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

There are 37 active hydrocarbon deposits. Predicted resource volume in the South of the region is estimated at 1.8 billion tons.

Resources

- 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
- Significant reserves of mortar sand (442 million cubic meters), clay (397 million cubic meters)

WHAT IS THE TYUMEN REGION?

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.

Area
160,100 km²

Population
1.4 M People
(on July 1, 2015)

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.

Mineral water (25 thousand cubic meters per day)

Significant reserves of mortar sand (442 million cubic meters), clay (397 million cubic meters)
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 OCNSTRUCUTION”
Administrative support of investment projects

Availability of advanced research centers and high concentration of scientific clusters
The region has over 40 scientific research institutes
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.

The share of investment in fixed assets in the GRP is 28%.
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
- Aleksandrovoisky 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

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<td>Health and recreation resort Sosnovy Bor</td>
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The projects that are in process:

There are 11 transport infrastructure facilities including:

- Building of Eastern Bypass
- Road interchange Montasznikov – the railway
- Road interchange Stavropolskaya – Melnikaite
- Road interchange Respablki – 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.
Interesting facts about Tyumen

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 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.

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 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
"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.

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Industrial estate  Borovsky

Industrial estate Bogadinsky

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

**Stekloteh 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.
New large enterprises
(2006-2012)

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 beer 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.
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

Baked goods factory

Bread, bread and flour products, confectionery.

Opened on August 27th, 2013
Investment – 0.64 bln. rubles.
Number of jobs – 268

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

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

New large enterprises (2013-2014)
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

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.

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

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
New large enterprises (2013-2014)

**Antipinsky refinery plant**
- Production: paints, plasters, primers of brand BITEX.
- Capacity: 1,500 tons.
- Opened: May 30th, 2014
- Investment: 350 mln. rubles.
- Jobs: 17

**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: May 16th, 2014
- Investment: 720 mln. rubles.
- Jobs: 120

**BITEX**
- Production of paints, plasters, primers of brand BITEX.
- Capacity: 1,500 tons.
- Opened: May 30th, 2014
- Investment: 350 mln. rubles.
- Jobs: 17

**Mostootryad-36**
- It is a fabrication shop with capacity 8 thousand tons of production per year.
- Opened: August 1st, 2014
- Investment: 705-145 mln. rubles.
- Jobs: 70-120

**Ishim brewery**
- Opened: August 6th, 2014
- Investment: 89.7 mln. rubles.
- Jobs: 45

**Plant for production of Antipinsky III-stage complex**
- Opening: January 29th, 2014
- Investment: 5.3 bln. rubles.
- Jobs: 36
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

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

- **Hypermarket Absoliut**
  - Opened on December 6th, 2013
  - 110 Million

- **Gallery Voyage**
  - Opened on December 1th, 2013
  - 350 Million
Implementation of developer projects
(2013-2014)

- **Shopping center Kristall**
  - Opened on November 20th, 2014
  - Cost: 2100 Billion

- **Office and shopping center Pyotr Stolypin**
  - Opened on November 7th, 2014
  - Cost: 170 Billion

- **2-nd hypermarket Lenta**
  - Opened on March 31th, 2014
  - Cost: 280 Million

- **3-rd hypermarket Lenta**
  - Opened on December 24th, 2014
  - Cost: 300 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.
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.

**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, hirudotheerapist, 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**
- 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

**Tander**
- 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.

Opening in October 2015
Investment – 1.5 bln. rubles.
Number of jobs – 1,500

**Era-98**
- 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

**Fortis Pipe**
- 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
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
Projects that are under development in 2016

- Study of woodworking projects:
  - The Russian forest group (Uvat area)
  - Kronoshpan (Yalutorovskiy 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 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 abroad 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% compared 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**
The expanded polystyrene sheet production

**Market conditions**

- 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 of 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.

**Economic conditions**

- **Processing capacity:** Up to 5.000 ton of expandable polystyrene per year
- **Equipment required:**
  - Automated line, capacity up to 400.000 m3 per year.
  - Prefoaming device, oven, block mould, air lift.
- **Staff:**
  - 4 people (manufacturing only)
  - Employee salary: 40.000 rubles including insurance premium.

- **Estimated investment:** 116 mln rubles
- **OPEX:** 1.070 rubes 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

- 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
- 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.

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

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
**Investment in the creation of roadside service in southern part of the Tyumen region**

**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 café, 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

There are several tens of sites for the project in the field of roadside service in the municipal unites of the Tyumen region.
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.

• 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


• 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.