

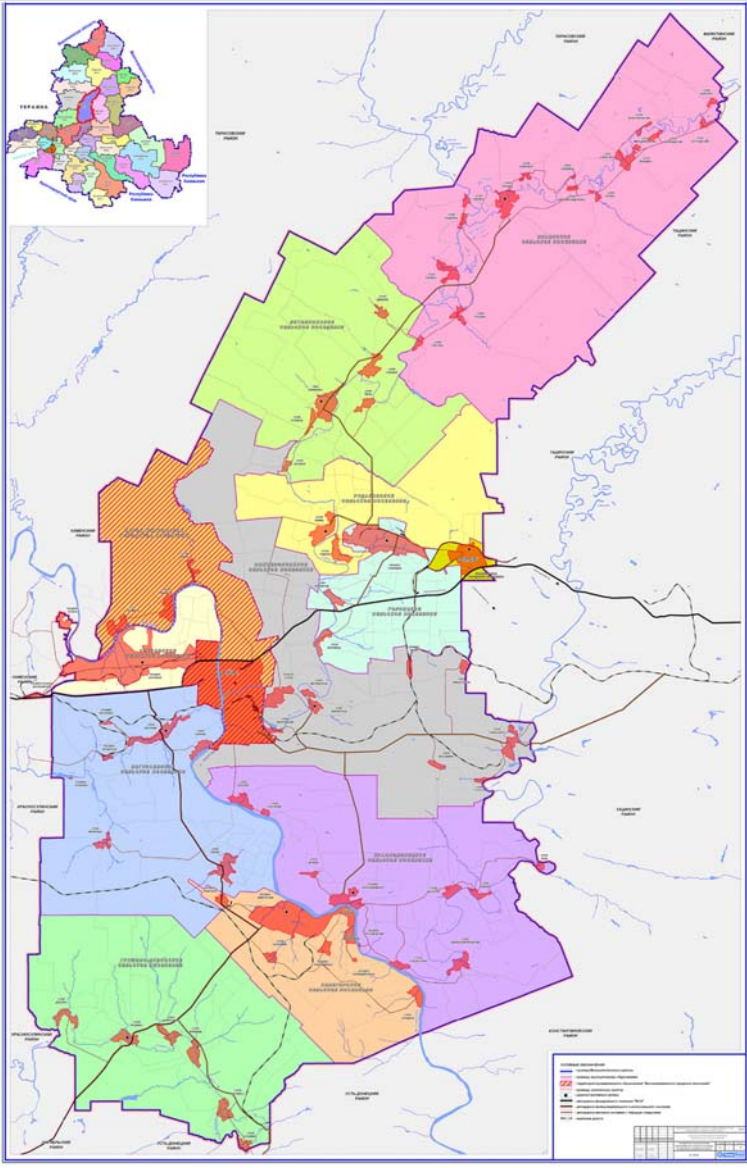


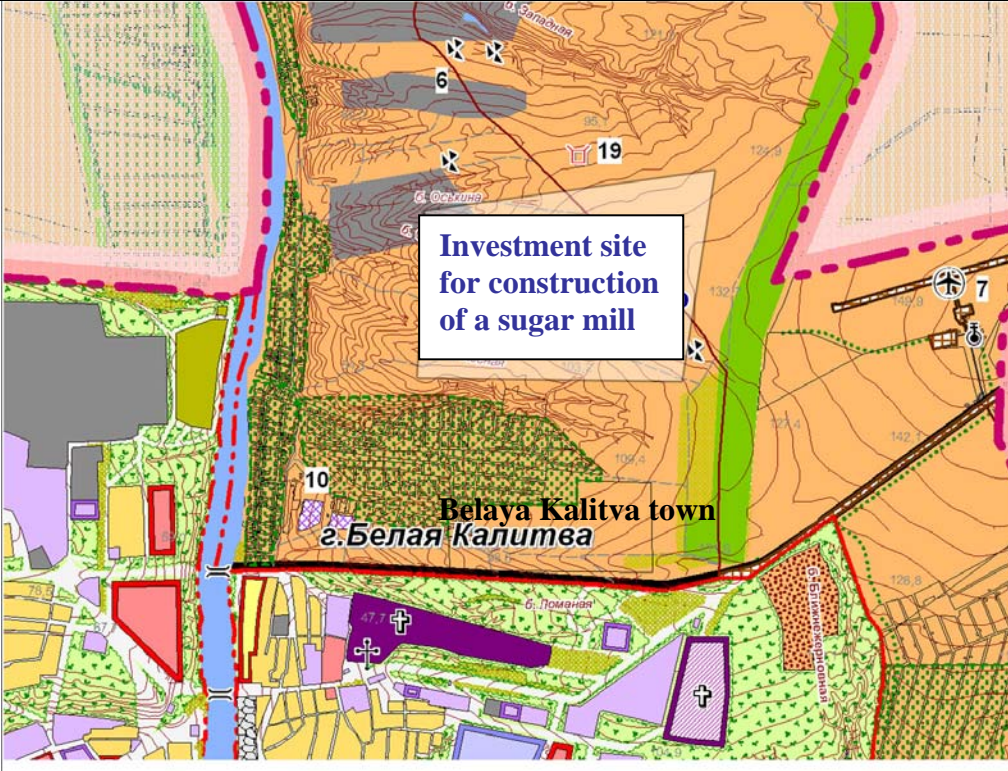
INVESTMENT SITE
PASSPORT
BELAYA KALITVA DISTRICT
ROSTOV REGION



Investment site passport

Belaya Kalitva district, Rostov region

Name of a site	Site for construction of sugar beet processing business
Address, location of a site (municipal unit, town, district)	Rostov region, Belaya Kalitva district, Belaya Kalitva town, Chernyshevskogo str. 8
Actual use	Agricultural lands, industry lands
Site plan (location within the boundaries of municipal unit)	<h3 style="text-align: center;">Belaya Kalitva district</h3>  <p>The map displays the Belaya Kalitva district with various land use zones. The zones are color-coded: pink (top right), green (top left and bottom left), yellow (center), orange (middle left), blue (bottom left), and purple (bottom right). A legend in the bottom right corner provides details for the different zones. An inset map in the top left corner shows the location of the district within the Rostov region.</p>

<p>Fragment of a general layout showing the site (in compliance with a general layout)</p>	
<p>Functional zone (in compliance with a general layout)</p>	<p>For agricultural industry</p>
<p>Territorial zone (in compliance with land use and development rules)</p>	<p>Agricultural lands, industry lands</p>
<p>Town-planning regulations (in compliance with land use and development rules)</p>	<p>No</p>

PHOTOMATERIAL

GROUND AREA FOR SUGAR MILL CONSTRUCTION

200 ha

FEDERAL HIGHWAY M-21

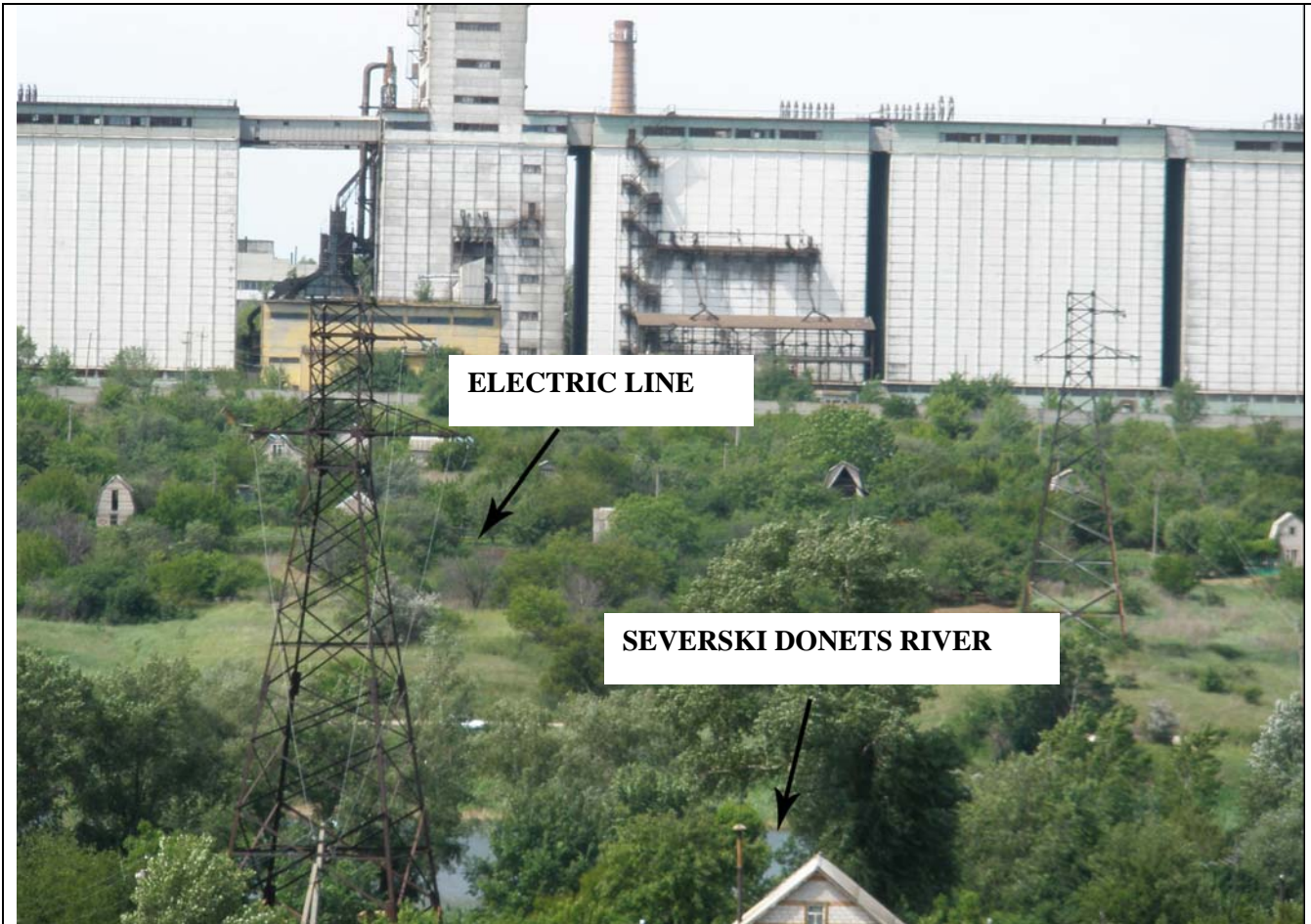


FEDERAL HIGHWAY M-21

HIGH-PRESSURE GAS PIPELINE

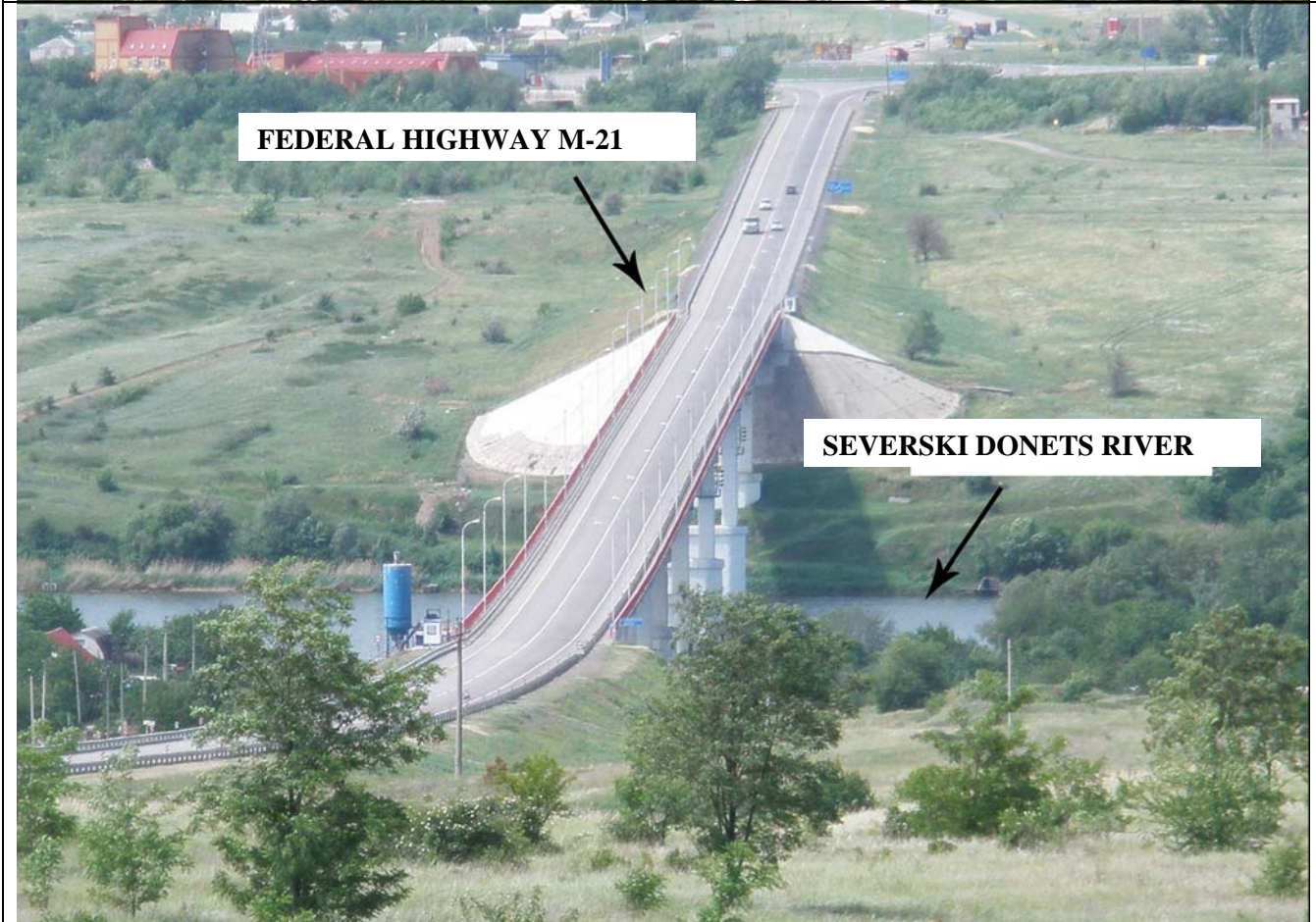


GROUND AREA FOR SUGAR MILL CONSTRUCTION



ELECTRIC LINE

SEVERSKI DONETS RIVER



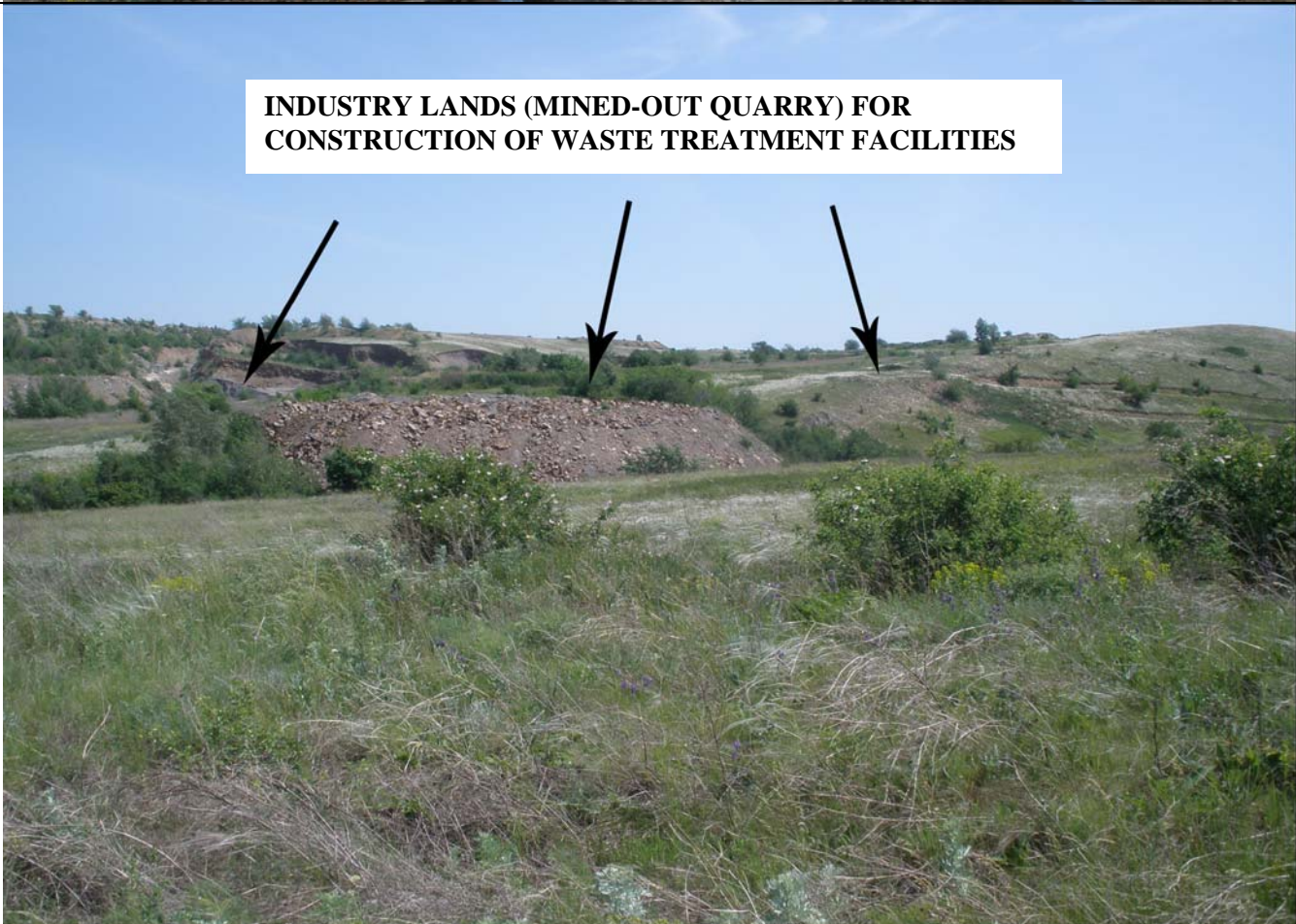
FEDERAL HIGHWAY M-21

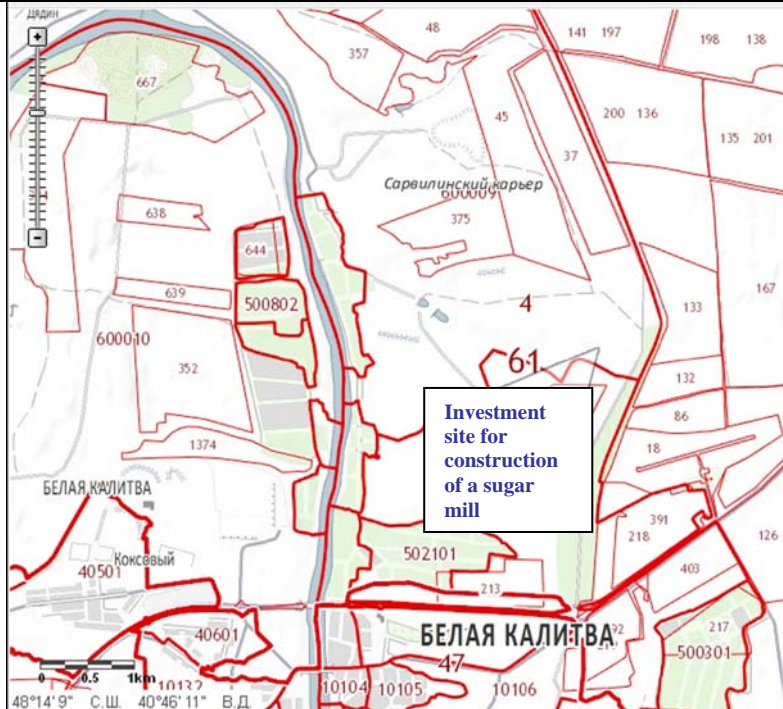
SEVERSKI DONETS RIVER

**BELAYA KALITVA station, SHIPPING POINT OF Co Ltd
“YUG-ZERNO PLUS”**



**INDUSTRY LANDS (MINED-OUT QUARRY) FOR
CONSTRUCTION OF WASTE TREATMENT FACILITIES**



Site use proposal	For sugar mill construction
Expected provision procedure	Lease followed by the official registration of ownership
THE MAIN INFORMATION ABOUT THE GROUND AREA	
Area (square kilometers or hectares)	200 ha
Cadastral number (if available)	Cadastral quarter 61:04:0600009 61:04:0600011
Cadastral layout plan (Information System Designed for City Planning or information from public cadastral maps)	 <p>The image is a cadastral map of Belaya Kalitva town. It shows various land parcels outlined in red, with cadastral numbers such as 667, 638, 639, 644, 500802, 600010, 352, 1374, 40501, 40601, 502101, 215, 47, 10104, 10105, 10106, 500301, 217, 403, 218, 391, 18, 86, 132, 133, 167, 135, 201, 200, 136, 37, 45, 375, 48, 141, 197, 198, 138. A specific parcel, 500802, is highlighted in green and labeled 'Investment site for construction of a sugar mill'. Other labels include 'Сарвилинский карьер' (Sarvilinskii quarry), 'БЕЛАЯ КАЛИТВА' (Belaya Kalitva), and 'Коксовый' (Coking). A scale bar shows 0, 0.5, and 1 km. Coordinates at the bottom are 48°14'9" С.Ш. 40°46'11" В.Д.</p>
Land category	Belaya Kalitva town, Lands of the former collective farm “Voskhod”
Type of use permitted	For farming industry

Information on availability of possessors of right, land owners	Belaya Kalitva town
Availability of public easements (no, yes), (if yes - brief description)	No
Information on availability of possessors of right, estate property owners	There is no estate property
Land issues requiring settlement when placing the land at disposal	No
The possibility of area re-formation (redistribution, allotment, parcelling)	Parcelling out of land from the land mass is possible according to the developer requirements
Nearby production facilities (industrial, agricultural, and other), distance from them (meters or kilometers)	At 700 meters' distance from the site there are industrial lands (mined-out quarry), at 1,5 kilometers' distance there is an airport, federal highway - 1 kilometer, lime factory - 3 kilometers
Distance to nearby residential buildings (meters or kilometers)	1000 m
Availability of fencing (yes, no)	No fencing

**POSSIBILITY TO CONNECT THE SITE TO ENGINEERING
AND TRANSPORTATION INFRASTRUCTURE**

Type of infrastructure	Unit of measure	Actually available resources on the site	Technical feasibility of connection
Gas	Cubic meters per day		Gas distribution substation High-pressure gas line - 3.0 km from the elevator of the “Yug Rusi” subsidiary
Water supply	Cubic meters per year		Construction of water wells on Seversky Donets river – 1 km
Electric energy	Kilowatt		Feasibility of production facilities connection to the power supply (capacity – 1,6 megawatt) 2 km from the high-voltage line 110 kW. Connection to the elevator of the “Yug Rusi” subsidiary
Heating	Gigacalories per hour		No
Steam	Bar		No
Sewage system	Cubic meters per year		Sewers are not available. Construction of local waste treatment facilities at industrial lands (mined-out quarry)

TRANSPORT INFRASTRUCTURE

Motor road	The site is located in 1 km from the federal highway M-21
Branch line	4,5 km to the shipping point of Co Ltd “UG-ZERNO PLUS”, Belaya Kalitva station
Port / Dock	170 km from the port in Rostov-on-Don