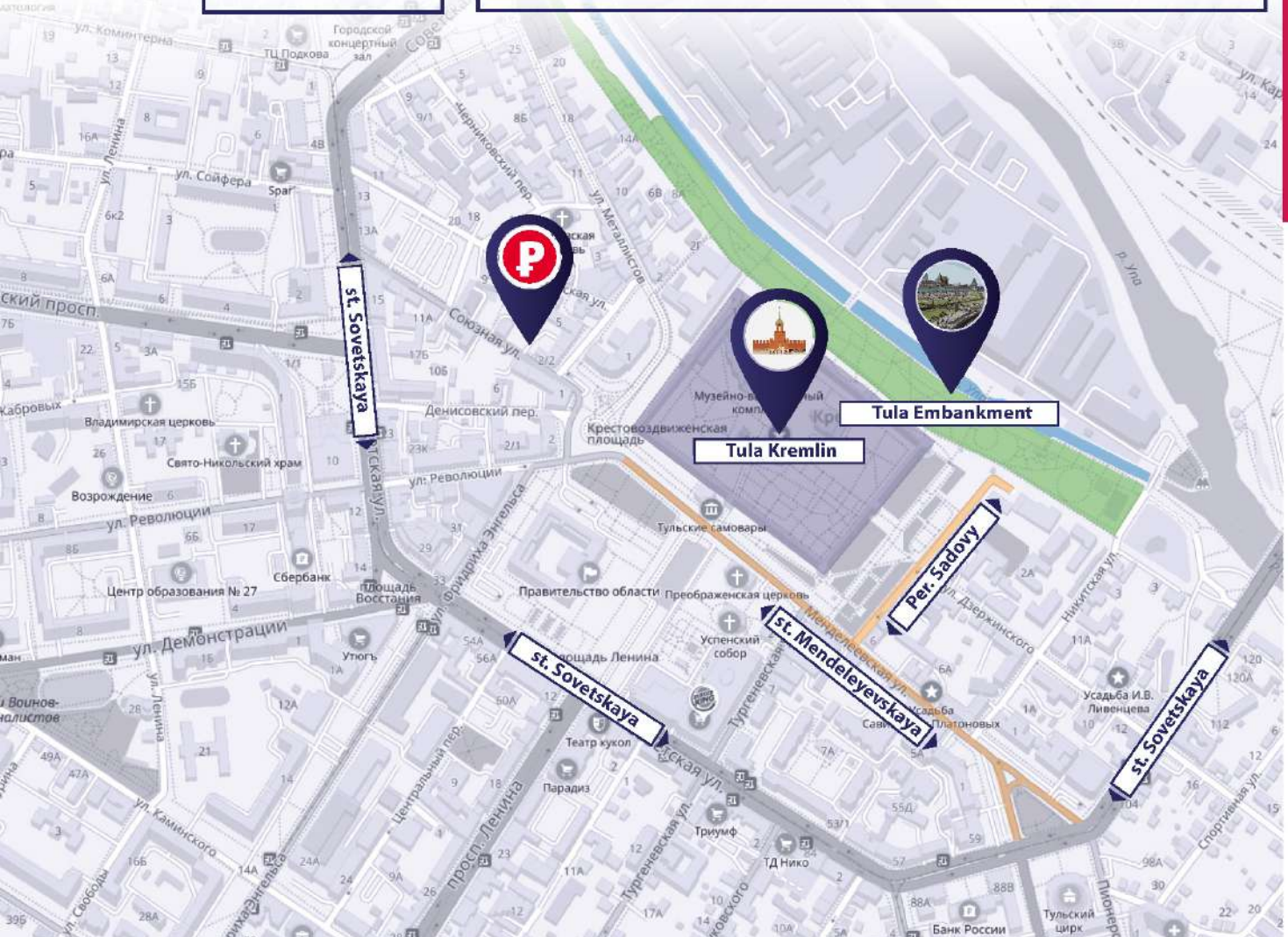


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY: 36 KW

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



OBJECT ON THE TERRITORY OF TULA

TULA, ST. METALLISTOV, 6 (RESIDENTIAL BUILDING)



INVESTMENT SIZE

FROM **70** MLN RUBLES



TRANSACTION FORM

RENT BY **49** YEARS



LOCATION

TULA,
ST. METALLISTOV, 6



AREA

BUILDING – **749,41** M2 (3 FLOORS). LIVING SPACE – **487,9** M2

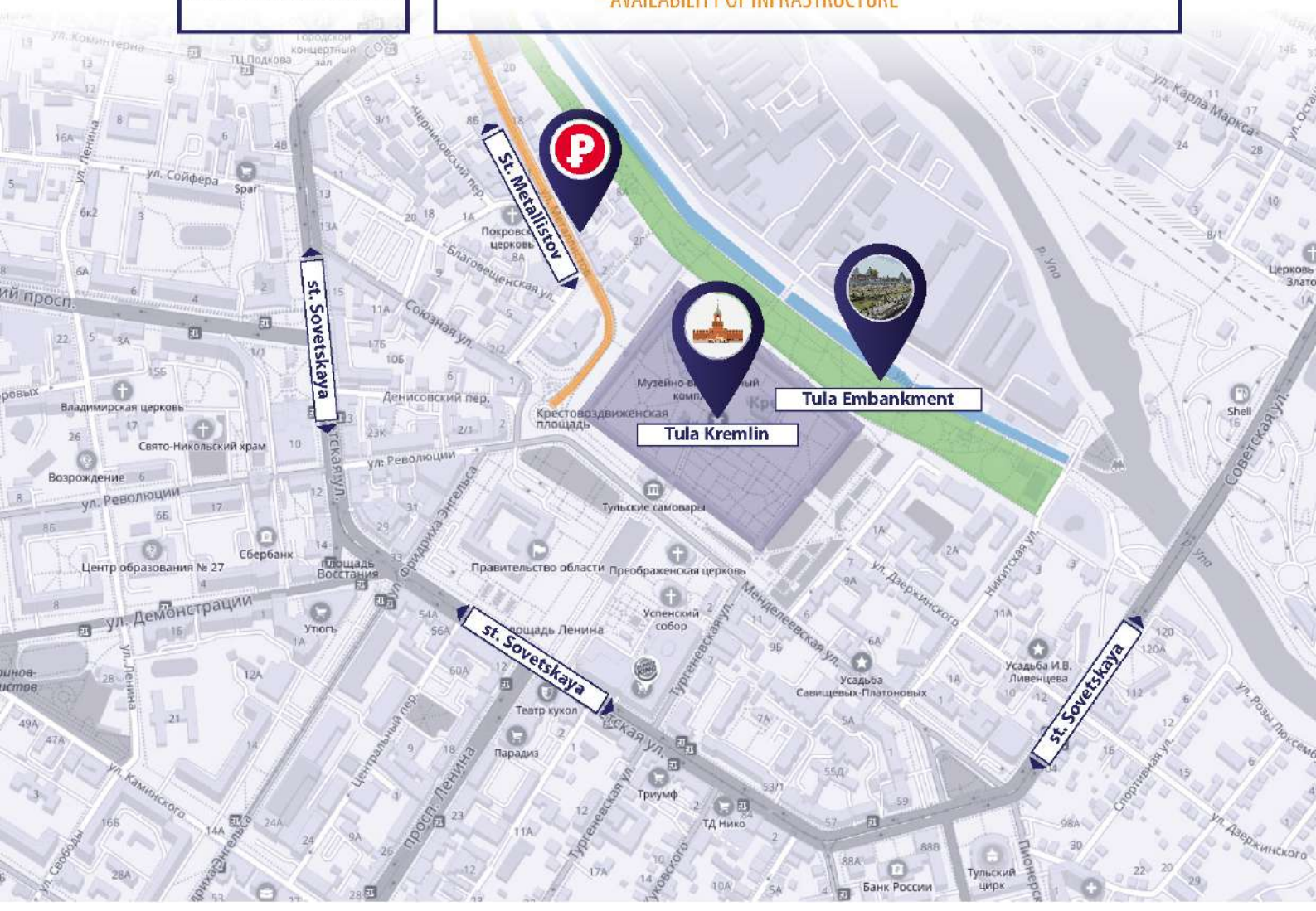


INFRASTRUCTURE

GAS, POWER, WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



CULTURAL HERITAGE SITE ON THE TERRITORY OF TULA

TULA, ST. DZERZHINSKOGO/SOVETSKAYA, 15-17/70 LETTER B (RESIDENTIAL BUILDING)



INVESTMENT SIZE

FROM **80** MLN RUBLES



TRANSACTION FORM

RENT BY **49** YEARS



LOCATION

TULA, ST. DZERZHINSKOGO/SOVETSKAYA, 15-17/70 LETTER B



AREA

BUILDING – 830,1 M2
LAND PLOT – 2 804 M2



INFRASTRUCTURE

GAS, POWER SUPPLY



- BENEFITS:**
- PROXIMITY TO BUSINESS CENTERS
 - REDUCED RENTAL RATES
 - AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 8A



**TYPE
OF OWNERSHIP**

PRIVATE



**TRANSACTION
FORM**

RENT/SALE



LOCATION

TULA,
ST. METALLISTOV, 8A



AREA

BUILDING – 314,3 M2
+ TWO GARAGES
LAND PLOT – 1466 M2

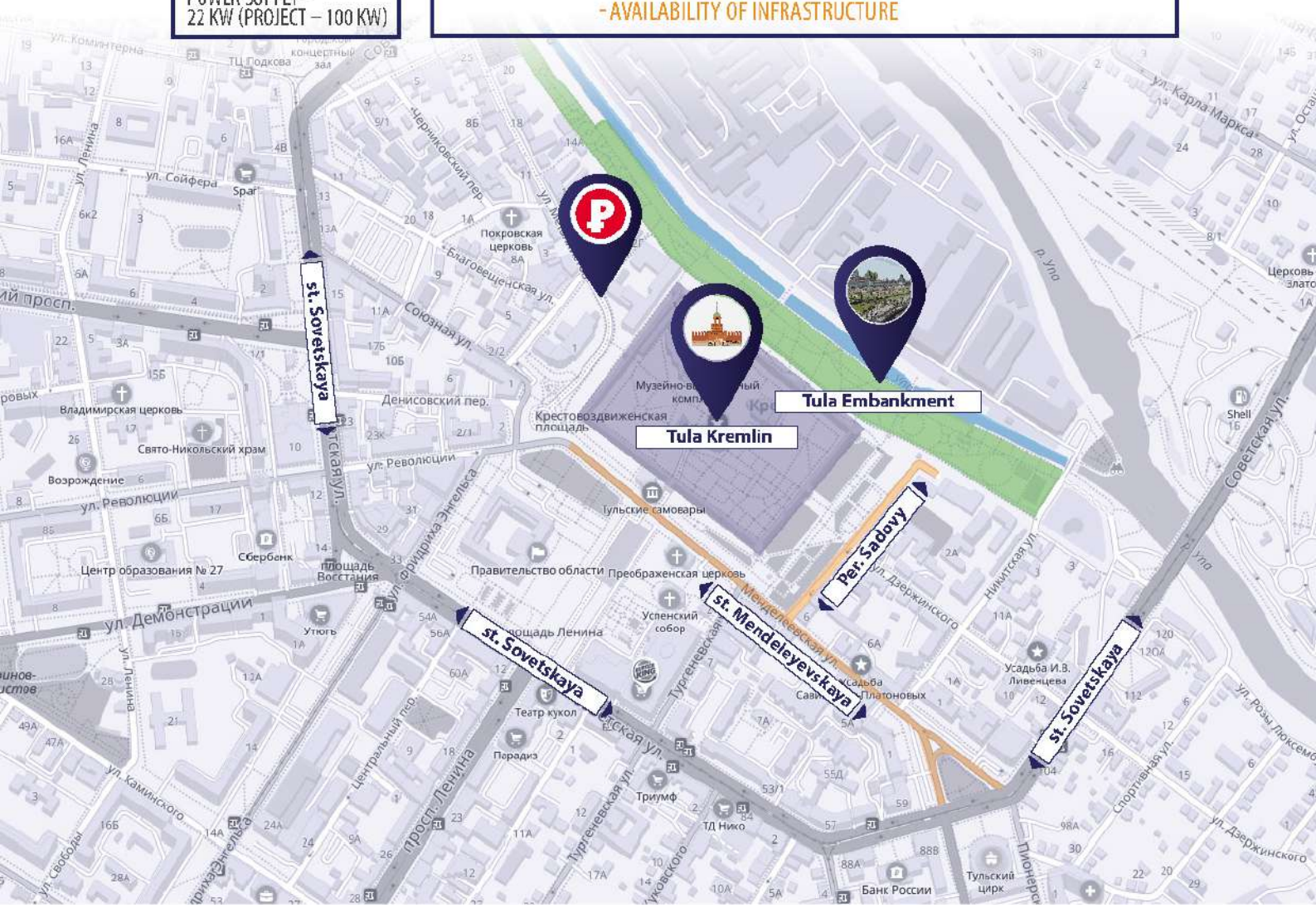


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY –
22 KW (PROJECT – 100 KW)

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. BLAGOVESHCHENSKAYA, 7B



**TYPE
OF OWNERSHIP**

MUNICIPAL



**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
ST. BLAGOVESHCHENSKAYA, 7B



AREA

BUILDING – 239,7 M2
LAND PLOT – 994 M2

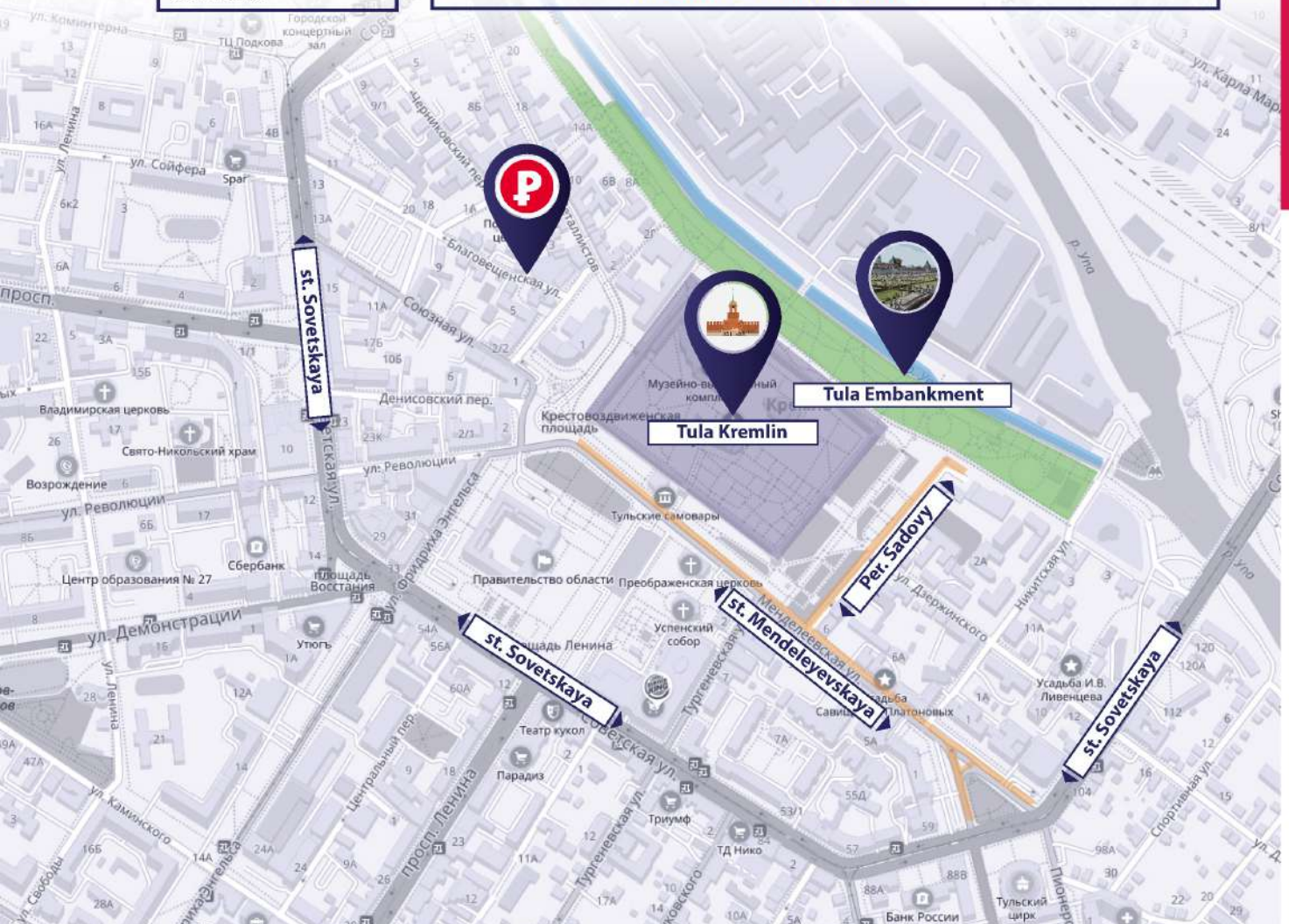


INFRASTRUCTURE

GAS, POWER SUPPLY
WATER SUPPLY - POSSIBLE
CONNECTION

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**
TULA, PER. DENISOVSKY, 8A



TYPE OF OWNERSHIP

MUNICIPAL



TRANSACTION FORM

RENT BY **49** YEARS



LOCATION

TULA,
PER. DENISOVSKY, 8A



AREA

BUILDING – 126,5 M2
LAND PLOT – 1913 M2

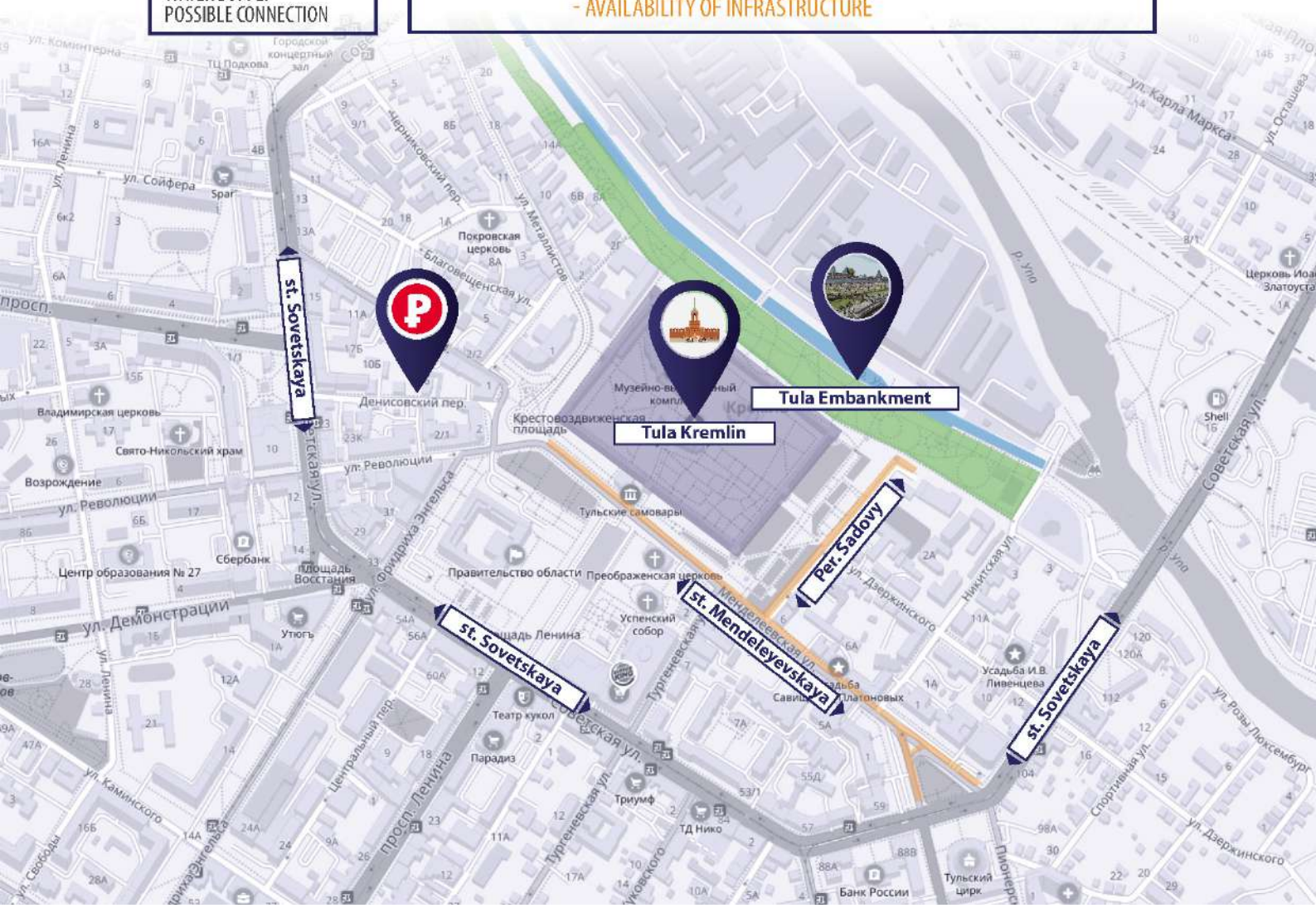


INFRASTRUCTURE

GAS, POWER SUPPLY
WATER SUPPLY -
POSSIBLE CONNECTION

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, , ST. MENDELEYEVSKAYA, 2B



**TYPE
OF OWNERSHIP**

MUNICIPAL



**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
ST. MENDELEYEVSKAYA, 2B



AREA

BUILDING – 195 M2
LAND PLOT – 1371 M2



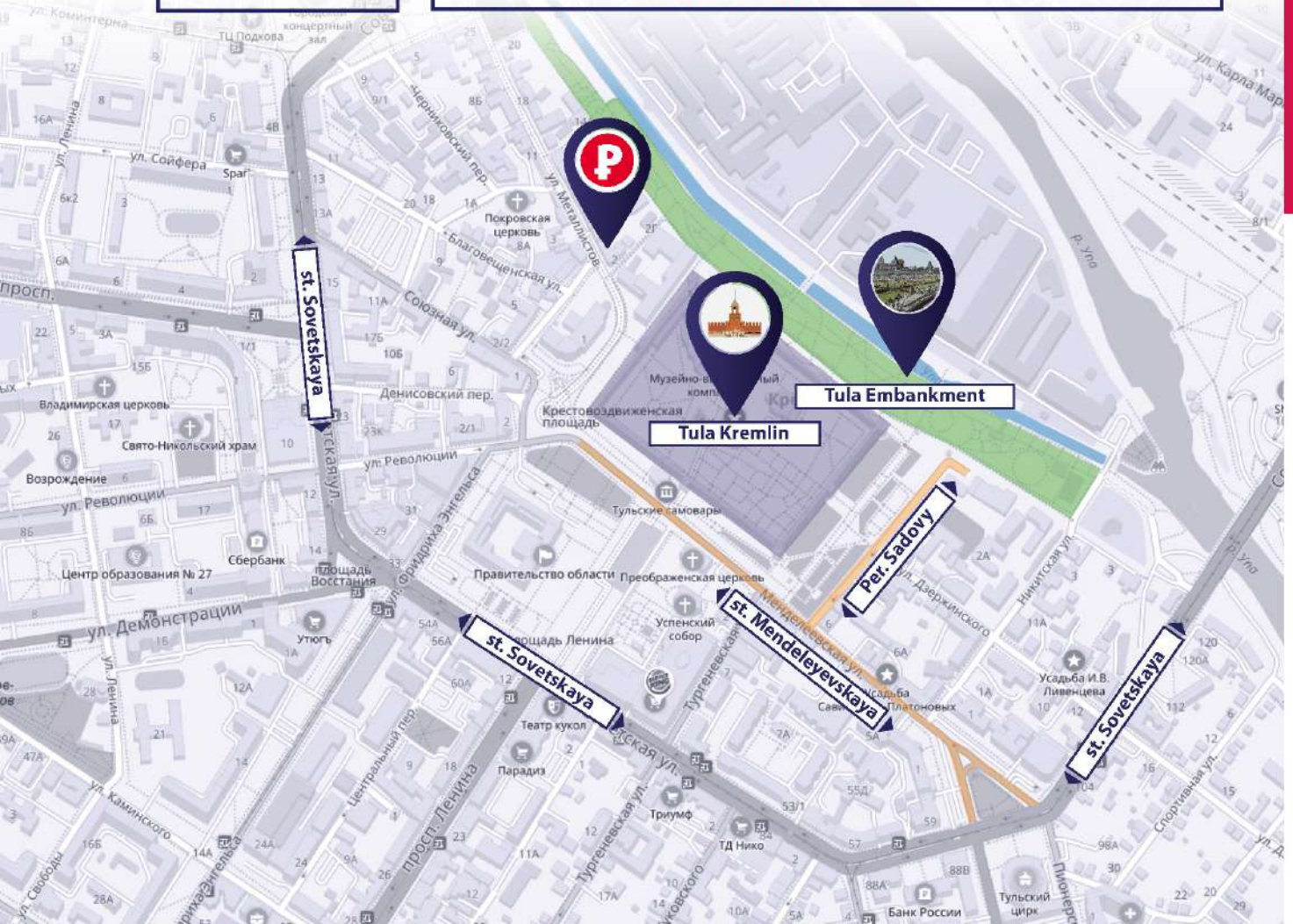
INFRASTRUCTURE

GAS, POWER SUPPLY
WATER SUPPLY -
POSSIBLE CONNECTION



BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, , PER. CHERNIKOVSKY, 6B



**TYPE
OF OWNERSHIP**

PRIVATE



**TRANSACTION
FORM**

RENT



LOCATION

TULA,
PER. CHERNIKOVSKY, 6B



AREA

BUILDING – 696,6 M2
LAND PLOT – 1124 M2

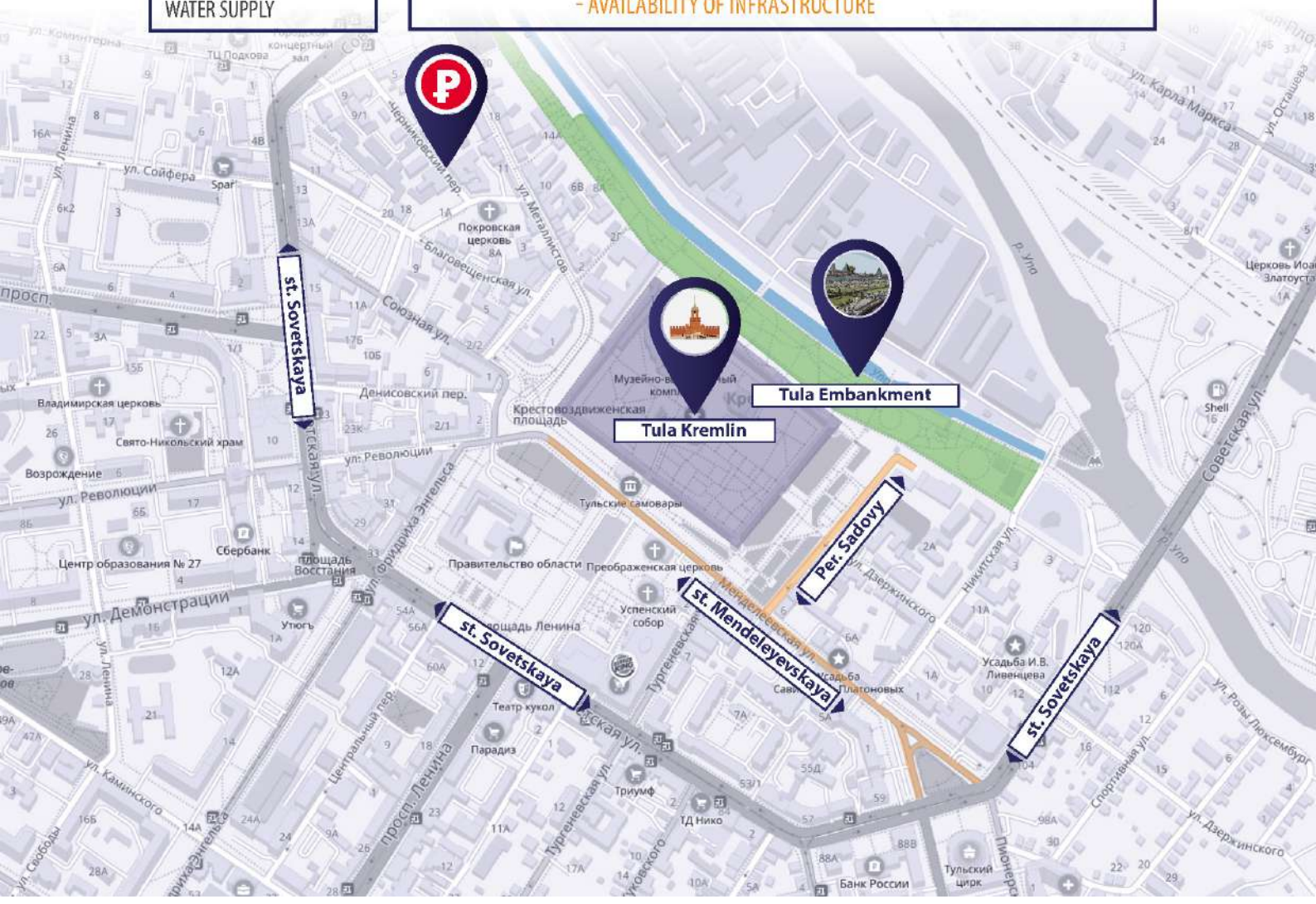


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, PER. CHERNIKOVSKY, 6



**TYPE
OF OWNERSHIP**

PRIVATE



**TRANSACTION
FORM**

RENT



LOCATION

TULA,
PER. CHERNIKOVSKY, 6



AREA

BUILDING – 796,5 M2
LAND PLOT – 1124 M2

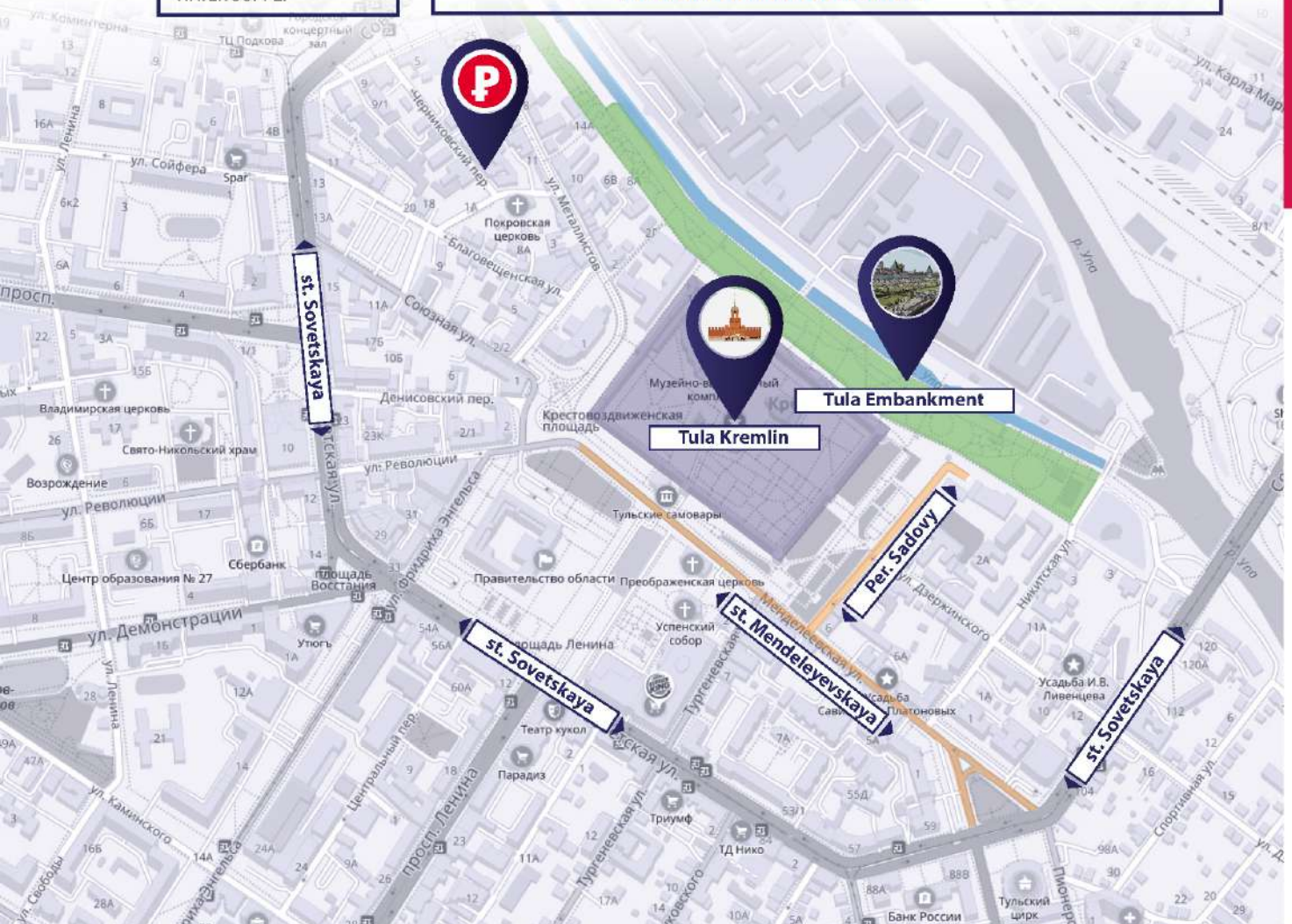


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, PR. LENINA, 34



**TYPE
OF OWNERSHIP**

PRIVATE



**TRANSACTION
FORM**

RENT/SALE



LOCATION

TULA,
PR. LENINA, 34 6



AREA

BUILDING – 1893 M2
LAND PLOT – 2158,4 M2

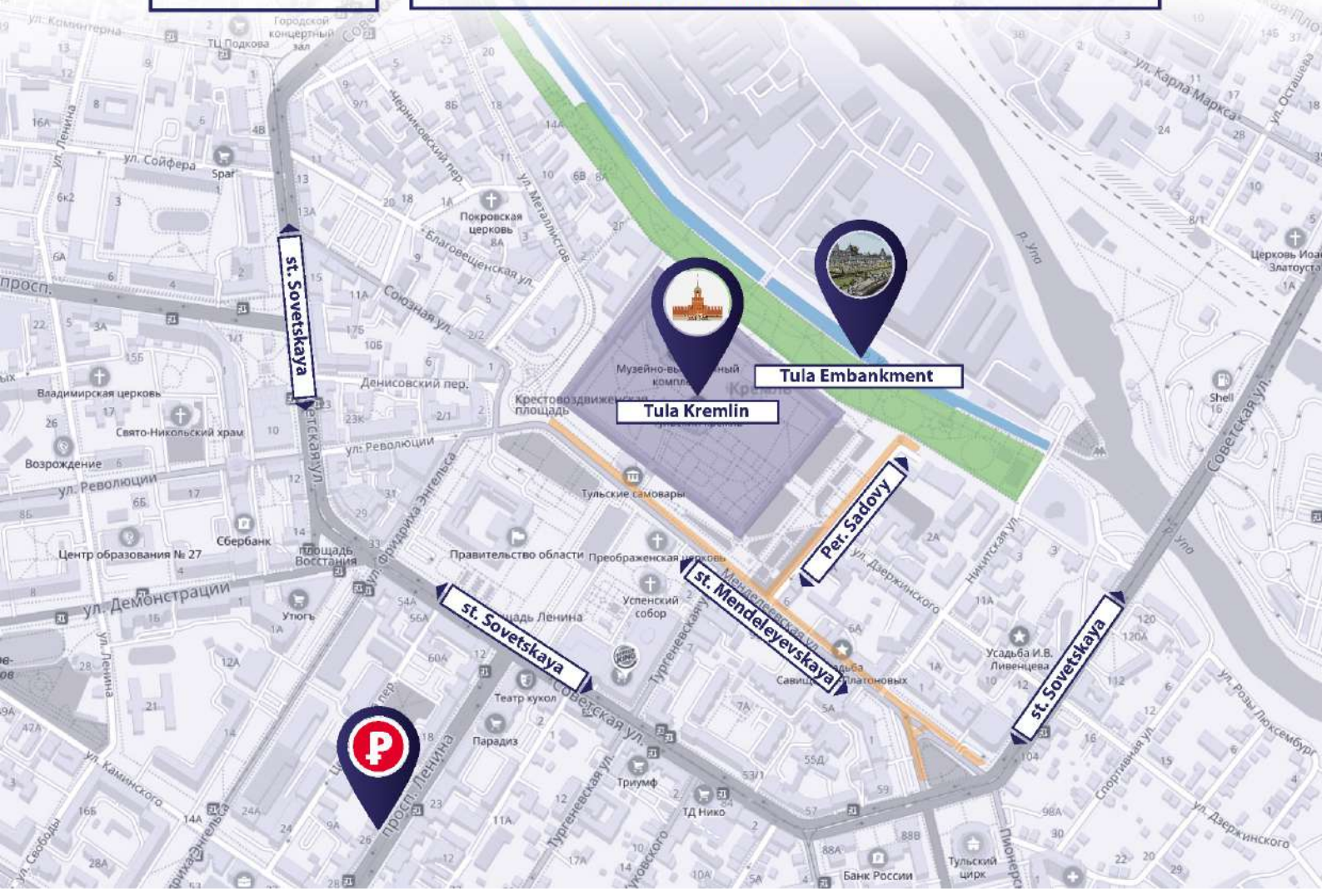


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 2B



**TYPE
OF OWNERSHIP**

PRIVATE



**TRANSACTION
FORM**

RENT/SALE



LOCATION

TULA,
ST. METALLISTOV, 2B



AREA

BUILDING – 116 M2
LAND PLOT – 572 M2

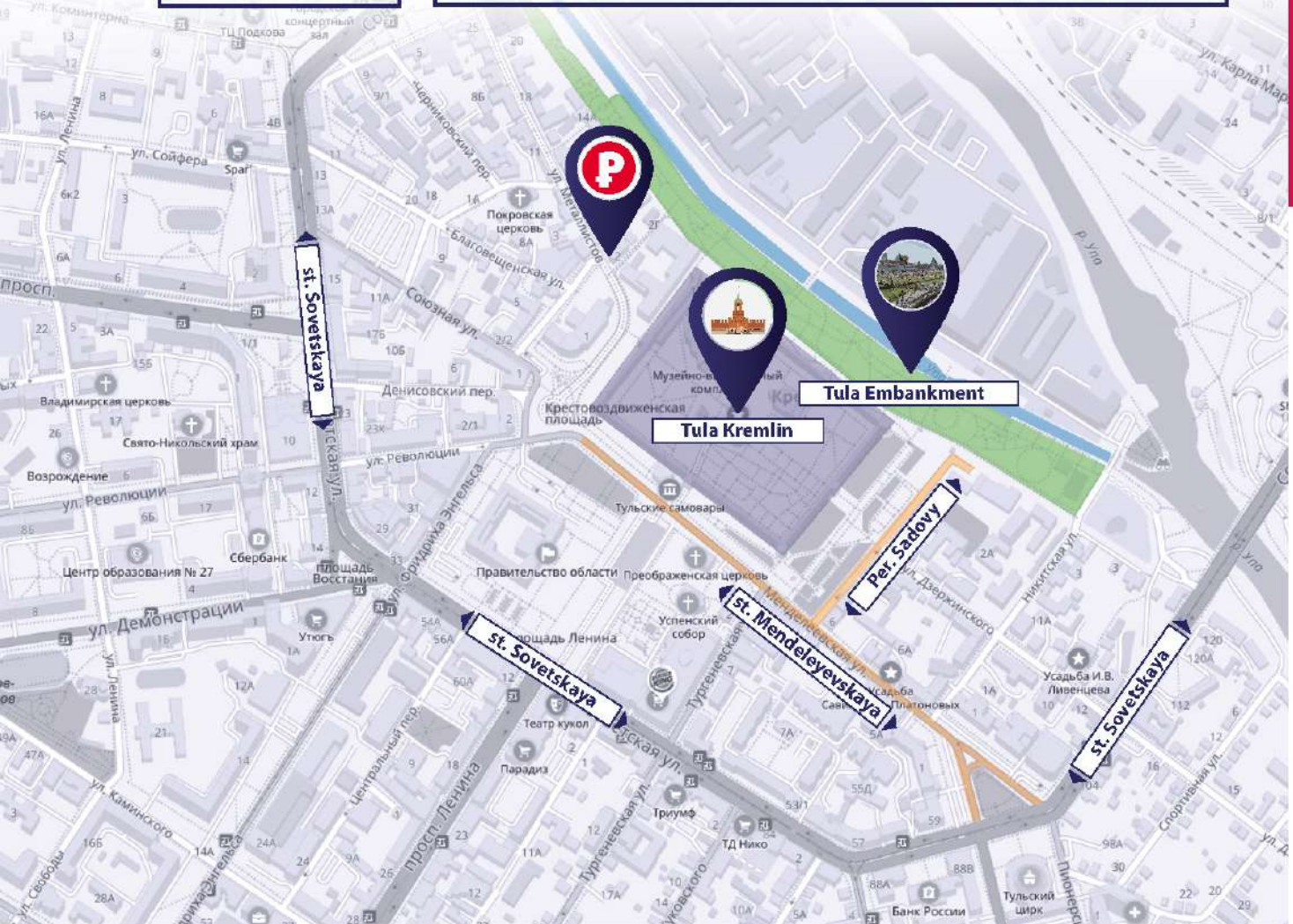


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY – 54 KWT

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 20B



**TYPE
OF OWNERSHIP**

MUNICIPAL (LEASED FOR
49 YEARS TO UYUT LLC)



**TRANSACTION
FORM**

RENT



LOCATION

TULA,
ST. METALLISTOV, 20B



AREA

BUILDING – 557,9 M2
LAND PLOT – 1141 M2

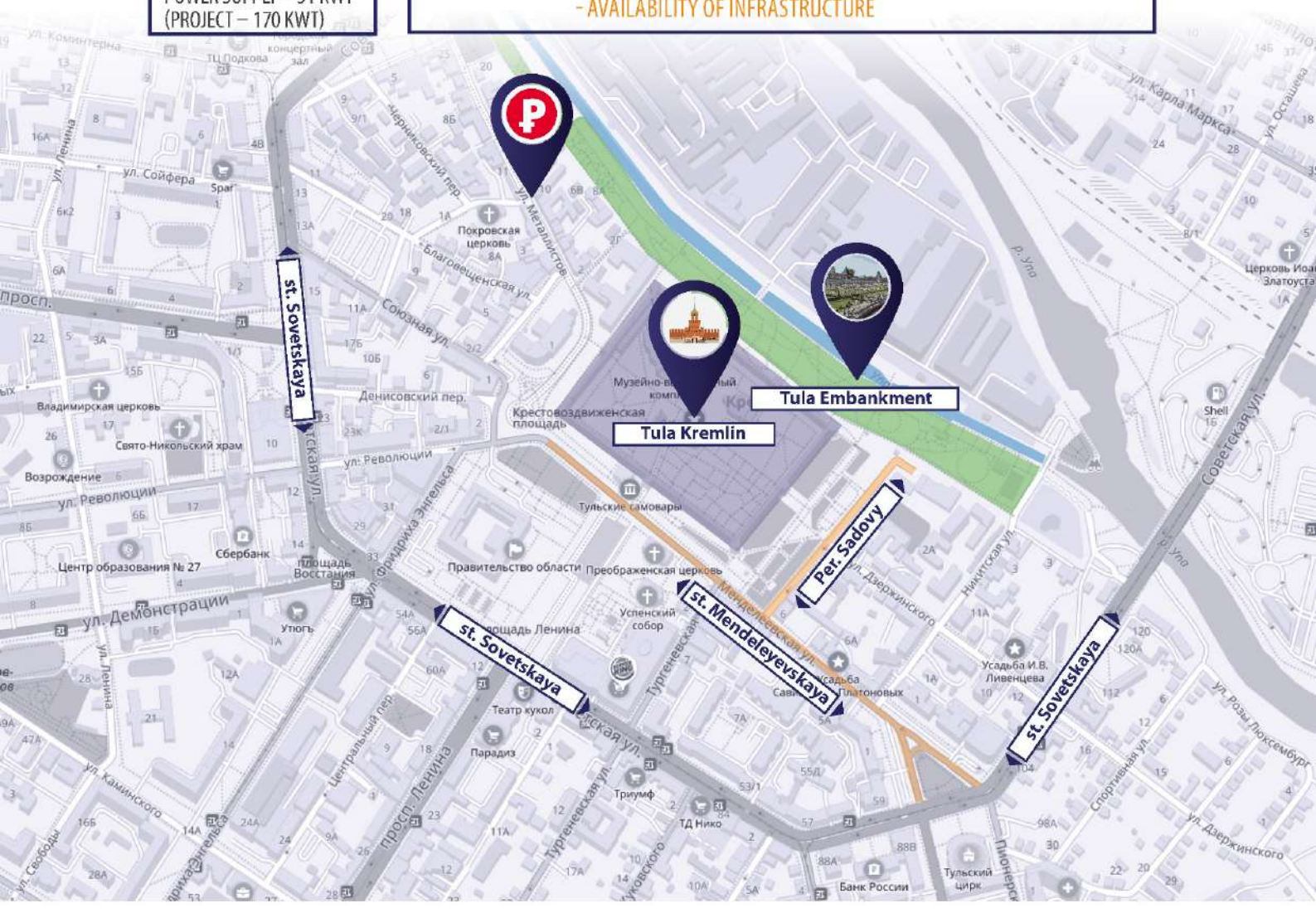


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY – 31 KWT
(PROJECT – 170 KWT)

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 14



**TYPE
OF OWNERSHIP**

PRIVATE



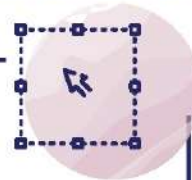
**TRANSACTION
FORM**

RENT



LOCATION

TULA,
ST. METALLISTOV, 14



AREA

BUILDING – 316,8 M2
LAND PLOT – 474 M2

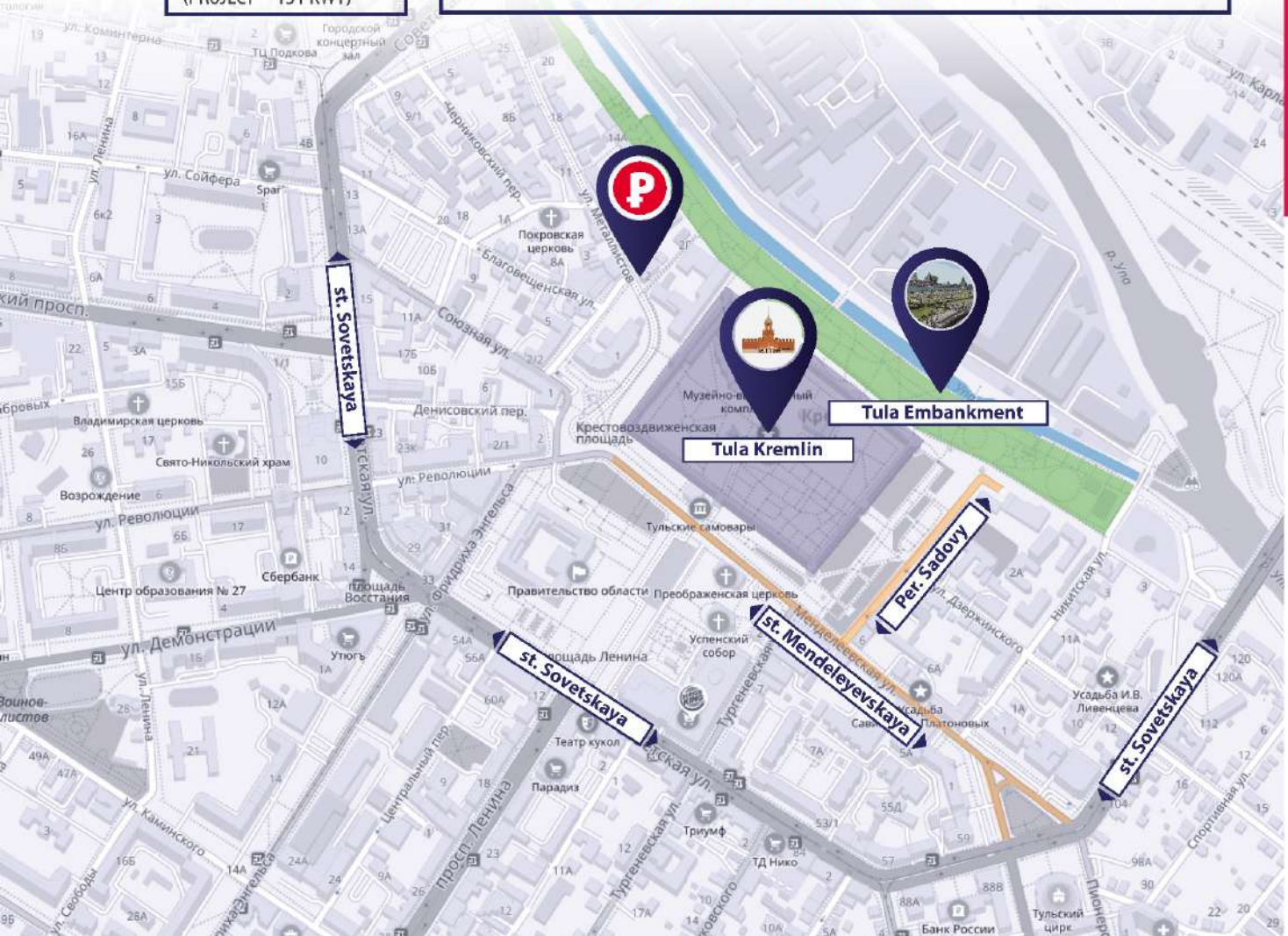


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY – 52 KWT
(PROJECT – 131 KWT)

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 17A



TYPE OF OWNERSHIP

MUNICIPAL (LEASED FOR 49 YEARS TO MPK TORERO LLC)



TRANSACTION FORM

SUBLEASE



LOCATION

TULA,
ST. METALLISTOV, 17A



AREA

BUILDING – 447,9 M2
LAND PLOT – 1098 M2

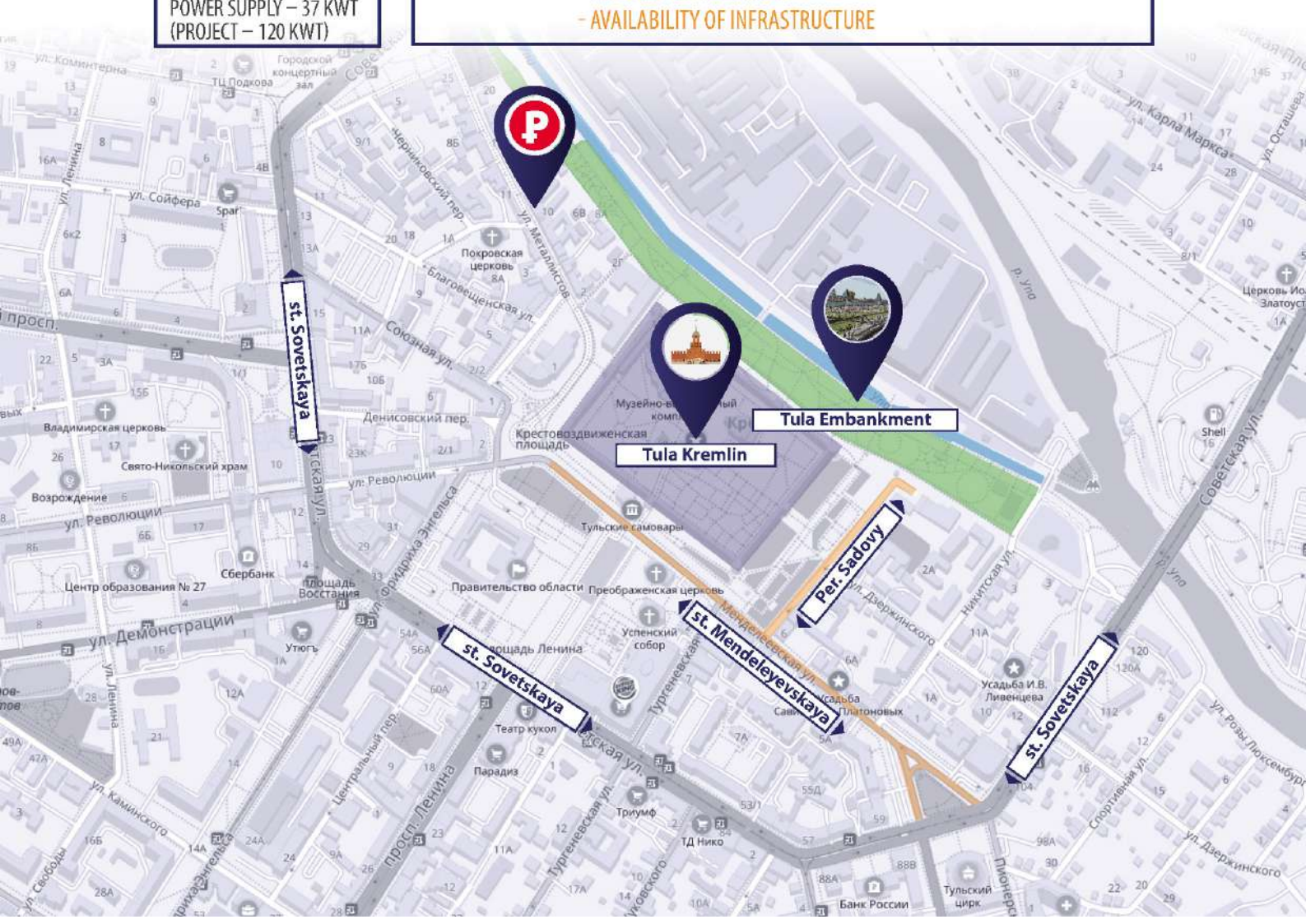


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY – 37 KWT
(PROJECT – 120 KWT)

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



CULTURAL HERITAGE SITE ON THE TERRITORY OF TULA

TULA, ST. METALLISTOV, 20ГД



TYPE OF OWNERSHIP

MUNICIPAL (LEASED FOR 49 YEARS TO TRANSSTROY LLC)



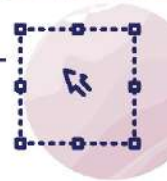
TRANSACTION FORM

SUBLEASE



LOCATION

TULA, ST. METALLISTOV, 20ГД



AREA

BUILDING – 410,8 M2
LAND PLOT – 1313 M2

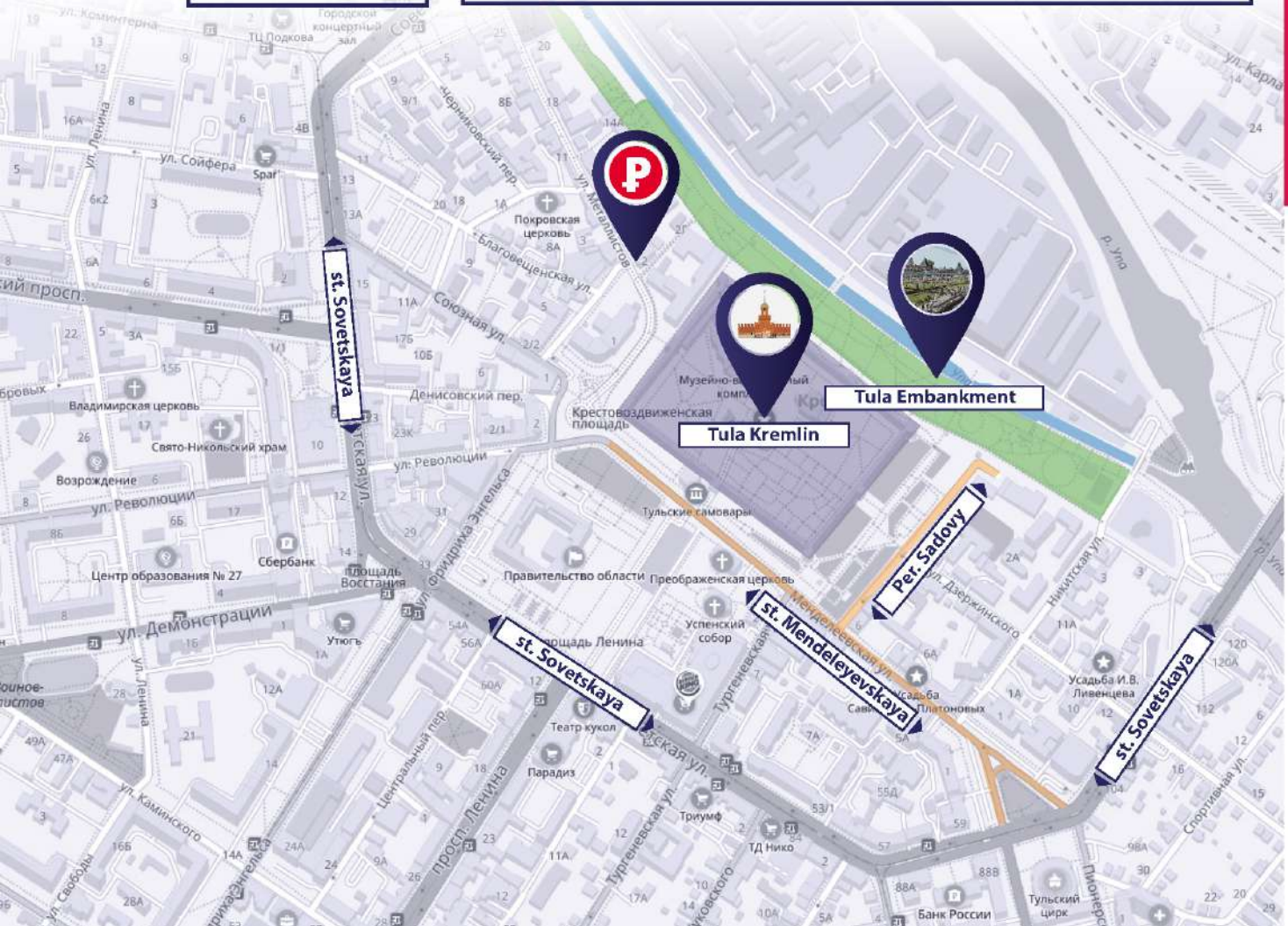


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY – 41 KWT
(PROJECT – 90 KWT)

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 23A



**TYPE
OF OWNERSHIP**

MUNICIPAL (LEASED FOR 49 YEARS TO INTELLECT LLC)



**TRANSACTION
FORM**

SUBLEASE OF PREMISES ON THE SECOND FLOOR



LOCATION

TULA,
ST. METALLISTOV, 23A



AREA

BUILDING – 591,7M2
LAND PLOT – 1018 M2

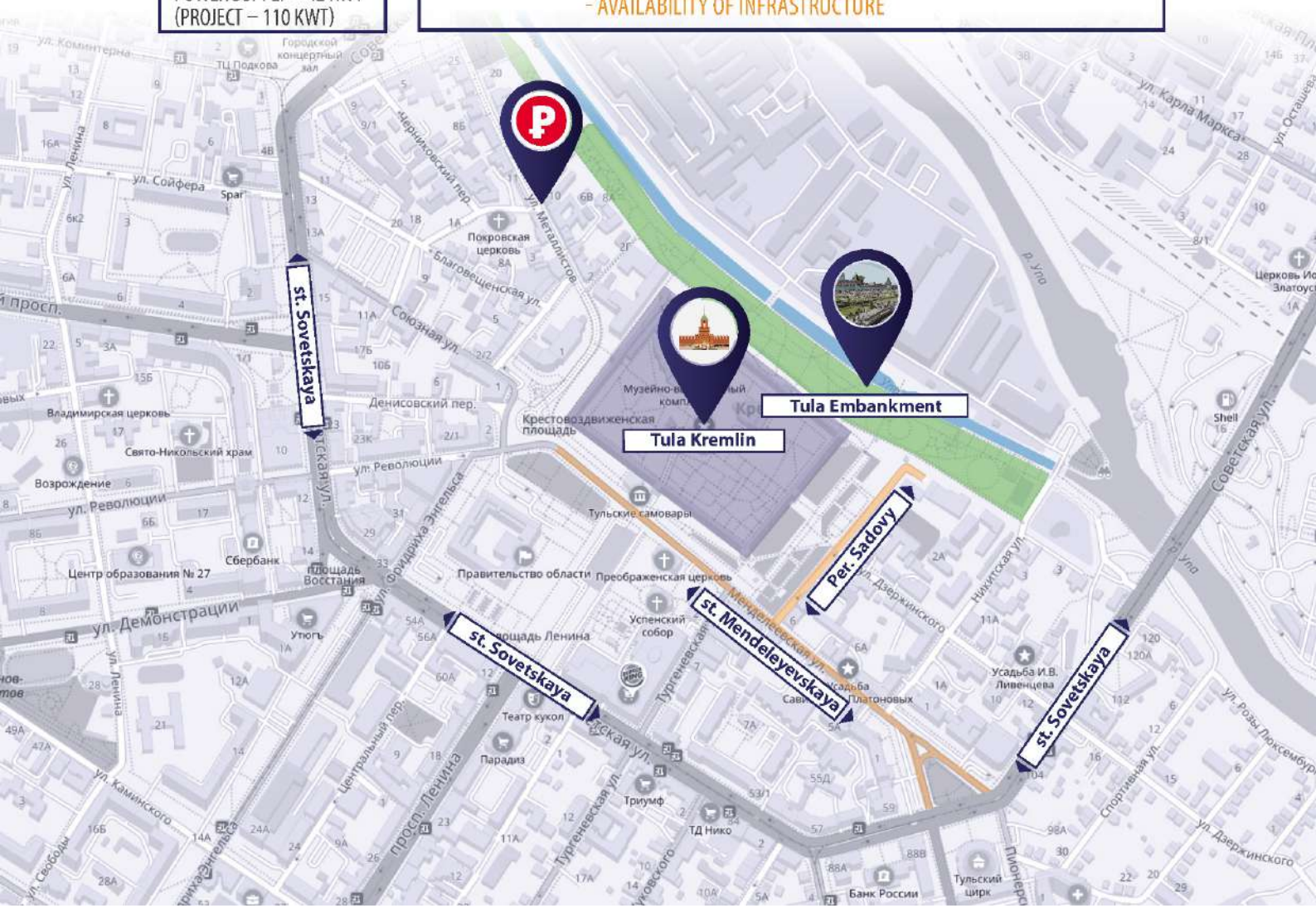


INFRASTRUCTURE

GAS, WATER SUPPLY
POWER SUPPLY – 42 KWT
(PROJECT – 110 KWT)

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**
TULA, ST. METALLISTOV, 23B



TYPE OF OWNERSHIP
PRIVATE

TRANSACTION FORM
RENT

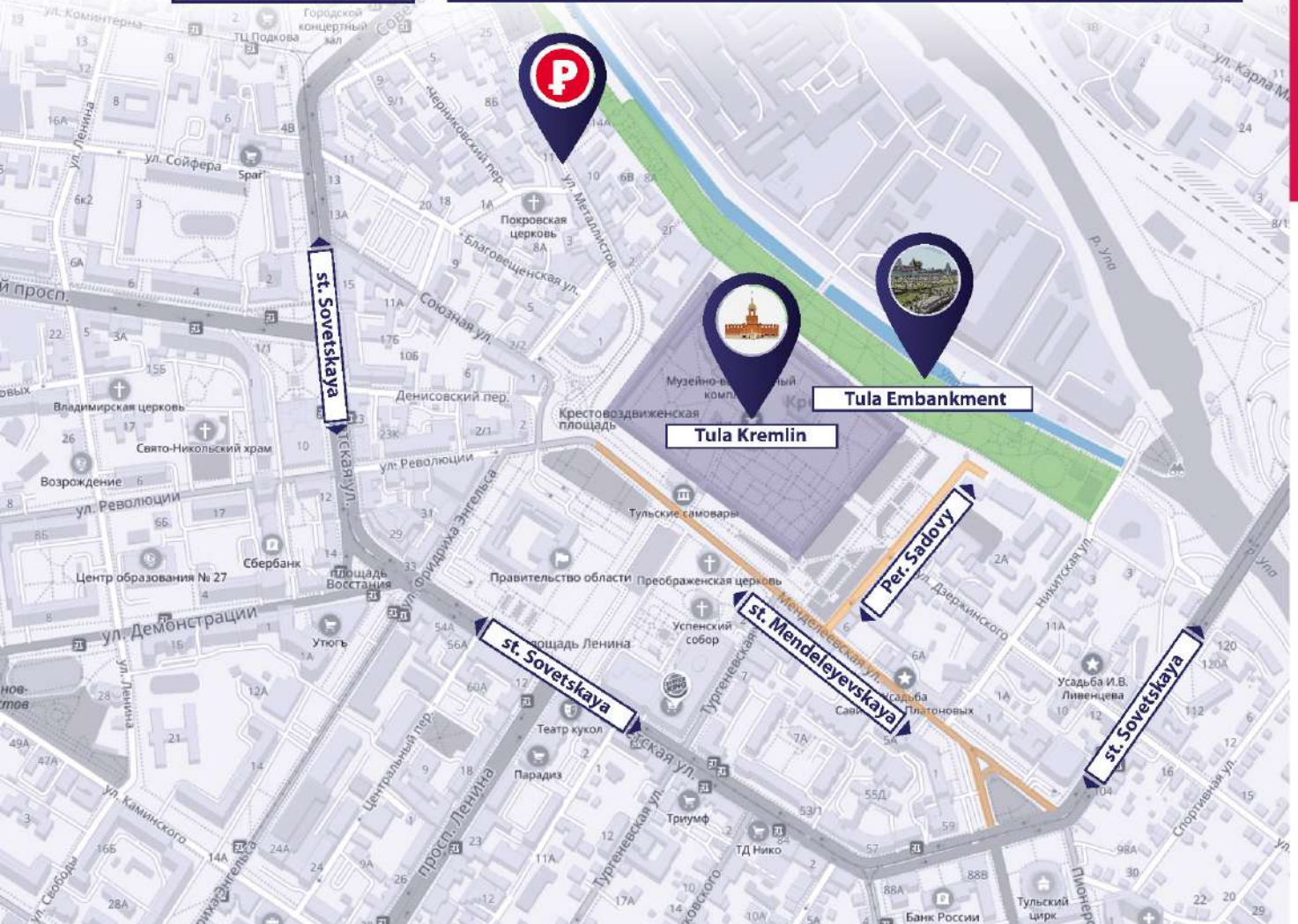
LOCATION
TULA,
ST. METALLISTOV, 23B

AREA
BUILDING – 144,4 M2
LAND PLOT – 1018 M2

INFRASTRUCTURE
GAS, WATER SUPPLY
POWER SUPPLY – 36 KWT

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

TULA, ST. METALLISTOV, 2Г



TYPE OF OWNERSHIP
REGIONAL

TRANSACTION FORM
RENT/SALE

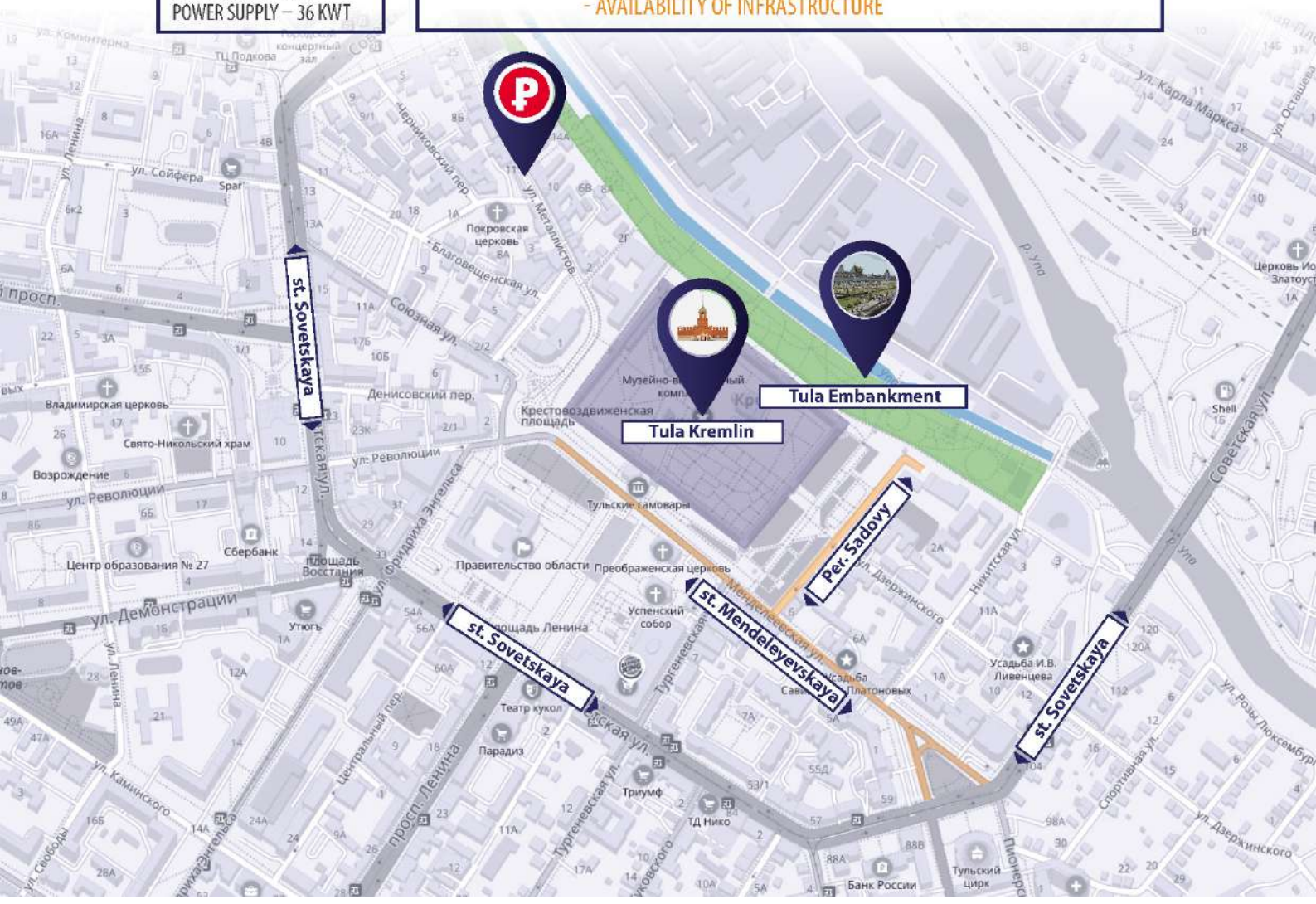
LOCATION
TULA,
ST. METALLISTOV, 2Г

AREA
LAND PLOT – 485 M2

INFRASTRUCTURE
GAS, WATER SUPPLY
POWER SUPPLY – 36 KWT

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



CULTURAL HERITAGE SITE ON THE TERRITORY OF TULA

TULA, ST. METALLISTOV, 18 (RESIDENTIAL BUILDING)



INVESTMENT SIZE

FROM **70** MLN RUBLES



TRANSACTION FORM

RENT BY **49** YEARS



LOCATION

TULA,
ST. METALLISTOV, 18



AREA

BUILDING – 900 M2

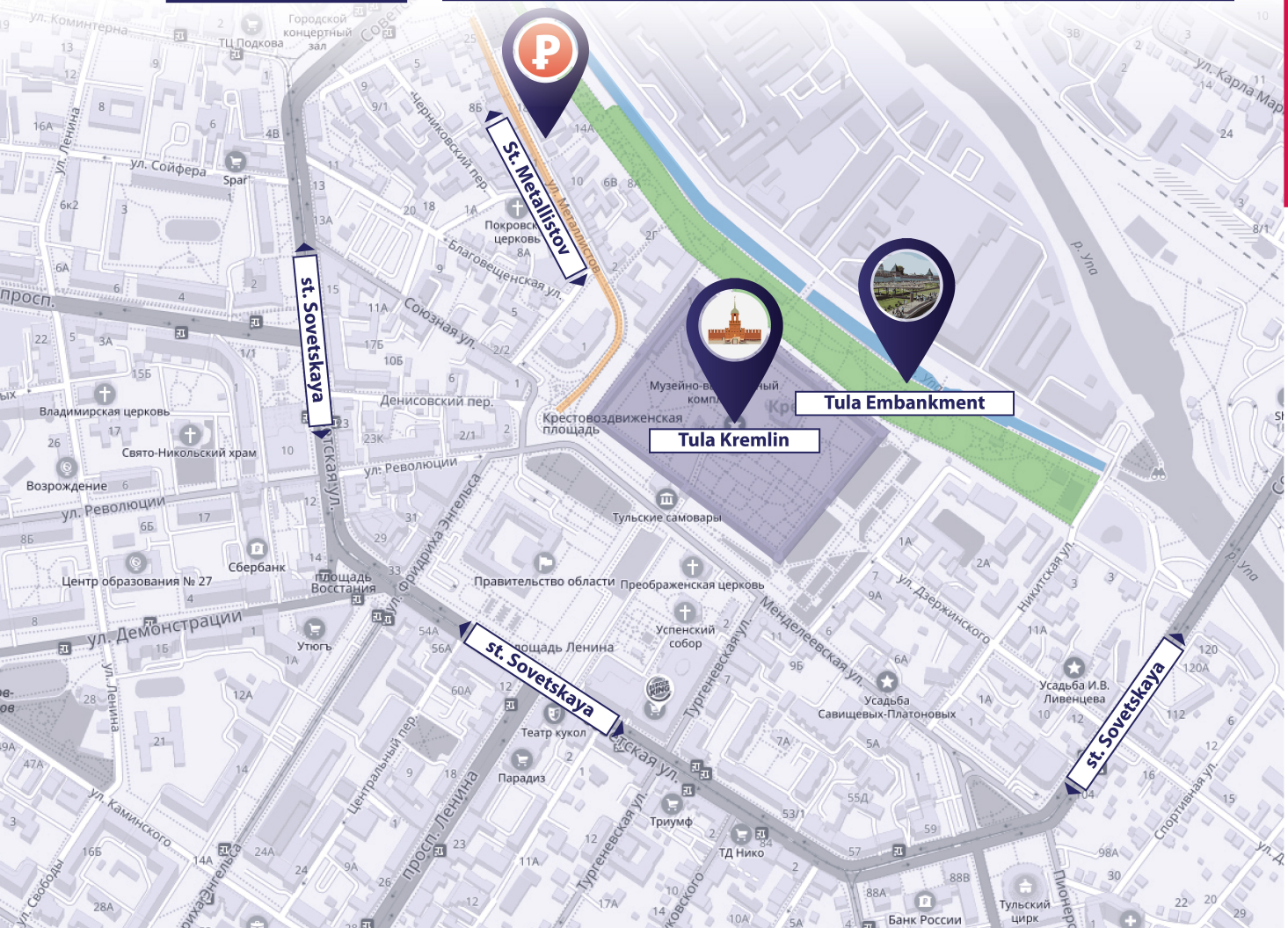


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

**TULA, PER. CHERNIKOVSKY, 8
(RESIDENTIAL BUILDING)**



**INVESTMENT
SIZE**

FROM **85** MLN RUBLES



**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
PER. CHERNIKOVSKY, 8



AREA

BUILDING – **483 M2**

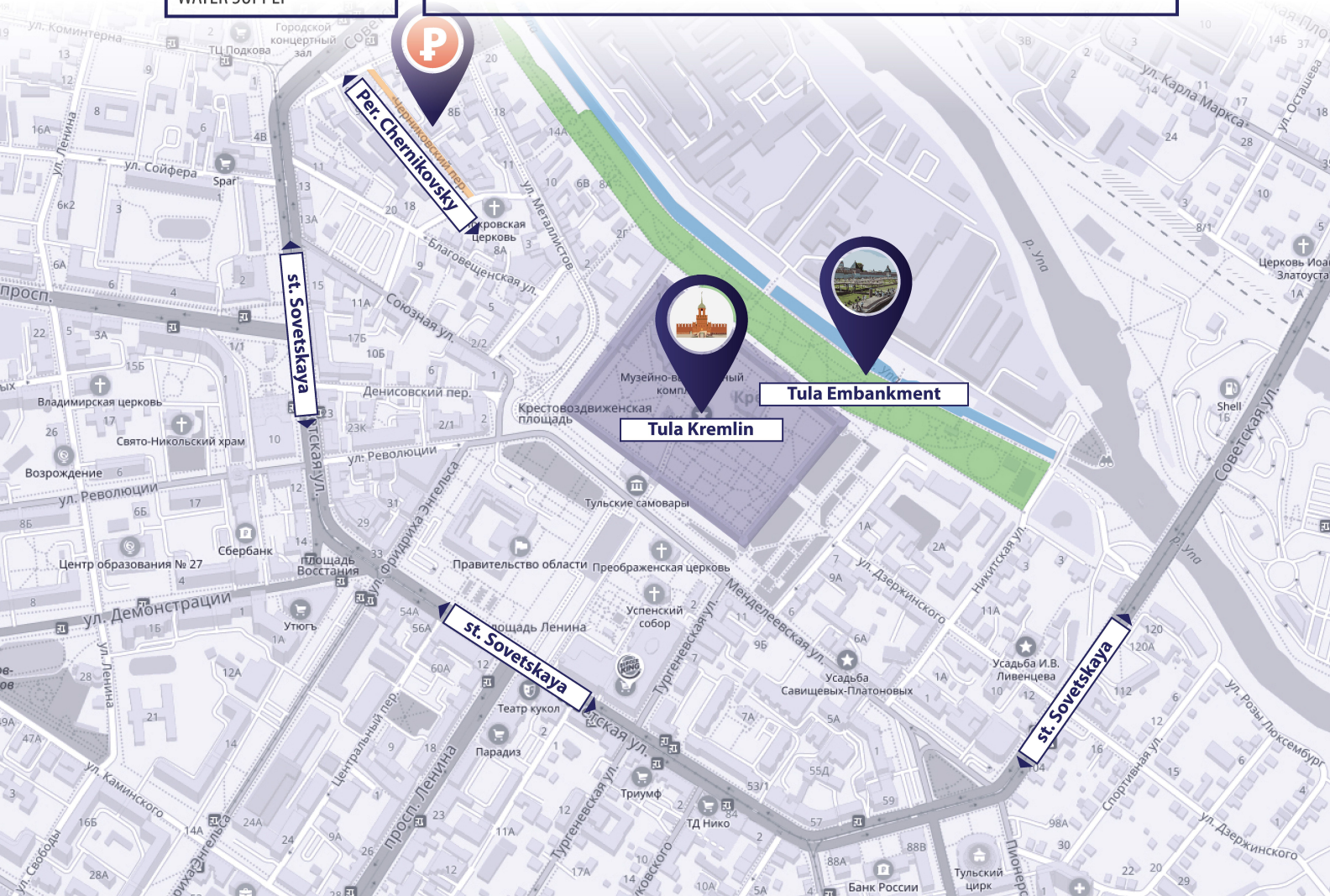


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

**TULA, ST. BLAGOVESHCHENSKAYA, 7A
(RESIDENTIAL BUILDING)**



**INVESTMENT
SIZE**

FROM **80** MLN RUBLES



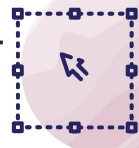
**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
ST. BLAGOVESHCHENSKAYA, 7A



AREA

BUILDING – 267,5M2

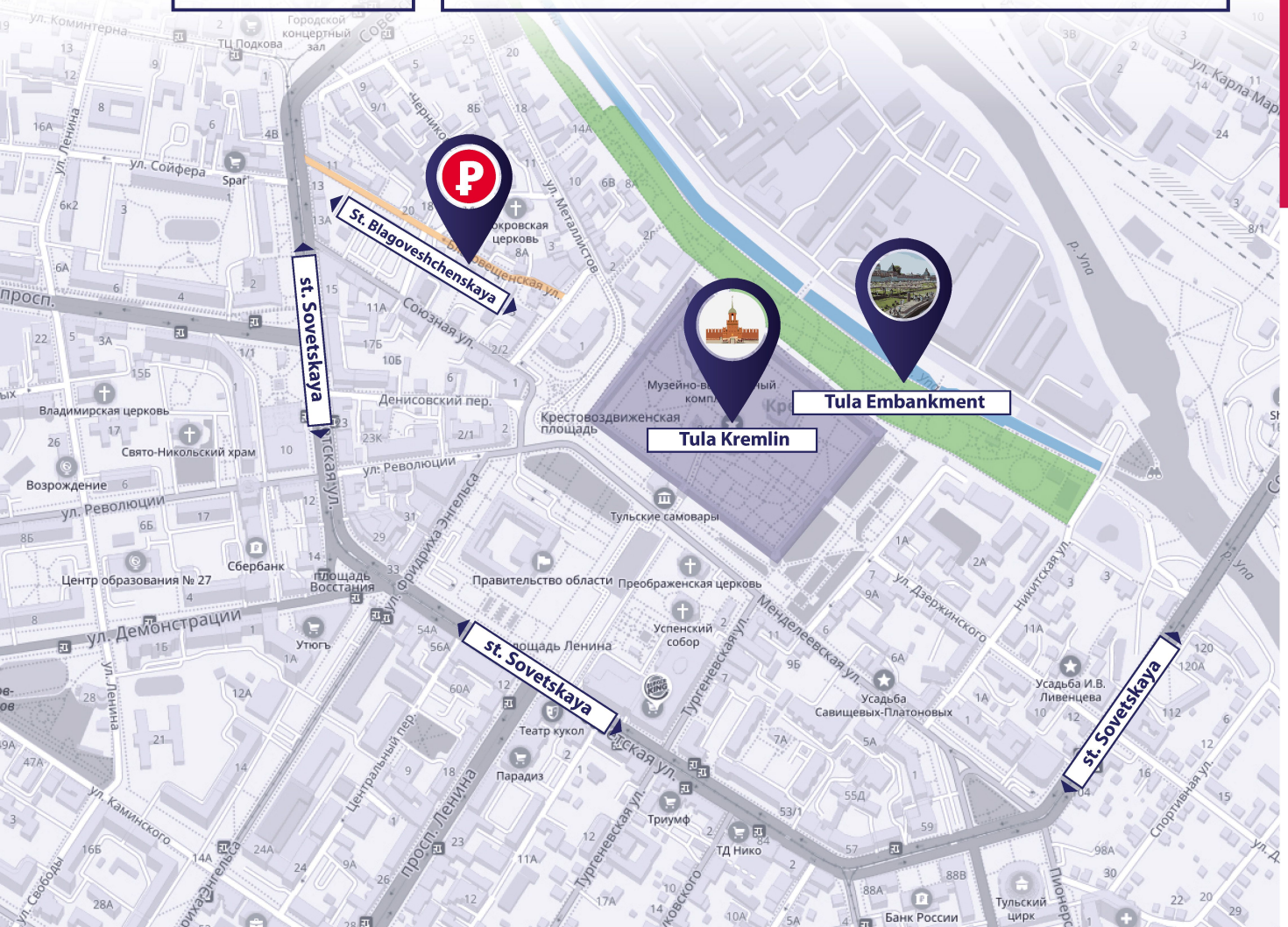


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

**TULA, PER. DENISOVSKY, 8
(RESIDENTIAL BUILDING)**



**INVESTMENT
SIZE**

FROM **80** MLN RUBLES



**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
PER. DENISOVSKY, 8



AREA

BUILDING – 372,2M2

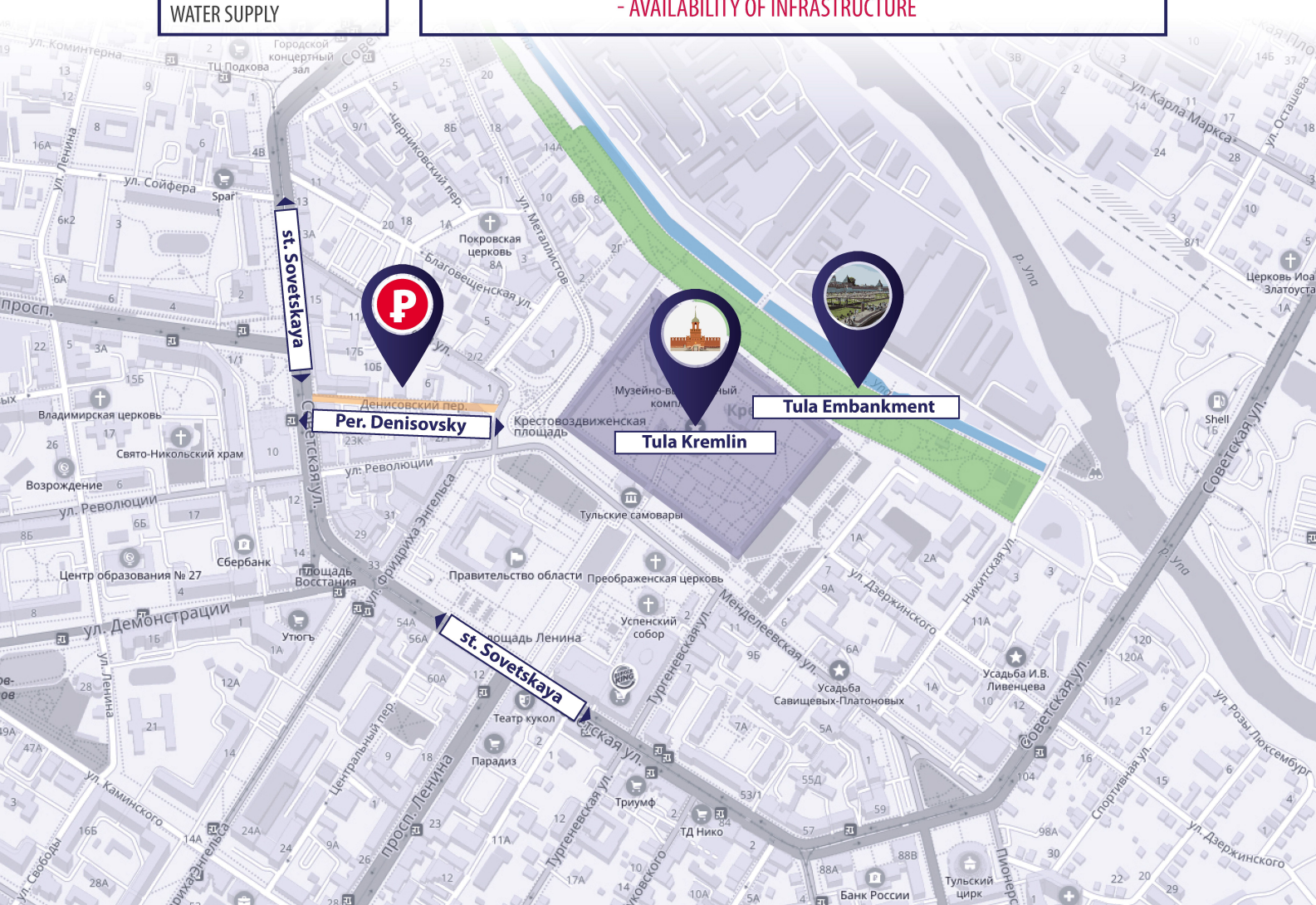


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

**TULA, ST. SOYUZNAYA, 2
(RESIDENTIAL BUILDING)**



**INVESTMENT
SIZE**

FROM **80** MLN RUBLES



**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
ST. SOYUZNAYA, 2



AREA

BUILDING – 870,2 M2
LAND PLOT – 813 M2

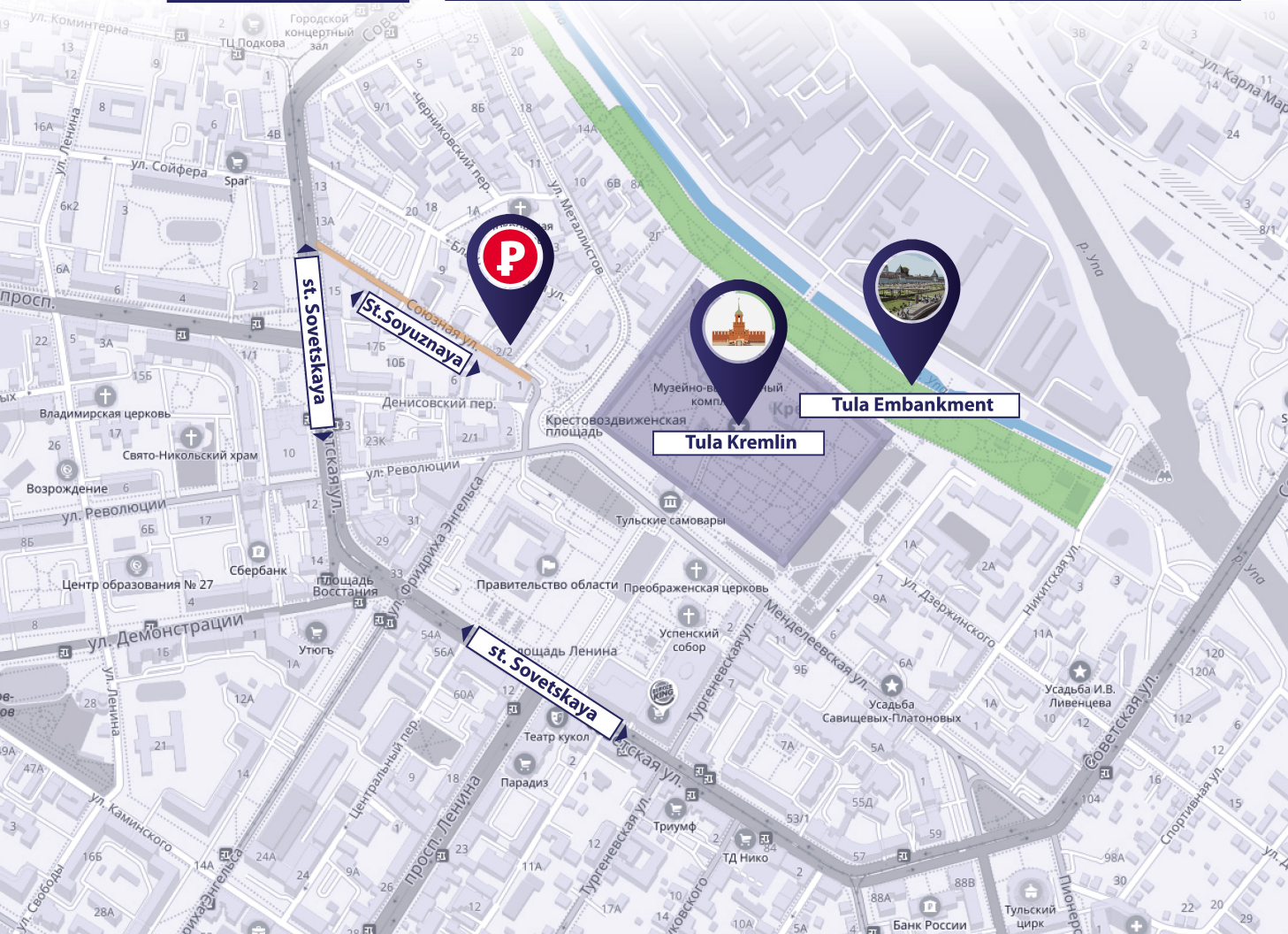


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



CULTURAL HERITAGE SITE ON THE TERRITORY OF VENYOV DISTRICT

KAMPANARI MANOR, VENYOV DISTRICT, URUSOVO



INVESTMENT SIZE

FROM **200** MLN RUBLES



TRANSACTION FORM

SALE



LOCATION

VENYOV DISTRICT, URUSOVO



AREA

BUILDING – **900 M2**
LAND PLOT – **6,4 HA**



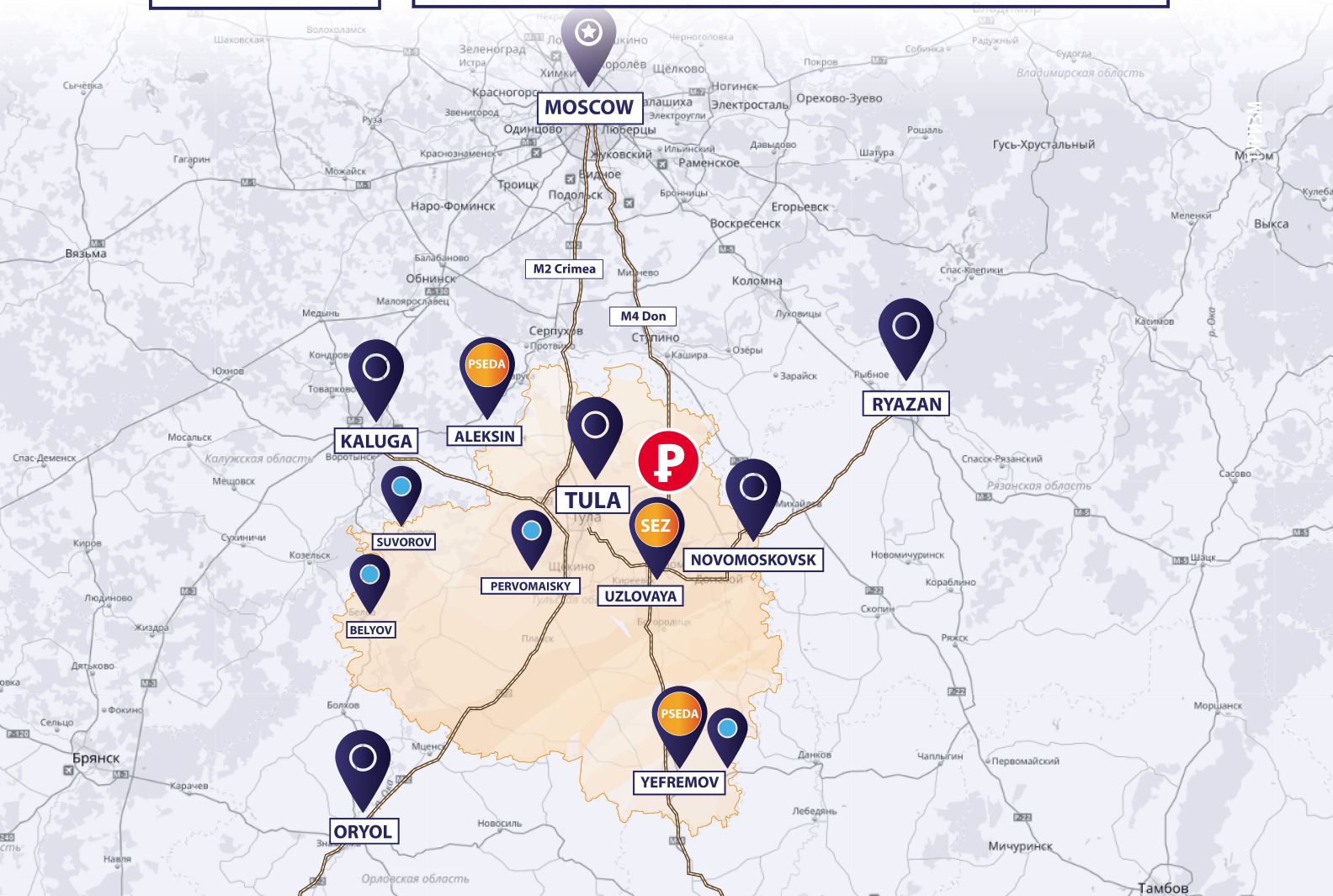
INFRASTRUCTURE

GAS, WATER, POWER SUPPLY – POSSIBLE CONNECTION



BENEFITS:

- POSSIBLE CONNECTION TO ENERGY CARRIERS
- TRANSPORT ACCESSIBILITY
- PERSPECTIVE OF TOURISM BUSINESS DEVELOPMENT



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

**TULA, ST. MENDELEYEVSKAYA/ PER. SADOVY,
6/11 (RESIDENTIAL BUILDING)**



**INVESTMENT
SIZE**

FROM **120** MLN RUBLES



**TRANSACTION
FORM**

RENT BY **49** YEARS



LOCATION

TULA,
ST. MENDELEYEVSKAYA/
PER. SADOVY, 6/11



AREA

BUILDING – **1111 M2**
LAND PLOT – **1956 M2**

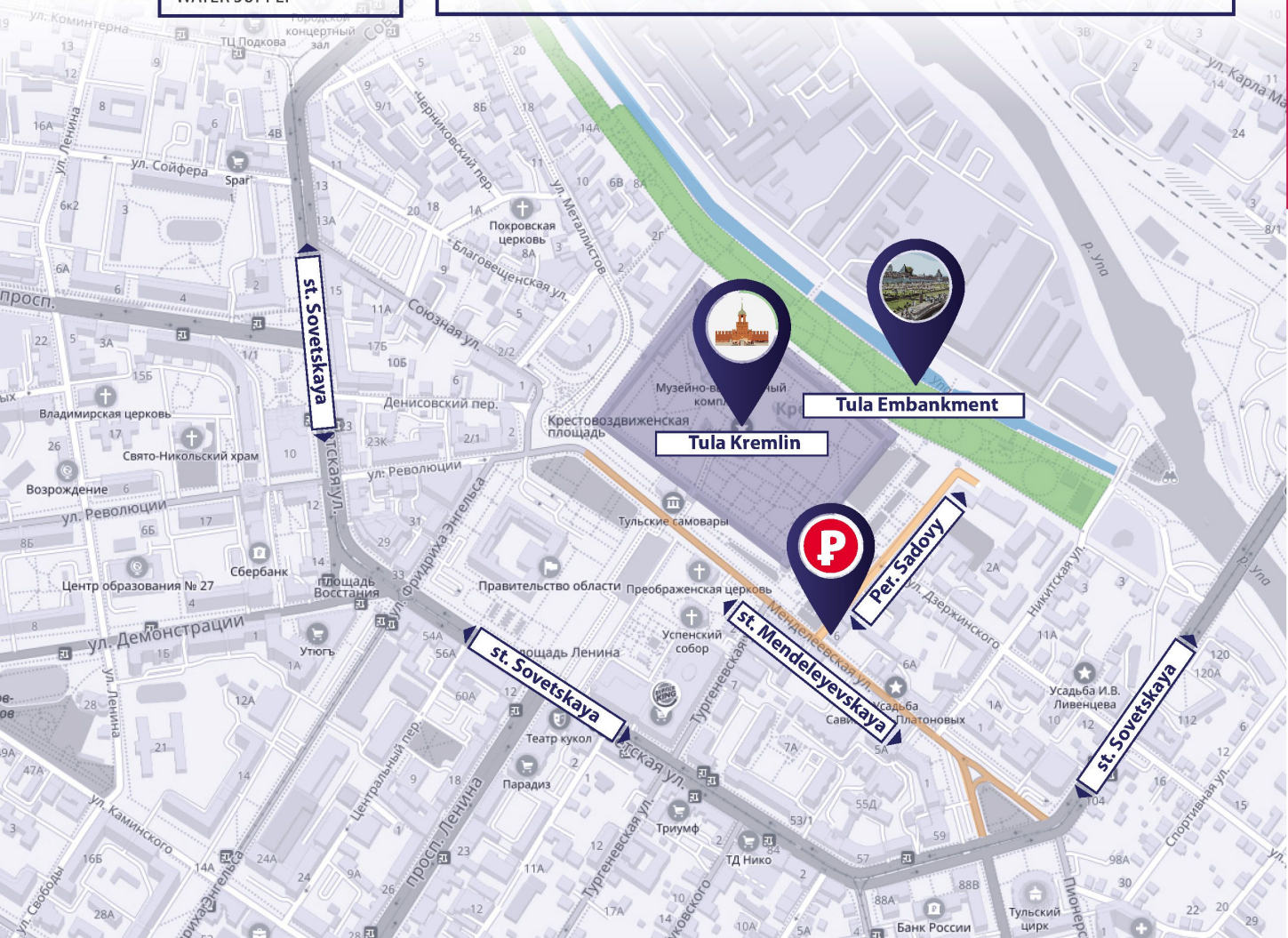


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE



CULTURAL HERITAGE SITE ON THE TERRITORY OF ALEKSIN DISTRICT

MANOR OF PASKHALOV, ALEKSIN DISTRICT, KOLOSOVO, ST. MIRA, 1A



INVESTMENT SIZE

FROM **177** MLN RUBLES



TRANSACTION FORM

SALE



LOCATION

ALEKSIN DISTRICT, KOLOSOVO, ST. MIRA, 1A



AREA

BUILDING – **1198 M2**
LAND PLOT – **9 HA**

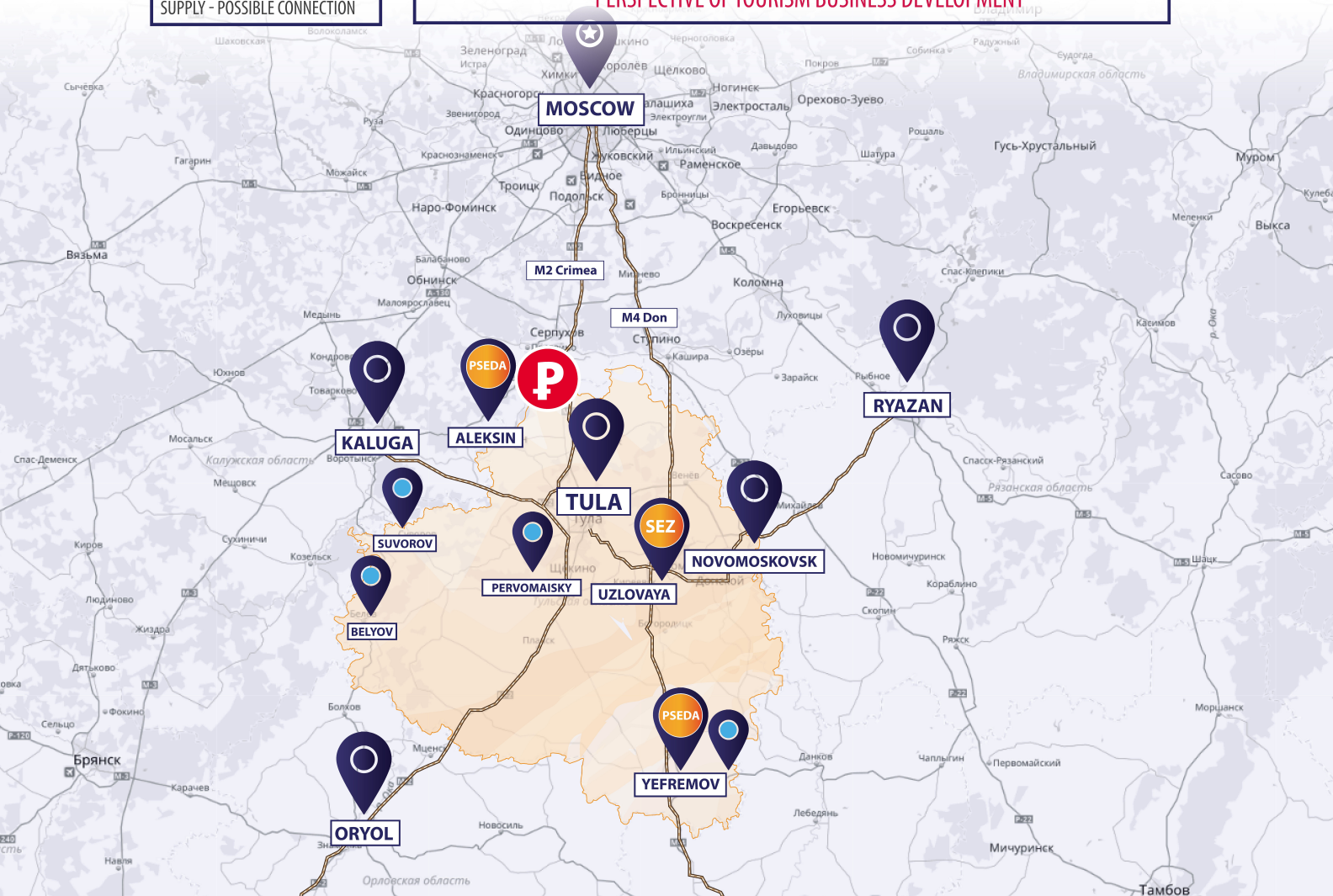


INFRASTRUCTURE

GAS, WATER, POWER SUPPLY - POSSIBLE CONNECTION

BENEFITS:

- POSSIBLE CONNECTION TO ENERGY CARRIERS
- TRANSPORT ACCESSIBILITY
- PERSPECTIVE OF TOURISM BUSINESS DEVELOPMENT



CULTURAL HERITAGE SITE ON THE TERRITORY OF DUBNA DISTRICT

MANOR OF MALTSEV, DUBNA DISTRICT, VOSKRESENSKOYE, ST. SHKOLNAYA, 15



INVESTMENT SIZE

FROM **80** MLN RUBLES



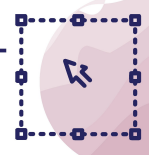
TRANSACTION FORM

SALE



LOCATION

DUBNA DISTRICT, VOSKRESENSKOYE, ST. SHKOLNAYA, 15



AREA

BUILDING – **861,8** M2
LAND PLOT – **4688** M2

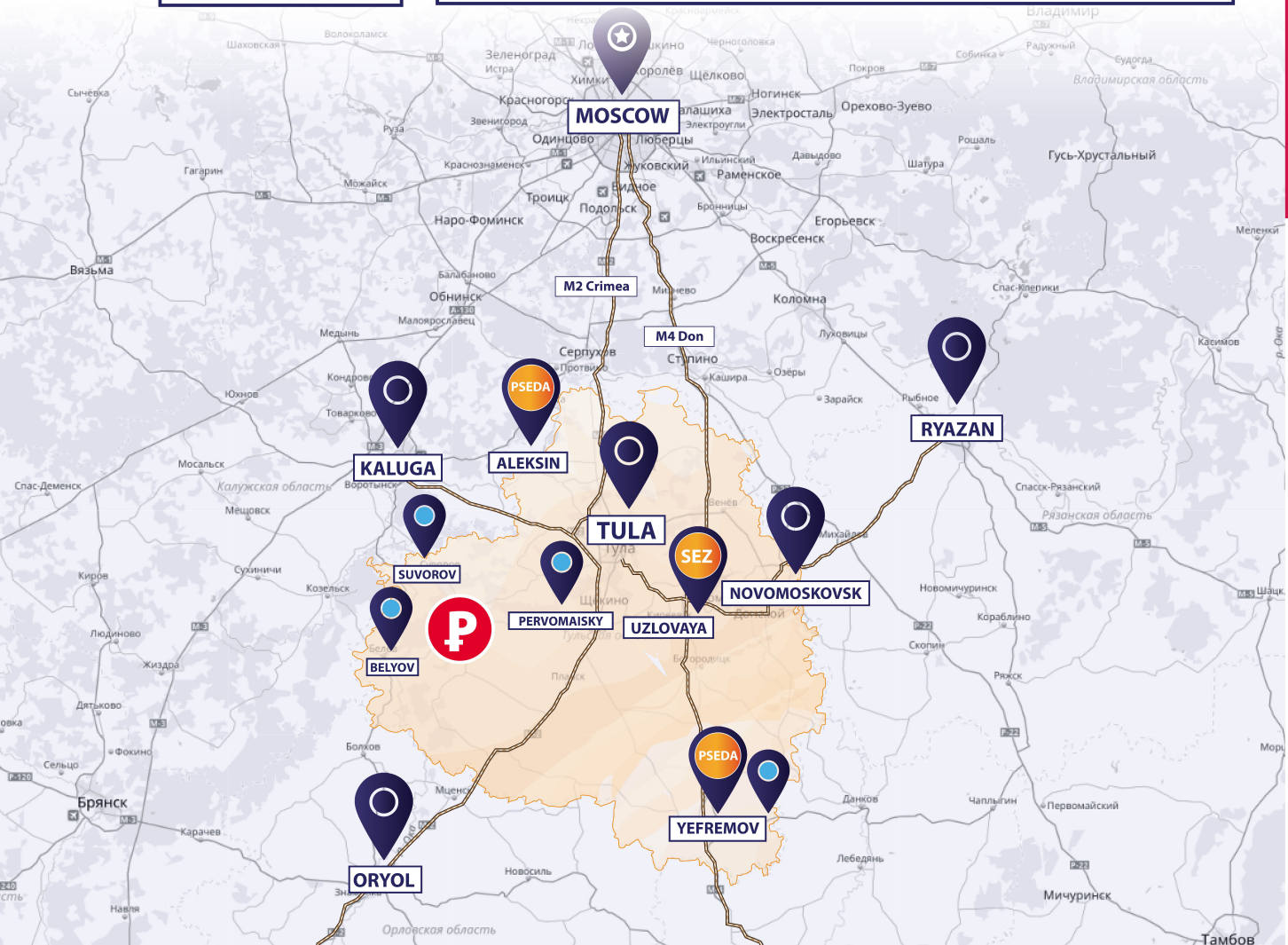


INFRASTRUCTURE

GAS, WATER, POWER SUPPLY

BENEFITS:

- POSSIBLE CONNECTION TO ENERGY CARRIERS
- TRANSPORT ACCESSIBILITY
- PERSPECTIVE OF TOURISM BUSINESS DEVELOPMENT



CULTURAL HERITAGE SITE ON THE TERRITORY OF ALEKSIN DISTRICT

MANOR OF KULDZHINSKY, ALEKSIN DISTRICT, YUDINKI



INVESTMENT SIZE

FROM **80** MLN RUBLES



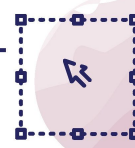
TRANSACTION FORM

SALE



LOCATION

ALEKSIN DISTRICT, YUDINKI



AREA

BUILDING – 673,7 M2
LAND PLOT – 1,27 HA

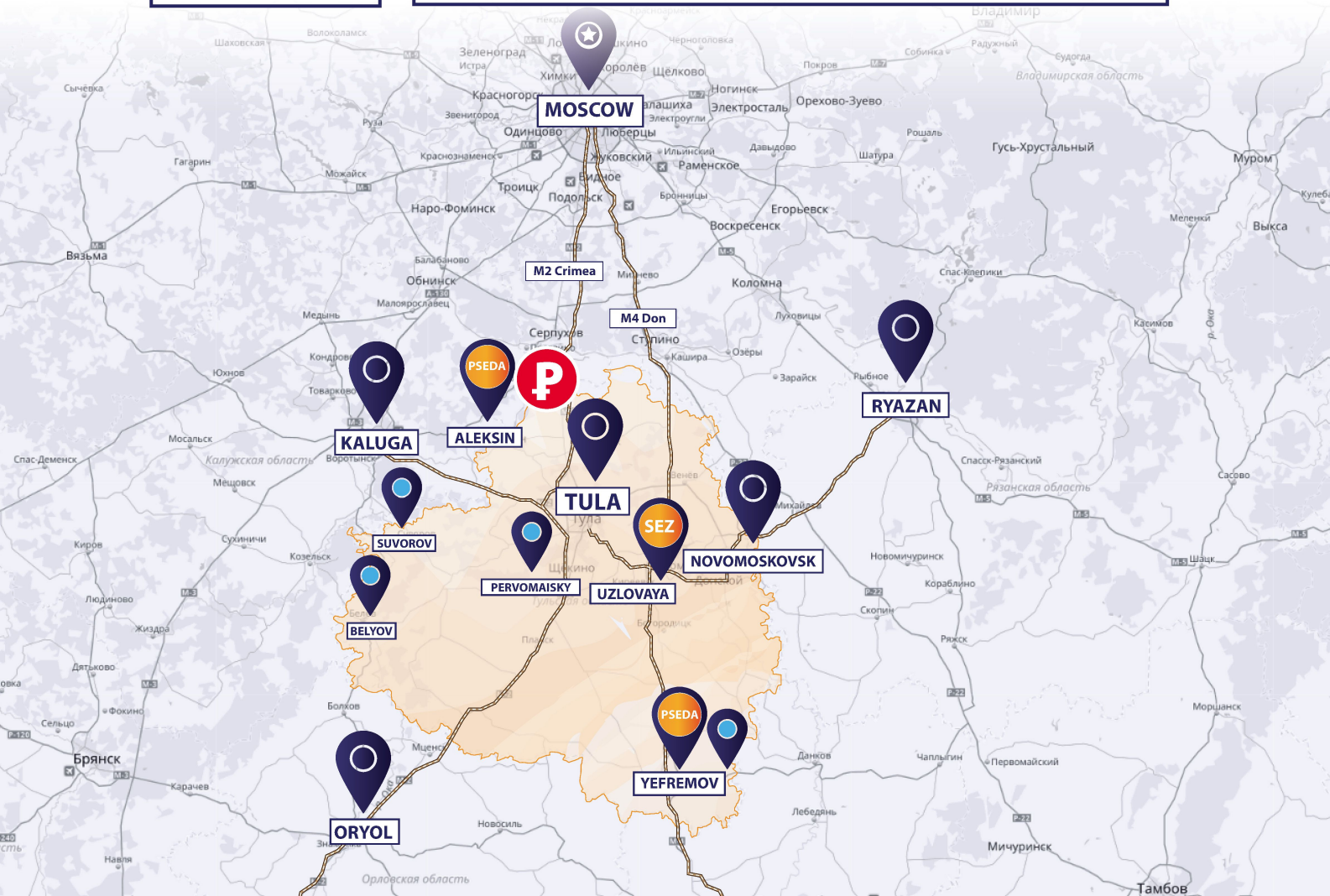


INFRASTRUCTURE

GAS, WATER, POWER SUPPLY – POSSIBLE CONNECTION

BENEFITS:

- POSSIBLE CONNECTION TO ENERGY CARRIERS
- TRANSPORT ACCESSIBILITY
- PERSPECTIVE OF TOURISM BUSINESS DEVELOPMENT



**CULTURAL HERITAGE SITE
ON THE TERRITORY OF TULA**

**TULA, PER. DENISOVSKY, 4
(RESIDENTIAL BUILDING)**



**INVESTMENT
SIZE**

FROM **90** MLN RUBLES



**TRANSACTION
FORM**

SALE



LOCATION

TULA,
PER. DENISOVSKY, 8



AREA

BUILDING – **216,7M2**

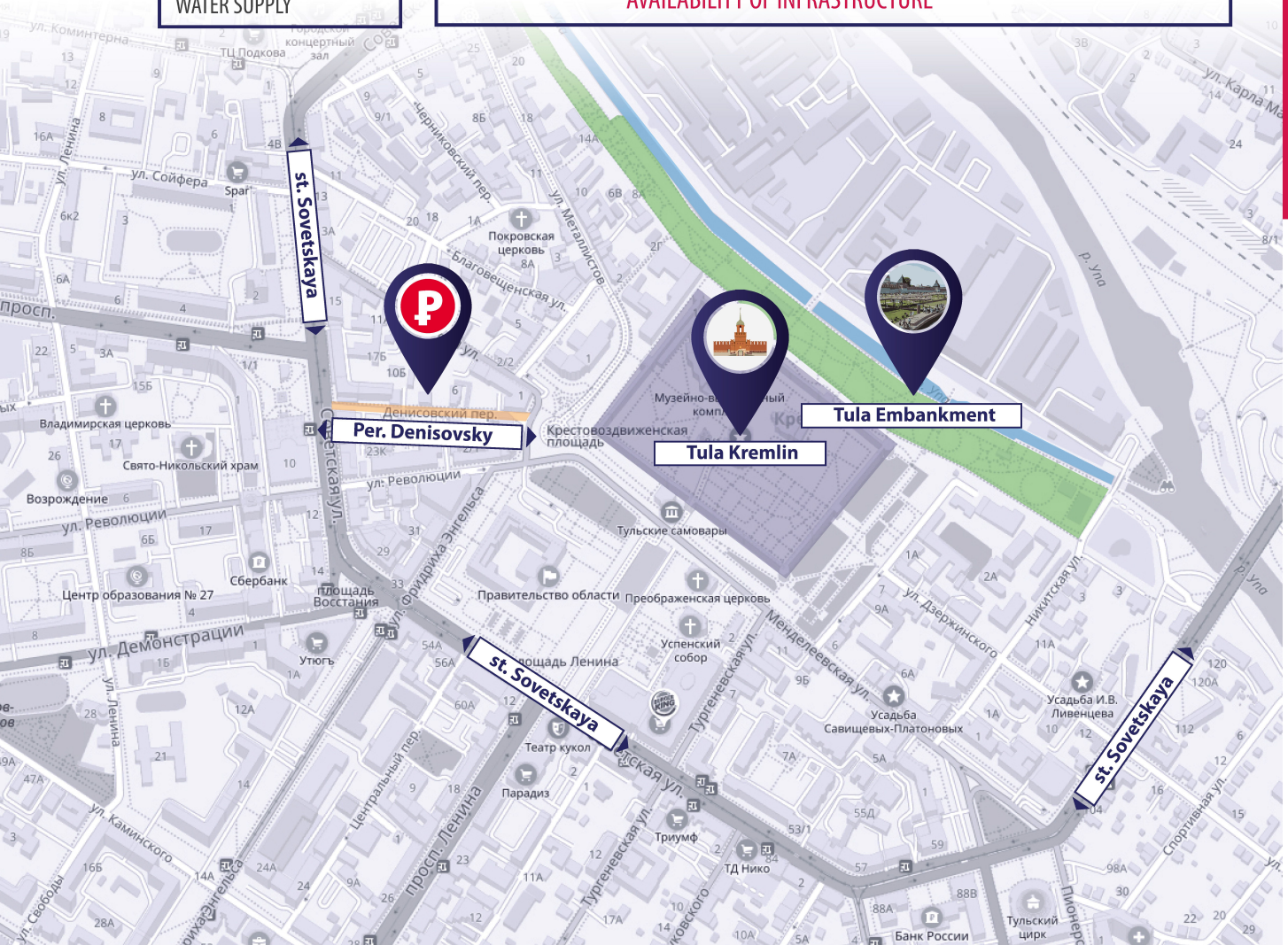


INFRASTRUCTURE

GAS, POWER,
WATER SUPPLY

BENEFITS:

- PROXIMITY TO BUSINESS CENTERS
- REDUCED RENTAL RATES
- AVAILABILITY OF INFRASTRUCTURE

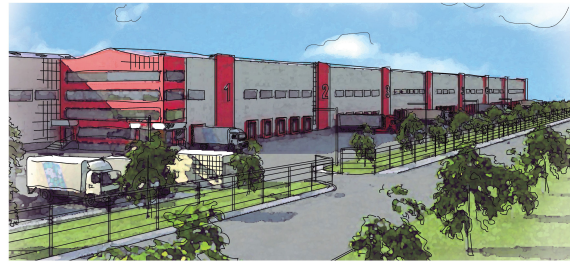




[INVEST-TULA.COM](https://invest-tula.com)

INVESTMENT PROJECT ON THE TERRITORY OF YEFREMOV PSEDA

CONSTRUCTION OF A FOOD LOGISTICS CENTER. FORMAT – LIGHT INDUSTRIAL



AREA

LAND PLOTS – 28,52 AND 38,35 HA



POTENTIAL PARTNERS

CARGILL, LACTALIS, UNILIVER, MIRATORG, AVIAGEN, VOLOVSKY BROILER



LOCATION

TULA REGION, YEFREMOV PSEDA



INFRASTRUCTURE

WATER, POWER SUPPLY



TRANSACTION FORM

INVESTMENT



BENEFITS:

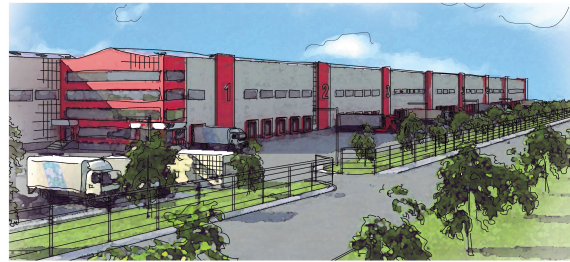
- PROXIMITY TO FEDERAL HIGHWAYS
- OPPORTUNITY TO RECEIVE BENEFITS
- TRANSPORT ACCESSIBILITY
- SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



64 LOGISTICS. DEVELOPMENT OF THE WAREHOUSE AND TERMINAL SERVICES MARKET

INVESTMENT PROJECT ON THE TERRITORY OF UZLOVAYA SEZ

CLASS A INDUSTRIAL AND LOGISTICS COMPLEX. FORMAT – LIGHT INDUSTRIAL



INVESTMENT SIZE

1,14 BLN RUBLES



AREA

LAND PLOT – UP TO 18,6 HA
INDUSTRIAL AND WAREHOUSE PREMISES – 50 976 M2



TRANSACTION FORM

INVESTMENT



LOCATION

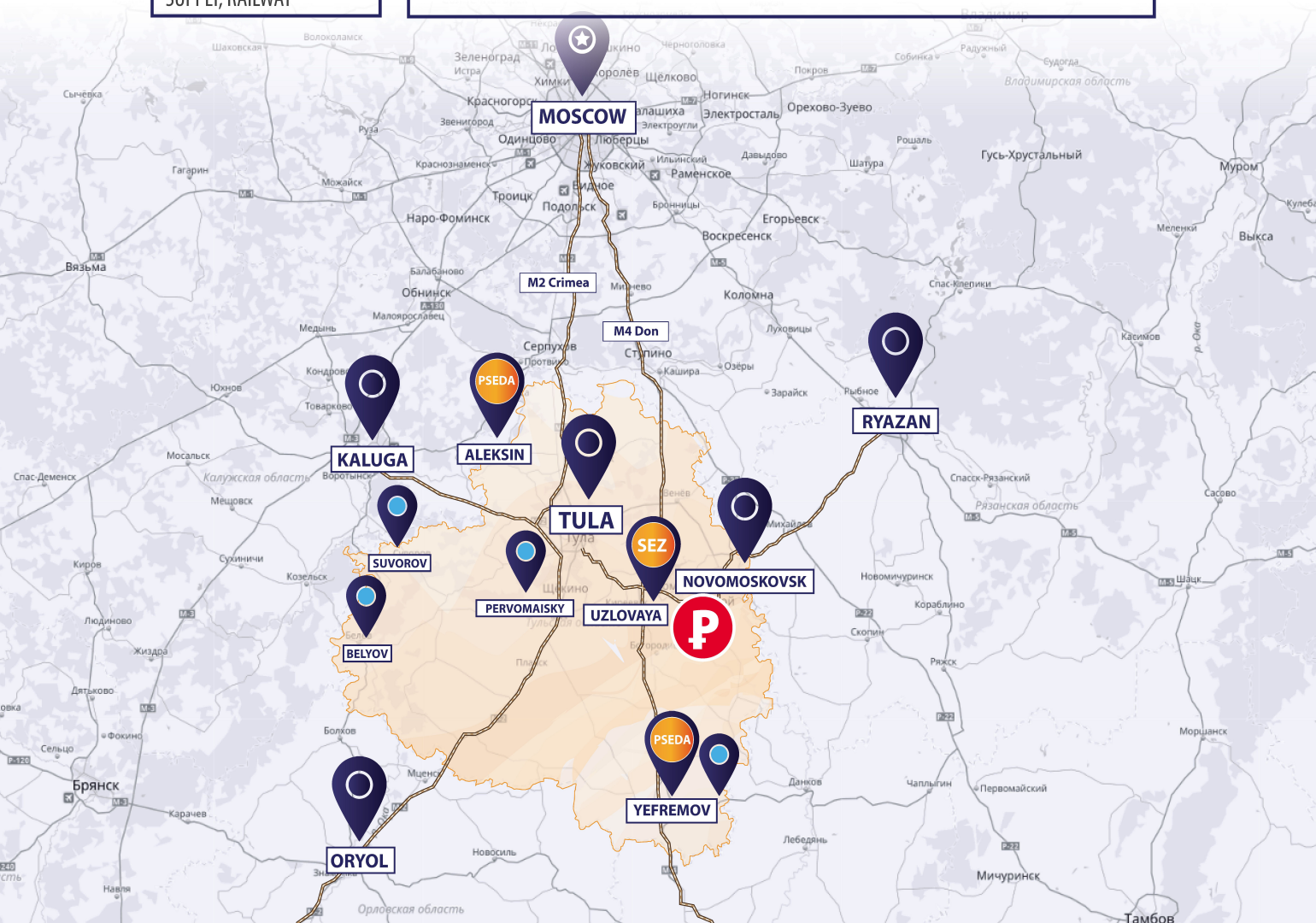
TULA REGION,
UZLOVAYA SEZ



INFRASTRUCTURE

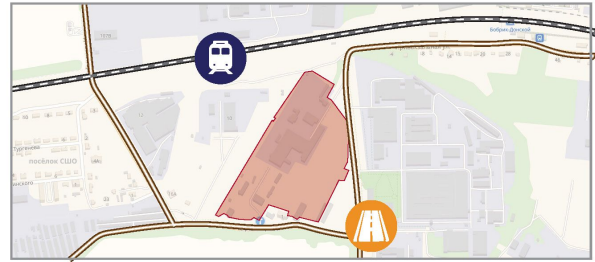
WATER, POWER, GAS SUPPLY, RAILWAY

- BENEFITS:**
- PROXIMITY TO FEDERAL HIGHWAYS
 - OPPORTUNITY TO RECEIVE BENEFITS
 - DEVELOPED INFRASTRUCTURE



INVESTMENT PROJECT ON THE TERRITORY OF DONSKOY

INDUSTRIAL SITE OF A MOTOR TRANSPORT ENTERPRISE



AREA

LAND PLOT – UP TO 7,89 HA
INDUSTRIAL AND WAREHOUSE PREMISES – UP TO 8 189,3 M2



TRANSACTION FORM

SALE



LOCATION

TULA REGION, DONSKOY, MKR, CENTRALNY, PR. ZHELEZNODOROSHNY, 1



INFRASTRUCTURE

WATER, POWER, GAS SUPPLY, RAILWAY

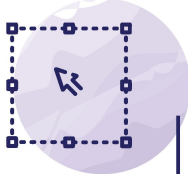
ПРЕИМУЩЕСТВА:

- PROXIMITY TO FEDERAL HIGHWAYS
- OPPORTUNITY TO RECEIVE BENEFITS
- DEVELOPED INFRASTRUCTURE



WAREHOUSES ON THE TERRITORY OF TULA

TECHNOPARK TULA



AREA

INDUSTRIAL PREMISES – UP TO 8 000 M2



TRANSACTION FORM

RENT



LOCATION

TULA, SCHEGLOVSKAYA ZASEKA, 31/2



INFRASTRUCTURE

WATER, POWER SUPPLY

TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: IV. V

- BENEFITS:**
- TRANSPORT ACCESSIBILITY
 - HIGH LEVEL OF TECHNICAL EQUIPMENT
 - PARKING FOR HEAVY AND LIGHT VEHICLES



WAREHOUSES ON THE TERRITORY OF TULA

LOGISTICS CENTER DOCKLAND



AREA

18 823 M2



TRANSACTION FORM

RENT



LOCATION

TULA, NIZHNEYE YELKINO, 77

BENEFITS:

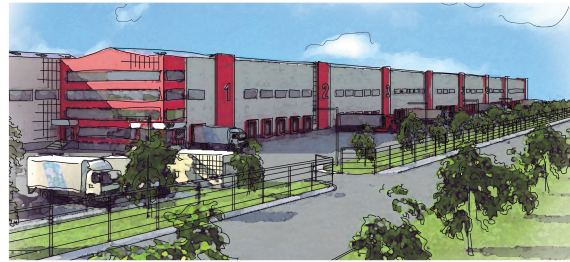
- TRANSPORT ACCESSIBILITY
- INDIVIDUAL COST ACCOUNTING FOR ELECTRICITY AND HEATING
- PARKING FOR HEAVY AND LIGHT VEHICLES



68 LOGISTICS. DEVELOPMENT OF THE WAREHOUSE AND TERMINAL SERVICES MARKET

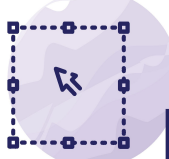
INVESTMENT PROJECT ON THE TERRITORY OF UZLOVAYA DISTRICT

PROJECT FOR THE CONSTRUCTION OF A LOGISTICS CENTER ON THE TERRITORY OF UZLOVAYA IP



INVESTMENT SIZE

FROM **3000** MLN RUBLES



AREA

LAND PLOT – 2 189 HA



TRANSACTION FORM

INVESTMENT



LOCATION

TULA REGION,
UZLOVAYA DISTRICT,
UZLOVAYA IP

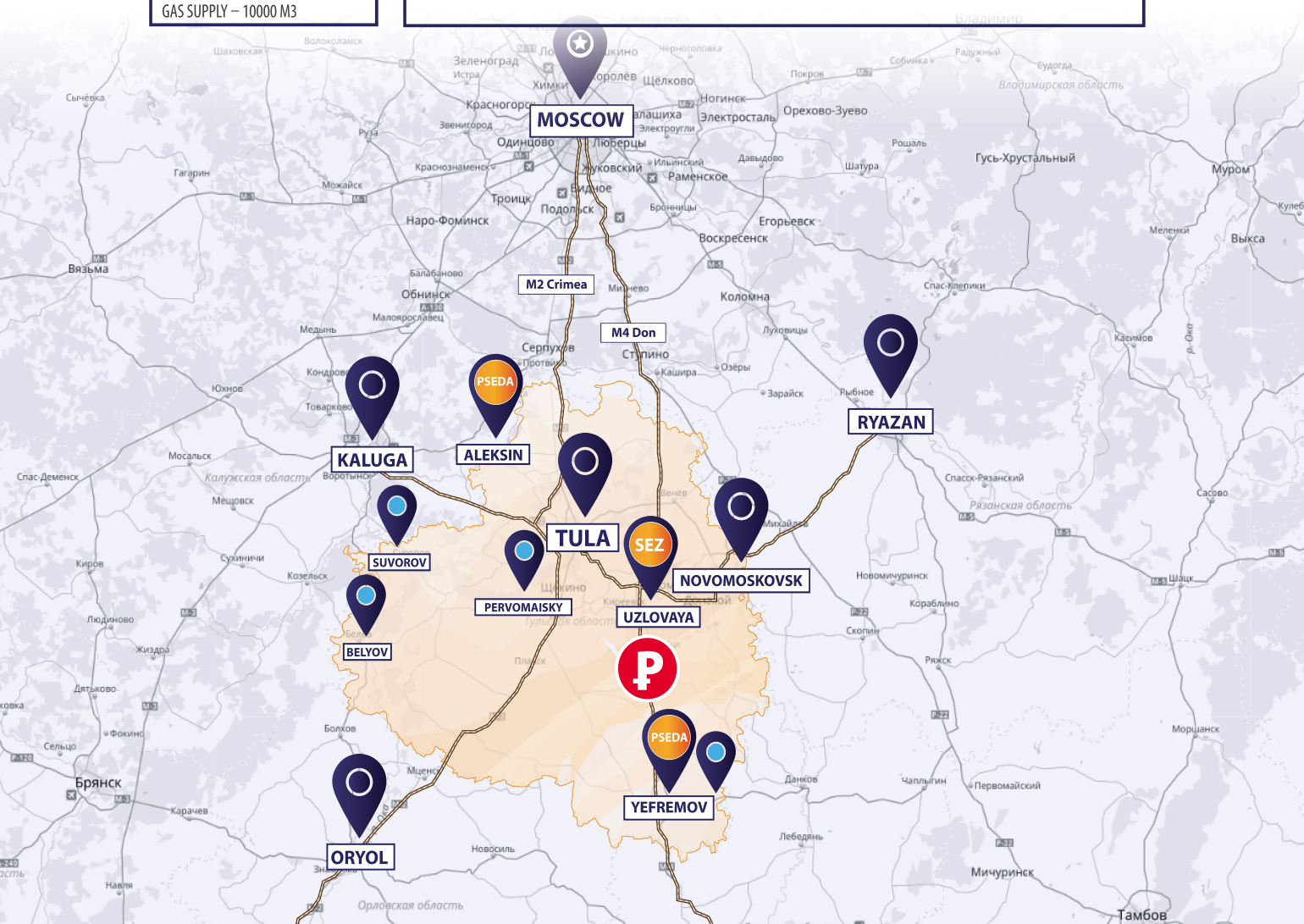


INFRASTRUCTURE

POWER SUPPLY – 30 MWT
WATER SUPPLY - CONNECTION POSSIBLE
GAS SUPPLY – 10000 M3

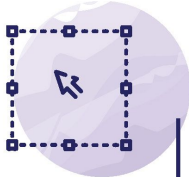
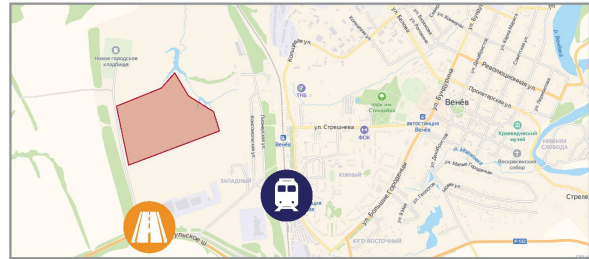
BENEFITS:

- TAX BENEFITS FOR IP RESIDENTS
- TRANSPORT ACCESSIBILITY
- AVAILABILITY OF WORKFORCE



INVESTMENT PROJECT ON THE TERRITORY OF VENYOV

PROJECT FOR THE CONSTRUCTION OF A LOGISTICS CENTER



AREA

LAND PLOT – 30 HA



TRANSACTION FORM

RENT/SALE



LOCATION

TULA REGION, VENYOV,
REFERENCE POINT –
71:05:030102:97



BENEFITS:

- TO LOCATE ENTERPRISES WITH A HAZARD CATEGORY: II, III
- M4 DON – 5 KM
- NEW ASPHALT ROAD
- DEVELOPED INFRASTRUCTURE

INFRASTRUCTURE

WATER SUPPLY – WELL

POWER SUPPLY – NEAREST GDS VENYOVSKAYA (LIMITS ON REQUEST; FREE CAPACITY - 300M3/H FROM THE EXISTING HIGH PRESSURE UNDERGROUND GAS PIPELINE)

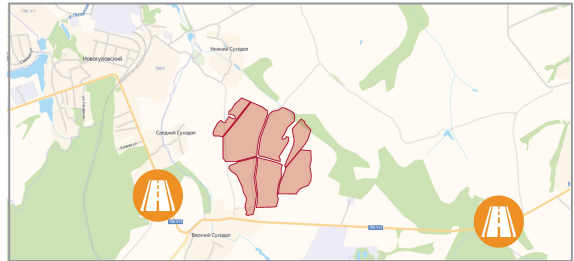
GAS SUPPLY - THE NEAREST SUBSTATION 110/35/10 KV NO. 38 VENYOV (LIMITS ON REQUEST; CURRENT POWER RESERVE - 24.03 MVA, PROSPECTIVE POWER RESERVE - 28.6 MVA FOR TECHNOLOGICAL CONNECTION)



70 LOGISTICS. DEVELOPMENT OF THE WAREHOUSE AND TERMINAL SERVICES MARKET

INVESTMENT PROJECT ON THE TERRITORY OF PSEDA ALEKSIN

PROJECT FOR THE CONSTRUCTION OF A LOGISTICS CENTER



INVESTMENT SIZE

FROM **1000** MLN RUBLES



AREA

LAND PLOT – 100 HA



TRANSACTION FORM

RENT

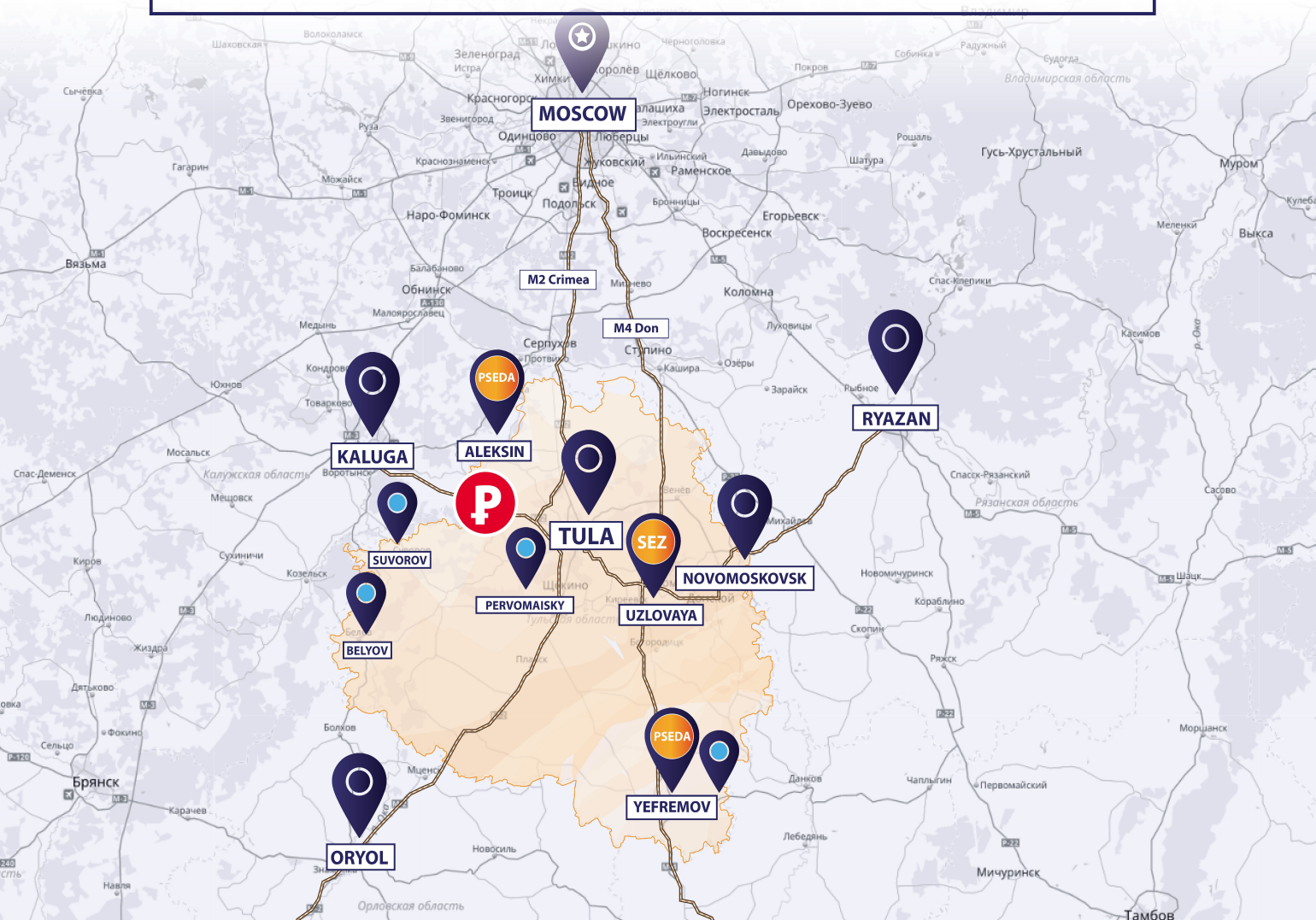


LOCATION

ALEKSIN DISTRICT,
SUKHODOL

BENEFITS:

- TAX BENEFITS
- TRANSPORT ACCESSIBILITY
- SUPPORT MEASURES OF THE MONOTOWNS DEVELOPMENT FUND



PPP PROJECT

CONSTRUCTION OF A BYPASS ROAD IN NOVOMOSKOVSK



FINANCIAL INDICATORS

THE COST OF CONSTRUCTION OF THE HIGHWAY IS **13,772** MILLION RUBLES, INCLUDING VAT, IN THE PRICES OF THE CURRENT YEARS OF CONSTRUCTION



PROJECT INDICATORS

ROAD – II CATEGORY
 LENGTH - **11.4** KM
 NUMBER OF TRAFFIC LANES – **2**
 NUMBER OF TRANSPORT INTERCHANGES - **3** UNITS.
 NUMBER OF ARTIFICIAL STRUCTURES - **7** UNITS.
 NUMBER OF TOLL COLLECTION POINTS - **4** UNITS.



BENEFITS:

- THE POSSIBILITY OF OBTAINING A SITE IN ORDER TO IMPLEMENT THE AGREEMENT WITHOUT BIDDING;
- IMPLEMENTATION OF THE PROJECT WITH THE PARTICIPATION OF THE STATE;
- SHARING RISKS WITH THE PUBLIC SIDE



DESIGN, CONSTRUCTION AND OPERATION OF THE EDUCATIONAL FACILITY:

"CONSTRUCTION OF A SCHOOL FOR 600 PLACES, INCLUDING DESIGN AND SURVEY WORK"



FINANCIAL INDICATORS

THE COST OF THE CONSTRUCTION OF THE FACILITY (INCLUDING DESIGN AND SURVEY WORK) RUB **1,028** MILLION, INCLUDING VAT



PROJECT INDICATORS

SECONDARY SCHOOL FOR **600** PLACES, INCLUDING FUNCTIONAL EQUIPMENT



BENEFITS:

- POSSIBILITY OF OBTAINING A PLOT FOR THE PURPOSE OF IMPLEMENTING THE AGREEMENT WITHOUT BIDDING
- IMPLEMENTATION OF THE PROJECT WITH THE PARTICIPATION OF THE STATE
- RISK SHARING WITH THE PUBLIC PARTY





FIRST DEPUTY GOVERNOR
OF THE TULA REGION

VYACHESLAV FEDORISHCHEV

info@tularegion.ru
+7 (4872) 24-98-21
300041, Tula, Lenin Ave., 2



DEPUTY PRIME MINISTER
OF THE TULA REGION

ALEXANDER SHALAMOV

Aleksandr.Shalamov@tularegion.ru
+7 (4872) 24-51-04 (11-10, 11-22)
300041, Tula, Lenin Ave., 2



MINISTER OF ECONOMIC DEVELOPMENT
OF THE TULA REGION

PAVEL TATARENKO

mineconom@tularegion.ru
+7 (4872) 24-51-04 (доб. 28-08; 28-52), 24-53-66
300041, Tula, Lenin Ave., 2

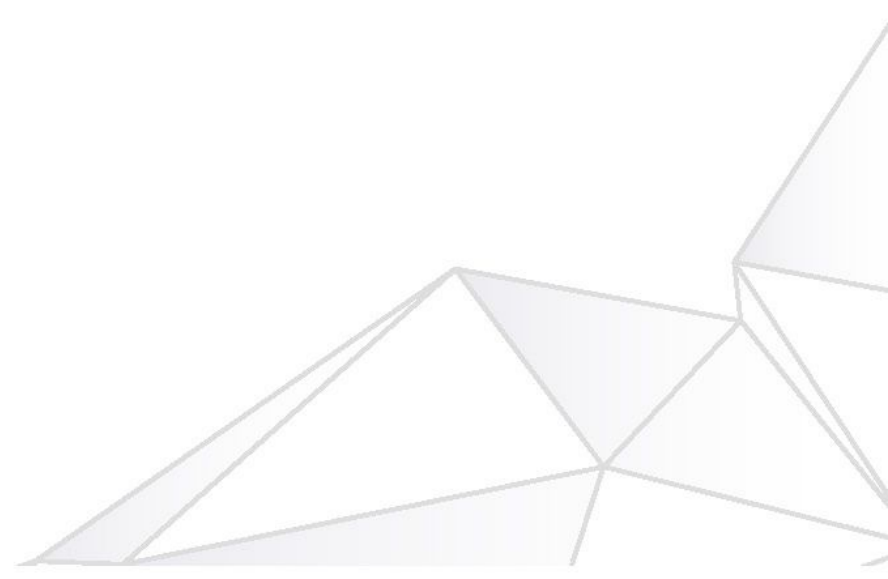


GENERAL DIRECTOR OF THE REGIONAL
CORPORATION FOR DEVELOPMENT
AND SUPPORT OF THE TULA REGION JSC

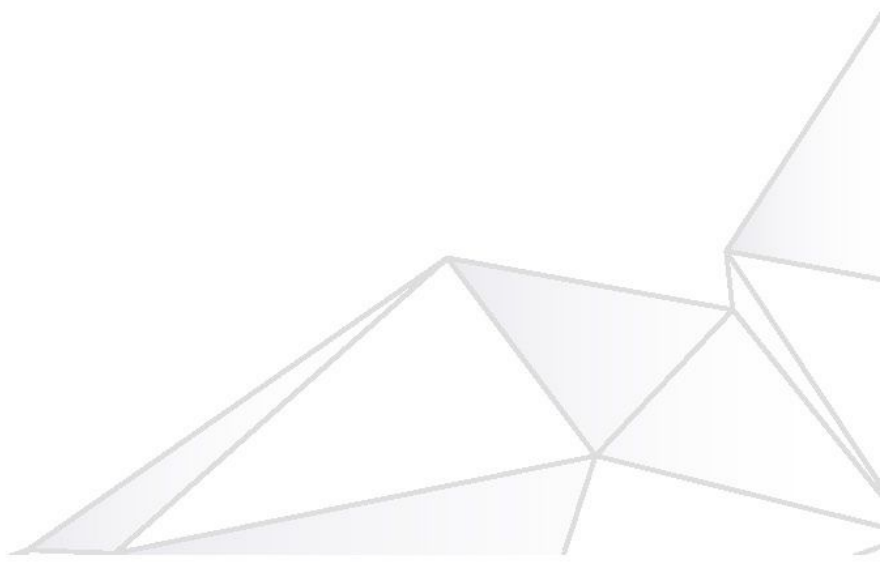
GRIGORIY LAVRUKHIN

lavruhin@invest-tula.com
+7 (4872) 33-80-08
300000, Tula, Mendeleevskaya str., 4











invest-tula.com