

Benefits of developing business in the Kaliningrad region

- Rich investment potential of the Kaliningrad region (located in the heart of Europe, developed transport system, priority development of energy sector, nuclear power plant and pipelines are under-construction);
- Rich tourist attractions (the tourist and recreational zone, the Curonian Spit National park, the federal-value health resorts of Svetlogorsk and Zelenogradsk, gaming zone);
- The Federal Government concern with the development of the Kaliningrad region (FTP of Development of the Kaliningrad Region up to the Year 2014);
- The involvement of the Kaliningrad region in the Government Program of resettlement for compatriots residing abroad;
- The whole territory of the Kaliningrad region is the Special Economic Zone (SEZ).

The residents of the SEZ:

- A legal entity, registered in the Kaliningrad region;
- The amount of capital not less than RUR 150 million is to be implemented in a period not exceeding three years from the date of inclusion of a legal entity in the register of SEZ residents
- Special procedure for payment of tax on the profit of organisations and tax on the assets of organisations (the first 6 years - at a rate of 0%, from 7 to 12 years - at a rate of 50% of the all-Russian rate for the respective period);
- The custom regime of a free customs zone.

Group of the companies "Terra West", OOO Azimuth: variety of services

- The formation of land plots;
- Preparation of all necessary documents for transfer land category from one into another;
- Topographic and geodetic survey of a plot of land;
- Harmonization of land plots borders;
- Organization of a land allocation file;
- Investigation of land plots location, ownership identification;
- Law assistance to register lapse of right for the land plot ownership in the Federal Registration Agency in Kaliningrad region;
- Complex analysis on land market in Kaliningrad region.

The formation of land tracts and preparation of the investment projects in the Kaliningrad region



Contact:

OOO Azimuth
Group of the companies "Terra West"
Director: Balayan Arthur Benikovitsch
Adress: 5 Goncharnaya str., Kaliningrad
Phone: 8 9062 15-06-28
Fax: 8 (4012) 79-13-15
E-mail: terrapromessa@mail.ru
Website: www.terra-kld.ru



Azimuth

Formed land plot of a category — the earths of settlements

Land plot area:
— 14,5 hectare (property)

Location:
— 2km away from Kaliningrad

Planned land-use:
— construction of cottages (20 000 sq.m. of housing)
— mid-rise buildings (100 000 sq.m. of housing)

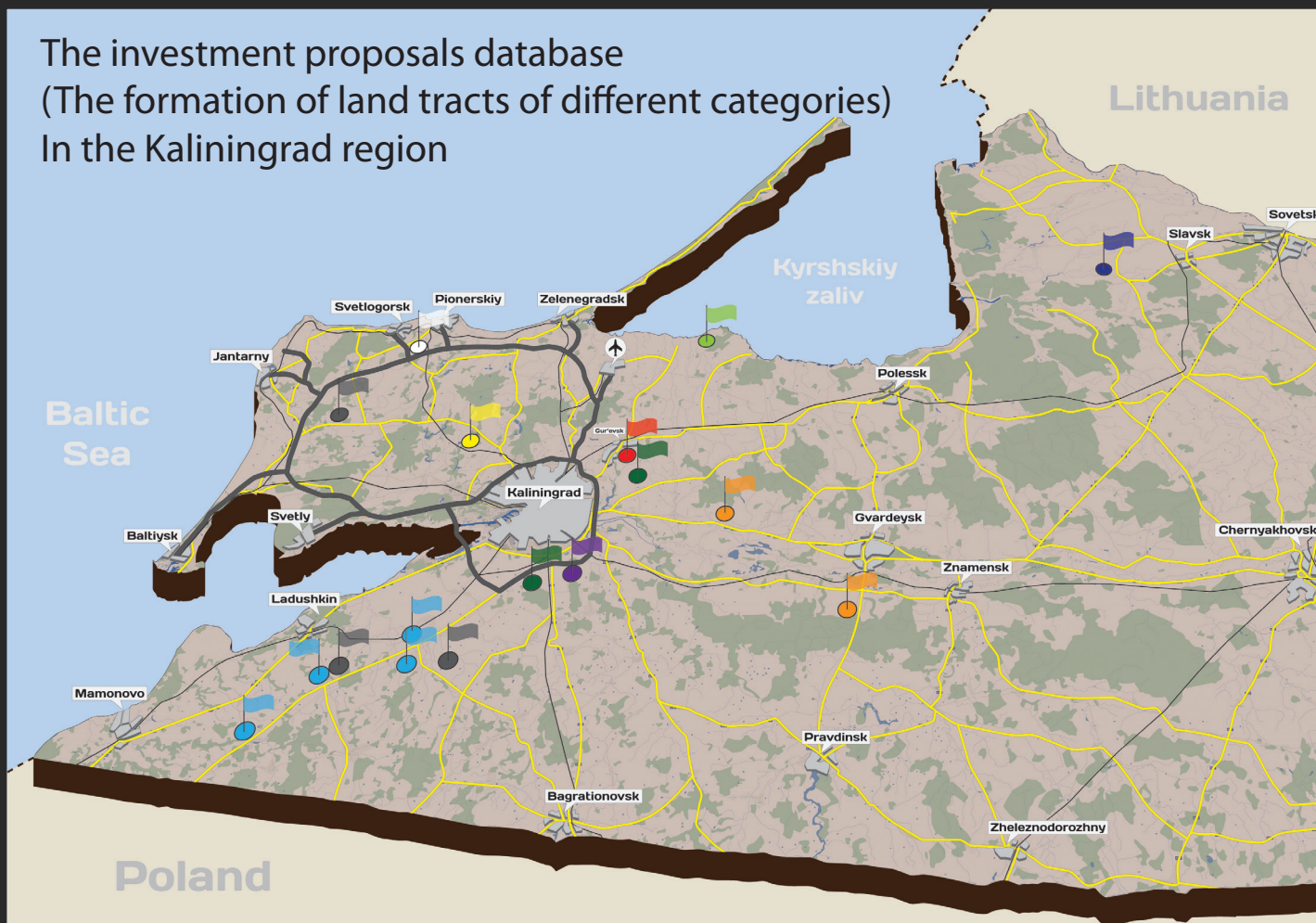
Option1. Upon availability of existing energy capacity, there is an opportunity to construct detached houses with total area of 20 000 sq.m.



Option2. Upon availability of supplemental reserve service, there is an opportunity to construct 100 000 sq. m. of housing. This is the most profitable use of this land plot.



The investment proposals database (The formation of land tracts of different categories) In the Kaliningrad region



- | | |
|---------------------------------------|---|
| ● High-rise buildings | 50 ha plot of land in Gurevsk, 5 km away from Kaliningrad |
| ● Mid-rise buildings | 50 ha plot of land 2 km away from Kaliningrad |
| ○ Individually housing construction | 50 ha plot of land 4 km away from resort town Pionerskiy |
| ● Country houses construction | 2 land plots of 50 hectare each |
| ● Real estates | 3 land plots of 30 hectare each, with lakes |
| ● Recreational zone | 50 hectare on the Curonian Lagoon coast, has a view on the Curonian Spit National Park |
| ● Industrial zone | 100 hectare near HPP-2 energy and gas access available) |
| ● Gasoline stations, storages, hotels | 4 land plots of 30 hectare each on the main crossroads of the road Moscow-Kaliningrad-Berlin |
| ● Mineral deposits | 2 land plots of 100 hectare each (V clay=6 million cubic meters, V gravel=6 million cubic meters) |
| ● Agricultural production | 500 hectare (3 0000 hectare available for purchase) with 5 units for agricultural production |

*Each land plot is owned. The primary cost of a land plot with purpose, is 65% of cadastral value of a land plot of the same category.