LEADER INVEST
GROUP

LAND CLUSTER IN NOVOSIBIRSK REGION

3000 ha / 6 km from Novosibirsk border / 18 km from the Tolmachevo airport

Investment proposal

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LAND CLUSTER OPERATOR

1

"Leader Invest Group" Company is developing a land cluster with a total area of 3000 ha на тin the territory of Verkh-Tulinsky Village Council of Novosibirsk district of Novosibirsk region.

Since 2014, the "Leader Invest Group" company has been carrying out integrated development of the land cluster in the following main areas:

URBAN PLANNING

Urban planning documentation is developed and approved (master plan, land use and development rules), which allows you to change the category and types of permitted use plots of land

SOCIAL INFRASTRUCTURE

"The strategy of social-economic development of the municipal formation of Verkh-Tulinsky Village Council until 2030 "is designed to provide the territory land cluster schools, children's gardens, health care facilities, etc.

ENGINEERING COMMUNICATIONS

Design and construction of engineering and transport infrastructure (roads, power lines, gas pipelines, sewage collectors, etc.) is in progress.

Currently, the large-scale investment project "Verkh-Tulinsky" is being implemented on the territory of a land cluster worth 14.6 billion rubles, which is one of the largest investment projects accepted for implementation in accordance with the "Strategy for the socio-economic development of Novosibirsk Region until 2030."

ESSENCE OF THE PROPOSAL

We offer to purchase plots of land at a bargain price:

FOR DEVELOPMENT

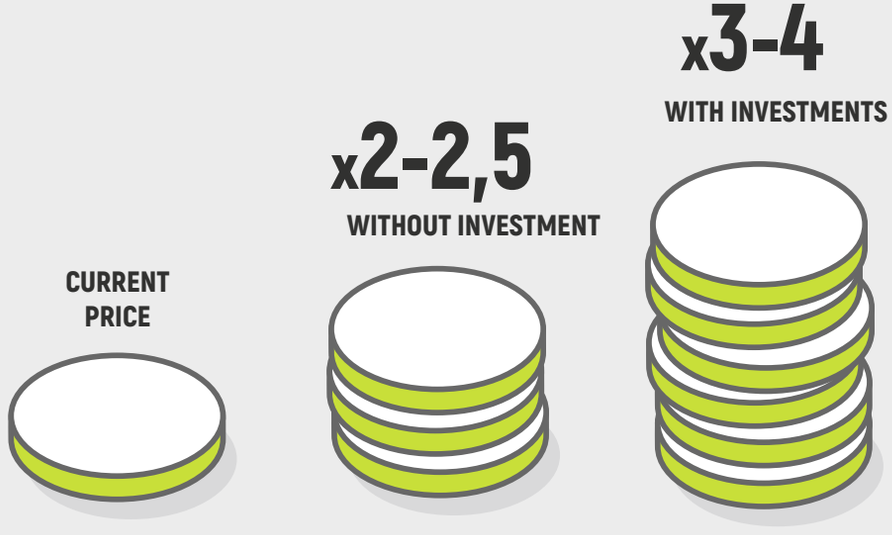
FOR FURTHER RESALES

RENTAL

The minimum transaction amount **is 30 million rubles**

THE COST OF THE PROPOSED PLOTS OF LAND WILL INCREASE 2-4 TIMES IN THE NEXT 3-7 YEARS

MARKET VALUE GROWTH FORECAST FOR THE PERIOD 2021-2026.



The current valuation of land is 5.2 billion rubles.
*The cost plots of land will increase 2-4 times in the coming years due to complex measures to increase their capitalization.

Open source data: Rosstat, analytical agencies Moscow as of August 2019.

x100

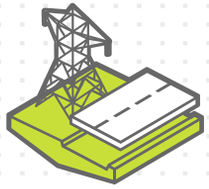
THE COST OF LAND IN THE RF HAS INCREASED 100 TIMES FROM 1996 TO 2006.

x6

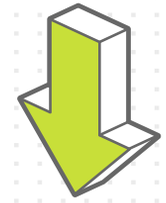
THE COST OF LAND I N THE RF HAS INCREASED 100 TIMES FROM 2006 TO 2016.

* According to the data of the appraisal company "Russian appraisal service" LLC,

FACTORS FOR CAPITALIZATION GROWTH OF THE OFFERED PLOTS OF LAND



Creation by the buyer of an on-site engineering and transport infrastructure agreed upon when purchasing the plot of land .



Reduction of free land in the suburbs of Novosibirsk.



The largest inter-regional agro-industrial distribution center "Mandarin" is already operating.



Reconstruction of the highway 50K-17p from borders of Novosibirsk to Yarkovo village with its transfer to the I technical category * is in progress

*For more information, see pages 21-22



The development of existing business projects in the land cluster continues.



The construction of feed engineering networks and facilities * is carried out.

*For more information, see pages 21-22

EXAMPLES OF CAPITALIZATION GROWTH OF CURRENT LAND CLUSTER PROJECTS (WITH INVESTMENTS IN DEVELOPMENT)

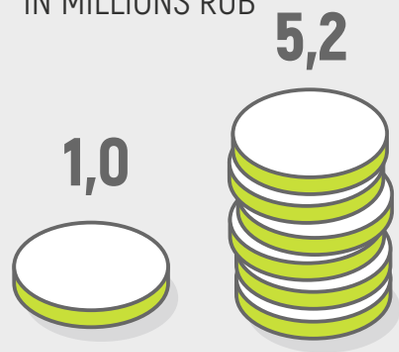
CHANGE IN LAND VALUE

x5

RETURN ON INVESTMENT ON NESTED RUBLE

1 → 2,3

PER 1 HA IN MILLIONS RUB



AMOUNT OF INVESTMENTS FOR 1 ha = 1.9 million RUB

Eco-village and eco-cluster "Siberian open spaces"

sibirskie.com

23 ha

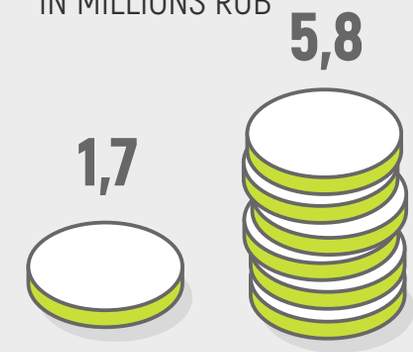
CHANGE IN LAND VALUE

x3

RETURN ON INVESTMENT ON NESTED RUBLE

1 → 2,8

PER 1 HA IN MILLIONS RUB



AMOUNT OF INVESTMENTS FOR 1 ha = 1.3 million RUB

Industrial Business Park "Leader"

bpleader.ru

31 ha

*Based on actual transactions in 2019.

INTERNATIONAL LOCATION



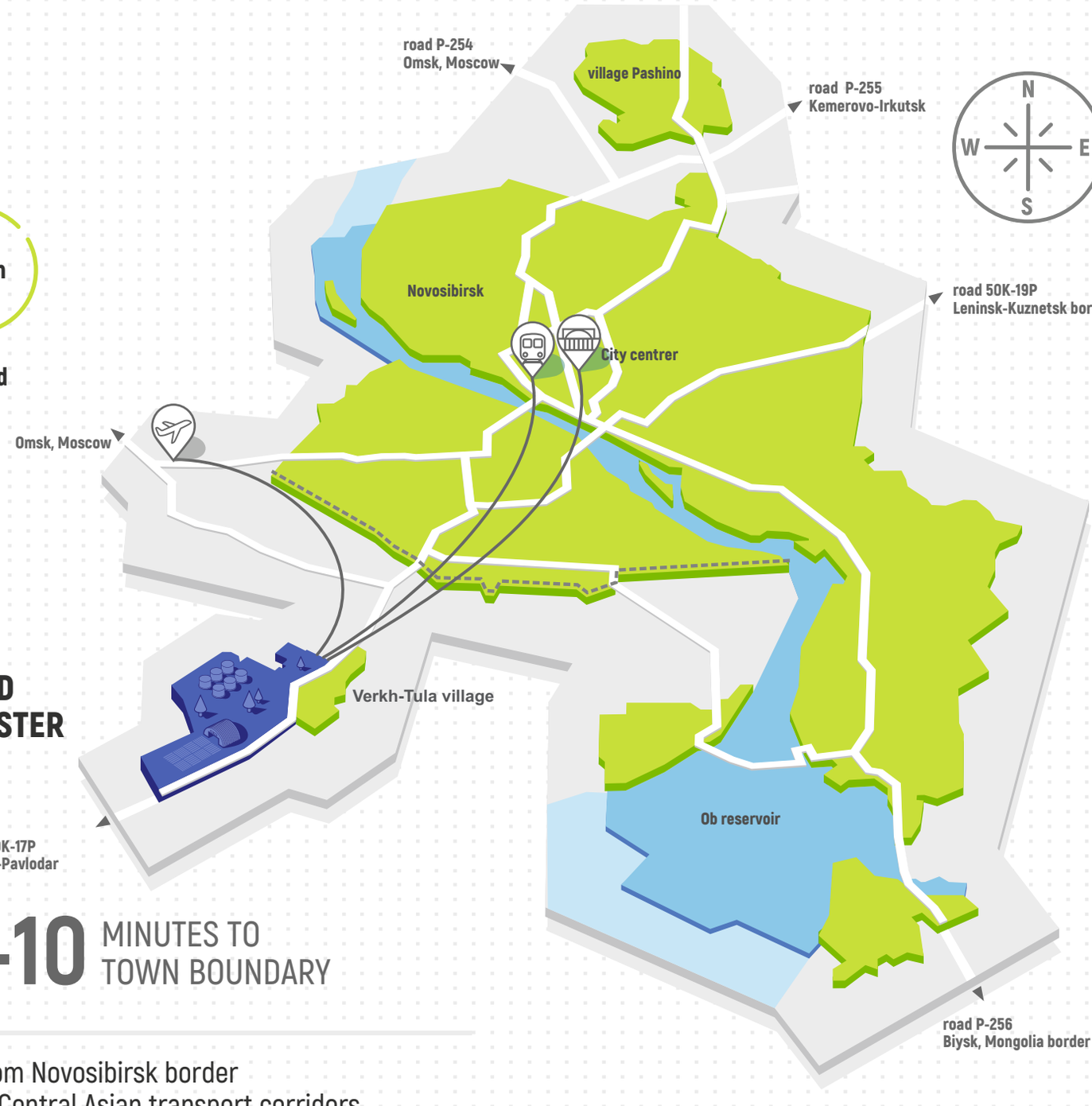
URBAN LOCATION

Population

10 км — 200-400 thousand people.

20 км — 600-900 thousand people.

30 км — 1-1,2 thousand people.



"Tolmachevo" Airport
18 км

Railway station
22 км

City center
22 км

Novosibirsk border
6 км

LAND CLUSTER

5-10 MINUTES TO TOWN BOUNDARY

The cluster is located 6 kilometers from Novosibirsk border
the intersection of the European and Central Asian transport corridors.

LAND MARKET TRENDS IN RUSSIA

CHANGES AREA OF LAND FUND CATEGORIES IN 1990-2015

-39%

AGRICULTURAL LAND

from 637 million ha to 387 million ha

+166%

RESIDENTAL USE

from 7.5 million ha to 20 million ha

+9%

INDUSTRIAL LAND

from 15.5 million ha to 16.9 million ha

Rosreestr data 2017.



+14%

FORECAST OF TOTAL DEMAND FOR LAND PURCHASE

2017г

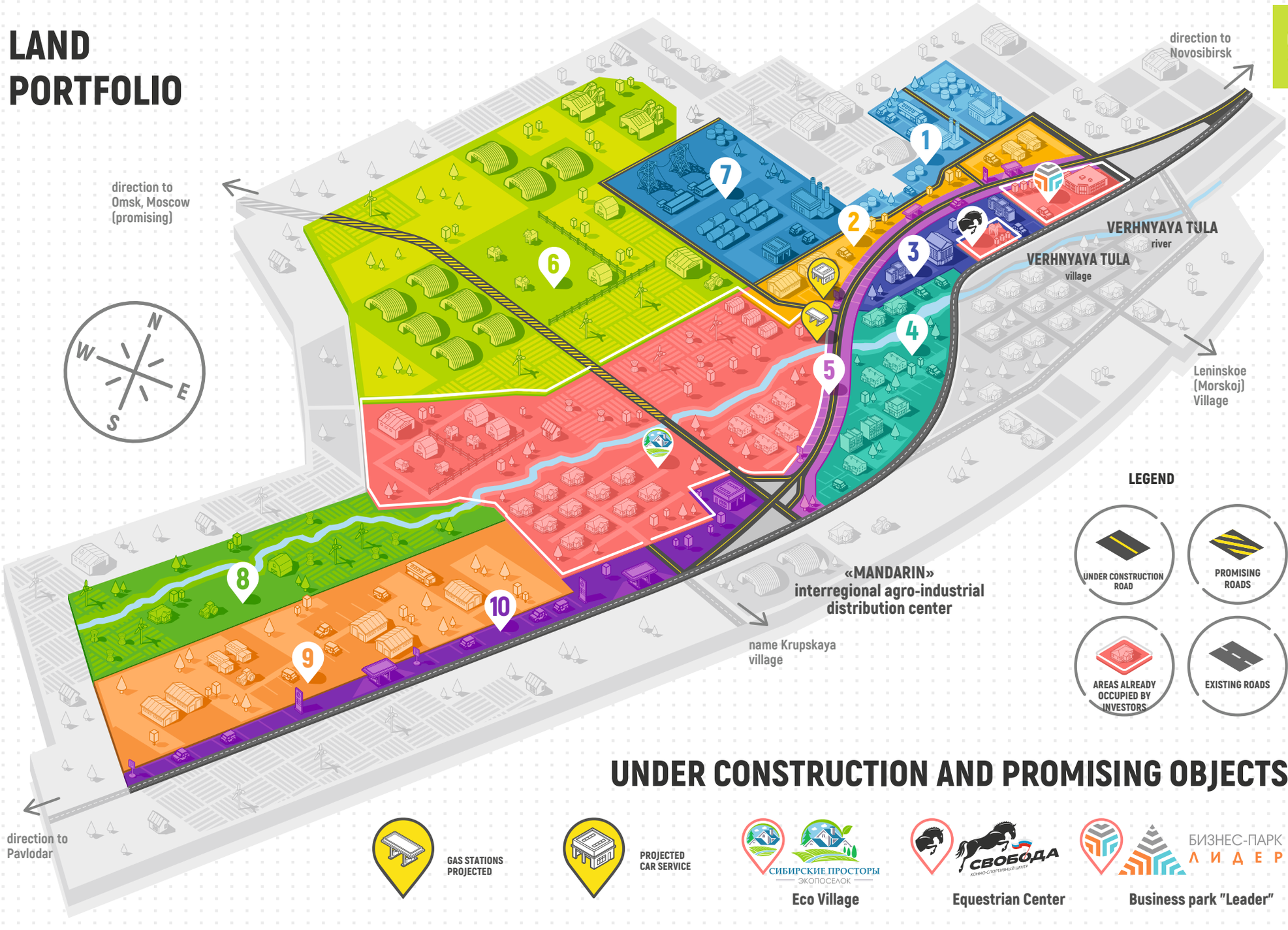
1678 thousand deals

2021г

1917 тыс. сделок

Data from BusinesStat, 2017

LAND PORTFOLIO



UNDER CONSTRUCTION AND PROMISING OBJECTS

GAS STATIONS PROJECTED

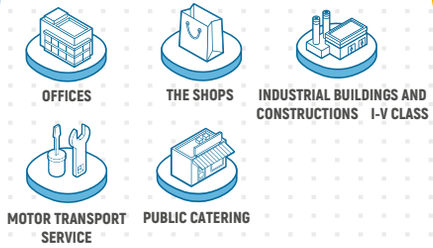
PROJECTED CAR SERVICE

Eco Village

Equestrian Center

Business park "Leader"

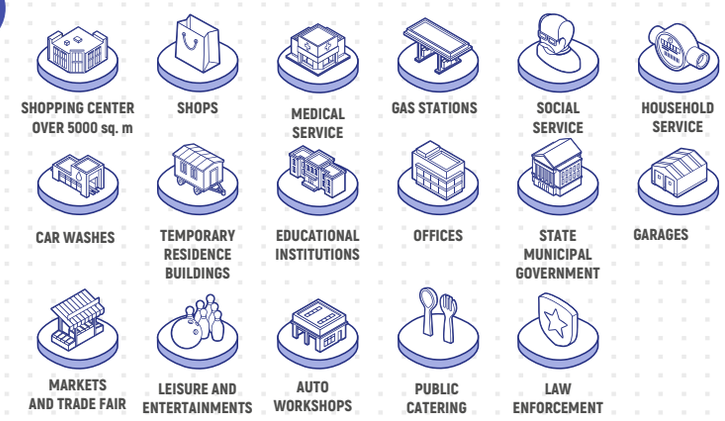
1 INDUSTRIAL PRODUCTION



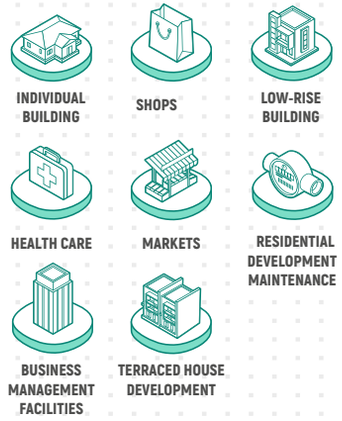
2 WAREHOUSES, LOGISTICS, SHOPS



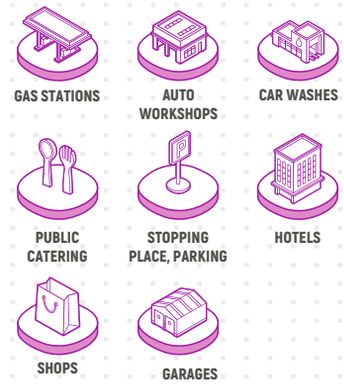
3 PUBLIC AND BUSINESS BUILDING



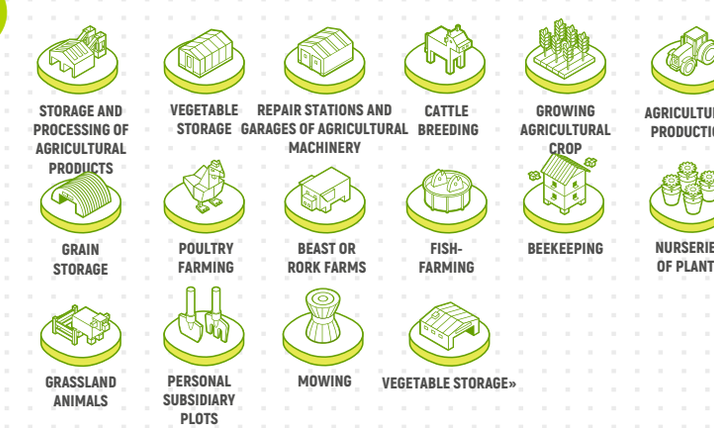
4 RESIDENTIAL DEVELOPMENT



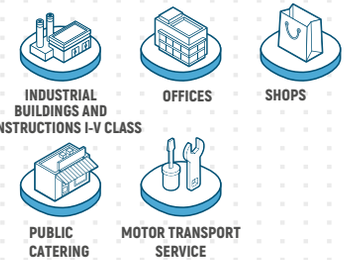
5 ROADSIDE SERVICE OBJECTS



6 AGRICULTURAL PRODUCTION



7 INDUSTRIAL PRODUCTION



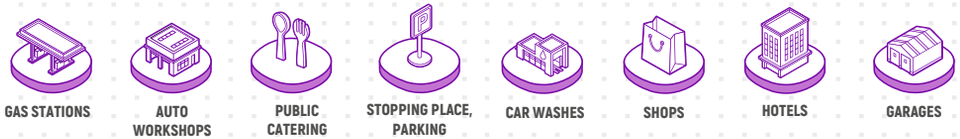
8 PERSONAL AND FARMING HASBANDRIES



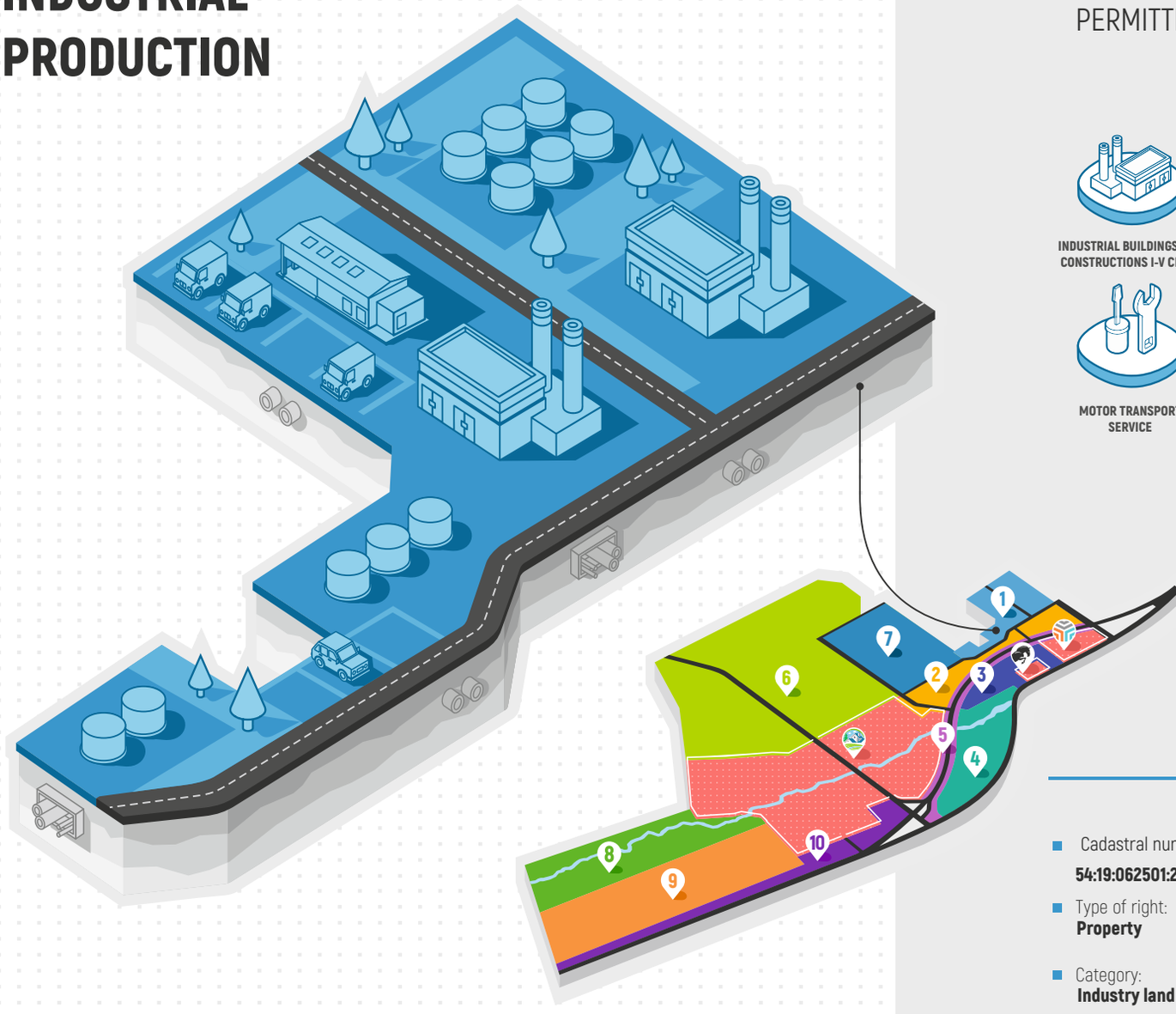
9 WAREHOUSES, LOGISTICS, SHOPS



10 ROADSIDE SERVICE OBJECTS



INDUSTRIAL PRODUCTION



89 ha Total area plot of land

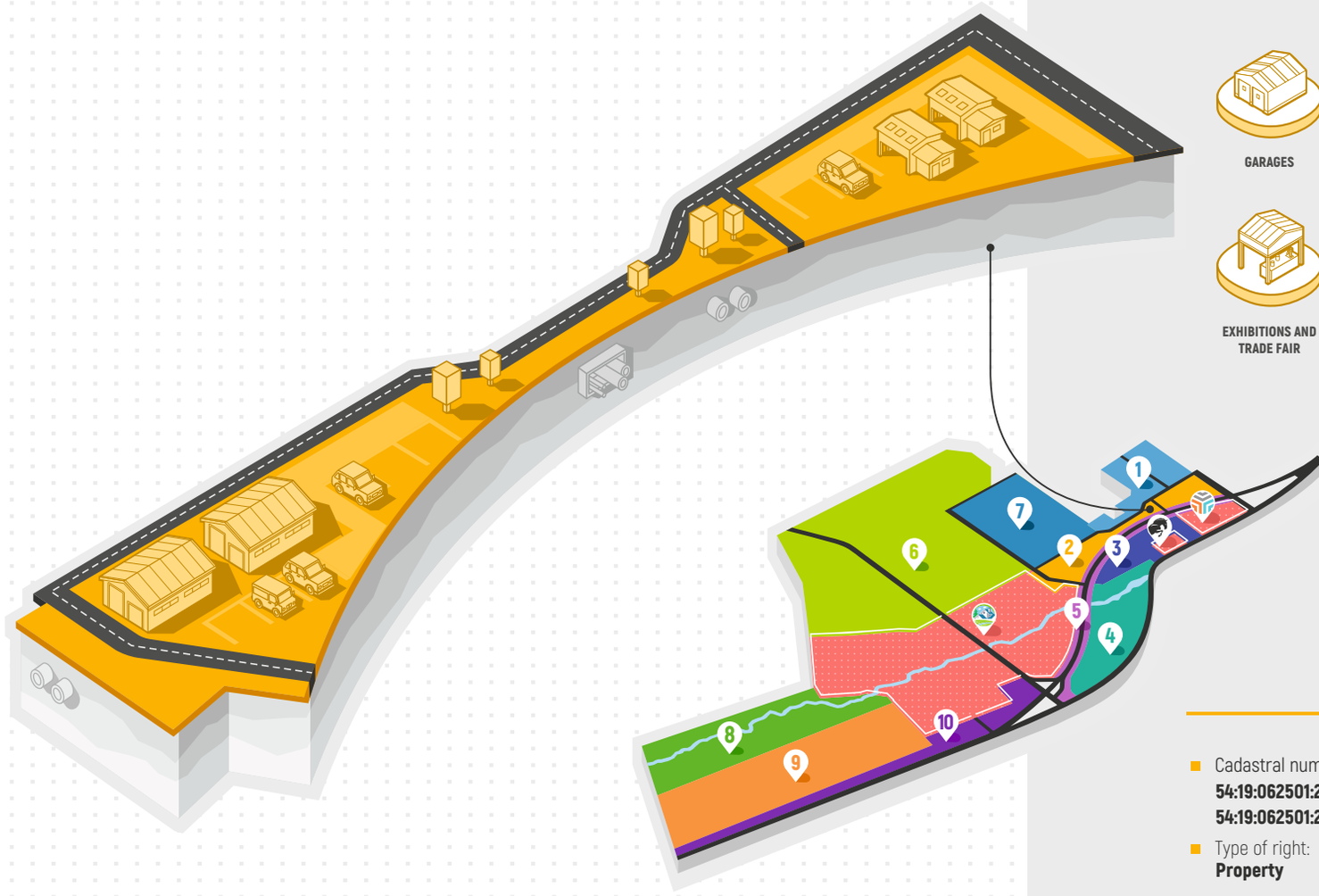
OBJECTS PERMITTED FOR CONSTRUCTION

- INDUSTRIAL BUILDINGS AND CONSTRUCTIONS I-V CLASS
- OFFICES
- SHOPS
- MOTOR TRANSPORT SERVICE
- PUBLIC CATERING

IT IS POSSIBLE TO CREATE INDUSTRIAL PARKS ON THIS TERRITORY WITH THE ATTRACTION OF FEDERAL BUDGET SUBSIDIES FOR THE CONSTRUCTIONOF ENGINEERING INFRASTRUCTURE IN ACCORDANCE WITH THE RESOLUTION OF THE GOVERNMENT OF RUSSIAN FEDERATION NO. 110 OF 11.02.2019.

- Cadastral numbers:
  54:19:062501:2361 54:19:062501:2365 54:19:062501:2410
- Type of right:
  Property
- Category:
  Industry land
- Main types of permitted use:
  Industrial production
- Conditionally authorized types of use:
  Warehouses, railway and motor transport objects

WAREHOUSES, LOGISTICS, SHOPS



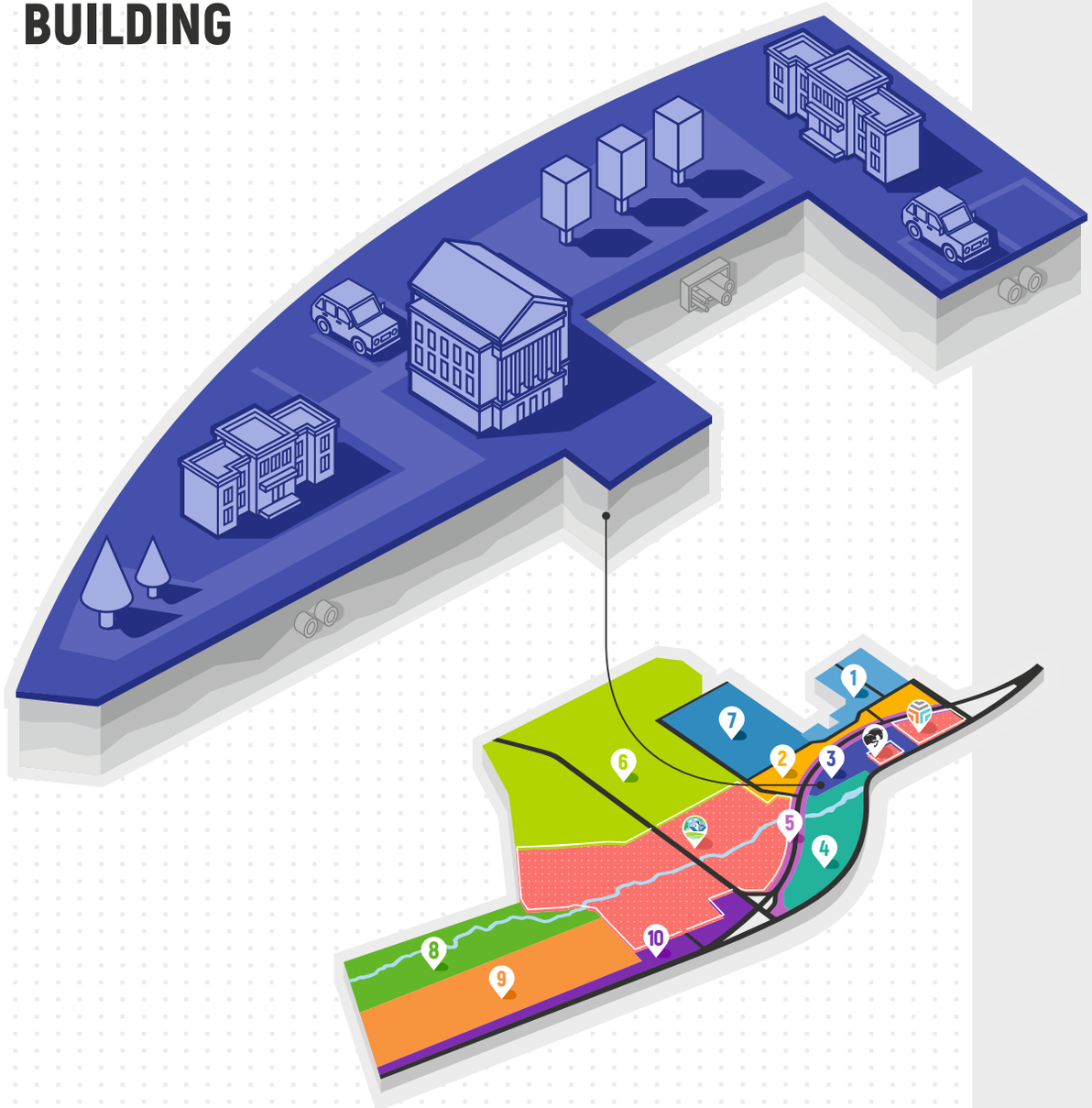
83 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION



- Cadastral numbers:
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  54:19:062501:2369 54:19:062501:2371
- Type of right:
  Property
- Category:
  Industry land
- Main types of permitted use:
  Warehouses, logistics, shops
- Provisionally authorized types of use:
  Railway and motor transport objects

PUBLIC AND BUSINESS BUILDING



66 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION

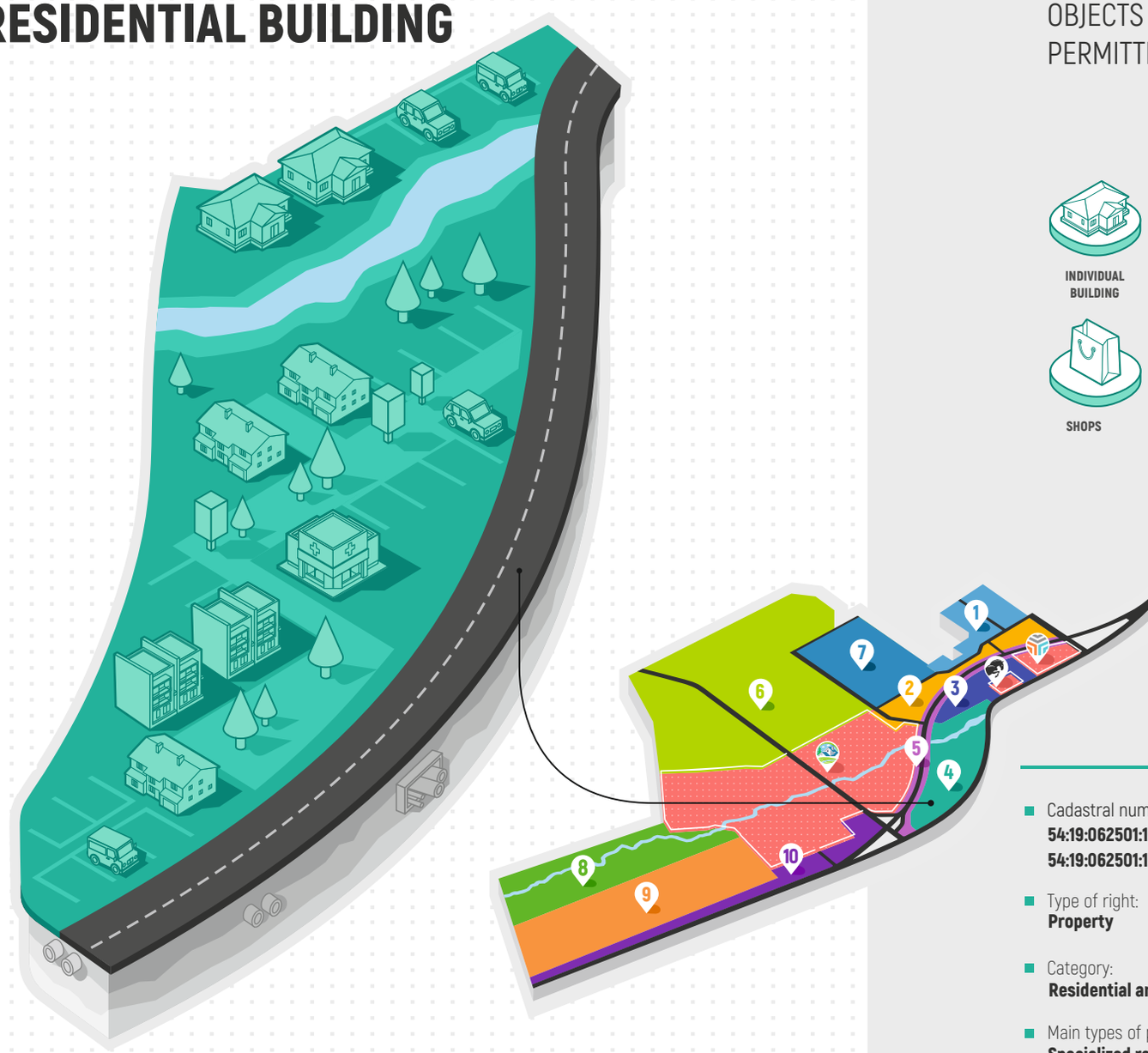
13

- SHOPPING CENTER OVER 5000 SQ. M
- SHOPS
- MARKETS AND TRADE FAIR
- GAS STATIONS
- SOCIAL SERVICE
- TEMPORARY RESIDENCE BUILDINGS
- CAR WASHES
- AUTO WORKSHOPS
- OFFICES
- STATE AND MUNICIPAL GOVERNMENT
- HOUSEHOLD SERVICE
- MEDICAL SERVICE
- LEISURE AND ENTERTAINMENTS
- LAW ENFORCEMENT
- PUBLIC CATERING
- GARAGES
- EDUCATIONAL INSTITUTIONS

- Cadastral numbers:
  54:19:062501:1897 54:19:062501:1898 54:19:062501:1899
  54:19:062501:1960 54:19:062501:1963
- Type of right:
  Property
- Category:
  Residential area
- Main types of permitted use:
  Public and business building
- Provisionally authorized types of use:
  Warehouses

3

RESIDENTIAL BUILDING



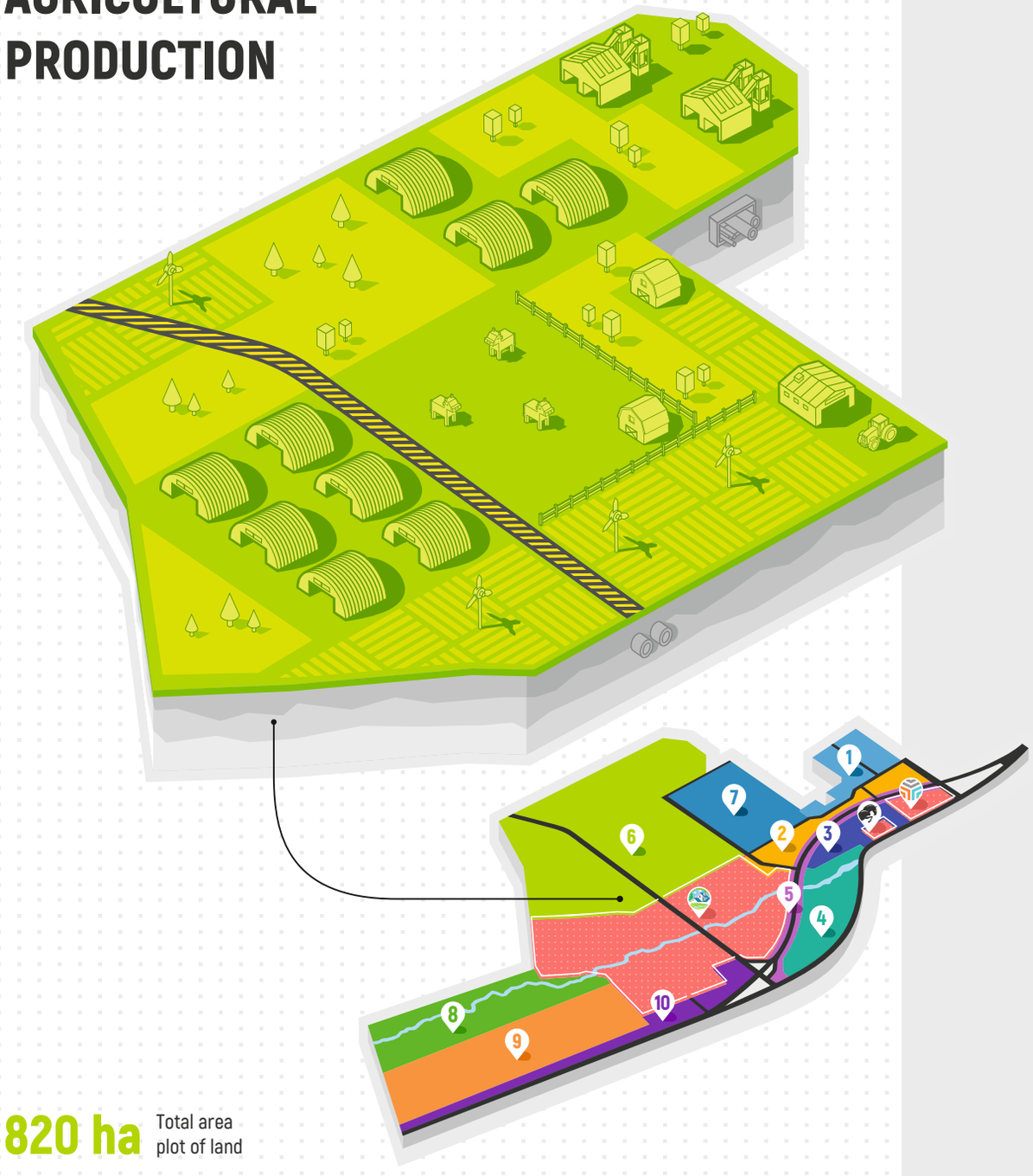
155 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION



- Cadastral numbers:
  54:19:062501:1885 54:19:062501:1889 54:19:062501:1891 54:19:062501:1892
  54:19:062501:1893 54:19:062501:1894 54:19:062501:1895 54:19:062501:1896
- Type of right:
  Property
- Category:
  Residential area
- Main types of permitted use:
  Specialized residential building (individual, traced house, apartment buildings no more than three floors)
- Provisionally authorized types of use:
  Residential development maintenance objects, business management objects, garages

AGRICULTURAL PRODUCTION



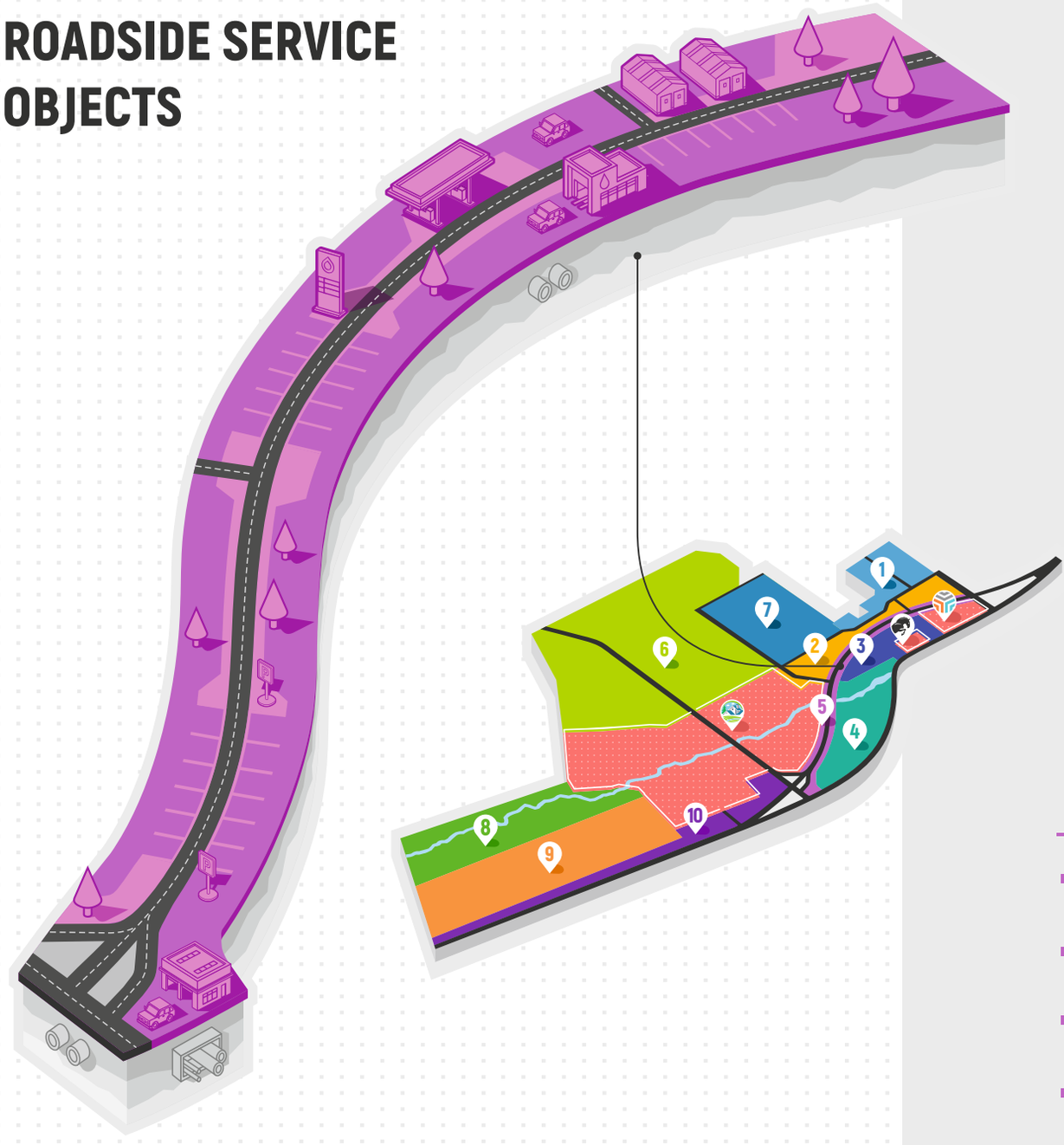
820 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION

- STORAGE AND PROCESSING OF AGRICULTURAL PRODUCTS
- GREENHOUSE
- REPAIR STATIONS AND GARAGES OF AGRICULTURAL MACHINERY
- CATTLE BREEDING
- GRAIN STORAGE
- POULTRY FARMING
- BEAST OR RORK FARMS
- FISH-FARMING
- GRASSLAND ANIMALS
- PERSONAL SUBSIDIARY PLOTS
- MOWING
- VEGETABLE STORAGE»
- AGRICULTURAL PRODUCTION
- NURSERIES OF PLANTS
- GROWING AGRICULTURAL CROP
- BEEKEEPING

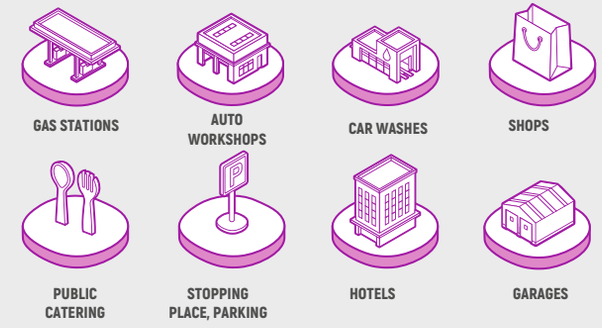
- Cadastral numbers:
  54:19:062501:1387 (часть), 54:19:062501:1906 (часть), 54:19:062501:2372.
- Type of right:
  Property
- Category:
  Agricultural land
- Main types of permitted use:
  Agricultural production
- Provisionally authorized types of use:
  Objects of automobile transport

ROADSIDE SERVICE OBJECTS



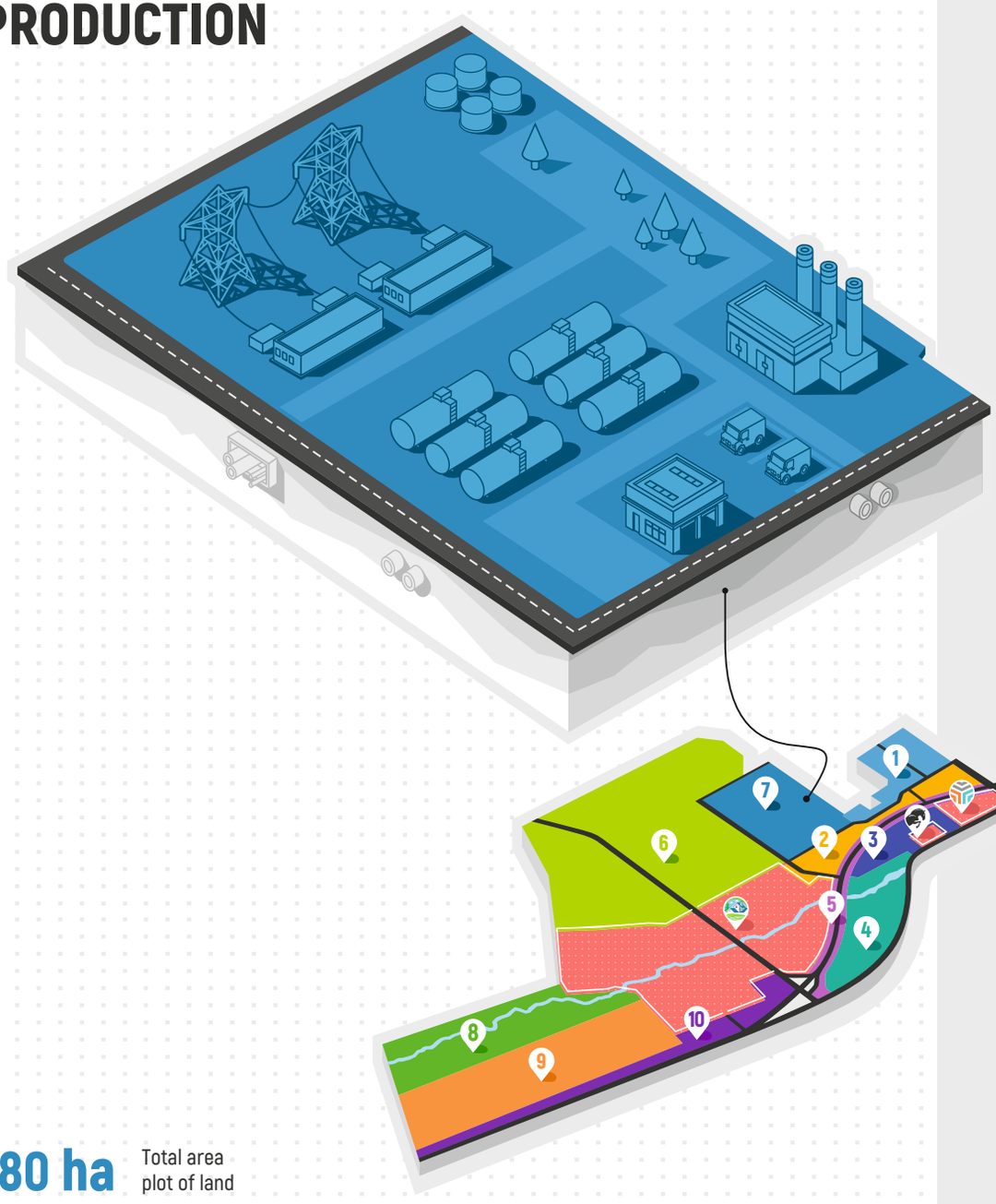
74 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION



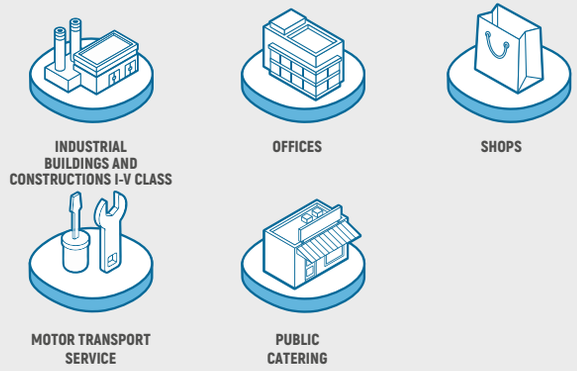
- Cadastral numbers:
  54:19:062501:1878 54:19:062501:1946 54:19:062501:2366
- Type of right:
  Property
- Category:
  Industry land
- Main types of permitted use:
  Roadside service objects
- Provisionally authorized types of use:
  Objects of railway transport

INDUSTRIAL PRODUCTION



180 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION



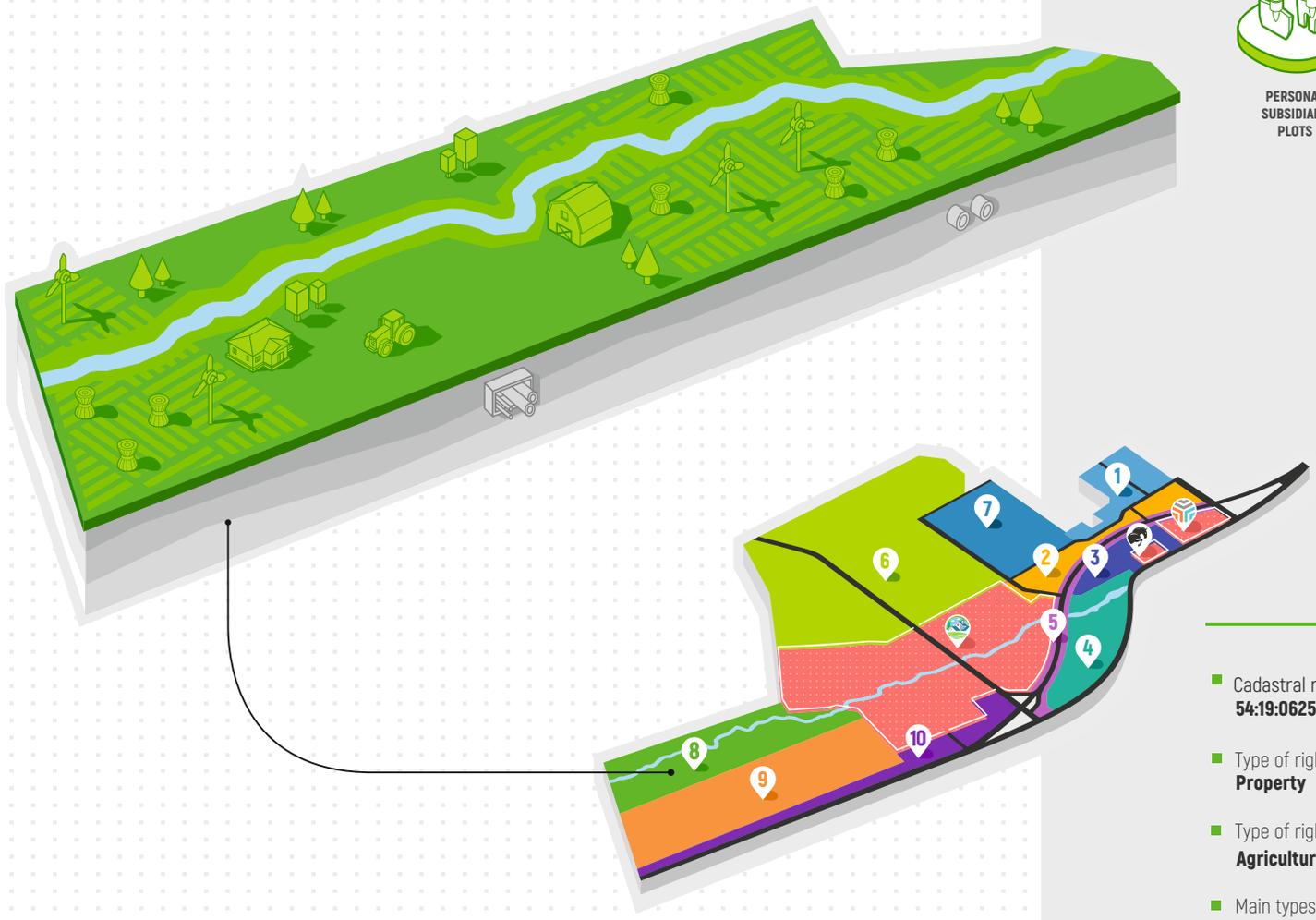
IT IS POSSIBLE TO CREATE INDUSTRIAL PARKS ON THIS TERRITORY WITH THE ATTRACTION OF FEDERAL BUDGET SUBSIDIES FOR THE CONSTRUCTIONOF ENGINEERING INFRASTRUCTURE I N ACCORDANCE WITH THE RESOLUTION OF THE GOVERNMENT OF RUSSIAN FEDERATION NO. 110 OF 11.02.2019.

- Cadastral numbers:
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- Type of right:
  Property
- Category:
  Industry land
- Main types of permitted use:
  Industrial production
- Provisionally authorized types of use:
  Warehouses, railway and motor transport objects

PERSONAL AND FARMING HASBANDRIES

OBJECTS
PERMITTED FOR CONSTRUCTION

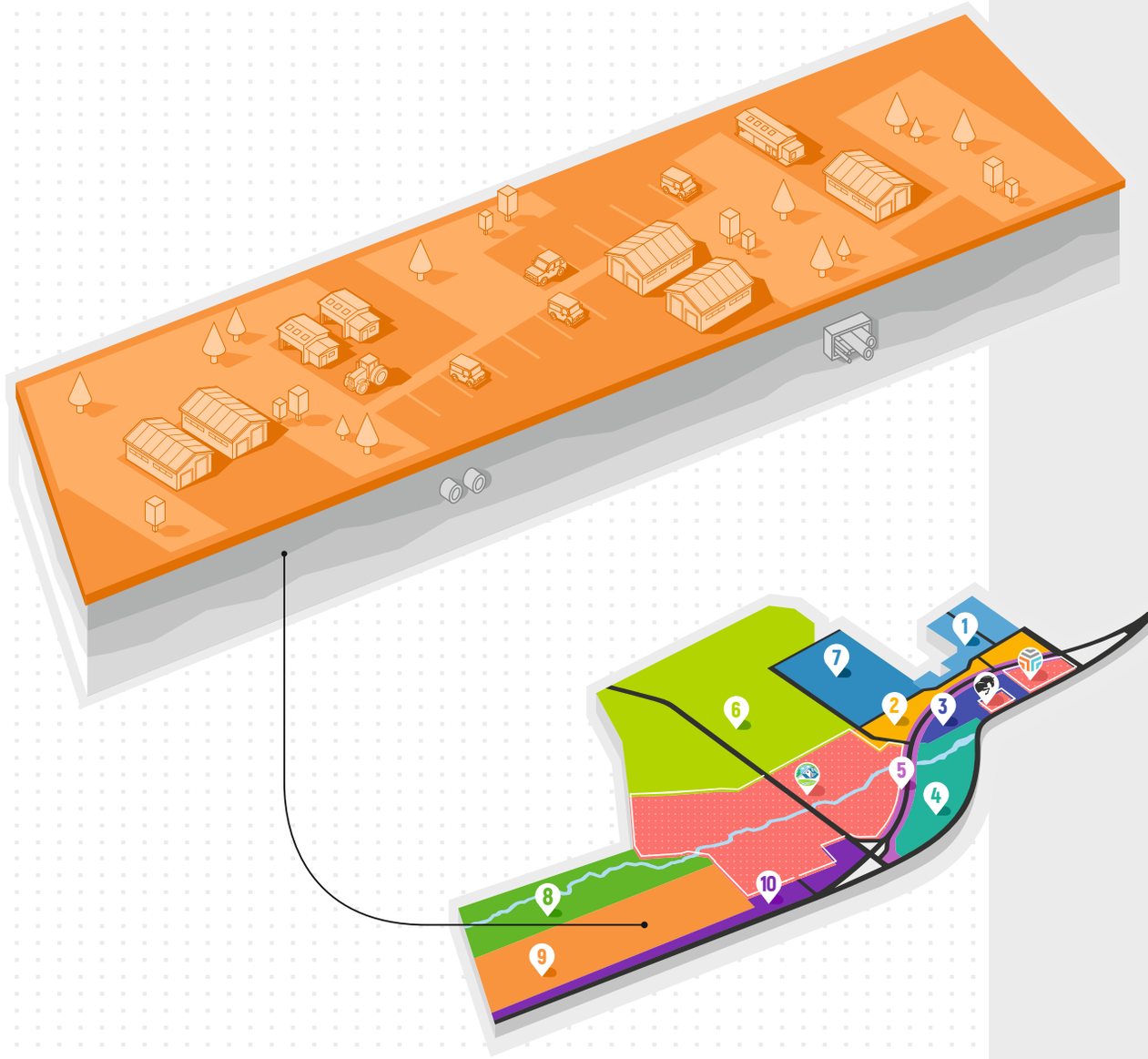




- Cadastral numbers:
  54:19:062501:1906 (часть)
- Type of right:
  Property
- Type of right:
  Agricultural land
- Main types of permitted use:
  Personal subsidiary plots, peasant-farm plots, homesteads
- Provisionally authorized types of use:
  Objects of automobile transport

290 ha Total area plot of land

WAREHOUSES, LOGISTICS, SHOPS



388 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION

- GARAGES
- AUTO WORKSHOPS
- MUNICIPAL AND HOUSEHOLD SERVICE
- SHOPS
- EXHIBITIONS AND TRADE FAIR
- CAR WASHES
- PUBLIC CATERING
- WAREHOUSES

- Cadastral numbers:
  54:19:062501:1903 (часть) 54:19:062501:1909 (часть)
- Type of right:
  Property
- Category:
  Industry land
- Main types of permitted use:
  Warehouses, logistics, shops
- Provisionally authorized types of use:
  Railway and motor transport objects

TRANSPORT INFRASTRUCTURE DEVELOPMENT

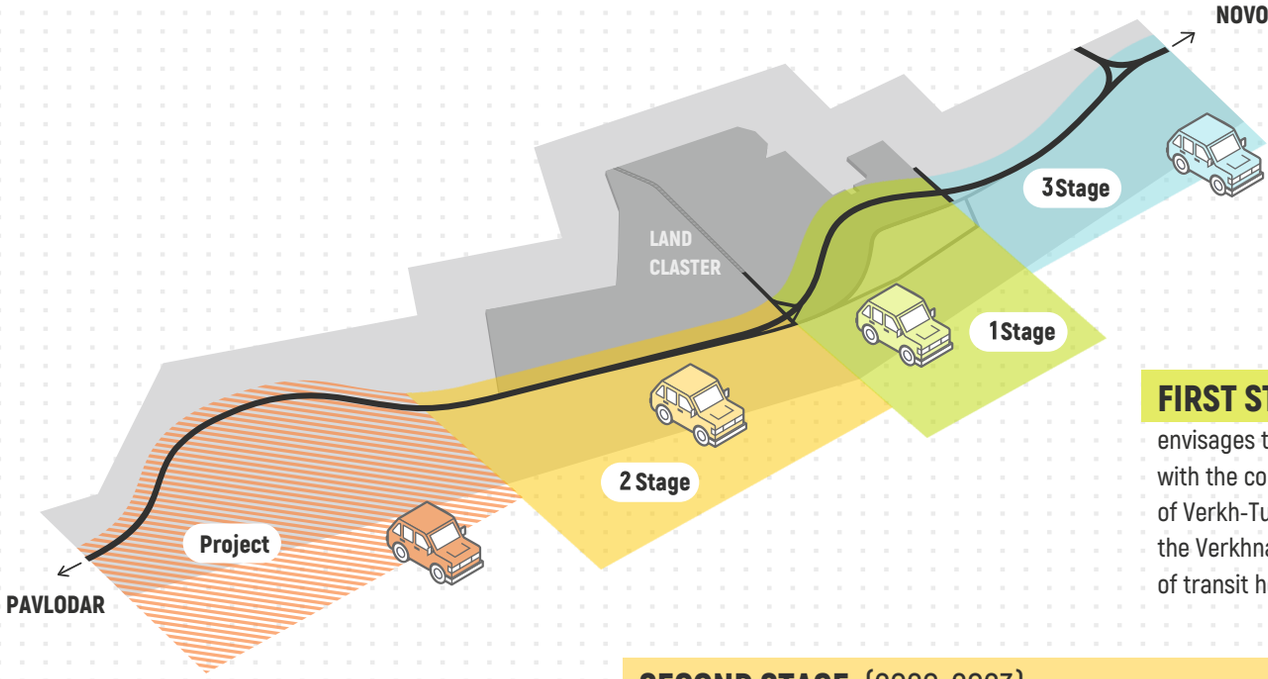
5 BILLION RUB

TOTAL AMOUNT OF
BUDGET INVESTMENTS
IN ROAD RECONSTRUCTION

TRANSPORT INFRASTRUCTURE DEVELOPMENT

Since 2017, the reconstruction of the regional road 50K-17p "Novosibirsk-Kochki-Pavlodar", which provides interstate transport links with the CIS countries (Kazakhstan, Uzbekistan, Kyrgyzstan, Tajikistan) is carried out.

The reconstruction project provides for the transfer of the road section with a total length of 17 km from Novosibirsk border to the Yarkovo village in the first technical category with an estimated speed of 120 km / h. Throughout this section, traffic will be organized along 4 lanes with two-level junctions.



THIRD STAGE (2023-2025 гг.)

construction of a road section from Novosibirsk border to the Verkh-Tula village with a two-level junction at the exit from Novosibirsk.

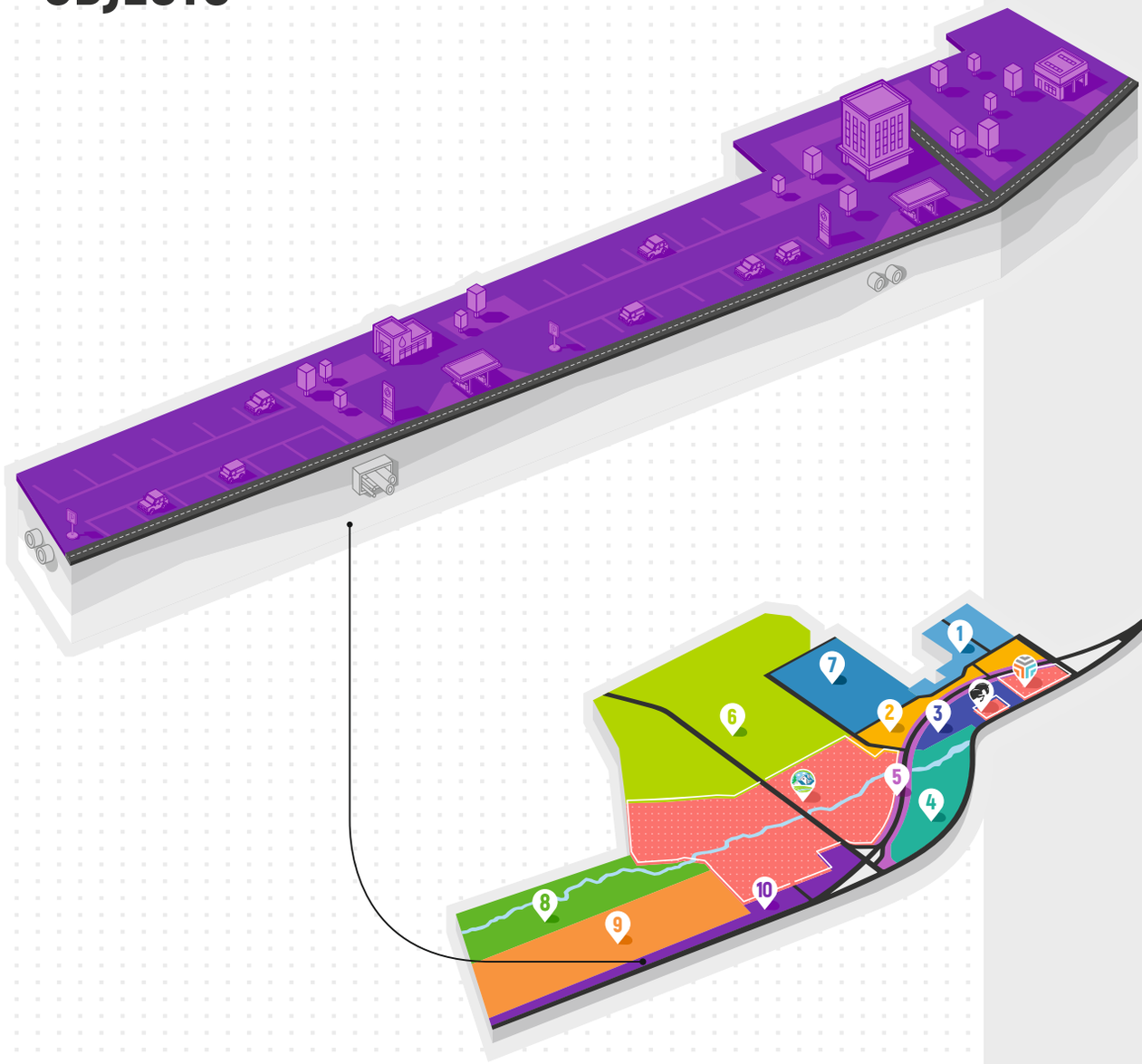
FIRST STAGE (2017-2020 гг.)

envisages the construction of a bypass of Verkh-Tula village with the construction of two-level junctions at the entrance and exit of Verkh-Tula village, the construction of a bridge over the Verkhnaya Tula river, as well as a platform for the layover of transit heavy trucks.

SECOND STAGE (2020-2023)

involves the construction of a road section from Verkh-Tula village to Yarkovo village

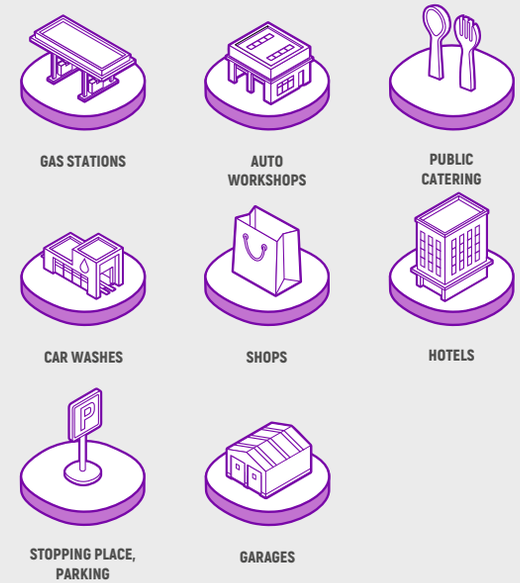
ROADSIDE SERVICE OBJECTS



120 ha Total area plot of land

OBJECTS PERMITTED FOR CONSTRUCTION

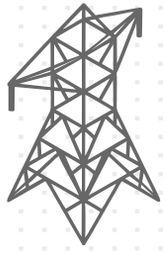
20



- Cadastral numbers:
  54:19:062501:1911 54:19:062501:1915 54:19:062501:1937 (часть) 54:19:062501:1939 54:19:062501:2390 54:19:062501:1903 (часть) 54:19:062501:1909 (часть)
- Type of right:
  Property
- Type of right:
  Agricultural land
- Main types of permitted use:
  Personal subsidiary plots, peasant-farm plots, homesteads
- Provisionally authorized types of use:
  Objects of automobile transport

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DEVELOPMENT OF ENGINEERING COMMUNICATIONS



ELECTRICITY SUPPLY

Existing 10 kV electricity transmission line from the Verkh-Tula transforming substation (35 kV).
Designing of 110 kV substation "Zaliv" with transformer capacity of 80 MVA and construction of 110 kV power transmission lines is in progress. Estimated construction time of the substation and electricity transmission line is 2020-2022.



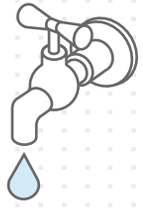
GAS SUPPLY

Specifications for a maximum hourly flow rate of 4046.1 cubic meters per hour (high pressure) is received.
Design of high pressure gas distribution network 8030 m long from own existing high pressure gas pipeline is in progress, cadastral number 54:19:060102:2784.
Commissioning of the first startup complex of the gas distribution network - 2020.
The final commissioning of the gas distribution network - 2021.



WATER DISPOSAL

Specifications of municipal unitary enterprise of Novosibirsk "Gorvodokanal" on discharge of sewage of 5 thousand cubic meters/day are received.
The main sewer collector is being designed in accordance with the received specifications with the connection point at Petukhova Street, Novosibirsk.
The deadline for commissioning the sewer collector - 2021.



WATER SUPPLY

The specifications of the Municipal Unitary Enterprise "Gorvodokanal" of Novosibirsk for connection to the centralized water supply system of Novosibirsk with the connection point at Petukhova Street with the maximum water consumption of 2500 cubic meters per day are received.
It is possible to construct local water intake structures

DEVELOPMENT SUPPORT AND SYNERGY EFFECT OF THE LAND CLUSTER

Novosibirsk Region Government

Verkh-Tulinsky's large-scale investment project for the integrated development of the territory of the Verkh-Tulinsky Village Council of Novosibirsk district of Novosibirsk region is one of the major investment projects accepted for implementation in accordance with the Strategy for the Socio-Economic Development of Novosibirsk region until 2030.

Investment Development Agency
Novosibirsk Region

Strategic Partner in the implementation of Verkh-Tulinsky's large-scale investment project for the integrated development of the territory of the Verkh-Tulinsky Village Council of Novosibirsk district of Novosibirsk region.

LEADER INVEST GROUP

Coordinates all works on complex development of the land cluster territory.



In connection with the active implementation of existing projects of the land cluster, the cost of proposed plots of land will increase.

LEADER INVEST
GROUP

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