

# INVESTMENT PORTFOLIO

PRINCIPLES. POTENTIAL. DEVELOPMENT



### Dear entrepreneurs and investors!

We would like to bring to your attention you the investment portfolio of Tayshet District, which includes full information on the investment attractiveness of our territory.

The investment potential of Tayshet District is quite promising. The district is one of the largest entities of Irkutsk Region. It is a rich Siberian land. The main economic activities of the region are railway transportation, wood industry, agricultural complex and trade.

Tayshet District is rich in wood. The district has a good mineral extraction potential. It possesses a strong basis for construction industry development.

The main socioeconomic task today is to consolidate the present gains and develop our current achievements. I hope that the proposed information will provide investors with opportunity to find promising objects.

Investment in agriculture, industrial production, sphere of tourism and recreation are the priority.

We offer you mutually beneficial cooperation, comprehensive support in the implementation of new investment projects, and promise advantageous conditions for the efficient development of your business in our territory.

You will always find support and understanding in our district.

Faithfully,

Alexander Vladimirovich Velichko Mayor of Tayshet District



### Dear investors!

Investment policy of the Tayshet District territory is a crucial component of its economic activities, for this is the very policy that determines potential and growth of the economy.

Government authorities take particular responsibility in the conditions of economic sector recession. We understand that welfare of the territory depends on business welfare. That's why we are looking for effective tools to work with investors at the municipal level.

Administration of the District believes that the priorities should be given to the development of agricultural branches of the local economy, agrifood industry companies, utilization of the available industrial sites and facilities for the creation of highly efficient and high-tech manufactures. The District has local commercial reserves of the raw materials for development of construction industry enterprises.

Dear investors, we hope that you will see value in the long-term beneficial cooperation and make the right choice. Our territory is open for interaction and fruitful cooperation!

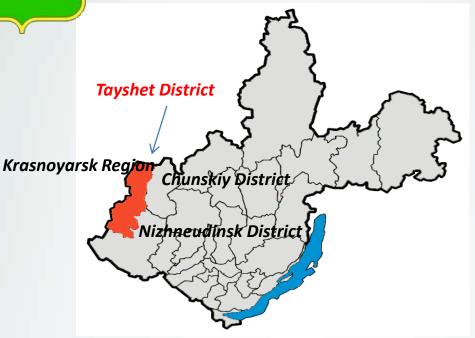
Mikhail Vasilievich Malinovsky First Deputy Mayor of Tayshet District Investment Officer

### ТАЙШЕТСКИЙ РАЙОН

### GEOGRAPHIC LOCATION

Region code 38 - Irkutsk Region

Phone code: 39563 Hour zone: MSK +5



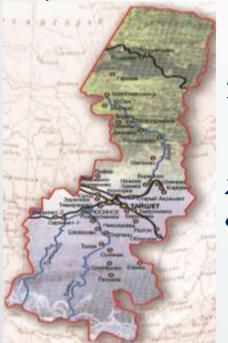
Area: 27.8 k km2 (about 3.6% of the Irkutsk Region territory)

Population: 71.8 k

people

Population density: 2.6 people/km2

**Tayshet District** is located in the south of the Eastern Siberia, in the western part of Irkutsk Region, and borders with Krasnoyarsk Region in the north and west, with Chunskiy District in the east, and Nizhneudinsk District in the south and southeast in the basins of the Biryusa and Chuna rivers. Upper reaches of the rivers are rapid, while on the hilly plain the flow turns smoother and forms meanders in the valleys.



### Tayshet District comprises:

6 urban settlements 22 rural settlements 83 localities

### CLIMATIC CONDITIONS



According to the existing climatic zoning, the territory of Tayshet District lies in the zone of sharp continental climate with severe long-lasting cold winter and short hot summer.



Winter duration is 180 days
Average temperature in January:
-28 degrees C



Average temperature in July: +20 degrees C Average annual precipitation – 484.1 mm Relative air humidity – 72.1%



### HISTORICAL BACKGROUND



By resolution of the Siberian Revolutionary Committee of March 13, 1924, a consolidated Tayshet volost (Tayshet district) was created



From August 4, 1920 to March 6, 1924, Tayshet volost was part of Tulun district of Irkutsk province, from March 19, 1924 to May 25, 1925 a part of Kansk district of Yenisei province.

By the decree of the All-Russian Central Executive Committee of May 25, 1925, the District entered Kansk okrug of Siberian Krai. This date is considered the day of formation of Tayshet District.

By decree of the All-Russian Central Executive Committee and the Council of People's Commissars of the USSR dated July 23, 1930, the okrugs were liquidated and East Siberian Region was formed. From December 1936 to September 1937 - Tayshet district of East Siberian Region. From September 1937, Tayshet district was part of Irkutsk Region.

In February 1960, the territory of the abolished Shitkinsky district became part of the Tayshet district.

**On December 16, 2004** the law of Irkutsk region changed the status and boundaries of municipalities within Tayshet District.



From 1938 to 1984, with large breaks, the Baikal-Amur Mainline (BAM), one of the greatest railway lines in the world, was constructed. The length of Tayshet-Sovetskaya Gavan line is 4287 km. The construction took place under severe geological and climatic conditions.







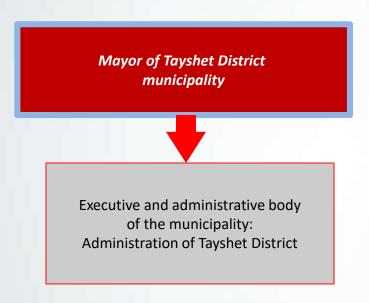
### **67**

### LOCAL SELF-GOVERNMENT AUTHORITIES



Address: 13 Suvorova St.,
Tayshet Town, Irkutsk Region
665009
Official e-mail:
admin@Tayshet.com

### The local self-government authorities of Tayshet District are:

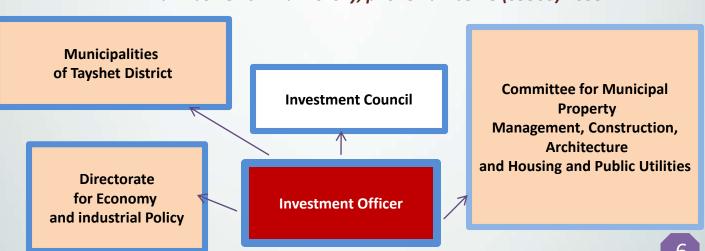




Supervising and accounting body of the municipality: Chamber of Control and Accounts of Tayshet District

The Investment Officer in the territory of Tayshet District municipality is the First Deputy Mayor of Tayshet District

Mikhail Vasilievich Malinovsky, phone number: 8 (39563) 20331



### DEMOGRAPHIC PROFILE

# POPULATION OF TAYSHET DISTRICT 71.8 k people



Urban population 54.8 k people



Labor force of Tayshet
District
41.03 k people



Rural population 17 k people



Engaged in Tayshet District economy:
22.3 k people

### SOCIAL LIFE

### **EDUCATION:**

- 30 pre-school education facilities;
- 38 secondary education facilities;
- 8 additional education facilities for children;
- 2 vocational schools;
- 1 professional college







### **CULTURE:**

- 3 libraries;
- 2 museums of regional studies;
- 29 facilities for culture and leisure.







### **PUBLIC HEALTH:**

- 4 ambulance stations;
- 5 municipals hospitals;
- 1 hospital of medical district;
- 27 rural health posts;
- Clinics and outpatient care centers;
- Emergency station





## Convenient geographic location and transport facilities

Tayshet has a railway hub and a large external distribution station, the junction of four mainlines. Trans-Siberian railway stretches from the west to the east, Baikal-Amur Mainline starts from Tayshet, and a railway connecting the town to Kuzbass and Abakan, the capital of Khakassia, goes southwards. Federal-aid highway M53 "Baikal" and Tayshet – Chuna – Bratsk (categories IV-V) highway also pass through the territory of the District. The centre of the District, the town of Tayshet, enjoys the most convenient location at the junction of all the mentioned mainlines. The territory of the District also holds facilities of the East Siberia – Pacific Ocean pipeline system.



### **Geopolitical situation**

The central part of Tayshet District territory is located in the active exploration and population zone, and, therefore, holds all convenient facilities for connection to the nearby major cities (railway distance to Irkutsk is 668 km, to Abakan – 647 km, to Krasnoyarsk – 418 km, to Bratsk – 315 km). The town is located close to Irkutsk and Krasnoyarsk international airports.



### Low energy costs

Current electricity prices for Tayshet District users are significantly lower than those in the nearby entities of the Russian Federation.



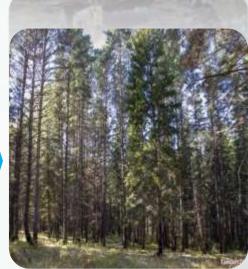
### Mineral resources and raw materials

Tayshet District is rich in mineral resources and has good prospects for the development of extraction industry and primary raw material processing. It has deposits of some rare metals (tantalum, niobium, lithium, gold), and titanium magnetite ores. There are deposits of brown coal, lime, and clay. In the territory of Tayshet District there are some explored mineral water and fresh groundwater sources.



### **Forest resources**

Tayshet District is remarkable for its rich and diverse forest resources. 76% of the forest is merchantable. However, the main resources are located in the scarcely populated and hard-to-reach areas of the District. The annual allowable cutting rate for the territory is 3072.3 thousand m3 of merchantable wood, including 1041.9 thousand m3 of soft wood and 2030.4 thousand m3 of broad-leaved soft wood. The percentage of industrial wood is 84% for soft wood and 61% for broad-leaved soft wood.



### **Tourism and recreation potential**

The territory of the District is attractive for its lakes and caves. They open great opportunities for the development touristic activities in the territory including commercial and sports tourism. There is an opportunity of founding Tagulsky nature reserve with the area of 145 ha.

Mineral and water resources provide strong opportunities for development of medical centers.



# Professional training opportunities at Tayshet District secondary education facilities

- State Professional Education Institution "Tayshet Medical College" (Tayshet): nursing care, medical care;
- State Budget-Funded Professional Education Institution "Tayshet College of Industry and Technology" (Tayshet): welding (electric welding and gas welding), carpentry and parquetry, cranes and construction vehicle driver, finishing works specialists, sellers, cash-desk operators;
- State Budget-Funded Professional Education Institution of Irkutsk Oblast "Professional College No.58" (Yurty working settlement): tractor drivers and agricultural machinery operators, agricultural machinery and equipment maintenance, chef, confectioner, chef-confectioner.











### **Political stability**

Stability of Tayshet District is explained with the efficient cooperation between the executive and delegate authorities, establishing good local legal and regulatory base for the accelerated development of the District. The local administration is ready to provide investors with advantageous conditions for their business.



### TOURIST POTENTIAL OF THE DISTRICT



- Cultural, educational and event tourism
- Recreation tourism
- Religious and pilgrimage tourism
- Rural and eco-tourism

Places of interest (churches, monuments, natural sites)

Landscape sites (water bodies)

Architectural places of interest (museums, parks, public gardens)



**Church of the Resurrection** 



The right tributary of the Biryusa river, mineral water spring on the Solyanaya



microdistrict, Tayshet Town



A monument to the 40th Anniversary of the **Baikal-Amur Mainline** 



Obelisk to the soldiers and countrymen who died on the fronts of the Great Patriotic War



The Biryusa river is rich in various fish species



Yubileynaya Square

Public gardens, Biryusinsk Town



The Solnechnoye lake, water chestnut is listed in the Red Book

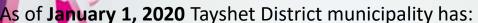


Solyanaya cave



Natural white stone is a ridge of a white rock





- -existing enterprises and organizations of all sectors of the economy and various business and ownership categories 738 units;
- revenue from sales of products, works and services 11,069.1 mln rubles;
- revenue from sales of products, works, services per capita 153 mln rubles;
- volume of shipped goods of own production 3,898.4 mln rubles.



### **Industry**

organizations – **67** units average staff number – **2.4** k people



### Construction

organizations – **37** units average staff number – **2** units



### **Transportation and storage**

organizations – **26** units average staff number – **3.5** units



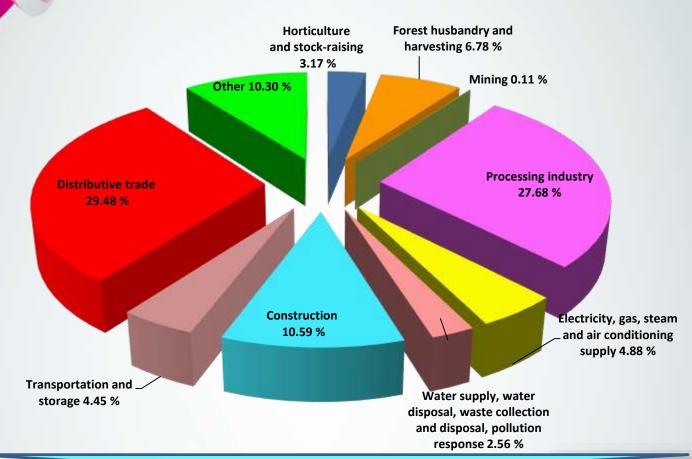
### Agriculture and forestry

organizations – **75** units average staff number – **2.1** units

### Distributive trade

organizations – **180** units average staff number – **1.4** units

Distributive trade, processing industry and construction play the key role in the local economy. Their aggregate share is 67.75%.





The Agricultural Complex Programme specializes in meat-and-dairy and grain production. There are 49 agricultural producers (including 38 peasant farm enterprises) and more than **20** k private farm holdings in the District.







### 38 peasant farm enterprises

The area of farming lands in the region is **67.9** k ha, including **56.1** k ha of ploughed fields

# **4**"

### INDUSTRIAL AND ECONOMIC POTENTIAL



Субсидии в сельском хозяйстве

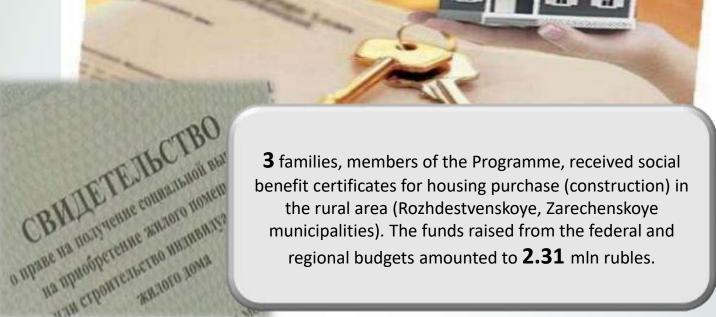
AND SOME SECURIOR

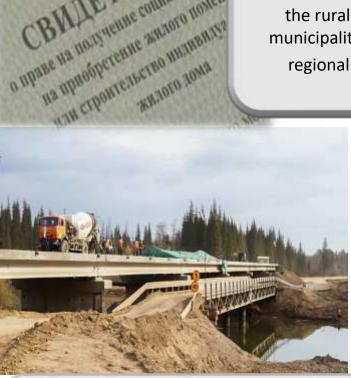
The state programme
"Development of agriculture and
regulation of agricultural products
market, raw materials and food
products" in Irkutsk Region for the
years 2019-2024

Municipal programme
"Development of agriculture and regulation of agricultural products market, raw materials and food products" for the years 2014-2017 and for the period until 2020 in the territory of Tayshet District Municipality

Allowance received from the regional and federal budgets in the amount of 123.3 mln rubles ( for the purchase of elite seeds, servicing bull semen, farming machinery and process equipment leasing, compensation of damage to agricultural producers caused by natural disasters.









A subsidy was received for the construction of Tayshet-Shitkino-Shelaevo motorway in the 141+547 km – 159+600 km road section in Tayshet District of Irkutsk Region. **290.6** mln rubles of the federal and regional budget funds were spent.





ГРАНТОВАЯ ПОДДЕРЖКА сельскохозяйственной отрасли для малых форм хозяйствования

Grants received from the Ministry of Agriculture of Irkutsk Region in 2019 were used by the farmers:

Individual entrepreneur S.P. Kholupenko, head of a peasant farm enterprise



KSD-2 tractor-drawn forage harvester

Individual entrepreneur
V.Yu. Zverev, head of a peasant
farm enterprise



Construction of a livestock farm for 120 cows has been started; livestock and agricultural machinery have been purchased, including three MTZ 82 tractors, two VECTOR combine harvesters; 6 sowing complexes, a sprayer and a PR-145 baler.













13 bus routes between the settlements are organized in the District: 8 suburban, 3 inter-city and 2 seasonal ones. In 2019, passenger turnover amounted to **50,745 k** passengers/km

### **Construction**

### Large construction companies:

Engineering Construction Company LLC, DEP Zapadny LLC, Tayshet RCU LLC.

### Electricity, heat and water production and distribution:



### Steam and hot water (heat energy) production in boiler houses:

Baikalenergo JSC, TransTekhResurs LLC, TEK MUE, ZhKKh LLC, Mayak LLC, ViT MUE, Ayan LLC.



### Water disposal:

Biochiskta LLC, Intekhtsentr LLC, Trans TekhResurs LLC, Mayak LLC.





### Water supply:

Vodoresurs LLC, Trans TekhResurs LLC, ViT MUE, ZhKKh LLC, Intekhtsentr LLC.





Telephone communication services are provided by 10 electronic ATS of Tayshet Interdistrict Centre for Technical Operation Telecommunication of Irkutsk Branch of Cellular Rostelecom PJSC. communication services are rendered by MTC PJSC, Vympelkom PJSC, Megafon PJSC, Tele2 and Yota.

> There are the following local TV channels In the town of Tayshet: ARGO-TV8 (advertising channel, Danilova LLC) and Tayshet Television LLC (STS and TNT channels).

> Cable television services are provided by five operators: Company LLC. Ust-Ilim TeleRadio TransTeleCom Company JSC, Strela Telecom LLC, Region Telecom LLC and Rostelecom PJSC.

> > Weekly issued printed media: Ofitsialnaya Sreda bulletin of regulatory acts of Tayshet District.

Dushevnoye Radio - 87.5 FM: Europa Plus – 91.4 FM; Yumor FM – 101.5 FM; Shanson - 103.2 FM; MSM – 103.6 FM; Otlichnoye Radio – 104.0 FM; Avtoradio - 104.4 FM; Udaloye Radio – 106.3 FM; Radio Rossii - 106.8 FM



ОФИЦИАЛЬНАЯ СРЕД

ИЦИАЛЬНАЯ СРЕД!



### FINANCIAL POTENTIAL

Uncompensated receipts
1,970.9 mln rubles.

Tax revenues 747.8 mln rubles. Non-tax revenues

124.4 mln
rubles.

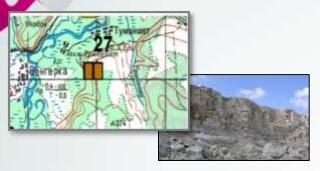






# RESOURCE AND RAW MATERIAL POTENTIAL

The territory of Tayshet District holds some large deposits of hard minerals presenting great investment interest:



**Vengerskoe limestone deposit.** South and North sites. B+C1+C2 category resources (close to Saranchet station of Abakan-Tayshet railway) for concrete production with the limestone reserves of 313 mln tons and clay reserves of 54 k tons.



**Suetikhinskoe clay sand deposit.** C1 category resources (2.5 km to the South West from Biryusinsk town of Tayshet District).



**Kostomarovskoe clay sand deposit.** A+B+C1 category resources for concrete and construction solutions production.

### Water resources in the territory of Tayshet District:

- Biryusinskoe deposit 0.5 km from Spolokh village on the right bank of the Biryusa river. The proven underground water deposits amount to 219.9 m3/day.
- Tayshet underground sweet water deposit is located between the Biryusa and Bayronovka rivers.

In the territory of Tayshet District there is Rozhdestvenskoe mineral water deposit 30 km to the South-West from Tayshet town, close to Rozhdestvenka village on the left bank of the Biryusa. The proven mineral water deposits amount to 0.159 thousand m3/day.

Tayshet District has a potential for establishing balneotherapy facilities and mineral water production.





Moreover, the following mineral deposits have been found and explored: brown coal, tantalum, niobium, stannum, lithium, clay, clay loam, peat, sand.



### **Land matters**

Land parcels in respect of which state ownership has not been demarcated can be rented or purchased in accordance with the Land Code of the Russian Federation, Town-Planning Code of the Russian Federation, federal, regional and municipal regulations:

- Federal Law No.171-FZ as of 23.06.2014 "On introduction of changes into the Land Code of the Russian Federation and some legislative regulations of the Russian Federation";
- Decree of the Government of Irkutsk Region No.601-pp as of 01.12.2015 "On approval of the Statement on the determination of rent fee of the land parcels in respect of which state ownership has not been demarcated";
- Order of determination of rental charges, conditions and terms of payment for the operation of land parcels being municipal property of Tayshet District Municipality, approved by the Resolution of Tayshet District Duma No.21 as of 29.12.2015.

The order of land parcel granting in the territory of Tayshet District is established pursuant to the administrative regulations for rendering municipal services.

The municipalities of Tayshet District have their own approved general plans and regulations of land operation and construction for the implementation of integrated policy of land and urban construction matters.

From 1 January 2017, land parcels in respect of which state ownership has not been demarcated and which are located within rural settlements are managed by the District Municipality.

In the year 2019, the revenues from the rental charges for the land parcels in respect of which state ownership has not been demarcated, deposited into the budget of Tayshet District Municipality, amounted to **6.7** mln rubles. Proceeds from land parcels sales amounted to **1.3** mln rubles.



### LAND AND PROPERTY MATTERS



### **Property matters**

Real estate being the property of Tayshet District Municipality can be rented and provided for uncompensated use under the following regulation base:

- Statement on the order of management and handling of the property of Tayshet District Municipality approved by the Resolution of Tayshet District Duma No. 99 dated 28.11.2017 (as amended by the Resolution of Tayshet District Duma No. 133 dated 24.04.2018);
- Statement on privatization of the municipal property of Tayshet District Municipality approved by the Resolution of Tayshet District Duma No. 89 dated 27.06.2017 (as amended by the Resolution of Tayshet District Duma No. 105 dated 26.12.2017);
- Resolution of the Duma of Tayshet District dated October 29, 2019 No. 249 "On approval of the list of municipal property with intended for transfer to ownership and/or use to small and medium-sized enterprises and organizations forming the infrastructure for supporting small and medium-sized enterprises";
- Resolution of the Administration of Tayshet District No.120 as of 26.04.2016 "On approval of the Administrative Regulation for rendering the municipal service "Providing property of Tayshet District Municipality for rent or uncompensated use".

In the year 2019, the amount of revenue from use of property under municipal management deposited into the budget of Tayshet District was **1.3** mln rubles.



# PROSPECTS OF INVESTMENT DEVELOPMENT

INVESTMENT STRATEGY of Tayshet District

Municipality until 2025 – creating a
favorable investment climate

Purpose of the strategy is creation of
conditions for the improvement of the
population quality of life in Tayshet District
through the development of comfortable
environment for living and economic
activity.



# A STRATEGY OF TAYSHET DISTRICT MUNICIPALITY SOCIAL AND ECONOMIC DEVELOPMENT FOR 2019-2030

Improvement of the population quality of life in Tayshet District territory, accumulation and maintaining of human potential

Ramping up the economic potential and increasing the level of investment attractiveness of Tayshet District

Effective management of Tayshet District Municipality



# PROSPECTS OF INVESTMENT DEVELOPMENT

The total volume of capital investments in 2019 amounted to 17,570.2 mln rubles.

**Electricity supply** 

16.7

Sectoral structure of the investment from all the funding sources in 2019, mln rubles.

**Public utilities** 

58.3

Transport 945.7



Investments from all the funding sources, mln rubles.

Other 160.1

Agriculture 141.1

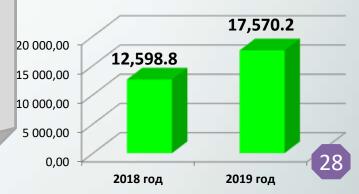
Healthcare 10.5

- Tayshet District budget was replenished by personal income tax in the amount of **48.2 mln** rubles.

**ECONOMIC** effect of the investment

- **588** new jobs created

project implementation:





### LEGAL PRINCIPLES OF INVESTMENT ACTIVITY



**Government investment** support in Irkutsk Region: Investment portal of Irkutsk Region www.inveSt.irkobl.ru

Implementation of the investment strategy of **Tayshet District** Municipality until the year 2025:

of investment attractiveness of Tayshet District through implementation of the action plan for the introduction of on providing

advantageous investment conditions in the territory

Tayshet District Municipality;

Improvement

Standard

the

 Creation of advantageous conditions for the development of and medium-sized small businesses in the territory Tayshet District;

 Development of a competitive touristic product and rational use of the present touristic resources of Tayshet District.

Investment support in **Tayshet District** Tayshet.irkmo.ru

### Supportive measures:

- -financial supportive measures;
- -tax allowances;
- -support of small and medium-sized businesses;
- -support of scientific, technical and scientific and innovative activity;
- -support of investment projects in the sphere of construction;
- -support of agricultural industry



### OFFERS FOR INVESTORS







# 1. Agrifood Development in Tayshet District Territory Project

Objective: Creation of conditions for agriculture development in the district



### Investment area No. 1

located in Berezovskoe Municipality with the total area of 106.3 ha. The distance to the nearest settlement is 6 km. Engineering and transport infrastructure includes cellular communications and a field track, distance to the river is 1.5 km.



### Investment area No. 2

located in Berezovskoe Municipality with the total area of 115.7 ha. The distance to the nearest settlement is 5 km.

Engineering and transport infrastructure includes cellular communications and a field track, distance to the river is 1.5 km.

### OFFERS TO INVESTORS









### Investment area No. 3

located in Berezovskoe Municipality with the total area of 114.4 ha. The distance to the nearest settlement is 1 km. Engineering and transport infrastructure includes cellular communications and Berezovka-Shelekhovo field track, distance to the water station is 1 km.



### Investment area No. 4

located in Polovino-Cheremkhovskoe Municipality, with the total area of 167 ha. The distance to the nearest settlement is 6 km. Engineering and transport infrastructure includes a field track.

### OFFERS TO INVESTORS

### **Educating Robotics Project**

**Objective:** draw students' attention to high technologies, provide access to modern technologies to students of any age, formal education level, and place of residence.





# OHEBHUK

### 3. Dnevnik.ru Project

**Objective:** Introduction of electronic diaries is reasoned by the development of information and communication technologies in the information society, governmental policy for modern reform in education, including introduction of Federal State Education Standards, need for the system transparency for parents, transition to electronic state and municipal services.



Электронный дневник

# INVESTMENT PROJECTS UNDER IMPLEMENTATION

### Tayshet aluminum smelter construction

Project INITIATOR: Rusal LLC

Project period: 2006-2020



Project capacity: 428.5 k tons of liquid aluminum per year.

Total amount of investments into the smelter construction: 83,665 mln rubles.

Social and economic effect of the project :

- Additional tax revenues in the budgets of all levels;
- Creation of new jobs;
- Improvement of social and demographic situation.

Disbursed investments for the year 2019 – 9,853.1 mln rubles.

# INVESTMENT PROJECTS UNDER IMPLEMENTATION

### Tayshet anode factory construction

Project INITIATOR: Rusal LLC

Project period: 2011-2024







Project capacity: 158 k tons of annealed anodes per year (within the anode factory construction phase 1), 400 k tons of annealed anodes per year (total for the anode factory construction phases 1 and 2), and production of 150 k tons of calcinated coke per year.

The total volume of investments into the factory construction is 52,236.0 mln rubles.

Social and economic effect of the project :

- Additional tax revenues in the budgets of all levels;
- Creation of new jobs: up to 1,500 at the construction stage and 886 at the operation stage;
- Improvement of social and demographic situation.

Disbursed investments for the year 2019 – 6,352 mln rubles.

# INVESTMENT PROJECTS UNDER IMPLEMENTATION

### **Tayshet station reconstruction**

Project INITIATOR: East Siberian Branch of Russian Railways JSC

Project start: 2013





Investment volume: 8,025 mln rubles. Source of finance: proprietary funds.

Social and economic effect of the project:

- Additional tax revenues into the budgets of all levels;
- Decreased railway car downtime, annual income from the decrease in railway car downtime will exceed 11 mln rubles.

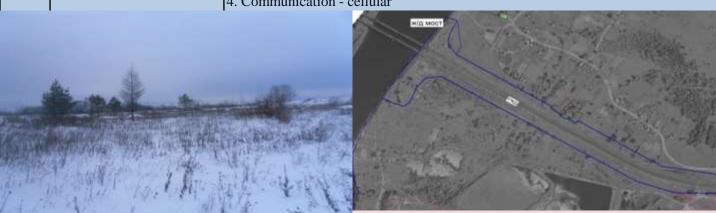
Disbursed investments for the year 2019: 452.5 mln rubles.

# ТАЙШЕТСКИЙ РАЙОН

### INVESTMENT SITE No. 1

### Biryusinskoye urban settlement municipality Former floating transport company premises

Item No.	Properties	Available site
1	Location	Irkutsk Region, Biryusinsk town (at the Russian Railways railroad bridge)
2	Distance	1. To the region center – 680 km 2. To the municipality center – 1.7 km 3. To the nearest industrial facilities – 0.4 km 4. To the residential area – 0.9 km 5. To the federal-aid highway – 6.5 km 6. To the railway station – 0.7 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 2.7 ha 2. Fence – no 3. Buildings – no 4. Options for expansion – no
5	Site legal status	Property type – state property, not demarcated     Encumbrance - no     Land category – settlement lands
6	Infrastructure properties	1. Heating - no 2. Water supply - no 3. Electricity – no 4. Communication - cellular



### **Contact details:**

Biryusinskoye urban settlement, tel. 8 (39563) 7-12-50, 8-964-215-49-43 Contact person: Andrei Vasilyevich Koypinets

#### INVESTMENT SITE No. 2

#### Biryusinskoye urban settlement municipality Former asphalt factory premises at Tagul station

Item No.	Properties	Available site
1	Location	Irkutsk Region, Biryusinsk town, Komsomolskaya St. 2A/1
2	Distance	1. To the region center – 680 km 2. To the municipality center – 1.3 km 3. To the nearest industrial facilities – 0.8 km 4. To the residential area – 0.5 km 5. To the federal-aid highway – 6 km 6. To the railway station – 0.7 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 3.47 ha 2. Fence – no 3. Buildings – yes, ruined 4. Options for expansion – no
5	Site legal status	1. Property type – federal 2. Encumbrance – no 3. Land category – settlement lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular





#### **Contact details:**

Biryusinskoye urban settlement, tel. 8 (39563) 7-12-50, 8-964-215-49-43 Contact person: Andrei Vasilyevich Kovpinets

#### INVESTMENT SITE No. 3

Biryusinskoye urban settlement municipality Former hydrolysis plant territory

Item No.	Properties	Available site
1	Location	Irkutsk Region, Biryusinsk, Gorkogo St.
2	Distance	1. To the region center – 680 km 2. To the municipality center – 1.5 km 3. To the nearest industrial facilities – 0.3 km 4. To the residential area – 0.8 km 5. To the federal-aid highway – 6.0 km 6. To the railway station – 0.7 km
3	Access routes	1. Motorway (yes) 2. Railway (railway sidings)
4	Site properties	1. Area – 5 ha 2. Fence – n o 3. Buildings – yes, ruined 4. Options for expansion – yes
5	Site legal status	1. Property type – state 2. Encumbrance – no 3. Land category - settlement lands
6	Infrastructure properties	1. Heating – yes 2. Water supply – yes 3. Electricity – yes 4. Communication – cellular
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#### **Contact details:**

Biryusinskoye urban settlement, tel. 8 (39563) 7-12-50, 8-964-215-49-43 Contact person: Andrei Vasilyevich Kovpinets

#### INVESTMENT SITE No. 4

#### Zarechenskoye municipality Lignine disposal area

Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, North-Eastern part of Biryusinsk town
2	Distance	1. To the region center – 690 km 2. To the municipality center – 15 km 3. To the nearest industrial facilities – 1 km 4. To the residential area – 0.2 km 5. To the federal-aid highway – 5 km 6. To the railway station – 0.3 km
3	Access routes	1. Motorway (yes) 2. Railway (yes)
4	Site properties	1. Area – 29.22 ha 2. Fence – no 3. Buildings – no 4. Options for expansion – no
5	Site legal status	1. Property type – state 2. Encumbrance – no 3. Land category – industrial land parcel
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular





#### **Contact details:**

Zarechenskoye municipality, tel. 8-950-113-10-66 Contact person: Nikolay Gennadyevich Kirpichenko

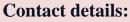
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#### INVESTMENT SITE No. 5

Razgonskoye rural settlement municipality

Former industrial base of Razgonskoe logging unit of Baikal Pulp-and-Paper Mill JSC Tayshet Branch

Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, Razgon railway station settlement, Rabochaya St. 2
2	Distance	1. To the region center – 641 km 2. To the municipality center – 0.5 km 3. To the nearest industrial facilities – 0.1 km 4. To the residential area – 0.05 km 5. To the federal-aid highway– 1.5 km 6. To the railway station – 0.1 km
3	Access routes	1. Motorway (yes) 2. Railway (yes)
4	Site properties	1. Area — 4.7 ha 2. Fence — no 3. Строение — no 4. Options for expanding — yes
5	Site legal status	1. Property type – state, not demarcated 2. Encumbrance - no 3. Land category – settlement lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular



Razgonskoye municipality, tel. 8(39563)5-14-10, 8-904-128-48-98 Contact person: Regina Stasisovna Zhuravleva

#### INVESTMENT SITE No. 6

#### Shitkinskoye urban settlement municipality

Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, Shitkino workers' settlement, Komarova St.
2	Distance	1. To the region center – 740 km 2. To the municipality center – 1.7 km 3. To the nearest industrial facilities - 0.3 km 4. To the nearest residential estate – 0.15 km 5. To the federal-aid highway – 60 km 6. To the railway station – 78 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 5.32 ha 2. Fence – no 3. Buildings – no 4. Options for expansion – no
5	Site legal status	1. Property type – state 2. Encumbrance – no 3. Land category – settlement lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular



### **Contact details:**

Shitkinskoye Municipality, tel. 8(39563)6-75-40, 8-950-083-48-68 Contact person: Elena Mikhaylovna Semenova

#### INVESTMENT SITE No. 7

Shitkinskoye urban settlement municipality
There are buildings and garages on the territory in a satisfactory condition

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Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, Shitkino workers' settlement, Komarova St. 2
2	Distance	1. To the region center – 740 km 2. To the municipality center – 1.8 km 3. To the nearest industrial facilities – 0.3 km 4. To the residential area – 0.15 km 5. To the federal-aid highway – 60 km 6. To the railway station – 78 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 7.82 ha 2. Fence – partial 3. Buildings – yes 4. Options for expansion – no
5	Site legal status	1. Property type – state 2. Encumbrance – no 3. Land category – settlement lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular
		A STATE OF THE PARTY OF THE PAR



#### **Contact details:**

Shitkinskoye Municipality, tel. 8(39563)6-75-40, 8-950-083-48-68 Contact person: Elena Mikhaylovna Semenova

#### INVESTMENT SITE No. 8

Kvitokskoye urban settlement municipality Former furniture factory territory

Item No.	Properties	Available site	
1	Location	Irkutsk Region, Tayshet District, Kvitok workers' settlement	
2	Distance	<ol> <li>To the region center – 700 km</li> <li>To the municipality center – 1 km</li> <li>To the nearest industrial facilities – 0.7 km</li> <li>To the residential area – 0.7 km</li> <li>To the federal-aid highway – 50 km</li> <li>To the railway station – 7 km</li> </ol>	31 14 2000 31 14 2000 31 14 2000 31 14 2000 31 14 2000 31 14 2000 31 14 2000
3	Access routes	1. Motorway (yes) 2. Railway (no)	a sum
4	Site properties	1.Area – 8 ha 2.Fence – no 3.Buildings – ruined 4. Options for expanding – no	Тайшет Квитокское МО
5	Site legal status	1. Property type – state, not demarcated 2. Encumbrance – no 3. Land category – n/a	Miny States  Sample States Sta
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – connection is possible 4. Communication – cellular	

#### **Contact details:**

Kvitokskoye municipality, tel. 8 (39563) 6-85-40, 8-964-745-69-05 Contact person: Tatiana Leontyevna Ageeva

#### INVESTMENT SITE No. 9

Timiryazevskoye rural settlement municipality Territory of the former engine yard of Timiryazev Farm integrated agricultural production center

	production ce	nter
Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, Timiryazeva village, Zelenaya St., 33
2	Distance	1. To the region center – 680 km 2. To the municipality center – 0.1 km 3. To the nearest industrial facilities – 21 km 4. To the nearest residential estate – adjacent 5. To the federal-aid highway – 15 km 6. To the railway station – 25 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 4 ha 2. Fence – no 3. Buildings – yes 4. Options for expanding – no
5	Site legal status	Property type – state, not demarcated     Encumbrance – no     Land category – settlement lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication - cellular

#### **Contact details:**

**Tayshet municipality, tel. 8(39563)2-13-02;** 

8-964-219-45-87 Contact person: Tatiana Nikolaevna Zholudeva

#### INVESTMENT SITE No. 10

Timiryazevskoye rural settlement municipality Territory of the former engine yard of Timiryazev Farm integrated agricultural production center in Safronovka village

Item	Properties	Available site
No.	roperties	Available site
1	Location	Irkutsk Region, Tayshet District, Safronovka village
2	Distance	1. To the region center – 690 km 2. To the municipality center – 14 km 3. To the nearest industrial facilities - 7 km 4. To the nearest residential estate – 150 м 5. To the federal-aid highway – 22 km 6. To the railway station – 25 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area — 11.9 ha 2. Ограждение — yes 3. Buildings — yes 4. Options for expanding — yes
5	Site legal status	1. Property type – state, not demarcated 2. Encumbrance – no 3. Land category – farming lands
6	Infrastructure properties	1. Heating – no 2. Water supply – yes 3. Electricity – yes 4. Communication - cellular
		H )



#### **Contact details:**

Tayshet municipality, tel. 8(39563)2-13-02;

8-964-219-45-87 Contact person: Tatiana Nikolaevna Zholudeva

#### INVESTMENT SITE No. 11

Rozhdestvenskoye rural settlement municipality Former repair and maintenance shops and garages

		n and maintenance shops and garages
Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, Rozhdestvenka village
2	Distance	1. To the region center - 730 km 2. To the municipality center - 0.5 km 3. To the nearest industrial facilities - 3 km 4. To the nearest residential estate - 0.3 km 5. To the federal-aid highway - 45 km 6. To the railway station - 50 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 2 ha 2. Fence – no 3. Строение – yes 4. Options for expanding – no
5	Site legal status	Property type – state, not demarcated     Encumbrance – no     Land category – settlement lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular
		с. Рождественка

#### **Contact details:**

Rozhdestvenskoye Municipality, tel. 8 (39563) 6-62-47, 8-924-619-33-54 Contact person: Nikolay Nikolaevich Polevoy

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#### INVESTMENT SITE No. 12

#### Rozhdestvenskoye rural settlement municipality Former commercial diary farm

Item No.	Properties	Available si	te
1	Location	Irkutsk Region, Tayshet District, Pokrovka village	
2	Distance	1. To the region center – 740 km 2. To the municipality center – 10.5 km 3. To the nearest industrial facilities – 23 km 4. To the nearest residential estate – 10.3 km 5. To the federal-aid highway – 55 km 6. To the railway station – 60 km	
3	Access routes	1. Motorway (yes) 2. Railway (no)	
4	Site properties	<ol> <li>Area – 2 ha</li> <li>Fence - no</li> <li>Building – ruined</li> <li>Options for expanding – no</li> </ol>	
5	Site legal status	Property type – state, not demarcated     Encumbrance – no     Land category – settlement lands	Рождетанское ИО
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3.Electricity – yes 4. Communication – cellular	

Покровка

#### **Contact details:**

Rozhdestvenskoye Municipality Municipality, tel. 8 (39563) 6-62-47, 8-924-619-33-54 Contact person: Nikolay Nikolaevich Polevoy



#### INVESTMENT SITE No. 13

#### Rozhdestvenskoye rural settlement municipality Lands of the former Strana Sovetov colletive farm

Item No.	Properties	Available site
1	Location	Irkutsk Region, Tayshet District, Pokrovka village
2	Distance	1. To the region center - 740 km 2. To the municipality center - 10.5 km 3. To the nearest industrial facilities - 23 km 4. To the nearest residential estate - 10.3 km 5. To the federal-aid highway - 55 km 6. To the railway station - 60 km
3	Access routes	1. Motorway (yes) 2. Railway (no)
4	Site properties	1. Area – 4 000 ha 2. Fence – no 3. Buildings – no 4. Options for expanding – no
5	Site legal status	Property type – state, not demarcated     Encumbrance – no     Land category – agricultural lands
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – no 4. Communication – cellular



#### **Contact details:**

Rozhdestvenskoye Municipality, tel. 8 (39563) 6-62-47, 8-924-619-33-54 Contact person: Nikolay Nikolaevich Polevoy

#### INVESTMENT SITE No. 14

#### Novobiryusinskoye urban settlement municipality

Item No.	Properties	Available site		
1	Location	Irkutsk Region, Tayshet District, Novobiryusinskiy workers' settlement		
2	Distance	1. To the region center - 1000 km 2. To the municipality center - 2.5 km 3. To the nearest industrial facilities - 0.05 km 4. To the nearest residential estate - 0.5 km 5. To the federal-aid highway - 160 km 6. To the railway station - 1.5 km		
3	Access routes	1. Motorway (yes) 2. Railway (no)		
4	Site properties	1. Area – 8 ha 2. Fence - no 3. Buildings - no 4. Options for expanding – no		
5	Site legal status	Property type – governmental unit property     Encumbrance – no     Land category – industrial lands		
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – no 4. Communication – cellular		



Novobiryusinskoye Municipality, tel. 8 (39563) 9-37-53, 8-924-700-22-23 Contact person: Irina Ivanovna Navrozova



#### INVESTMENT SITE No. 15

#### Cherchetskoye rural settlement municipality

Item No.	Properties	Available site	
1	Location	Irkutsk Region, Tayshet District, Cherchet village, Novaya St., 20	
2	Distance	1. To the region center 860 km 2. To the municipality center – 1 km 3. To the nearest industrial facilities – 0.1km 4. To the nearest residential estate – 0.1 km 5. To the federal-aid highway – 145 km 6. To the railway station – 150 km	
3	Access routes	1. Motorway (yes) 2. Railway (no)	
4	Site properties	1. Area – 0.5 ha 2. Fence – no 3. Buildings – no 4. Options for expanding – yes	
5	Site legal status	1.Property type – no 2. Encumbrance – no 3. Land category – conditionally authorized use	
6	Infrastructure properties	1. Heating – no 2. Water supply – no 3. Electricity – yes 4. Communication – cellular	
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