

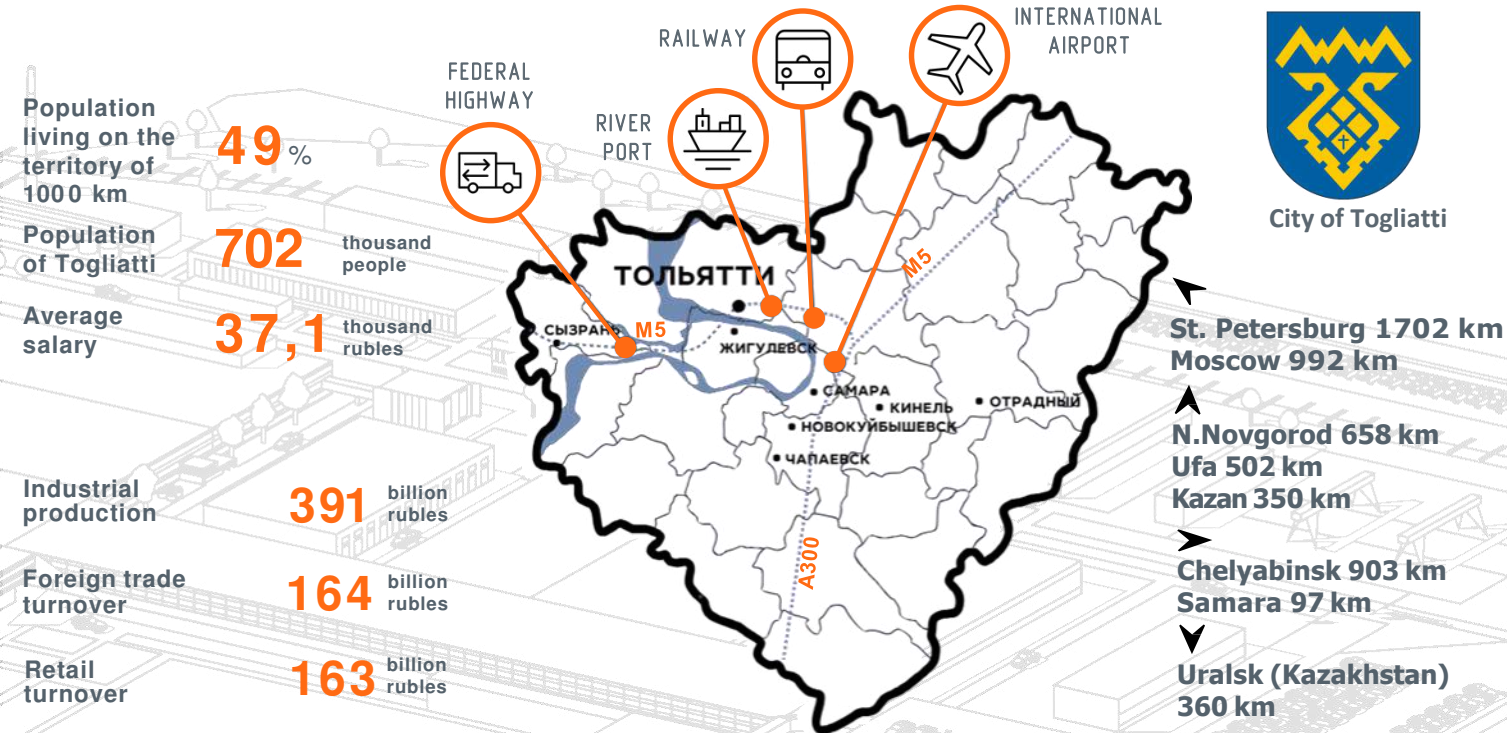


**AVTOVAZ**  
**INDUSTRIAL PARK**

**2019**

# TOGLIATTI: ECONOMY AND LOGISTICS

Togliatti has a well developed transport infrastructure which includes railway, river, auto and air transportation. M5 Federal highway passes through the city. Kurumoch International Airport is 57 km away from the city.



# PDA «TOGLIATTI»

AVTOVAZ Industrial park is located in the Priority Development Area «Togliatti» (PDA).

## BENEFITS PROVIDED UNDER THE PDA TERMS:

TAX TYPE	INCENTIVE RATE	REGULAR RATE
PROFIT TAX (FEDERAL PART)	0% (5 Y.)	3%
PROFIT TAX (REGIONAL PART)	2% (5 Y.)	17%
	10% (6-10 Y.)	
PROPERTY TAX	0%**	2,2%
LAND TAX	0%**	1,5%
SOCIAL TAXES*	7,6% (10 Y.)	30%

\* FOR COMPANIES WHICH BECAME RESIDENTS OF PDA BEFORE 28/09/2019

\*\* FULL OR PARTIAL EXEMPTION FROM TAXES





# AVTOVAZ INDUSTRIAL PARK

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The park was founded on **October 6, 2016** in the city of Togliatti, as an internal division of JSC AVTOVAZ. On the territory at 111, Severnaya st.

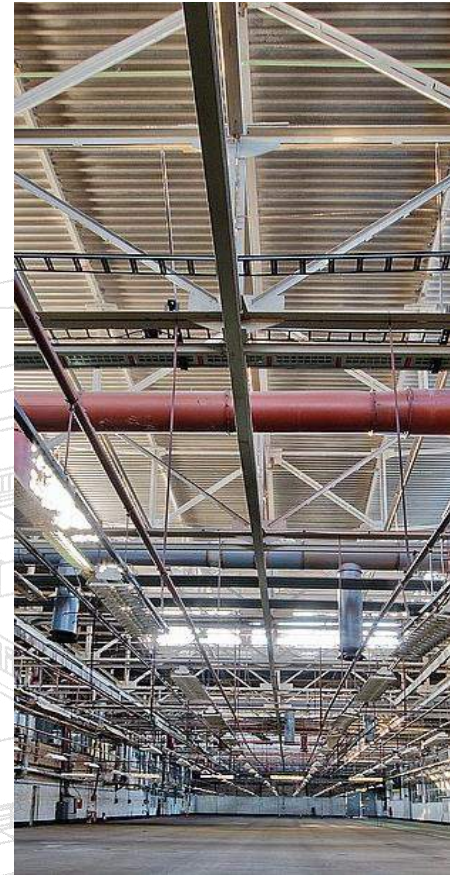
## **STRATEGIC GOAL:**

Generation of new jobs in city of Togliatti by creating favorable environment for development of small and medium-sized businesses.

## **TOTAL AREA:**

**174 651 m<sup>2</sup>** industrial, warehouse and office premises.

The global concept of the Industrial park is to use all available space for rent.



# BASIC CONDITIONS



**COMPETITIVE RENT**



**HOISTING MECHANISMS AND THEIR SETUP**



**RENOVATED BUILDINGS**



**SEPARATE LOCATION**



**ENTRANCES FOR LORRIES**



**ACCESS ROADS**



**FULL COMPLIANCE WITH CONSTRUCTION, FIRE  
SAFETY AND ENVIRONMENT REGULATIONS**



**CLOSED AND GUARDED PERIMETER,  
24/7 SECURITY**



**IN THE TERRITORY OF THE PARK THE FIRE DEPOT  
IS LOCATED**



# ADDITIONALLY



**PARKING LOT**



**CANTEEN**



**MEDICAL AID POST**



**DRESSING AREA**



**TELECOMMUNICATION**



**UTILITIES**  
(natural gas, oxygen, compressed air, etc.)



**EQUIPMENT RENT**  
(bridge cranes, crane beam, loaders, etc.)



**SERVICE**  
(floor, cargo vehicles etc.)



**ASSISTANCE IN SEARCHING PERSONNEL**





# RENTAL RATES FOR 1 M<sup>2</sup> (INCLUDING VAT)

TYPES OF AREAS	RATES*
INDUSTRIAL	from 130 ₺
OFFICES	from 250 ₺**
WAREHOUSES (HEATED)	from 100 ₺
WAREHOUSE (NOT HEATED)	from 80 ₺
OUTDOOR AREA	from 60 ₺

\*EXCLUDING UTILITY PAYMENTS

\*\* INCLUDING UTILITY PAYMENTS

RENT INCREASE IN CASE OF INFLATION (NOT MORE THAN ONCE A YEAR)



# UTILITIES COSTS (EXCLUDING VAT)

ENERGY CARRIER	UNIT OF MEASURE	COST*
ELECTRICITY	kWt	3,5 ₱
HEAT ENERGY	Gcal	1 103 ₱
HEAT CARRIER	tn.	32 ₱
NATURAL GAS	thousand m <sup>3</sup>	7 036 ₱
OXYGEN	thousand m <sup>3</sup>	16 305 ₱
DRINKING WATER	m <sup>3</sup>	7,4 ₱
WASTE WATER	m <sup>3</sup>	10,8 ₱
COMPRESSED AIR	thousand m <sup>3</sup>	701 ₱
WASTE WATER (production)	m <sup>3</sup>	6,7 ₱



\* THE PER CENT OF TARIFF INCREASE IS 2.8 TO 4.0% PER YEAR



# OUR RESIDENTS



# WE INVITE YOU FOR PARTNERSHIP

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AVTOVAZ INDUSTRIAL PARK IS A COMPLETE SOLUTION TO INCREASE YOUR BUSINESS EFFICIENCY

**WELCOME**  
**TO AVTOVAZ**  
**INDUSTRIAL PARK!**



**YVES CARACATZANIS**  
President and CEO of AVTOVAZ







**ALEXEY VOSTRIKOV**  
Director of AVTOVAZ  
Industrial park  
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E-MAIL : [Aleksey.Vostrikov@vaz.ru](mailto:Aleksey.Vostrikov@vaz.ru)



**Legal address:**  
Russia, Togliatti,  
Yuzhnoye shosse, 36

**WE WILL BE GLAD  
TO SEE YOU  
AS OUR  
RESIDENTS!**



**VALENTINA EVDOKIMOVA**  
Resident Service  
PHONE: 8(8482) 64 55 55  
MOB.: +7 927 610 79 90  
E-MAIL : [industrial.park@vaz.ru](mailto:industrial.park@vaz.ru)



**Actual address:**  
Russia, Togliatti,  
Severnaya st., 111

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