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

**BENEFITS PROVIDED UNDER THE PDA TERMS:**

<table>
<thead>
<tr>
<th>TAX TYPE</th>
<th>INCENTIVE RATE</th>
<th>REGULAR RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROFIT TAX (FEDERAL PART)</td>
<td>0% (5 Y.)</td>
<td>3%</td>
</tr>
<tr>
<td>PROFIT TAX (REGIONAL PART)</td>
<td>2% (5 Y.)</td>
<td>17%</td>
</tr>
<tr>
<td></td>
<td>10% (6-10 Y.)</td>
<td></td>
</tr>
<tr>
<td>PROPERTY TAX</td>
<td>0%**</td>
<td>2.2%</td>
</tr>
<tr>
<td>LAND TAX</td>
<td>0%**</td>
<td>1.5%</td>
</tr>
<tr>
<td>SOCIAL TAXES*</td>
<td>7.6% (10 Y.)</td>
<td>30%</td>
</tr>
</tbody>
</table>

* FOR COMPANIES WHICH BECOME RESIDENTS OF PDA BEFORE 28/09/2019
** FULL OR PARTIAL EXEMPTION FROM TAXES
The park was founded on October 6, 2016 in the city of Togliatti, as an internal division of PJSC 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 m² 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 M² (INCLUDING VAT)

<table>
<thead>
<tr>
<th>TYPES OF AREAS</th>
<th>RATES*</th>
</tr>
</thead>
<tbody>
<tr>
<td>INDUSTRIAL</td>
<td>from 130 ₽</td>
</tr>
<tr>
<td>OFFICES</td>
<td>from 240 ₽**</td>
</tr>
<tr>
<td>WAREHOUSES (HEATED)</td>
<td>from 100 ₽</td>
</tr>
<tr>
<td>WAREHOUSE (NOT HEATED)</td>
<td>from 80 ₽</td>
</tr>
<tr>
<td>OUTDOOR AREA</td>
<td>from 60 ₽</td>
</tr>
</tbody>
</table>

*EXCLUDING UTILITY PAYMENTS  
**INCLUDING UTILITY PAYMENTS  
RENT INCREASE IN CASE OF INFLATION (NOT MORE THAN ONCE A YEAR)
<table>
<thead>
<tr>
<th>ENERGY CARRIER</th>
<th>UNIT OF MEASURE</th>
<th>COST*</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRICITY</td>
<td>kWt</td>
<td>3,4 ₽</td>
</tr>
<tr>
<td>HEAT ENERGY</td>
<td>Gcal</td>
<td>1 069 ₽</td>
</tr>
<tr>
<td>HEAT CARRIER</td>
<td>tn.</td>
<td>31 ₽</td>
</tr>
<tr>
<td>NATURAL GAS</td>
<td>thousand m³</td>
<td>6 888 ₽</td>
</tr>
<tr>
<td>OXYGEN</td>
<td>thousand m³</td>
<td>16 127 ₽</td>
</tr>
<tr>
<td>DRINKING WATER</td>
<td>m³</td>
<td>7,1 ₽</td>
</tr>
<tr>
<td>WASTE WATER</td>
<td>m³</td>
<td>10,4 ₽</td>
</tr>
<tr>
<td>COMPRESSED AIR</td>
<td>thousand m³</td>
<td>690 ₽</td>
</tr>
<tr>
<td>WASTE WATER (production)</td>
<td>m³</td>
<td>6,7 ₽</td>
</tr>
</tbody>
</table>

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

SBERBANK

HEIZKÖRPER

KWS engineering

METALLIST

фармальь

AGAT

TURNKEY TEST SYSTEMS
WE INVITE YOU FOR PARTNERSHIP

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

WELCOME TO AVTOVAZ INDUSTRIAL PARK!

YVES KARAKATSANIS
President and CEO of AVTOVAZ
WE WILL BE GLAD TO SEE YOU AS OUR RESIDENTS!

ALEXEY VOSTRIKOV
Director of AVTOVAZ Industrial park

PHONE: 8(8482) 64 55 55
MOB.: +7(967) 493 70 70
E-MAIL: Aleksey.Vostrikov@vaz.ru

VALENTINA EVDOKIMOVA
Resident Service
PHONE: 8(8482) 64 39 11
MOB.: +7 927 610 79 90
E-MAIL: industrial.park@vaz.ru

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

Legal address:
Russia, Togliatti, Yuzhnoye shosse, 36

THIS DOCUMENT IS NOT A PUBLIC OFFER