

Freight Village RU – Opportunity for Auto and Machinery Industries Localization in Kaluga Region

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Vice-president Real Estate Development

FreightVillage RU

Yana Kuzina

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at Russia-Turkey Business Forum



Freight Village RU

Kaluga region: Location



Unique location in proximity to the largest Russian consumer market

Distance from Kaluga to Moscow (MKAD)

165 km

Distance from Kaluga region border to Moscow (MKAD)

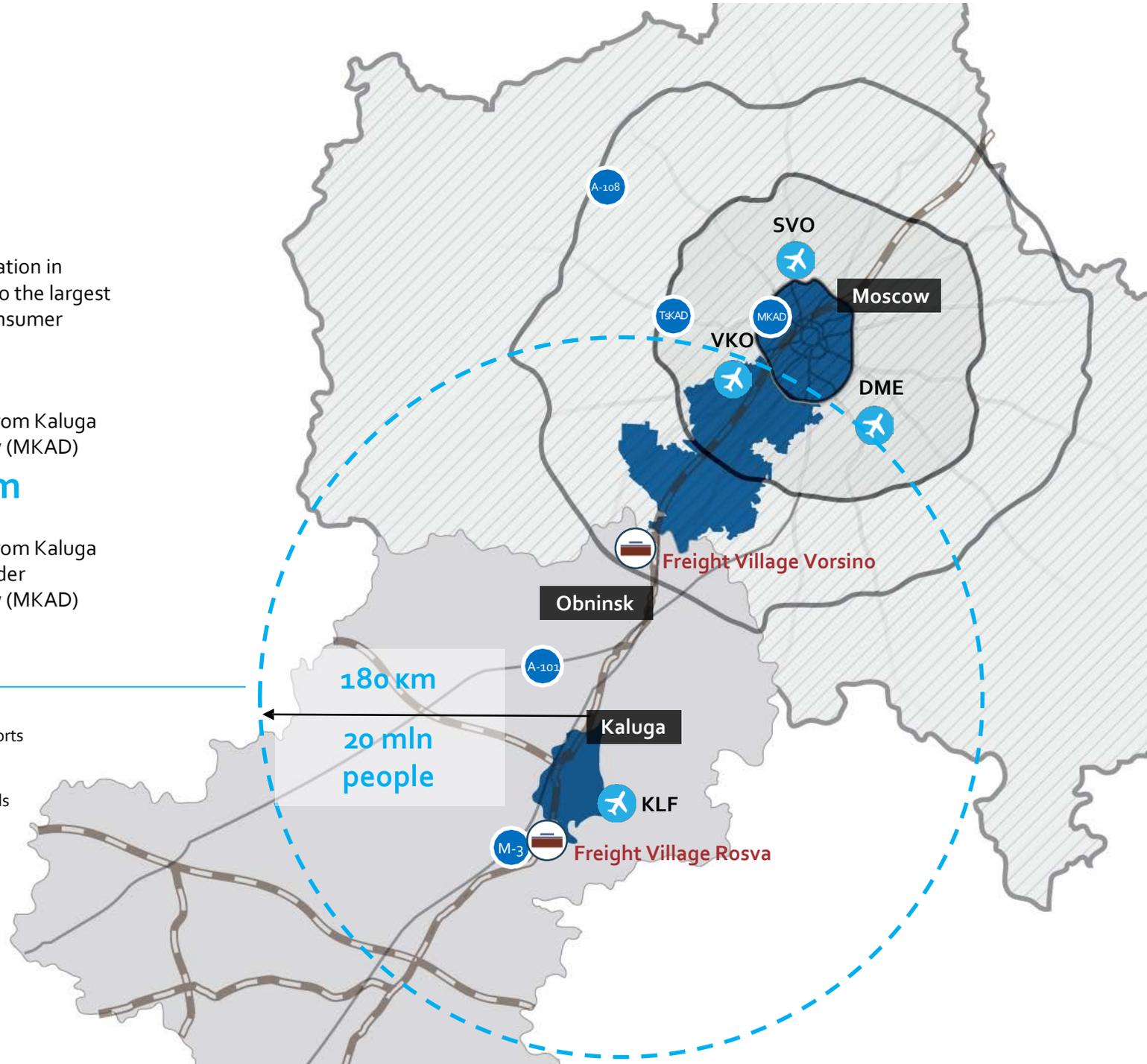
68 km



airports



roads



Kaluga region: Freight Village RU Group of companies

In 2012 **FREIGHT VILLAGE RU** started development of the largest multimodal industrial-logistics centre in Russia in unique concept of 'freight village' – Freight Village Vorsino and Freight Village Rosva.

- **FREIGHT VILLAGE VORSINO** (international format of freight village, 570 ha) located on the border of Moscow and Kaluga region as a part of Industrial Park Vorsino.
- **FREIGHT VILLAGE ROSVA** (regional format of freight village, 64 ha) located on the border of Kaluga as a part of Industrial Park Rosva.

The Group offers warehouse and industrial facilities for rent and owner-occupation, industrial land for sale and delivers rail container terminal and customs services to the market, as well as developing large-scale industrial and residential projects.

Industrial land



Container terminal



Cross-docking warehouses



Customs terminal



Kaluga region: Became a Choice of Multiple Automotive Companies

10-YEARS EXPERIENCE IN INDUSTRIAL PARK DEVELOPMENT

1. «VORSINO»

Freight Village RU

Nestle Purina
L'Oreal
Samsung
AstraZeneca
KT&G
Total 36 residents

2. «OBNINSK»

Nearmedic
HemoFarm
LOTTE
Ruukki
KraftWay

3. «ROSLAV»

Freight Village RU

Peugeot
Citroen
Mitsubishi
FUCHS OIL
Faurecia
Continental
General Electric

4. «DETSKINO»

GRIMME
Econiva
Lemken
Etex
Big Dutchman
WolfSistem

5. «GRABTSEVO»

Skoda
Volkswagen
Reydel
Bentler
Gestamp
Fuyao Glass

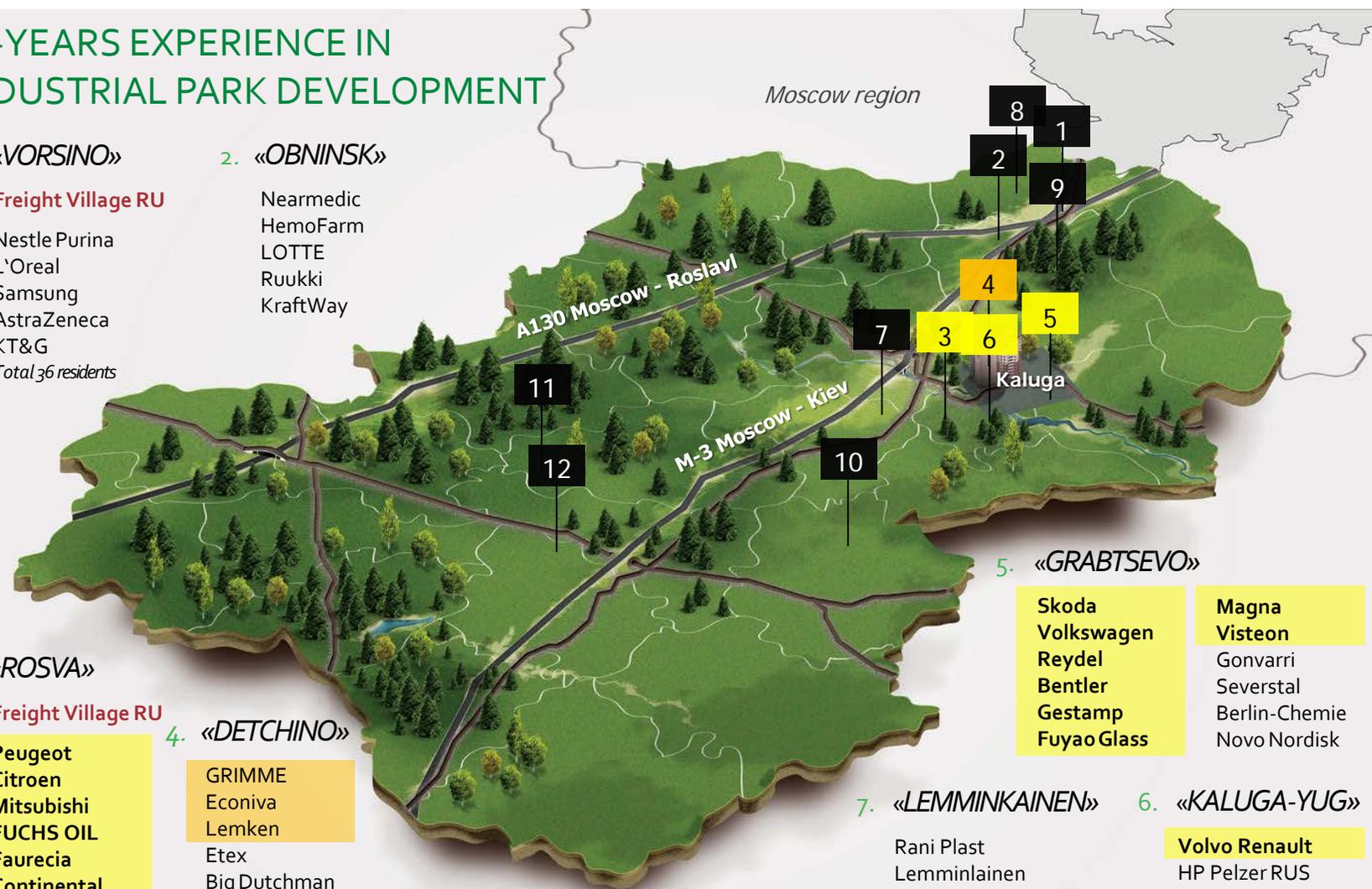
Magna
Visteon
Gonvarri
Severstal
Berlin-Chemie
Novo Nordisk

7. «LEMMINKAINEN»

Rani Plast
Lemminlainen

6. «KALUGA-YUG»

Volvo Renault
HP Pelzer RUS
MACO



Kaluga region : Automobile cluster



KALUGA REGION MAKE
THE TOP THREE AUTOMOBILE
CENTERS OF RUSSIA



Volkswagen Group Rus | Volkswagen Skoda Audi



PSA | Peugeot Citroën



Volvo Truck | Volvo Renault 5 models of excavators

31

Automobile cluster enterprise

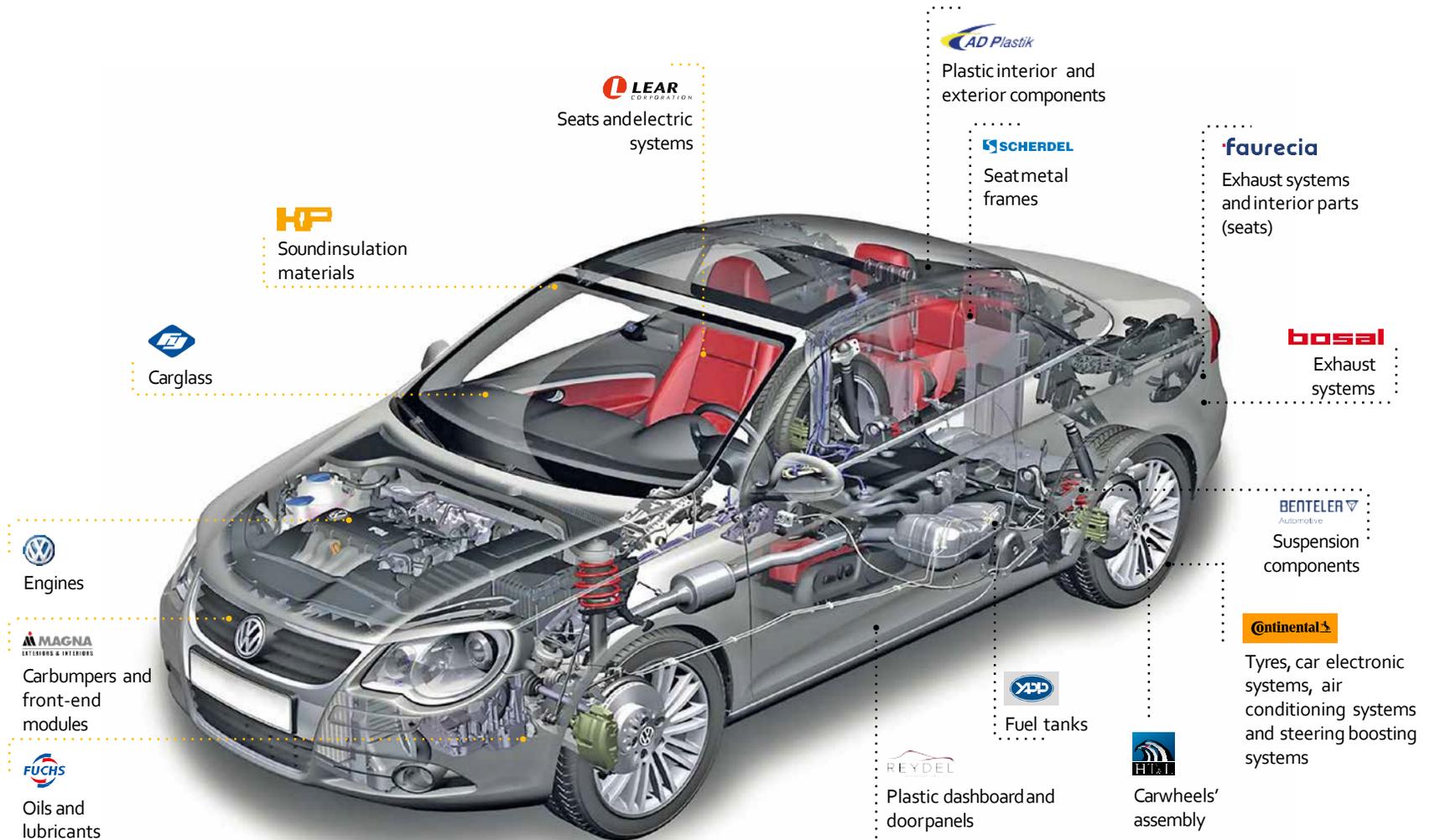
28

Automotive components' manufacturers

1 500 000 vehicles have been manufactured since 2007

36 % share of automotive sector in region industrial output

Kaluga region:
Automotive
components'
manufacturers produce
virtually the entire
range of parts and
assemblies



Kaluga region: Opportunities for Automotive Industry Localization



PRODUCTION FACILITIES' PLACEMENT

- 12 industrial parks with adequate engineering infrastructure
- Greenfields – a wide range of land plots for plants' construction
- Free connection to engineering infrastructure
- **Access to customs and logistics terminals**



PERSONNEL TRAINING

- **Automotive industry personnel training/retraining center**
- Kaluga branch of Bauman State Technical University, Moscow
- Karpov Transport and Technology College, Kaluga
- Kaluga Multi-Profession College
- Kaluga Technical College, etc.

Dual education system has been introduced in Kaluga Region back in 2010.



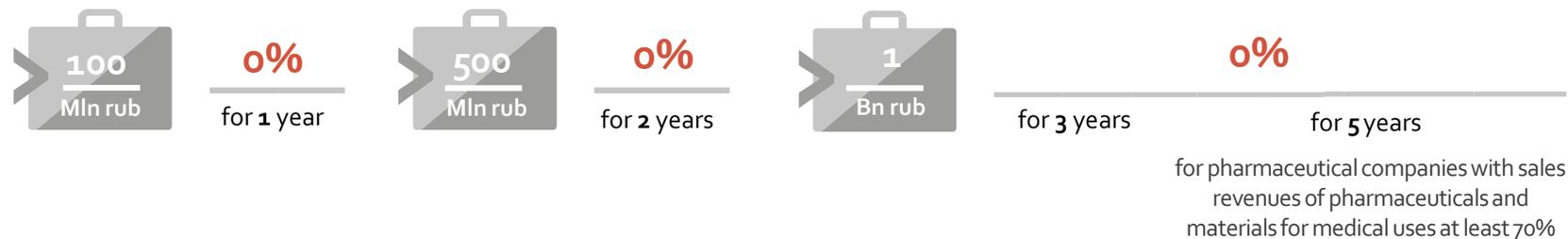
COMPETTIVE ADVANTAGES

- Integrated system for state support of investments and innovations
- One-stop-shop – comfortable business climate for all projects
- Cluster approach to regional development management
- Economy diversification and stable development
- Well-developed transport and logistics infrastructure
- Agriculture industrial development drives demand for machinery commodity and services in the region
- Beneficial living environment and social stability
- **Access to the largest consumer market and wide export opportunities**

Kaluga region : Tax benefits

Corporate Property tax:

Standard rate in Kaluga region – **2,2%**



Corporate Income Tax:

Standard rate in Kaluga region – **18%**



- Regional Investment Project
- Special Investment Contract



**Deliver Property and Profit
Tax Benefits**

Kaluga region : Freight Village Rosva



INDUSTRIAL LAND – 64 ha
Sale/BTS of industrial objects

RAIL CONTAINER TERMINAL
6 railway spurs, 850-1050 m length each
Capacity – 100,000 TEUs per year

CUSTOMS TERMINAL
Bonded warehouse
Excise authority



Kaluga region : Freight Village Vorsino



INDUSTRIAL LAND – 570 ha

Sale/BTS of industrial objects

'A' CLASS WAREHOUSES – 500,000 sqm

Lease/Sale/BTS

FLEXIBLE INDUSTRIAL FACILITIES

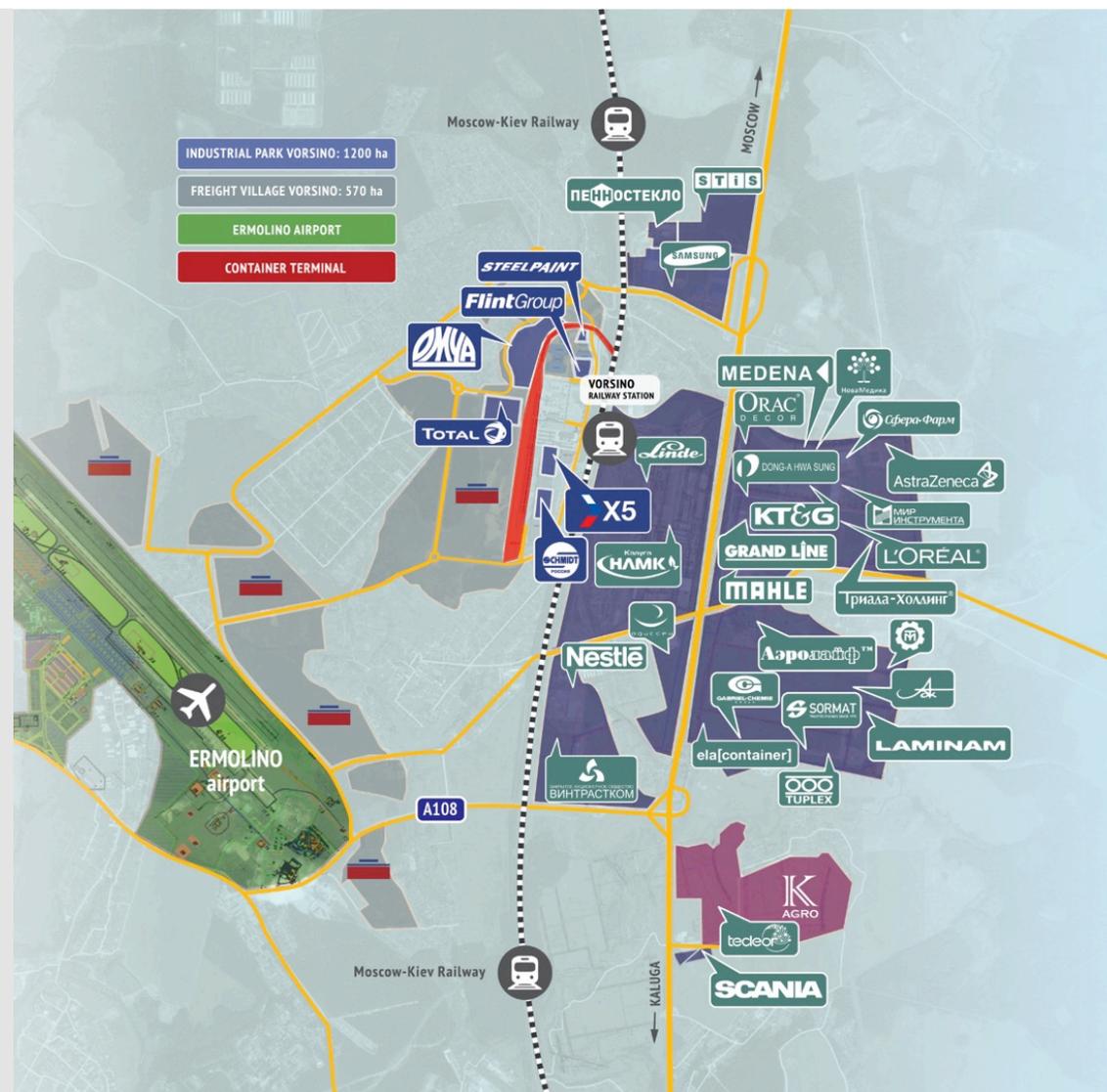
Lease/Sale of blocks from 1,000 sqm

RAIL CONTAINER TERMINAL

7 railway spurs, 1050 m length each
Capacity – 350,000 TEUs per year

CUSTOMS TERMINAL

Bonded warehouse
400 declarations/shift



Kaluga region :
BTS option for rent
and purchase

Flexible industrial
facilities
from 1,000 sqm



Thank you for attention!