Dear ladies and gentlemen!

Tyumen region is the region of possibilities. The possibilities are created by common efforts.

Reading our articles in the publication you can see the most current information about Tyumen region and people are living there.

We are solving the general assignment all together, to be more exact, we are creating business enabling environment, promoting sound economy, setting up new industrial establishments and workplaces.

We are glad to cooperate with, we are happy to actively support your constructive proposals and ideas of new projects so we are keeping up our entrepreneurial spirit. I am convinced that any support and encouragement of business initiative leads us to the success foundation of economic and social modernization of any territory.

The economic period encourage us to further action and open new perspectives and possibilities. We need your new ideas and interesting projects. We should put ambitious goals for getting it done.

Good luck to you and your business!
I am always glad to see you in Tyumen region.
Looking forward to a further cooperation.
Governor of Tyumen Region V. V. Yakushev
The Tyumen region is the connecting link between the East and West, and the oil and gas industrial region in the North and the Urals.

The region is inherently strategic as the shortest access route to the largest oil, gas and infrastructure project markets of Khanty-Mansiysk and Yamal-Nenets Autonomous district.

**WHAT IS THE TYUMEN REGION?**

**Area**

160,100 km²

**Population**

1.4 M People (on July 1, 2015)

**Resources**

- Mineral water (25 thousand cubic meters per day)
- Significant reserves of mortar sand (442 million cubic meters), clay (397 million cubic meters)
- Russia's largest reserves of peat (2.6 billion tons)
- Timber reserves are estimated at 924 million cubic meters. Potential harvest volume is up to 15.6 million cubic meters per year
- 37 active hydrocarbon deposits. Predicted resource volume in the South of the region is estimated at 1.8 billion tons

- The Moscow-Vladivostok road that runs through the region also forms part of the Berlin-Beijing corridor
- The trans-Siberian railway connects the area with other regional centers of Russia.
- There are regular direct international flights from Roschino airport (Tyumen) to Germany, Azerbaijan, Uzbekistan, Armenia and Tajikistan, as well as 10 flights to Moscow daily. The flight time is 2 hours and 40 minutes.
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The Tyumen region is the connecting link between the East and West, and the oil and gas industrial region in the North and the Urals.
Why you should choose Tyumen region?

Industrialization of the economy IN ACTION
23 new plants in the last 2 years; the index of industrial production for the past 6 years has averaged 115%

COMPLEX FINANCIAL SUPPORT
TAX INCENTIVES
Reduction of the regional component of the income tax to 4%;
Decrease of the corporate property tax rates (0% up to 3 years from the date of commissioning within the volume of investments from 300 mln. rubles. for all types of manufacturing industries);
Provision of benefits for land and transport tax

FINANCIAL INCENTIVE
Investment loans system under 7%

INDUSTRIAL PARK
5 platforms for the creation of industrial parks

PROFESSIONAL SUPPORT AND MAINTENANCE OF “FULL CONSTRUCTION”
Administrative support of investment projects

Availability of advanced research centers and high concentration of scientific clusters
The region has over 40 scientific research institute
HIGH solvency of the population and living standards

DEVELOPED INFRASTRUCTURE OF QUALITY STAFF TRAINING

Major international and Russian companies trust us:

We have major oil and gas companies and research institutes located in the region:
The volume of industrial production has doubled in the last 7 years to 668 billion rub in 2014.

Investments in fixed capital has increased 3 times in 2006-2014.
Gross Regional Product (GRP) has increased by 2.4 times (at current prices) in the period from 2006 till 2014.
COMFORTABLE LIVING CONDITIONS

The leader in of quality life

Average monthly salary is 34,120 Rubles. Almost half of the population has a car (there are 380,000 cars per 700,000 people)

Five family recreation parks

- Gilyovskaya roscha
- Komsomolskiy Park
- Gagarin's Park
- Aleksandrovoyskiy Sad
- Skver Deputatov

This is one of the best embankment in Russia

There are a lot of incredible and interesting places you can visit. Every buildings and monument is a part of history. If the weather is good you can walk for hours as the place is very beautiful.

Free WI-FI access

The Tyumen region has 131 hotspots; most administrative districts offer free Internet access including 57 hotspots in Tyumen and 28 hotspots in Tobolsk, Ishim, Yalutorovsk, Zavodoukovsk. The hotspots are located in popular areas throughout the city—in recreational complexes and health and educational institutions. According to the Foursquare mobile application the airport and the railway station are among the most popular places. Free Internet is available not only for the city dwellers but also for all the arrivals and fly-ins. However, recreational complex Goodwin had put the airport and the railway station behind. According to people who are using the upper-division option of Foursquare, the most popular public catering in Tyumen is McDonald’s and the most popular movie-theatre is Cinema Park. Nevertheless, the most enjoyable Wi-Fi cafe that are beyond compare are Chocolate and Travellers.

Social activities

• Tyumen Drama Theatre. The Theatre was founded in 1858. The Tyumen new Drama Theatre was built in 2008. The area of the biggest Drama Theatre in Russia is 36,000 square meters.
• Tyumen Philharmonic is one of the lead concert places of Ural-Siberian region.
• Tyumen Puppet Theatre. The first performances took place in 1945 just after the war. The official status of regional theater had been received later.
• The Tyumen regional museum of local lore named after I. Y. Slovtsov
• Tyumen regional Museum of Fine Arts
• Tyumen State Circus was founded in 1897. The Circus still remains a popular place. This is one of the main landmarks of the city nowadays.
• 9 cinemas with several halls.
COMFORTABLE LIVING CONDITIONS

SPORT CENTERS:

• The Pearl of Siberia regional winter sports center in Tyumen is a training center for the sportsmen. Its technological level of equipment allows us to organize sportsmen training of any level. Among the competitions in the center: Continental Cup, World Cup and Championship.

• The Center for Olympic Training Tyumen-Judo is a sports center with a unique system of full range training. They provide all necessary conditions for top level competitions: Grand Slam, World Masters, Olympic Hopefuls and Sansay Cup.

• Athletics Arena is a contemporary sports center. There are a lot of training and competitions in track and field athletics and rock-climbing at the base of the center. There is a special training range with an inclined athletic track, a sports arena, a shot put sector, long jump and pole vaulting sectors. We are proud of our climbing wall, which is one of the most modern ones in Russia.

HOTELS

The guests can stay in different types of hotels. They can make a reservation in a budget hostel, mini-hotel, three-star hotel or in a luxury four-or-five-star hotel.

There are some of the most popular hotels:
- MERCURE Tyumen – 192
- Best Western Spasskaya – 84
- Remezov – 108
- Business hotel Eurasia – 87
- Green House Hotel – 42
- Vostok – 386

New projects that are in process:
Domina Hotel – 177
Hampton by Hillton – 136
IBIS – 150
DoubleTree by Hilton – 195
COMFORTABLE LIVING CONDITIONS

**Health resorts**

- Health resort Volna - 80 beds
- Health resort Geolog - 175 beds
- Center of remedial therapy and rehabilitation Zhemchuzhny - 90 beds
- Hospital of remedial therapy Lastochka - 50 beds
- Health and recreation resort Svetly - 100 beds
- Center of restorative medicine and rehabilitation Siberia - 593 beds
- Center of restorative medicine and rehabilitation Snezhinka - 240 beds
- Rehabilitation center Taraskul’ – 825 beds
- Health and recreation resort Khvoyny – 120 beds
- Health resort Ingala - 350 beds
- Center of restorative Medicine and rehabilitation Alchmanka - 83 beds
- Health and recreation resort Sosnovy Bor - 90 beds
There are 11 transport infrastructure facilities including:

- Building of Eastern Bypass
- Road interchange Montasznikov – the railway
- Road interchange Stavropolskaya – Melnikaite
- Road interchange Respubliki – 50 let Oktyabrya
- Chelyuskintsev bridge

Roshchino International Airport is being reconstructed.

The Tyumen region is pushing the first project aimed at building a ‘medical city’. The new project provides high-tech medical care.
In the small village of Pokrovskoye that is located 80 km away from the Tyumen region center there was born the world’s most famous Russian, Grigory Rasputin. In 1991, Marina Smirnova created Russia’s first private museum in Pokrovskoye. At weekends she arranges excursions in person.

Tyumen was founded not by Ermak, as many people believe in, but by voevodes Vasily Sukin and Ivan Myasnoy. Tsar Feodor I ordered to found the city with the aim of developing of new territories belonging to the East. The military post of Tyumen was the largest and multinational one in Siberia.

In the 1960s, within a few hundred miles north of Tyumen, there were significant reserves of black gold. Within a short period of time, Tyumen became an administrative centre managing the oil and gas complex.

In 1959, the population of Tyumen accounted for 150 thousand. The population of the city of Tyumen increased by 4.6 times and constituted about 700 thousand. Nowadays Tyumen is 25th largest city of Russia by population.

In 1834, in Tobolsk (149 miles north of Tyumen) there was born the most famous chemist in the world Dmitri Mendeleev.
Interesting facts about Tyumen

In 2008 the title of Miss World was won by a student of Tyumen state oil and gas University Ksenia Suhinova.

In 1945 the American prophet Edgar Cayce, 99% of all predictions came true, said the following: "In Western Siberia already is the accumulation of pure energy. She will protect this land from the destructive action of natural disasters. West Siberia will remain virtually intact."

On the assessment of the world's leading consulting campaign McKinsey, Tyumen, by 2025, will be among the 600 cities that will shape the economic development of the world (the Study of "Urban Word", 2011). These cities will account for 60% of global GDP and 25% of the total population.
Integrated financial support
What does it mean in practice?

- Reduce the regional part of the income tax rate by 4%
- Reduce the rate of property tax
  (0% to 3 years from the date of commissioning in the total investment of 300 million rubles for all types of manufacturing industries.)
- We provide benefits for land and transport tax
- We provide compensation for the costs of infrastructure-engineering arrangement of industries up to 50%
- We provide land sites and real estate properties located in the municipal property
- The first installment of equipment leasing at a subsidized price (up to 50% of the equipment costs), % on lease payment and % on loans
- Investment loans at 7% for 5 years
Staff capacity

"Personnel turnkey" - training of the future employees for the investors within the project implementation. At the time of putting the project into operation – new and educated employees are ready to start their work.

- More than 100 thousand students.
- 8 higher public schools – colleges
- 9 secondary education institutions, which educate 10.9 thousand students.
- Tyumen Presidential Cadet School
- Polytechnic school for engineers and technicians training.
- The economically active population - 687.8 thousand people.
- Positive demography (natural growth in February - March 2015 amounted to 6530 people)
- Developed infrastructure of comprehensive training

"Ecole Polytechnique" - training of highly qualified engineering personnel for the needs of the region's economy.

"Physico-mathematical school" - an in-depth study of physico-mathematical Sciences, the study of the disciplines of production and technical direction
Industrial estates and special economic zones

Combination of advantages of Industrial Estate and SEZ at integrated financial support

Industrial estate
- The site with added infrastructure;
- Clear system of rental rates or redemption value;
- Possibility of clusters organization;
- Uniform management company on rendering complex services.

Special economic zone of regional level
Automatic benefits by regional tax for SEZ residents for several years.

Financial support
Total compensation of refinancing rates under credit contracts, part of the cost of leased assets (provided to SEZ residents).

In study there are 5 sites for creation industrial estates in a various municipal units of the Tyumen region.

Management company Industrial estates of the Tyumen region, Kamchatskaya str., 194.
contact person: Evko Sergey Vitalyevich, ph. +7 (3452) 48-23-10
Industrial estates and special economic zones

Industrial and logistic estate DSK- 500

The complex has convenient infrastructure of access roads, for oversized cargoes in the territory railway sidings are located.

Gas supply
Gas supply is carried out from gas regulating point-6, further on the gas pipeline 350m long. Gas limit is 3.6 mln. m3 per year.

Power supply
2.95 MW electric power (with possibility of increase up to 10 MW)

Heat supply
In the building, the boiler room is located (two boilers of 750 kW each). A main type of fuel for a boiler room is natural gas.

Offer: the creation a wholesale distribution center on the basis of the site.

The complex occupies about 53 hectares, the area of the closed production sites is about 25 hectares.

S=130 000 m2
There are more than 300 projects with an investment volume of more than 1.5 trillion rubles in the registry of the investment projects of the Tyumen region, also it involves creation of over 43,000 working places.
New large enterprises (2006-2012)

**Schlumberger**
- Production of submersible pumps and accessories for perforation equipment.
- The company actively cooperates with the representatives of small and medium-sized oil and gas companies. Siberian Training Center.

**Porevit factory**
- Production of building blocks made of autoclaved aerated concrete, silicate bricks and silicate gypsum partition blocks in the Urals and Siberia region.
- 300 thousand metres $^3$, 110 mln. conventional bricks per year.

**Steklotekh factory**
- Production of 300 mln. glass bottles per year.
- The only high-tech glass production company in the Urals Federal District.

**Tyumenstalmost factory**
- Specializes in the production of metal goods for rail, pedestrian and combined bridges, steel sheet panels, as well as construction metaware.
- It allows to produce up to 45 000 tons of steel per year.
Ochakovo is one of the biggest alimentary companies in Siberia. Wide range of beverages – approximately 10 types of beer and 4 sorts of “kvas”.

Produces 120 mln. liters of bear and 45 mln. liters of “kvas” per year.

Bentec GMBH is one of the leading companies which produce drilling rigs and oil and gas equipment.

In 2006 a subsidiary production unit of the German company was opened - “Bentec GmbH Drilling & Oilfield Systems” with the purpose of organizing production unit in Russia.
**New large enterprises (2013-2014)**

- **UMMC**
  - Metallurgical works on production of bar iron.
  - Ferrous metallurgy is one of the strategic areas of UMMC activities. In 2013 the company finished construction of new steel works in Tyumen. Performance of plant is 550 thousand tons of metal rolling per year.
  - **Opened on July 24th, 2013**
  - **Investment** – 21.29 bln. rubles.
  - **Number of jobs** – 1046

- **Tyumen plywood plant**
  - 5 types and 11 grades of plywood.
  - 90 thousand m3 of plywood per year.
  - More than 100 customers from 35 countries.
  - 75% of productions are exported.
  - **The second stage was opened on July 30th, 2013**
  - **Investment** – 1.7 bln. rubles.
  - **Number of jobs** – 725

- **Fatum**
  - Baked goods factory
  - Bread, bread and flour products, confectionery.
  - **Opened on August 27th, 2013**
  - **Investment** – 0.64 bln. rubles.
  - **Number of jobs** – 268

- **Zagros**
  - Production of pallets (transport container in the form of wooden pallets) and small parts of sawn timbers 30 thousand m3 per year.
  - **Opened on August 30th, 2013**
  - **Investment** – 120.4 mln. rubles.
  - **Number of jobs** – 30
New large enterprises (2013-2014)

Production of immersed oil power cable in Tyumen. The third largest oilfield services company in the world Baker Hughes showed interest in the Tyumen region in 2006.

Opened on January 22th, 2014
Investment – 2 bln. rubles.
Number of jobs – 150

Complex of closed cycle on fish breeding, fish processing and sale of finished production.

2 plants in Sladkovsky district.

Opened on October 17th, 2013
Investment – 516 mln. rubles.
Number of jobs – 105

Production and implementation of high-quality wall and roofing sandwich panels, professional flooring, metal shingles, facing panels, drainage system, additional elements and other products.

Opened on December 20th, 2013
Investment – 800 mln. rubles.
Number of jobs – 130

Production of polypropylene.
Expansion of the complex processing of natural gas liquids capacity of at least 5.8 million tons per year.
Construction of the products pipeline Southern Balyksky GTP Tobolsk — Neftekhim.

Opened on October 15th, 2013.
Investment – 62.4 bln. rubles.
Number of jobs – 463

Upgrade of GFP and railway station Denisovka - more than 37 billion rubles.
New large enterprises
(2013-2014)

**Antipinsky refinery plant**

- Fuel diesel
- TMS-E
- Mazut
- Benzene
- Gas oil
- Petrol coke
- Scrape
- 1 start-up complex of III-rd stage of Antipinsky oil refinery.
- Opened on January 29th, 2014
- Investment – 5.3 bln. rubles.
- Number of jobs – 36

**Bitex**

- Production of paints, plasters, primers of brand BITEX.
- Capacity of the plant is 1 500 tons.
- Opened on May 30th, 2014
- Investment – 350 mln. rubles.
- Number of jobs – 17

**Mostootryad-36**

- It is a fabrication shop with capacity 8 thousand tons of production per year.
- Opened on August 1st, 2014
- Investment – 705-145 mln. rubles.
- Number of jobs – 70-120

**Ishim brewery**

- Opened on August 6th, 2014
- Investment – 89.7 mln. rubles.
- Number of jobs – 45

**Dynaenergetics Sibir**

- Plant for production of Dynaenergetics perforating systems in Nizhnetavdinsky municipal district.
- Capacity: 24 thousand pieces of perforators per year; cumulative charges: 1.5 million pieces per year.
- Opened on May 16th, 2014
- Investment – 720 mln. rubles.
- Number of jobs – 120
New large enterprises (2013-2014)

Production of power effective heat-insulating materials in Tyumen.
The international group KNAUF is one of the largest producers of building materials in the world.

Opened on August 22th, 2014
Investment – 3 bln. rubles.
Number of jobs – 200

Production of decorative coverings (melamine and finish film) for the furniture industry of the company.
Capacity: 35.5 min m² per year

Investment – 1 bln. rubles.
Number of jobs – 100

Construction of the deep conversion plant. They process wheat into amino acid lysine 93, 5%

1st stage of complex testing began on November 27th, 2014

Investment – 5.2 bln. rubles. Number of jobs – 200

The plant of POLITLASTIC GROUP on production of polymere pipes and fitting for gaz water distribution networks, networks of heating and hot water supply based on Sibgazappareil plant.

Upgrade completion: the 2nd half-year 2015.

Investment – 600 mln. rubles. Number of jobs – 200
Implementation of developer projects
(2013-2014)

- Hypermarket Magnit
  - Opened on February 20th, 2013
  - $390 Million

- Multifunctional complex Magellan
  - Opened on October 10th, 2013
  - $523 Million

- Winter sport center The Perl of Siberia
  - Opened on October 27th, 2013
  - €1 Billion

- Gallery Voyage
  - Opened on December 1th, 2013
  - $3 Billion

- Universal market «Kukuruza»
  - Opened on December 1th, 2013
  - $350 Million

- Universal market «Kukuruza»
  - Opened on December 1th, 2013
  - $70 Million

- Hypermarket Absoliut
  - Opened on December 6th, 2013
  - $300 Million
Implementation of developer projects
(2013-2014)

1. **Shopping center Kristall**
   - Opened on November 20th, 2014
   - 2100
   - 4 Billion

2. **Office and shopping center Pyotr Stolypin**
   - Opened on November 7th, 2014
   - 170
   - 1.4 Billion

3. **2-rd hypermarket Lenta**
   - Opened on March 31th, 2014
   - 280
   - 700 Million

4. **3-rd hypermarket Lenta**
   - Opened on December 24th, 2014
   - 300
   - 700 Million
New enterprises (2015)

The development of the milk processing company Danone in the Tyumen region.
Danone - the global company which is included into the list of the largest companies Fortune 500 and is one of the most successful producers of products of a healthy food in the world.

1 stage of construction opened on February 6th, 2015
Investment – 2,8 bln. rubles. Number of jobs – 100

The shopping center Ostrov in Tyumen on the format and location is classified as a target shopping center and meant for residents of a new actively developing district.

Opened on March 21th, 2015
Investment – 1 bln. rubles.
Number of jobs – 250

International hotel Mercure (company group Accor)
The hotel has 192 rooms, a large conference center, restaurant La Taiga, lobby bar The Logovo, lounge Privilege Lounge, fitness center and parking lot.

Opened on April 16th, 2015
Investment – 40 mln. rubles.
Number of jobs – 123

Plant manufacturing of dry building mixes and additives in concrete concern MC-Bauchemie
At the MC factory there was opened a new branch of Concrete Technologies Center, where MC experts will conduct training of properties and characteristics of modern building materials and the most effective solution of construction tasks.

Opened on May 15th, 2015
Investment – 750 mln. rubles.
Number of jobs – 60
New enterprises (2015)

Production of vegetable grid from polyethylene in the territory of the Zavodoukovsky city district. The first plant on production of a vegetable grid in the country. Up to 30 million pieces of grids per year.

Opened on May 27th, 2015
Investment – 100 mln. rubles.
Number of jobs – 50

In the structure of the resort:
- Medical building
- Admissions Office
- Mess hall
- 5 dormitories

Western Siberia has the right to use natural resources for underground mining of mineral water for balneological treatment.

350 beds.

Opened on May 27th, 2015
Investment – 560 mln. rubles. Number of jobs – 153

Climatic-balneological health and recreation resort Svetly is located within the city of Yalutorovsk, 75 km from Tyumen, on the shore of Babanovskoye’s lake. There are many highly qualified specialists as therapists, physiotherapists, stomatologist, homeopathist, hirudotheapist, gynecologist, neurologist.

100 beds.

Opened on May 27th, 2015 (2nd stage)
Investment – 70 mln. rubles. Number of jobs – 47

Greenhouse complex for the production of fruit and vegetable in protected ground.

By 2017, the complex will provide about 5, 17% of general consumption of vegetables of protected ground in Ural federal district or more than 15% of consumption of vegetables of the protected ground of the Tyumen region.

Opened on September, 2015
Investment – 2.2 bln. rubles. Number of jobs – 183
New enterprises (2015)

**Antipinsky refinery plant**
- 72,2 Billion
- Opening in the 4th quarter 2015.
- Investment – 72.2 bln. rubles.
- Number of jobs – 381

**Tander**
- 1,5 Billion
- Opening in October 2015.
- Investment – 1.5 bln. rubles.
- Number of jobs – 1,500

**Fish breeding and fish processing.**
- The project is performed in 2 stages:
  - The 1st stage - fish processing shop with capacity up to 5 thousand tons per year.
  - The 2nd stage - closed cycle shop of water supply on cultivation of pike, perch and muksun with capacity 600 tons per year.
- Opening in the 4th quarter 2015.
- Investment – 1.2 bln. rubles.
- Number of jobs – 192

**Shop creation for preparation and coloring a surface of a rolled metal leaf based on Yalutorovsky motor car Factory.**
- Opening in 4th quarter 2015
- Investment – 361 mln. rubles.
- Number of jobs – 50

**Fuel diesel TMS-E**
- Mazut
- Benzene
- Gas oil
- Petrol coke
- Scrape
- Completion of construction of 3rd stage of Antipinsky oil refinery.
- Opening in the 4th quarter 2015.
- Investment – 72.2 bln. rubles.
- Number of jobs – 381

**The project of construction of Tander logistic complex.**
- Appointment: acceptance, temporary storage (5-7 days), picking of orders and sending goods to shops and warehouses of distribution network Magnit.

**Era-98**
- 1,2 Billion
- Opening in the 4th quarter 2015.
- Investment – 1.2 bln. rubles.
- Number of jobs – 192

**Fortis Pipe**
- 361 Million
- Opening in 4th quarter 2015
- Investment – 361 mln. rubles.
- Number of jobs – 50
New enterprises
(2015)

The second stage of the plant for the production of perforating systems and equipment.

Opening in December 2015
Investment – 720 mln. rubles.
Number of jobs – 120

Completion of production upgrade.
- Equipment for road rules systems,
- Transfer systems for oil and water,
- Chemicals section,
- Fire-fighting equipment
- Manufacturing equipment
- Electrotechnical equipment
- Administrative and household buildings.

Opening in the 4th quarter 2015
Investment – 700 mln. rubles.
Number of jobs – 370
Planned project in 2016

Projekt ZapSibNeftehim-2 project
Complex of deep processing of hydrocarbon crude into polyolefin. Capacity: 2 million tons per year.

Investment – 398 bln. rubles.
Number of jobs – 1,230

Fuel diesel TMS-E
Mazut
Benzene
Gas oil
Petrol coke
Scrape

Launch of the 4th stage
Investment – 80 bln. rubles.
Number of jobs – 300

Construction of the pig complex Tyumensky on the territory of Nizhnetavdinsky district.

Two pig farms by 4,8 thousand sows each, with a capacity of 25 thousand tons of pork (live weight) a year. By 2017, it is planned that the number of pigs will make 125,000 heads.

Investment – 6 bln. rubles.
Number of jobs – 500

The 2nd stage of greenhouse complex for the production of fruit and vegetable in protected ground.

2017, the complex will provide about 5, 17% of general consumption of vegetables of protected ground in Ural federal district or more than 15% of consumption of vegetables of the protected ground of the Tyumen region.

Investment – 1.35 bln. rubles.
Planned project in 2016

Investment in the organization of pharmaceutical production.

Pharmasyntez is the largest Russian pharmaceutical company specializing in the production of drugs for the treatment of severe chronic diseases - tuberculosis, HIV / AIDS, cancer and hematologic disorders.

Investment – 1.2 bln. rubles. Number of jobs – 130

Construction of finished goods warehouse and expansion of training center (including construction of educational drilling rig) in Tyumen.

KCA Deutag is the largest international drilling contractor, works more than in 20 countries worldwide, the company is also the member of international association IADC.

Investment – 130 mln. rubles. Number of jobs – 50

Construction of the plant for the production of big bags and packaging containers.

Investment – 300 mln. rubles. Number of jobs – 150

The project of creation of logging and woodworking complexes in the Tyumen region of AVA Company (Vilculovsky and Golyslmanovsky districts).

Investment – 300 mln. rubles. Number of jobs – 150
Planned project in 2016

The project assumes construction of 20 room mini-hotel (40 beds), fast food restaurant with 50 seats.

In addition, it is planned 30 seats hall for the local population events, strip malls (10 seats), goods stores, service stations, including trucks gas station

Investment – 64.5 mln. rubles.
Number of jobs – 20

Investment in the construction of additional production facilities of Confectionary Kurazh.

Investment – 150 mln. rubles.
Number of jobs – 30

Construction of plant for ceramic brick production in Ishim. Annual industrial capacity will make 60 million pieces. 40 types of brick.

Investment – 510 mln. rubles.
Number of jobs – 100

Construction of roadside service in Yarkovsky district, Pokrovsky village

Investment – 64.5 mln. rubles.
Number of jobs – 20

Dorstroyinvest
Projects that are under development in 2016

- Study of woodworking projects:
  - The Russian forest group (Uvat area)
  - Kronospan (Yalutorovsky area)
- The investment project for the premixes production for animal feed Cargill
- The investment project of Slada company on development of confectionery production, Ishim
- Construction of the plant on medicines production of STADA company
- The project of construction of galvanizing shop based on JSC Yalutorovsky motor car factory, Yalutorovsk
- The 3rd stage of the plant for the perforating systems production DynaEnergetics - Siberia, Nizhnetavdinsky district.
- The investment project of Sdobushka company on creation of confectionery production, Tyumen
- The investment project on development of different types production of vegetable grid of KTC-service, Zavodoukovsk
- Construction of the multifunctional complex AKVAMOL, Tyumen
- Construction of a hotel of the international hotels network Domina
- Creating wholesale and distribution center on the basis of the industrial estate DSK – 500
- Construction of a hotel under the brand name Hampton by Hilton
- Development of complexes Abalak and Sibirskoe podvor'e, Tobolsk district
- 3 big shopping center
- Creation of a tourist complex in the village Pokrovskoe, 3 new projects: hotel, cafe, water and mineral source, new private museum
- Construction and upgrade of some roadside service units
Investment in an OSB production plant with the capacity of 350 thousand m³/year in the Tyumen Region*

- OSB market growth of 20% compared to 2012. The Russian market size in 2014 is 800 thousand m³. The CIS market size is 300 thousand m³.
- According to the forecast, in 2015 the existing and new production facilities in Russia (Kalevala, NLK, Kronospan) will cover the share of 25% (280 thousand m³) of the total Russian and CIS market.
- Location of an OSB plant in the Tyumen region will allow it to control the sales markets in a number of economically self-sufficient regions of Russia and the Asian group of CIS countries (Kazakhstan, Tajikistan, Uzbekistan) with the total population of about 80 million people (including 30 million in the Russian Federation).
- The key trends of OSB production development include import substitution, development of export to the CIS countries, development of low-rise building construction, substitution of plywood in construction.
- The total growing stock is 994 million m³, the annual allowable cut is 16.3 million m³, including 3.2 million m³ of coniferous stock.

Initial data:

Processing capacity:
- Up to 540,000 m³ of roundwood, sawdust, wood chips and other wood waste per year

Prerequisites:
- Land plot area of 20-40 ha
- Connected load of 15 MW

Staffing requirements:
- 230 persons (including maintenance and administrative staff)
- Wage costs per employee: 40,000 rubles (including insurance contributions)

CAPEX: 87.5 million euros
Start of investment: January 2017
Estimated time frame: until 2027

Performance indicators*:
- Internal rate of return (IRR): 15%
- Net present value (NPV): 112 million euros
- Payback period (PP): 7 years

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* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment in a particle board plant with the capacity of 225 thousand m³/year in the Tyumen Region*

- Currently, the particle board market of the Ural-Siberian region is represented by six local manufacturers. Only one of them (Ugra-plit) is a modern plant equipped with a ContiRoll® press
- The existing plants satisfy only half of the particle board consumption, while the other half is covered by plants in the European part of Russia
- About 20% of Russian furniture manufactures are concentrated in the Ural-Siberian region
- The key trends of the particle board industry include import substitution, development of export to the CIS countries (mainly to Kazakhstan), the growing potential of furniture production in the Ural-Siberian region, closure of obsolete particle board plants (4 plants)

The total growing stock is 994 million m³, the annual allowable cut is 16.3 million m³, including 3.2 million m³ of coniferous stock

**Initial data:**

**Processing capacity:**
- Up to 350,000 m³ of roundwood, sawdust, wood chips and other wood waste per year

**Prerequisites:**
- Land plot area of 20-40 ha
- Connected load of 15 MW
- Specific heat consumption – 2.9 GJ/m³
- Specific energy consumption – 140 kWh/m³
- Resin consumption – 58 kg/m³

**Staffing requirements:**
- 230 persons (basic categories: technologists, mechanics, electricians, administrative staff)

**CAPEX:** 67 million euros

**Start of investment:** January 2017

**Estimated time frame:** until 2027

**Performance indicators:**
- Internal rate of return (IRR): 21%
- Net present value (NPV): 119 million euros
- Payback period (PP): 5 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment project for construction of the Health and Recreation Center in the Tyumen Region

Market background

- 288 sunny days per year
- Unique mineral springs and sapropelic muds
- Strong and effective consumer demand in the Tyumen Region, the Khanty-Mansi Autonomous Okrug, the Yamalo-Nenets Autonomous Okrug, as well as in Sverdlovsk, Chelyabinsk and Kurgan regions
- Shortage of high-quality services in the health resort business, lack of hotels with SPA centers and water parks in the Tyumen region
- The tourist flow has grown by more than 35% over the last 3 years

Economic background

Prerequisites:
Land plot area of 5 ha or more

Staffing requirements:
- 70 persons
- Wage costs per employee: 30,000 rubles (including insurance contributions)

Amount of investment: 350 million rubles

Performance indicators (at the discount rate of 10%, for 10 years)*:
- Internal rate of return (IRR): 11%
- Net present value (NPV): 16.98 million rubles
- Payback period (PP): 6 years
Investment in new clothing, footwear, textile and/or leather industries in the Tyumen Region*

- The light industry of the region is currently represented by several medium and small enterprises. They are highly specialized and manufacture their products in small batches, focusing on the needs of their customers and the market. This allows them to maintain their production at a competitive level.
- One of promising segments to invest is the manufacture of workwear tailored for the needs of oil companies (Rosneft, Surgutneftegaz OJSC and others).

**Initial data:**

**Prerequisites:**
- Land plot area of 1-2 ha
- Suitable infrastructure sites are now available in the region for location of production facilities: the former garment factory in the town of Ishim, the garment factory in the town of Yalutorovsk, as well as a number of other brownfield and greenfield sites

**Staffing requirements:**
- 50-200 persons (basic categories: seamstresses, mechanics, administrative staff)

**CAPEX:** 200 million rubles
**OPEX:** 24 million rubles
**Estimated time frame:** until 2025

**Performance indicators***:
- Internal rate of return (IRR): 25%
- Net present value (NPV): 214 million rubles
- Payback period (PP): 5 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment in polymer processing
Molding of polymer products*

Structure of consumption

- The worldwide trend is to reduce size of a sales unit and to find ways to preserve freshness of food products. This retains a high growth potential for the food packaging segment
- The average growth of food packaging segment reaches 7-8% per year. This is due to the fast development of the retail industry
- The average growth of the fast moving consumer goods segment reaches 5% per year
- The demand for plastic egg cases is 18 million pcs per year in the Tyumen region and 432.3 million pcs per year in the Ural Federal District
- The demand of Danone branch in the Tyumen region for plastic cups and bottles is 80 million pcs and 95 million pcs per year, respectively

In general, the production of molded products shows a high marginality of the segment at the current growth rates.

Return on investment*

Initial data:
Processing capacity:
- 2,500 tons per year
Equipment requirements:
- 5-6 injection molding machines
- 15-30 injection moulds
Staffing requirements:
- 40 persons (4 shifts)
- Wage costs per employee: 60,000 rubles (including insurance contributions)

CAPEX: 126 million rubles
OPEX: 17,846 rubles per ton of products

Performance indicators:
Internal rate of return (IRR): 32.8%
Net present value (NPV): 435 million rubles
Profitability index (PI): 4.8

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
**Investment in polymer processing**

**Production of big bags**

**Structure of consumption**

- The development potential of demand for big bags due to growing use in railroad transportation of fertilizers
- Advantages of big bags include automation of loading/unloading, the possibility of using special vehicles, and facilitation of storage
- Processability/variety of properties

<table>
<thead>
<tr>
<th>Consumption (million pcs)</th>
<th>Net import of big bags (6.6 thousand tons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>5</td>
</tr>
<tr>
<td>PP big bags (38.3 thousand tons)</td>
<td>31</td>
</tr>
</tbody>
</table>

The mineral fertilizer market has begun the transition to big-bag packaging. The size of this market is ~6 million tons, which represents the additional potential of 12 million big bags.

Projected average annual growth of the segment is **+5%**

**Return on investment**

**Initial data:**

**Processing capacity:**
- 5,000 tons per year
- 2.5 million big bags

**Equipment requirements:**
- 2 extrusion lines
- 4 looms

**Staffing requirements:**
- 60 persons (4 shifts, incl. a weaving workshop)
- Wage costs per employee: 60,000 rubles (including insurance contributions)

**CAPEX:** 133 million rubles

**OPEX:** 13,015 rubles per ton of products

**Performance indicators:**
- Internal rate of return (IRR): **35.3%**
- Net present value (NPV): **556 million rubles**
- Profitability index (PI): **5.6**

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* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
**Investment in sulfur processing**

Antipinsky Refinery JSC, a large industrial enterprise, successfully operates in the region. It produces 2,000 tonnes of sulfur per month, which is used as a raw material for further processing.

Commercial Granular Gas Sulfur, grade 9998, Company Standard 73171028-001-2014

- Used in agriculture (mineral fertilizers)
- Used in production of sulfuric acid
- Used in production of general rubber products (car tyres)

**Initial data:**

- **Sulfur processing capacity:** 2,000 tonnes per year

**Prerequisites:**

- Land plot area of 1-1.5 ha
- Connected load of 200-500 kW

**Staffing requirements:**

- Number of new jobs: 10 or more

**Amount of investment:** 150 million rubles or more (excluding construction of buildings and structures)

**Payback period (PP):** 4-5 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
The investment project to build a theme park in the Tyumen region

**Market background**
- The lack of recreational facilities for children. High demand.
- The high solvency of the inhabitants of the Tyumen Region, Khanty-Mansiysk District and YANAO
- The growth of tourist flow of more than 35% over the last 3 years
- The presence of municipal sites for the project area of over 180 hectares

**Economic background**

**The necessary conditions:**
- The land area of 30 hectares
- Staff:
  - 200 people
  - Wage 1 employee 20 000-30 000 rubles including premiums.

**The volume of investments:** 800 million rubles.

**Performance indicators (at a discount rate of 10%, for a period of 10 years):**
- Internal rate of return (IRR): 15%
- Net present value (NPV): 166 million rubles
- Payback Period (PP): 5 years
Business case for production, packaging and sale of sapropelic therapeutic muds in the Tyumen Region.

In terms of high-quality sapropel reserves, the Tyumen Region is among the top ten promising regions for business development.

The region has the well-developed infrastructure.

The road network allows for prompt delivery of finished products from the manufacturer to consumers of fertilizers in southern regions of the country (Krasnodar, Stavropol and Rostov regions, as well as the Republic of Kazakhstan).

There is no commercial production of sapropel in the region. However, there are large reserves of sapropelic muds throughout the Ural Federal District, including the Tyumen Region. The region is rich in lakes with significant reserves of bottom sediments at different depths.

**Economic background**

**Prerequisites:**
Land plot area of 5 ha (in close proximity to a lake or a deposit)

**Staffing requirements:**
- 7 persons
- Wage costs per employee: 15,000 rubles (including insurance contributions)

**Amount of investment:** 20 million rubles or more

**Performance indicators:**
- Payback period (PP): 1.5-2 years
Investment project for grain processing in the Tyumen Region*

### Market background
- Products with high added value – to convert 60,000 tons of grain (480 million rubles) into 1,400 million rubles of income
- Production:
  - Citric acid – 20,000 tons,
  - Protein vitamin-mineral concentrates – 33,000 tons.
- Municipal sites are available for the project
- Access to foreign markets with competitive products
- Government support

### Economic background

#### Prerequisites:
Land plot area of 20 ha or more

#### Staffing requirements:
- 120 persons
- Wage costs per employee: 35,000-40,000 rubles (including insurance contributions)

#### Amount of investment:
2.1 billion rubles

#### Performance indicators:
- Internal rate of return (IRR): 30%
- Net present value (NPV): 500 million rubles
- Payback period (PP): 4 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment project for development of dairy and beef cattle breeding

- Availability of arable lands in municipal districts
- Generation of demand for local eco-friendly products
- The presence of large milk processors – Danone (Yalutorovsk Dairy Plant), Absolut Milk Factory LLC, Zolotye Luga OJSC, and others
- Government support in the form of investment loans for construction of farms, purchase of livestock, feed, fertilizers and equipment at the interest rate of 4% per annum

Initial data:

**Prerequisites:**
Municipal land plot

**Staffing requirements:**
20 persons or more

**Estimated amount of investment in the project:**
20 million rubles or more

**Performance indicators**:  
Internal rate of return (IRR): up to 18%  
Net present value (NPV): 260 million rubles  
Payback Period (PP): 10 years
**Investment project for construction of a greenhouse complex in the Tyumen Region**

### Market background
- Strong demand in the Tyumen Region, the Khanty-Mansi Autonomous Okrug and the Yamalo-Nenets Autonomous Okrug
- Municipal sites are available for the project
- Government support

### Economic background

**Prerequisites:**
Land plot area of 20 ha or more

**Staffing requirements:**
- 180 persons
- Wage costs per employee: 35,000-40,000 rubles (including insurance contributions)

**Amount of investment:** 2 billion rubles

**Performance indicators:**
- Internal rate of return (IRR): 30%
- Net present value (NPV): 400 million rubles
- Payback period (PP): 5 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment in construction of a bioethanol production plant

- Annual allowable cut of the region is 14 million m³ of low-grade timber
- Today, there is a need for solutions for efficient utilization of low-grade timber
- Opportunity of partnership with SIBUR Holding OJSC, which has broad expertise in advanced biotechnology
- Access to export markets (Europe, Asia)

Initial data:

Production volume:
- Bioethanol production plant with the capacity of 60,000 tons

Prerequisites:
- Land plot area of 3-5 ha

Staffing requirements:
- 300-400 persons (including maintenance and administrative staff)
- Wage costs per employee: 35,000-40,000 rubles (including insurance contributions)

CAPEX: 150 million euros

Performance indicators:
- Internal rate of return (IRR): 25%
- Net present value (NPV): 8 billion rubles
- Payback period (PP): 5 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment in construction of a mineral fertilizer plant

- Proximity to the source of primary feedstock for fertilizers (natural gas)
- Proximity to the source of auxiliary feedstock (river water)
  (A municipal site in the town of Tobolsk is proposed for the project. It is in close proximity to a river and necessary utilities)
- The possibility to transport products via the Northern Sea Route both to Europe and Asia, the main export markets

**Initial data:**

**Production volume:**
- about 400,000 tons per year

**Estimated amount of investment in the project:**
- $1,500 million

**Prerequisites:**
- Land plot area of 50-80 ha

**Staffing requirements:**
- About 1,000 persons (including maintenance and administrative staff)
- Wage costs per employee: 35,000-40,000 rubles (including insurance contributions)

**Performance indicators:**
- Internal rate of return (IRR): 19.6%
- Net present value (NPV): $235 million
- Payback Period (PP): 6 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment project for processing of alcohol production waste (ester aldehyde fraction) in the Ishim District of the Tyumen Region

Availability of the feedstock (wheat) for ethanol from the plant of Yubileyny Agricultural Holding.

Strong demand for final products of advanced processing (paints, solvents, anti-freezing agents, etc.), pharmaceutical products (antiseptics, tinctures, extracts), perfumery and cosmetics (perfumes, colognes, sprays), etc.

Government support of the project (leasing of equipment).

Initial data:

Available land plot of up to 15 ha

Good transport accessibility (dead-end track)

Estimated amount of investment in the project: up to 200 million rubles
Scope of application:

- Removal of paints and stains from a variety of materials
- Skin disinfection before various injections and surgical procedures
- As an antiseptic for treating minor wounds and scratches
- As a solvent for various chemical products
- As a filler in a variety of pharmaceutical preparations for oral administration and local use
- As a less expensive pure ethanol
- As a less toxic methanol for production of biodiesel fuels
- Wicks in kerosene heaters for removing water of polluting substances and restoring the capillary action of a wick
- As a pure wick and a kerosene additive
- As a fuel for steam engines
- As a component for glass cleaners. In Russia, minor amounts of denatured alcohol are used in many consumer products, e.g. toothpastes
- Industrial alcohol is an ideal degreaser
- Flexographic printing. For this purpose, denatured alcohol is used
- For heating systems
- Industrial alcohol has proved to be useful in automotive brake and compressor systems
- For water systems in various types of boats and yachts
- As a heat carrier for various heating systems
Investment in production of pallets*

Market background

The total growing stock is 994 million m³, the annual allowable cut is 16.1 million m³, including 3.2 million m³ of coniferous stock.

By 2020, the size of the wooden pallet market will reach 1.5 billion rubles. In 2015, it is estimated to be 400 million rubles.

The timber industry infrastructure and human resources are available in the region.

About 70% of wood products are imported from other regions.

Economic background

Initial data:

Processing of veneer logs:
- 765,000 m³ tons per year

Prerequisites:
- Land plot area of 3-5 ha
- Connected load of 1-2 MW

Staffing requirements:
- Number of new jobs: 15 or more
- Minimal automated equipment

Amount of investment: 20 million rubles or more (excluding construction of buildings and structures)

Payback period (PP): 5-6 years

* A variety of municipal and private sites are offered for the project;
* Since 2015, projects with investment volume of over 300 million rubles are exempt from the property tax and will be entitled to income tax benefits.
Investment project for construction of a health resort in the Berdyuzhsky District on therapeutic muds of the Solyonoe lake

Market background

- 288 sunny days per year;
- The Solyonoe lake is a natural monument of regional importance. The lake is unique due to its mud deposits that are helpful in treatment of many diseases: diseases of the musculoskeletal system, gynecological diseases, skin diseases;
- Strong and effective consumer demand in the Tyumen Region, the Khanty-Mansi Autonomous Okrug, the Yamalo-Nenets Autonomous Okrug, as well as in Sverdlovsk, Chelyabinsk and Kurgan regions;
- Shortage of high-quality services in this business;
- The tourist flow has grown by more than 35% over the last 3 years;
- A municipal site of 6 ha is available in the vicinity of the lake.

Economic background

Prerequisites:
Land plot area of 6 ha or more

Staffing requirements:
- 30 persons
- Wage costs per employee: 25,000 rubles (including insurance contributions)

Amount of investment: 250 million rubles

Performance indicators:
- Internal rate of return (IRR): 11%
- Net present value (NPV): 8.91 million rubles
- Payback period (PP): 7 years
Investment project for construction of a recreation camp in the village of Novoderevenskaya, Omutinsky District

- 288 sunny days per year;
- A municipal site of 14 ha is available (No. 72:13:0404001:95);
- A mineral water well, a brick one-storey building, two swimming pools and summer dressing rooms are already available in this area;
- Strong and effective consumer demand in the Tyumen Region, the Khanty-Mansi Autonomous Okrug, the Yamalo-Nenets Autonomous Okrug, as well as in Sverdlovsk, Chelyabinsk and Kurgan regions;

Prerequisites:
Land plot area of 8 ha or more

Staffing requirements:
- 7 persons
- Wage costs per employee: 20,000 rubles (including insurance contributions)

Amount of investment: 20 million rubles

Performance indicators:
Internal rate of return (IRR): 15%
Net present value (NPV): 4.16 million rubles
Payback Period (PP): 5 years
Investment in the construction of mineral fertilizers production factory

Market conditions

- Proximity of raw materials for production of mineral fertilizers - natural gas;
- Proximity to auxiliary raw materials - river water (for implementation of the project the municipal site in Tobolsk is offered and close proximity to the river and to necessary engineering communications is available);
- Possibility of transportation of production through the Northern Sea Route both to Europe, and to Asia - to the main export markets.

Economic conditions

Production capacity:
- Approximately 400,000 tons per a year

Necessary conditions:
- The area of the land plot is 50-80 hectares.

Staff:
- Approximately 1000 people (including maintenance and management personnel)
- Employee salary: 35,000 – 40,000 rubles including insurance premium.

Estimated investment: 1.5 billion dollars

Performance indicators:
- Internal rate of return (IRR): up to 19.6%
- Net present value (NPV): 235 millions rubles
- Payback period (PP): 6 years
Investment in the construction bioethanol production factory

**Market conditions**
- The region has large reserves of low-quality wood (to 14 million m³ a year). Nowadays options of effective utilization of this resources are absent.

- Possibility of partnership with the Sibur-Holding company that has foreign examination in the advanced biotechnologies field.

- Entry into the export markets (Europe, Asia).

**Economic conditions**

**Production capacity:**
- Production of bioethanol with the capacity of 60 tons.

**Necessary conditions:**
- Site area 3-5 hectares.

**Staff:**
- 300-400 people (including maintenance and management personnel)
- Employee salary: 35,000 – 40,000 including insurance premium

**Estimated investment:** 150 mln. Euro

**Performance indicators:**
- Internal rate of return (IRR): up to 8%
- Net present value (NPV): 8 billion rubles.
- Payback period (PP): 5 years.
Investment in the reprocessing corn

**Market conditions**
- Products with a high value added – turn 60,000 tons of grain (480 million rubles) into 1400 million rubles of the income.
- Production:
  - Lemon acid – 20,000 tons,
  - BVMK – 33,000 tons.
- Existence of municipal sites for the implementation of the project.
- Competitive production enters to the foreign markets.
- State support.

**Economic conditions**

**Necessary conditions:**
- The area of the land plot from 20 hectares.

**Staff:**
- 20 people
- Employee salary: 35,000-40,000 rubles including insurance premium.

**Estimated investment:** up to 2.1 billion rubles

**Performance indicators:**
- Internal rate of return (IRR): **up to 30%**
- Net present value (NPV): **500 millions rubles**
- Payback period (PP): **4 years**
Investment in the production of OSB

Market conditions

- OSB market growth has increased by 20% compare to 2012.
- The market capacity of the Russian Federation in 2014 – 800 thousand m3.
- The market capacity of the CIS – 300 thousand m3.
- According to the forecast current production departments that are being opened in Russian Federation (Kalevala, NLC, Kronospan) will cover a part of the total market of Russian Federation and CIS by 25% (280 thousand m3).
- The appearance of OSB plant in the Tyumen region will allow to take under control market outlets of economic self-sufficiency groups of Russian regions and the Asia groups of CIS countries (Kazakhstan, Tajikistan, Uzbekistan), with an aggregate population of approximately 80 million people (including the Russian Federation - 30 million people).
- The main OSB developing trends: import substitution, export development to CIS countries, development of low-rise house-building, replacing plywood in construction.
- The total growing stock - 994 million m3, allowable cut in the volume of 16.3 million m3, including coniferous trees - 3.2 million m3.

Economic conditions

Volume of production:
- 350 m3 per year
Production capacity:
- Up to 540.000 m3 per year – round wood, chips, particles, other wood waste.
Necessary conditions:
- Minimum site area 20-40 hectares hectares.
- Power supply capacity 15 MW
Staff:
- 230 people (including maintenance and management personnel)
- Employee salary: 40.000 rubles including insurance premium.

Estimated investment: 87.5 mln euro
Inception date: January 2016
Estimated period: up to 2025

Performance indicators:
- Internal rate of return (IRR): up to 15%
- Net present value (NPV): 112 mln euro
- Payback period (PP): 7 years
Investment in the construction of a ceramic brick production plant

Market conditions

- In 2013, ceramic bricks consumption in the Tyumen region amounted to 330 million pieces. A total import from other regions was 235 million pieces; it can be considered as a deficit of brick production in the regional market.

- In the Tyumen region there are more than 300 deposits of construction materials (sand, clay). The reserves are estimated at more than 1100 m3.

- Presence of regional market outlet and local deposits of natural resources that are suitable for production of ceramic bricks.

Economic conditions

**Volume of production:**
- 60 million per year

**Necessary conditions:**
- Site area 5-10 hectares.

**Staff:**
- 250-300 people (including maintenance and management personnel)
- Employee salary: 35,000-40,000 rubles including insurance premium.

**Estimated investment:** 1.2 – 1.6 billion rubles

**Performance indicators:**
- Internal rate of return (IRR): up to 20%
- Net present value (NPV): 250-300 mln rubles
- Payback period (PP): 6 years
Investment in the creation a wholesale and distribution complex at the DSK - 500

The complex has a convenient infrastructure of access roads:

- There are located some railway sidings for arrangement of oversized cargo transportation.
- The proximity of Yalutorovsky, Stary Tobolsky and Tobolsky highways is very efficient for the auto transport, as well as asphalt road on a territory of the complex, the north exit through the Eastern bypass of Tyumen.
- There are all engineering services on the site.
- The possibility of obtaining federal and regional subsidies for the project.

The cost of the property complex:

The main building - 130.000 m2  547.749.551 rubles
The area of the land plot is 17.7 hectares  306.431.581 rubles
The area of the land plot is  4.5 hectares  59.095.607 rubles
Investment in the construction of a potato processing factory

Market conditions

• Costs of the first stage of production can be 150 million rubles (lines of production of chips and corn flakes).

• On productivity of potatoes in farms of all categories the Tyumen region is the leader among all of the subjects of the Russian Federation and Ural federal district.

• The central position in heart of Russia at the crossroads of the main trade directions.

• Existence of municipal sites for the implementation of the project.

Economic conditions

Necessary conditions:
- The area of the land plot is 20 hectares.

Staff:
- more than 50 people.
- Employee salary: 20,000 – 30,000 rubles including insurance premium.

Estimated investment: 200 millions rubles

Performance indicators:
• Internal rate of return (IRR): up to 15%
• Net present value (NPV): 208 millions rubles
• Payback period (PP): 5 years
Expanded polystyrene sheet production as a whole is highly marginal. Global trends in reducing product size, as well as finding ways keeping products fresh it supports potential growth of the food packaging sector. Trends in increasing energy efficiency in Russia, acceptance an appropriate regulatory framework, rising energy costs leads to rising consumption of heat insulating materials.

- Annual growth rate of heat insulating materials market is 8-10% per year.
- High quality polystyrene Russian production.
- Expanded polystyrene sheet transportation for short distances that’s why a refiner required in every region.

**Estimated investment:** 116 mln rubles
**OPEX:** 1.070 rubles per 1 m3 produced
**Inception date:** January 2016
**Estimated period:** up to 2029

**Performance indicators:**
- Internal rate of return (IRR): up to 41%
- Net present value (NPV): 279 mln rubles
- Payback period (PP): 4 years
Investment in the polymers processing.
Polymer casting

Market conditions

Structure of consumption

- Polymer casting as a whole is highly marginal as well as dynamic. Global trends in reducing product size, as well as finding ways keeping products fresh it supports potential growth of the food packaging sector.
- The growth of the food packaging sector is caused by rapid retail development and its average annual rate is 7-8%.
- The annual average growth rate of the consumer goods sector is 5%.
- Demand for egg plastic packaging in the Tyumen region is 18 mln pieces per year, in the Ural Federal District – 432.3 mln pieces per year.
- Demand for plastic cups - 80 mln pieces per year, plastic bottles – 95 mln pieces per year consumed by Danone in the Tyumen Region.

Economic conditions

- Processing capacity: - 2.500 tons per year
- Necessary conditions: - 5-6 casting machines
  - 5-30 casting mould.
- Staff: - 40 people (4 shifts)
  - Minimum employee salary: 40.000 rubles including insurance premium.

Estimated investment: 126 mln rubles.
OPEX: 17.846 rubles per ton produced
Inception date: January 2016
Estimated period: up to 2023

Performance indicators:
- Internal rate of return (IRR): up to 32.8%
- Net present value (NPV): 435 mln rubles
- Profitability index (PI): 4.8
Investment in the construction of a hotel complex in Yalutorovsk, Tobolsk

**Market conditions**

- Yalutorovsk and Tobolsk are tourist cities.
- Increase in tourist traffic by 35% over the last 3 years.
- Deficit of qualitative hotel complexes.
- Existence of municipal sites for the implementation of the project.

**Economic conditions**

**Necessary conditions:**
- The area of the land is more than 0.2 hectares

**Staff:**
- 50 people
- Employee salary: 15,000 – 20,000 rubles including insurance premium.

**Estimated investment:** 250 millions rubles

**Performance indicators at discount rate of 10% for an 8 years period:**
- Internal rate of return (IRR): up to 27%
- Net present value (NPV): 160 millions rubles
- Payback period (PP): 4 years.

It is offered to consider the project on the bases of the constructed hotel in Tobolsk.
Investment in the milk-processing plant in the municipal units

**Market conditions**
- Reorientation to import substitution.
- Prohibition of importation of agricultural production from a range of countries.
- Formation of demand of local organic products.
- Developed raw materials base, the availability of labor force.

**Economic conditions**

**Initial data:**
- The plant in a module format has processing capacity of 2,000 kg of milk per day

**Necessary conditions:**
- The area of the land plot is up to 0.1 hectares
- The proximity of the raw material base

**Staff:**
- 13 people
- Employee salary: 10,000 – 30,000 rubles.

**Minimum investment expected:** 50 millions rubles.

**Performance indicators for 60 months:**
- Internal rate of return (IRR): up to 31.7%
- Net present value (NPV): 4.01 millions rubles
- Payback period (PP): 34 months
- The amount of payments to the budget system of the Russian Federation: 7.8 millions rubles.
Investment in the construction of a recreation center in Vikulovsky district near Lake Srednee

Market conditions

• 228 sunny days a year.

• One of the deepest lakes of the south of the Tyumen region is Lake Srednee that is located on the territory of Vikulovsky district. The area of the lake is 120 hectares, depth up to 26 meters. It is known for the clarity and purity of its water.

• Stable effective demand from the Tyumen region residents, Khanty-Mansi and Yamal-Nenets Autonomous Areas, Sverdlovsk, Chelyabinsk, Kurgan regions.

• Lack of supply of quality services in the field.

• The growth of tourist flow has increased by more than 35% over the last 3 years.

Estimated investment: 50 millions rubles

Performance indicators:
• Internal rate of return (IRR): up to 11%
• Net present value (NPV): 1.78 millions rubles
• Payback period (PP): 7 years

Economic conditions

Necessary conditions:
- The area of the land plot is 8 hectares.

Staff:
- minimum 7 people
- Employee salary: 20.000 rubles including insurance premium
**Market conditions**

- Development of domestic and incoming tourism.
- Increase in the demand for quality of the roadside café services.
- Advantageous transportation and logistics system in the region.

**Economic conditions**

**Initial data:**
- A self-service cafe, a public trade point, a service station with tire and wheel assembling and car wash

**Necessary conditions:**
- Location near the federal highway
- The minimum area of the land plot is 1.5 hectares.

**Staff:**
- 75 new workplaces
- Employee salary: 8,000 – 25,000 rubles.

**Minimum volume expected:** 30 millions rubles.

**Performance indicators for 60 months:**
- Internal rate of return (IRR): up to 36.61%
- Net present value (NPV): **46.48 millions rubles**
- Payback period (PP): **42 months**
- The amount of payments to the budget system of the Russian Federation: **109.7 millions rubles**
The establishment of the meat workshop in the municipal units

Market conditions

- Reorientation to import substitution.
- Prohibition of agricultural production from a range of countries.
- Formation of demand of local organic products.
- Developed raw materials base, the availability of labor force.

Economic conditions

Production capacity:
- Meat processing 3,000 kg per day (24-hour service)

Necessary conditions:
- The area of the land plot is up to 0.1 hectares.
- The proximity of the raw material base

Staff:
- 19 people
- Employee salary: 10,000 – 30,000 rubles including insurance premium.

Estimated investment: 24.8 millions rubles

Performance indicators for 60 months:
- Internal rate of return (IRR): up to 328.5%
- Net present value (NPV): 202.41 millions rubles
- Payback period (PP): 12 months
- The amount of payments to the budget system of the Russian Federation: 66.1 millions rubles
Investment in the creation of the clothing, footwear, textile and leather productions

Market conditions
• The Tyumen region is one of the most dynamically developing regions of Russia.

• At the present time light industry of the region is represented by several highly tailored medium-sized and small scale enterprises, that manufacture products in small batches, focusing on the needs of the customers and market. It makes possible to maintain production at a competitive level.

• The Tyumen region takes one of the leading position among other regions of the average size of the “expenses per capita”.

• Large networks retailers are situated in Tyumen (Metro Cash & Carry, Megamart, Monetka, Mosmart, Lenta, Perekrestok, Auchan).

Economic conditions

Necessary conditions:
• The area of the land plot is 1-2 hectares.
• The Tyumen region has suitable infrastructure suitable infrastructure sites for production creation: the former garment factory in Ishim, garment factory in Yalutorovsk and also some other sites of brownfield and greenfield.

Staff:
• 50-200 people (main categories: seamstresses, mechanics, administrative staff)

Estimated investment: 200 millions rubles.
OPEX: 24 millions rubles
Inception date: January 2015
Estimated period: up to 2015

Performance indicators:
• Internal rate of return (IRR): up to 25%
• Net present value (NPV): 214 millions rubles
• Payback period (PP): 5 years
Investment in the building of a dairy complex

Market conditions

• The production of companies Danone and OOO Dairy factory Absolute has started work in the Tyumen region. It is expected increase the volumes of milk consumption as a raw material in a total amount of 117.5 thousand tons per year for production of dairy products.

• Existence of municipal sites for implementation of the project.

• State support.

Economic conditions

Necessary conditions:
- A site from land registry of the Tyumen region.

Staff:
- minimum 20 people.

Minimum investment volume expected: 20 millions rubles.

Performance indicators:
• Internal rate of return (IRR): up to 18%
• Net present value (NPV): 260 millions rubles.
• Payback period (PP): 10 years.
Investment in the integrated sapropel-processing plant

**Market conditions**

- According to total quality sapropel stocks, the Tyumen region is ranked among top -10 promising regions in the field.

- Well-developed transport and logistics infrastructure in the region.

- The road network allows getting the end-products by a manufacturer in the southern regions - Krasnodar, Stavropol, Rostov regions and Republic of Kazakhstan.

- Approximately 100 lakes that have large sapropel stocks.

**Economic conditions**

**Volume of production:**
- Approximately 100 thousand tons per year

**Necessary conditions:**
- Site area 5-10 hectares.

**Staff:**
- Approximately 35 people (including maintenance and management personnel)
- Employee salary: 35,000-40,000 rubles including insurance premium.

**Minimum investment expected**: 50 mln rubles.

**Performance indicators:**
- Internal rate of return (IRR): up to 41%
- Net present value (NPV): 279 mln rubles.
- Payback period (PP): 4 years
It offers more than 40 business - cases for investment projects to be implemented in the Tyumen region

More details can be found on the website [www.tyumen-region.ru](http://www.tyumen-region.ru).

- It offered more than 300 sites in the municipal units of the Tyumen region for the implementation of these investment projects. It offered to consider the sites in the industrial estate in Bobrowski and Bogandinsky villages for implementation of the projects.

- More details can be found on the website of municipal units of the Tyumen region: [http://admtyumen.ru/ogv_ru/gov/local_gov/municipalities.htm](http://admtyumen.ru/ogv_ru/gov/local_gov/municipalities.htm)


- You can contact the staff of the Department of Investment Policy and State Support Entrepreneurship of the Tyumen region and Investment Agency of the Tyumen region.