INVESTMENT OFFERS
in the industrial production and development of the logistics industry
on the territory of the Kurgan region

Kazakhstan

Kurgan region
The main agricultural machinery manufacturers are located outside the Ural Federal District.

Due to the agro-industrial complex development in the Kurgan region and significant state support for agricultural entities, the demand for new agricultural machinery and components is constantly growing in the region;

- The demand for tractors, dryers, silos, bunkers, seeders, plows, sprayers, cultivators, mowers, combs has been increased;
- The import content of these products in the Russian Federation is 60%.

The basic agricultural machinery availability in the Kurgan region

- Provision of land for rent without bidding in order to implement large-scale investment projects with the subsequent right of redemption;
- For the infrastructure creation — a target loan at 5% per annum for residents of the Priority Social and Economic Development Area (PSEDA). The amount is 5 to 1000 million rubles, the interest rate is 0% per annum (for loans up to 250 million rubles) and 5% per annum (for loans over 250 million rubles). The term is up to 15 years;
- Measures implementation for the construction and reconstruction of infrastructure facilities, required for the new investment projects "Development Fund for Single-Industry Towns" launch. The amount is not limited. 95% Monotown Development Fund, 5% Constituent Entity of the Russian Federation;
- The site infrastructure creation by the creation of an industrial estate. The amount is up to 500 million rubles (250 million rubles per year);
- Equipment leasing subsidizing is up to 50%, but not more than 50 million rubles;
- Concessional loans and leasing through the Monotowns Fund, Industrial Development Fund, Federal Corporation for the Development of Small and Medium Enterprises (SME Corporation), SME Bank, as well as subsidies to reimburse part of the cost of paying interest on loans.
INVESTMENT SITES

The large factories and city-forming enterprises presence in the Kurgan and nearby regions, potentially interested in inexpensive construction material (crumb can be used to create thermal insulation in industrial workshops, etc.)

- Highly profitable production.
- Valuable resource management initiative.
- The crumb is used today for covering roads, sidewalks and as an additional material.
- The rubber crumb is placed in outdoor gyms (volleyball, basketball courts, children's complexes) to make the area safe.
- This material is laid out on paths in the landscape design formation.
- The crumb is used today in construction, for the manufacture of roofing materials, palettes, etc.

ECONOMIC BACKGROUND

FOR THE RUBBER CRUMB AND TILES PRODUCTION

INVESTMENT OFFER

TAX BENEFITS FOR RESIDENTS OF THE ADVANCED SOCIAL AND ECONOMIC DEVELOPMENT TERRITORY

Dalmatovo, Kataysk, Vargashi

Raw materials for production:
- motor transport companies, bus and trolleybus fleets;
- landfills for household and industrial waste;
- tire repair services.

STATE SUPPORT

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**INVESTMENT OFFER**

**MOLDS PRODUCTION FOR PLASTIC AND ALUMINUM CASTING**

**EXPORT POTENTIAL TO NEIGHBORING COUNTRIES (GROWTH OVER 30% IN 2020)**

**INVESTMENT SITES**

Favorable location near Kazakhstan border

- Kataysk
- Dalmatovo
- Kurgan Industrial Park (Brownfield type park)
- Vargashi Industrial Park (Greenfield type park)

**MOLDS RANGE:**

- Molds for the household and household products manufacture, PET containers, electronics, sewer and water fittings manufacture, etc.

**MOLD ADVANTAGES:**

- they are able to withstand high-temperature production process under pressure and then quickly cool the plastic;
- the form is repeatedly used for large-scale production of plastic products;
- finished products are made completely identical, with exact dimensions.

**TAX BENEFITS FOR RESIDENTS OF THE ADVANCED SOCIAL AND ECONOMIC DEVELOPMENT TERRITORY**

- Dalmatovo, Kataysk, Vargashi

**STATE SUPPORT**

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Packaging production is a popular business area. No field of activity is complete without the packaging materials. Shops, cafes, supermarkets, industrial production — all require containers for products packaging, transportation and marketing. Given that these are consumables, there will always be a demand for services.

The packaging business is the production of one or more types of packaging with subsequent sale through wholesale and mass retailers.

TAX BENEFITS FOR RESIDENTS OF THE ADVANCED SOCIAL AND ECONOMIC DEVELOPMENT TERRITORY
Dalmatovo, Kataysk, Vargashi

Packaging types:
- Cardboard — multilayer and corrugated.
- Plastic — film and polyethylene bags.
- Blister containers
- Paper
- Metal packaging accessories

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Packaging types:
- Cardboard — multilayer and corrugated.
- Plastic — film and polyethylene bags.
- Blister containers
- Paper
- Metal packaging accessories
The electrified trans-Siberian railway, oil and gas pipelines pass through the territory, which will ensure unhindered access of products to almost any region of Russia and neighboring countries.

The average total iron content in the ores deposits ranges from 33.04 to 38.0%.

The reinforcement is in great demand today and is used in various fields. The reinforcement popularity lies in the relative simplicity and high speed of production, as well as quality characteristics. Highly profitable production. High strength and reliability, coupled with ease of use and installation, make this type of metal products indispensable in any construction. The reinforcement is an integral element of reinforced concrete structures.

The steel reinforcement is used in the installation of support elements and structures, the reinforcement of plaster layers, floor screeds, the arrangement of the road surface and sidewalk areas, during the installation of individual elements of complex mechanisms.

Experience in reinforcement construction

50 years 35%

Industrial enterprises of the region that are associated in cooperation with the reinforcement construction

20%

Innovative designs

No. 1

Four iron ore deposits have been identified in the Kurgan region:

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STATE SUPPORT

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ECONOMIC BACKGROUND

- border with the Republic of Kazakhstan;
- railway dead end;
- a wide range of transported goods.

Export:
- pharmaceutical products;
- rolled metal products;
- lumber;
- special equipment, special vehicles;
- fish, canned fish;
- agricultural products.

Import:
- food products;
- consumer goods products;
- agricultural products.
Proposal for organizing joint ventures within the project:

• Shut-off valves of the system of technological pipelines with a hydraulic drive (volumetric 3D models, technical characteristics, cost);

• quick-release connections of pressure lines (volumetric 3D models, technical characteristics, cost);

• centrifugal pump, analog of Mission Sandmaster 10x8x14 (volumetric 3D models, technical characteristics, cost);

• flowmeters of the suction and discharge sides (volumetric 3D models, technical characteristics, cost);

• radioisotopic density meters (volumetric 3D models, technical characteristics, cost);

• pumps for dosing liquid chemicals (volumetric 3D models, technical characteristics, cost);

• diesel engine with automatic gearbox with a capacity of 530-550 hp, analogue of Caterpillar C15 (3D models, technical characteristics, cost);

• high pressure plunger pumps, analogue of Weir SPM QWS 600S, TWS 2500SD volumetric 3D models, technical characteristics, cost).
INVESTMENT OFFERS for mining activities on the territory of the Kurgan region
FOR THE EXTRACTION OF CONSTRUCTION SANDS AND PRODUCTION ON THEIR BASIS

PRODUCTION OF CONCRETE AND BUILDING SOLUTIONS (Sands of Kosulinskoye-2, Chumlyakskoye-2 and the Northern section of the Karachelskoye fields)

PRODUCTION OF SILICATE BRICK, GAS CONCRETE, CELLULAR CONCRETE (Sands of the Prosveszkoye deposit)

INVESTMENT SITES

- Investment sites for production location

STATE SUPPORT

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INVESTMENT OFFER

FOR THE PRODUCTION OF CERAMIC BRICK

- More than 70 million cubic meters of clays concentrated in 52 deposits, suitable for the manufacture of ceramic bricks of various brands;
- Almost all deposits are located near asphalt roads;
- Availability of land plots near the fields prepared for the construction of a plant with electricity and gas supply.

INVESTMENT SITES

The territorial balance of the reserves of common minerals of the Kurgan region includes 52 deposits of brick-tile clays with total reserves of 69.7 million m³.

Fully or partially transferred for use 8 fields with reserves of 11,157 thousand m³, of which only 4 fields are currently being developed.

Clay processing products are facing and ordinary bricks of various brands, manufactured in two factories, and terracotta facing tiles, manufactured in one factory.

The unallocated subsoil fund contains fully or partially 46 deposits with reserves of brick-tile clays in the amount of 58,518 thousand m³.

STATE SUPPORT

- Provision of land for rent without bidding in order to implement large-scale investment projects with the subsequent right of redemption;
- Equipment leasing subsidizing is up to 50%, but not more than 50 million rubles;
- Concessional loans and leasing through the "Industrial Development Fund", "SME Corporation", "SME Bank", as well as subsidies to reimburse part of the cost of paying interest on loans.
The use of peat in various industries:

- chemical (production of phenol, paraffin, alcohol, wax, acetic acid)
- agricultural (fertilizer production)
- energy (production of fuel briquettes)

Peat reserves and resources of the Kurgan region amount to 49,387 thousand tons at 40% conditional moisture. They are concentrated in explored deposits and identified manifestations of peat. In addition to peat deposits, 179 peat occurrences are known in the region, which are not taken into account by the Territorial balance of peat reserves of the Kurgan region, but are included in the cadastral list, with total resources of 28,346 thousand tons.

Huge reserves of peat are concentrated in 75 deposits with high transport accessibility; today, there is not a single enterprise engaged in the extraction of peat in the territory of the Kurgan region.

INVESTMENT OFFER

- Huge reserves of peat are concentrated in 75 deposits with high transport accessibility;
- today, there is not a single enterprise engaged in the extraction of peat in the territory of the Kurgan region.

STATE SUPPORT

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INVESTMENT OFFER
FOR THE CONSTRUCTION OF AN EXPANDED CLAY GRAVEL PLANT

ECONOMIC BACKGROUND

- Availability of raw materials (unallocated deposits of expanded clay)
- Favorable location in relation to transport links - roads and railways.

2 options of the project implementation are possible:
- Opening a plant at finished production sites;
- Construction of a plant from scratch.

DEPOSIT OF EXPANDED CLAY RAW MATERIALS

Shadrinskoye tripoli powder deposit
description
The type of mineral is tripoli powder. The stocks of tripoli powder as of 01.01.2019 in categories A + B + C1 amount to 2246 thousand cubic meters. Tripoli are suitable for the production of expanded clay gravel aggregate for lightweight concrete grades 500, 600, 700.

Western section of the Kurganskoye-2 brick-expanded clay deposit
description
The type of mineral is expanded clay. Clay reserves in categories A + B + C1 are 1586 thousand cubic meters. Clays are recommended for the manufacture of frost-resistant expanded clay gravel 100, 600.

State Support

- Concessional lending from 0.1%;
- Comprehensive project support;
- Equipment leasing subsidies
- up to 50%, but not more than 50 million rubles;
- Provision of a land plot without the tender procedure.

Two deposits have been assessed as raw materials for the production of expanded clay gravel in the region: the Shadrinskoye tripoli powder deposit and the Kurgan-2 (Western site) expanded clay deposit. Deposits with total reserves of 3,832 thousand m³ are located in the unallocated subsoil fund.
**STATE SUPPORT**

- Concessional lending *from 0.1%*;
- Comprehensive project support;
- Provision of a land plot without bidding;
- Equipment leasing subsidies
- up to 50%, but not more than 50 million rubles.

**INVESTMENT SITE**

- Quartz sand deposit
- Potential site for plant location

**ECONOMIC BACKGROUND**

- The largest deposit of raw glass in the Kurgan region is the Podbornovskoe deposit of quartz sands;
- content in sands SiO2-87.33%, Al2O3-6.21%, Fe2O3-0.83%;
- today there is not a single enterprise producing glass containers on the territory of the Kurgan region

**DESCRIPTION OF THE DEPOSIT**

- The useful stratum of the deposit is represented by quartz fine-grained sands of the Kurtamish Formation of the Paleogene with an average thickness of 5.6 m.
- The area of the deposit within the approved reserves is 4.4 hectares, the reserves of sand in categories A + B + C1 are 313 thousand m3.
- Prospects for an increase in reserves are available to the south and east of the field.
- The sands are suitable for the production of a food semi-white, green bottle. The field is in the unallocated subsoil fund.
INVESTMENT OFFERS
for the development of the agro-industrial complex on the territory of the Kurgan region
The electrified trans-siberian railway, oil and gas pipelines pass through the territory, which will ensure unhindered access of products to almost any region of Russia and neighboring countries.

SALES MARKET ASSESSMENT

- In 2019, in the Kurgan region in agricultural organizations, milk production amounted to 29% of the volume in farms of all categories;
- In 2018, the import of milk and dairy products to the Kurgan region amounted to 48.5 thousand tons;
- In 2018, in the Urals Federal District, milk consumption per capita was 203 kg, in Russia - 229 kg, in the Kurgan region - 235 kg (the norm is 305 kg), the milk deficit in the Kurgan region - more than 16.3 thousand tons, the level of self-sufficiency in milk - less than 93%.

STATE SUPPORT

- Provision of a land plot without the tender procedure.
- It is possible to receive a grant of up to 5.0 million rubles within the activities of the support program for novice farmers, on the basis of 10% equity financing of target costs from the own funds of the peasant (farm) economy.
- Reimbursement of up to 50% of the cost of purchasing equipment for animal husbandry during the construction of a dairy farm for up to 400 head of cows but not more than 30 million rubles;
- Subsidizing up to 25% of the cost of building dairy complexes for 400+ cows;
- Reimbursement of up to 65% of costs incurred in connection with the purchase of young farm animals;
- Obtaining preferential short-term loans of up to 5% aimed at the development of the livestock industry in the following areas: the purchase of young farm animals, feed, veterinary drugs.
- Reimbursement of part of the costs per 1 kilogram of cow’s milk sold and (or) shipped for its own processing;
- Subsidies for technical re-equipment of production of agricultural producers within the priority sectors of animal husbandry of 40% for forage harvesting machinery and equipment, devices for farms
- Subsidizing for the purchase of non-pedigree livestock - 60% of the cost, when purchasing 20+ animals
- Subsidizing up to 25% of the cost of building dairy complexes for 400+ cows;
- Reimbursement of 65% of the cost of purchasing equipment for animal husbandry during the construction of a dairy farm for up to 400 head of cows but not more than 30 million rubles.

INVESTMENT OFFER

CONSTRUCTION OF A DAIRY COMMERCIAL COMPLEX
STATE SUPPORT

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- Subsidies for technical re-equipment of production of agricultural producers within the priority sectors of animal husbandry of 40% for forage harvesting machinery and equipment, devices for farms
- Subsidizing for the purchase of non-pedigree livestock - 60% of the cost, when purchasing 20+ animals

INVESTMENT OFFER

FOR CATTLE MEAT PRODUCTION

- Self-sufficiency in beef in the Kurgan region is 42%;
- The number of beef cattle is 18.3 thousand animals;
- Increase potential is up to 400 thousand animals;
- Farms are ready to supply 5.0 thousand animals for subsequent fattening, and 3.0 thousand animals of beef cattle for slaughter annually;

The electrified trans-siberian railway, oil and gas pipelines pass through the territory, which will ensure unhindered access of products to almost any region of Russia and neighboring countries.
INVESTMENT SITES

No. 1
5 land plots ranging from 11.8 to 18.5 hectares

No. 2
10 capital objects with a total area of 13.3 thousand m²

No. 3
18 capital objects with a total area of 12.2 thousand m²

ECONOMIC BACKGROUND

- Low self-sufficiency in poultry meat - 27%, lack of competition;
- The lack of production of hatching eggs;
- Continuous demand for hatching eggs, high profitability of the industry, year-round production.

STATE SUPPORT

- Concessional loans for the construction of poultry farms and the purchase of equipment for them from 0.1%;
- Provision of land for rent without bidding in order to implement large-scale investment projects with the subsequent right of redemption;
- Equipment leasing subsidies up to 50%, but not more than 50 million rubles.
ST A TE SUPPORT

FOR ORGANIZATION OF THE SHEEP FARM

O Obtaining preferential short-term loans up to 5% aimed at the development of the livestock industry in the following areas:
- the purchase of young farm animals, feed, veterinary drugs.
O It is possible to receive a grant of up to 5.0 million rubles within the activities of the support program for novice farmers, on the basis of 10% equity financing of target costs from the own funds of the peasant (farm) economy.
O On a competitive basis, peasant (farm) economies can receive a grant of up to 30.0 million rubles for the development of family livestock farms, on the basis of 40% equity financing of target costs from the own funds of the peasant (farm) economy.
O Obtaining easy loan up to 5 million rubles at a rate of 0.1%+ for 2 years for the construction of a livestock farm and the purchase of sheep;
O Obtaining a subsidy to reimburse part of the direct costs incurred for the creation of a sheep-breeding complex (farm) for meat production for at least 15 thousand livestock places for ewes (up to 20% of the actual cost of the object);
O Obtaining subsidies for reimbursement of part of the costs associated with the purchase of breeding young sheep (young ewes of 3 months and older). The amount of the subsidy per 1 kg of live weight is: 50% of the costs incurred in connection with the purchase of up to 100 animals, no more than 131 rubles; 65% of the costs incurred in connection with the purchase of more than 100 animals, no more than 165 rubles. When buying non-breeding animals, the subsidy will be 60% of the costs, not more than 108 rubles per 1 kilogram of live weight.

Unlike other livestock sectors, sheep breeding is less labor-intensive and capital-intensive sector.
Sheep use natural pastures and roughage better than other farm animals.
Sheep occupy the third place after pigs and rabbits in terms of fertility.
Sheep are not only meat, but also valuable wool, due to which it is possible to cover the country’s needs for raw materials.

INVESTMENT OFFER

FOR ORGANIZATION OF THE SHEEP FARM

STATE SUPPORT

- Pastures 2,554 ha
- Pastures 3,484 ha
- Pastures 9,000 ha
- Pastures 5,000 ha
- Pastures 996 ha
- Pastures 4,184 ha
- Pastures 300 ha

- Pastures

- Polovinskoe

- Belozerskoe

- Lebyazhye

- Pastures

5,000 ha

996 ha

2,554 ha

3,484 ha

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4,184 ha

300 ha

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300 ha
INVESTMENT OFFER

GREENHOUSE COMPLEX CONSTRUCTION

Consistent demand in the territory
Availability of wholesale vegetable bases, retail outlets

Consumer segment
Processing companies (restaurants, cafes), canneries

STATE SUPPORT

- Provision of land for rent without bidding in order to implement large-scale investment projects with the subsequent right of redemption;
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- Measures implementation for the construction and reconstruction of infrastructure facilities, required for the new investment projects "Development Fund for Single-Industry Towns" launch (up to 95% of the amount of expenses — funds of the Fund, at least 5% - funds of the municipality/subject of the Russian Federation);
- Subsidies to reimburse part of the cost of paying interest on loans;
- Concessional loans and leasing through the Monotowns Fund, Industrial Development Fund, Federal Corporation for the Development of Small and Medium Enterprises (SME Corporation), SME Bank, as well as subsidies to reimburse part of the cost of paying interest on loans;
- Equipment leasing subsidizing is up to 50%, but not more than 50 million rubles;

ECONOMIC BACKGROUND

- 195 hectares
- 53 hectares
- 37 hectares
- 1.5 hectares
- 1.5 hectares

Kataysk

185 hectares

37 hectares

1.5 hectares
Three options are offered:

**Option 1** - The processing of grain for bioethanol, additives to motor fuel.

**Option 2** - The production of glucose, fructose, and starch.

**Option 3** - The production of biopolymers.

**STATE SUPPORT**

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- Equipment leasing subsidizing is up to 50%, but not more than 50 million rubles;
- Reimbursement of costs for cultural events up to 70% of costs;
- Compensation of 20% of capital construction costs (subject to export of manufactured products);
- Concessional loans and leasing through the Monotowns Fund, Industrial Development Fund, Federal Corporation for the Development of Small and Medium Enterprises (SME Corporation), SME Bank, as well as subsidies to reimburse part of the cost of paying interest on loans.
INVESTMENT OFFERS
in the field of recreation and tourism development
on the territory of the Kurgan region
CHARACTERISTICS OF MEDVEZHYE LAKE

INVESTMENT OFFER

DEVELOPMENT OF A WELLNESS COMPLEX AT MEDVEZHYE LAKE

Natural health factors:

- unique sludge mud (mud solution salinity - 241.9 g/l, iron sulfide content - 180 mg per 100 g of sludge);
- lake brine (sulfate-chloride magnesium-sodium type with a mineralization of 156-360 g/l);
- mineral water "Medvezheye-11" (therapeutic table sodium chloride with a concentration of minerals 6.5 g/l).

Medicinal mud reserves are more than 14 million cubic m. and belong to the mineral silt sulfide type with a high heat capacity and low thermal conductivity.

Water surface mirror: 6,130 hectares
INVESTMENT OFFER

CONSTRUCTION OF A RECREATION BASE ON THE SHORE OF ACHIKUL LAKE

Land plot is in private ownership, 62.4 ha, category - agricultural land, the cost of the plot - 6 million rubles

Land plot is in private ownership, 17.8 ha, category - agricultural land, the cost of the plot - by agreement

Land plot is in municipal ownership, total area - 52.6 ha, category - lands of settlements

Achikul Lake is located 46 km from Kurgan

Water surface mirror: 1,200 hectares
CHARACTERISTICS OF GORKOE-UZKOVO LAKE

- The water of the lake is unique in composition - bicarbonate-sodium with a mineralization of 4-13 g/l, belongs to the category of therapeutic mineral waters of the "Essentuki" type.
- The lake produces sulphide sapropel mud, which has antibacterial, anti-inflammatory, absorbent properties.

INVESTMENT SITE

The lake is located in the Kurtamysh district - 80 km from Kurgan

Unique alkaline lake "Gorkoe-Uzkovo" is one of the 12 hydrological natural monuments of regional significance on the territory of the Kurgan region

- Water surface mirror: 603.1 hectares
- Land plot area: 130,975 sq. m
- Term of the lease agreement: 5 years
- Starting price of the annual rent: 86 thousand rubles.
INVESTMENT OFFER

DEVELOPMENT OF A WELLNESS COMPLEX AT SHAMELYA LAKE

Since ancient times, legends have called Shamelya Lake a place where wishes come true, a place where people come to restore health and attract good luck in their lives.

Land plot area of 18.6 hectares

- 24 plots with an area of 960 sq.m.;
- 1 plot with an area of 128,000 sq.m.;
- 1 plot with an area of 33,700 sq.m.

Mud structure:

- mud solution - 49.7%;
- crystal skeleton - 40.6%;
- colloidal complex 9.7%.

CHARACTERISTICS OF SHAMELYA LAKE

Natural health factors:

- the annual input of organic matter into the lake from the biomass of hydrobionts, including the crustacean Artemia Salina, reaches 5-7 thousand tons. The dying bodies of crustaceans have been being accumulated at the bottom of the lake for centuries and formed a thick layer of mud with medicinal properties;

- features of the mud in Shamelya Lake are not inferior to the mud lakes of the best resorts in Russia and the world; the lake can claim one of the first places among therapeutic muds located in the Ural Federal District;

- lake brine (mineralized water) is colorless, odorless. Mineralization - 80-200 g/l. It is characterized by an increased bromine content.
INVESTMENT OFFER

DEVELOPMENT OF A REHABILITATION CENTER AT THE PREMISES OF A HOTEL COMPLEX

<table>
<thead>
<tr>
<th>Object name</th>
<th>Area, sq. m</th>
<th>Cadastral number</th>
<th>Object features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main building of the foreign specialists settlement with landscaping</td>
<td>10057.8</td>
<td>45:23:020502:427</td>
<td>4 floors</td>
</tr>
<tr>
<td>Boiler building</td>
<td>315.5</td>
<td>45:23:011203:66</td>
<td>1 floor</td>
</tr>
<tr>
<td>Construction-telephone and radio communication lines</td>
<td>582</td>
<td>45:23:011203:66</td>
<td>Construction of communication lines, 582.000 in length.</td>
</tr>
<tr>
<td>Activated sludge plant</td>
<td>91.6</td>
<td>45:23:011203:75</td>
<td>2 floors</td>
</tr>
<tr>
<td>Local sewage treatment facilities</td>
<td>216</td>
<td>45:23:011201:450</td>
<td>2 floors (216 000 m)</td>
</tr>
<tr>
<td>Garage facility with checkpoint number 1</td>
<td>397.9</td>
<td>45:23:011203:61</td>
<td>1 floor (397.9 sq.m.)</td>
</tr>
</tbody>
</table>

Approximate real estate price is **108 540 797 rubles**

INVESTMENT SITE

land plot area of 5.2 hectares

Kurgan region, Shchuchansky district, Cumlyak village, 1A Kirova street

UNIT INFRASTRUCTURE

- 113 rooms complying with contemporary standards of hotel business, designed for 200 people;
- sauna;
- swimming pool;
- gym;
- billiards;
- function room;
- bar;
- convention hall;
- hairdresser;
- dining room is designed for 180 people.
DEVELOPMENT OF A WELLNESS COMPLEX AT THE PREMISES OF SOSNOVAYA ROSCHA HEALTH CENTER

INFRASTRUCTURE

- three residential buildings;
- dining facility, cafe;
- treatment building;
- library;
- sports grounds;
- steam bath and sauna;
- beauty parlor;
- equipped beach area (in summer);
- gym.

**Natural health factors:**

- medium mineralized, medium sulphide, high ash sapropelic mud with a mineralization of 30 g/l;
- the lake brine (of sulfate-chloride magnesium-sodium type with a mineralization of 18.35 g/l) is rich in microelements: bromine, iodine, boron, iron, potassium, calcium, chlorine;
- mud solution mineralization - 21 g/l.

**Approximate real estate price is 180 000 000 rubles**

**Health center area is 16 hectares**

The health center is designed to house **526 bed spaces.** All rooms have sets of necessary furniture, TVs, own bathrooms with shower.
The health center is designed to house **373 bed spaces**. The health center complex consists of three bedroom buildings, one of which houses an outpatient treatment facility. All rooms have sets of necessary furniture, TVs, own bathrooms with shower, fridge and AC system.

Approximate real estate price is **115 000 000 rubles**

Health center area is **15.9 hectares**

- **INFRASTRUCTURE**
  - three residential buildings;
  - dining facility;
  - gym (physical therapy);
  - community center;
  - outpatient hospital;
  - library;
  - steam bath and sauna;
  - barbecue area;
  - sports grounds;
  - beauty parlor;
  - function room.

**Natural health factors:**

- Healing microclimate of a pine forest (ionized, air saturated with oxygen and phytoncides);
- Lesniki mineral water (bicarbonate sodium chloride with mineral substances content of 2.4 - 4.2 g/l).

Lesniki health center is located 20 km south of Kurgan

The health center is surrounded by a park area equipped with recreation sites, open garden house, dance floor with outdoor stage

**INVESTMENT OFFER**

**DEVELOPMENT OF A WELLNESS COMPLEX AT THE PREMISES OF LESNIKI HEALTH CENTER**
INVESTMENT OFFER

DEVELOPMENT OF A HEALTH COMPLEX AT THE PREMISES OF KOSMOS CHILDREN'S HEALTH CENTER

The health center is located in the Ptichye village of the Shumikhinsky district of the Kurgan region on the banks of the Gorkoe medicinal lake.

The health properties of mud and brine are highly acclaimed by the Institute of Balneology, provide for a high therapeutic effect, especially of diseases of the musculoskeletal system and cerebral palsy.

INVESTMENT SITE

Land plot area of 2.3 hectares
Permitted use of the land plot: for medical and recreational purposes

Approximate real estate price is 5 000 000 rubles

Ptichye village is located 18 km from the city of Shumikha

- hospital facility building with an area of 626.5 sq. m (the repair of the corridor and doctors' rooms has been launched, the floors have been changed in the doctors' rooms, shower rooms, toilets, doctors' rooms have been partially repaired, heating system, doors, windows have been changed in the building);
- office building with an area of 48.9 sq. m (the building was repaired and converted into a small hospital, heating system, windows were changed, toilet and a washbasin were installed);
- kitchen building with an area of 61.3 sq. m (renovated);
- garage building with an area of 205.4 sq. m (the garage is equipped with inspection pits);
- a gatehouse building with an area of 13.9 sq. m;
- a boiler building with an area of 121 sq. m;
- a carpentry building with an area of 48.1 sq. m;
- a vegetable storage building with an area of 21.4 sq. m;
- a kiosk building with an area of 5.5 sq. m;
- an ice box building with an area of 9 sq. m;
- the territory of the health center is fenced with a metal fence;
- a modern children's playground is equipped in the hospital yard.

The health center is located in the Ptichye village of the Shumikhinsky district of the Kurgan region on the banks of the Gorkoe medicinal lake.
The Tamakulye ski center is to be located near the Tamakulye village, Kargapol district, 75 kilometers from the city of Kurgan.

Advantages of Kargapol district retreat:
- picturesque nature;
- focus on quiet family vacation;
- affordable pricing;
- numerous opportunities for related types of recreation;
- hunting and fishing (8 hunting grounds are located in the Kargapol district);
- favorable geography for local (domestic tourism) and guests of the region;
- regional motorway of a good quality.

Construction of a ski center requires a territory with a total area of 4 to 20 hectares to locate ski and tubing tracks with a total length of 2.5 km, as well as infrastructure facilities.

Height of a natural hill: about 200 meters;
Slope length: about 400 meters;
Service market capacity: 120,000-150,000 people/year (amount of target audience, provided that the service is consumed at least once per year).
The hotel complex is to be located near the village of Chimeyev, Belozersky district, 95 kilometers from the city of Kurgan, 150 kilometers from the city of Tyumen, 339 kilometers from Yekaterinburg.

**Market prerequisites:**

- The Holy Kazan Chimeyevsky Monastery has become one of the spiritual centers not only of the Trans-Urals, but also of the entire Urals and Western Siberia. Pilgrims come to the miraculous icon of the Kazan Mother of God not only from the Kurgan region, but also from Yekaterinburg, Chelyabinsk, Tyumen and other cities.
- Annual tourist flow growth is 5%.
- Absence of a developed hotel complex.
DEVELOPMENT OF THE CAMPING AREA AT THE SAVIN 1 ARCHAEOLOGICAL MONUMENT

INVESTMENT SITE

- Land plots are located in the Belozersky district - 70 km. from the city of Kurgan
- 2 land plots: 35 hectares, 17.6 hectares
- Owned by the municipality and non-delinanted ownership
- Utility lines availability: power supply connections

Prerequisites:

- Savin is one of the most well-known and significant archaeological sites in the Kurgan region. The open-air museum contributes to the development of event and cultural-historical tourism (holding of festivals, fairs, gatherings, forums)
- Absence of a camping area
- A vacant niche of domestic and inbound tourism, which will provide for creating a recognizable brand associated with an archaeological site
INVESTMENT SITE

A children's health camp is to be developed on the premises of the former Kransye Orylyata children's health camp in the Pogorelka village of the Shadrinsk district, 5 kilometers from the city of Shadrinsk.

Land plot
area is 4 hectares

land plot permitted use: for facilities of public and business significance
Access roads: crushed stone motorway

Approximate real estate price is 5 000 000 rubles

Advantages of Shadrinsk district retreat:

- vicinity of the Iset River (300-400 m.);
- picturesque nature, pleasant climate, mineral waters (not inferior in properties to the famous Caucasus mineral waters);
- sustainable effective demand of the people living in the neighboring regions;
- lack of quality services in this area;
- favorable geography for local (domestic tourism) and guests of the region;
- regional motorway of a good quality