Industrial park
DEGA-Krasnodar
DEGA Development is engaged in the development of innovative industrial and business parks, which are characterized by a holistic approach and decentralized infrastructure and utility supply.

The main philosophy of the company is to set new standards in the industrial park development sphere in Russia through a concept based on sustainability, bringing economic and environmental aspects in line with each other and offer the customer a comprehensive service package that enables it to concentrate on its core business. Our philosophy that an investment in Russia has to be predictable, transparent, and cost efficient!
DEGA in figures

<table>
<thead>
<tr>
<th>Years of experience</th>
<th>Industrial parks across Russia</th>
<th>Renowned residents</th>
<th>Attracted direct investment</th>
<th>Jobs created</th>
<th>Build-up area</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>9</td>
<td>44</td>
<td>€ 1,6 bln</td>
<td>6500</td>
<td>500 000 m²</td>
</tr>
</tbody>
</table>
Our residents
Services
Development

- Development of stand-alone logistics, retail and industrial facilities
- Location studies
- Innovative surface design and development planning - greenfield / brownfield
Services
Power & heat solutions

- Planning and turnkey construction, procurement
- Build-Own -Operate (BOO) solutions
- Feasibility studies
- industrial capacity 2-70 MW (EPC)

In this segment, we work exclusively with the German power company E.ON SA
Services
Construction

Project realization stages (10-14 months)

I

Pre-project
Project
Permissions

II

General construction
Design & engineering

III

Installation

IV

Project management and supervision
Permissions and commissioning
**Services**

**Industrial parks**

**Concept**
- Strategic customer mix
- Integration of social, commercial and recreational objects
- Road access / transport infrastructure

**Decentralized infrastructure**
- Efficient CHP for power / heat
- Private well / water distribution system
- Own feces and rain water purification and sewerage
- Own networks (underground) and paved roads
- Operating company
- Round-the-clock security for the entire park

**Facility & Property Management**
- Catering
- Exterior and interior cleaning
- HR Services
- Rental of office and meeting rooms
Business Model

Our business model is developed to minimize major risks either for the operator or for the investor in Industrial park:

Development risks:
Experience of Dega Development provides the investor with all the necessary construction documents in time.

Business risks:
Our system of vertical and horizontal integration helps the operators to reduce logistics and waste utilization costs.

Political risks:
Industrial park construction by Dega is strongly supported by the government on regional and Federal level, and is included in subsidy program.
Industrial park
DEGA-Krasnodar
Location
General information about park

| Total area                  | 66,4 ha - 1st stage  
|                            | 264 ha – 2nd stage  
| Main focus                 | Logistics, manufacturing industry, agricultural engineering, medical industry, light industry, woodworking  
| Electricity supply         | 2 000  
| Gas supply                 | 60 MW  
| Number of jobs             | 2 500 m3/hour  
| Water supply               | 1 000 m3/day  
| Labor force access         | 600 000 people  
| Government support         | The Industrial Park is a participant of Federal (regional) target programs.  
| Web-site                   | http://parkkrasnodar.com  


Development Master plan

Industrial park
DEGA Krasnodar

Infrastructure facilities:
- Railroad
- Road
- Property boundaries
- Security Desk
- Water supply facility
- Sewerage system
- Power station
- Switchgear
- Rainfall discharge
- Management company
- Parking
- Electricity mains
- Water
- Gas

Future development zones:
- Processing industry
- Woodworking
- Medical industry
- Light industry
- Farm machine industry
- Logistics cluster

Regional connections:
- Moscow
- Rostov-on-Don
- Sochi
- Novorossiysk

Railway Station "Krasnodar-Sortirovochny"
Unique geographic location

- Krasnodar is one of the top ten strategic transport hubs in Russia. Here are highways of federal importance, 5 directions of railways. In the east, there is an international airport, in the south - a river cargo port. The residents of the park have a direct access to the foreign trade routes of Europe, the Mediterranean, the Middle East and Central Asia.

Resources

- Affluence and variety of natural resources
- Low electricity rates
- Cheap and high-qualified work force
- Budget-friendly land plots with utilities
Location

Benefits

Market

- Consumer market capacity – 5 450 000 people
- A huge transport and logistics hub is located in this region, which provides the residents of the industrial park Dega-Krasnodar with the access to the markets of Europe, the Mediterranean, the Middle East and Central Asia.

Enterprise businesses as the prospective clients


Goods and services needed: raw materials, additional logistics capabilities, stocks

Production may be used: in different industries
Enterprise businesses as the prospective clients

**Wood processing** (ZAO «labinskiy derevoobrabatyvayushchij kombinat», woodworking plant DOK Progress, AO PDK «Apsheronsk» etc)

**Goods and services needed**: additional logistical capabilities, stocks

**Production may be used**: in furniture industry

**Food manufacturers** (dairy company «Kaloriya», Korenovskij concentrated milk factory, «Agrokompleks», Sochinskij Myasokombinat etc.)

**Goods and services needed**: packaging, additional logistics capabilities, stocks
Clusters of Industrial park

Logistics

The park is surrounded by railway tracks and is located in 900 meters from the cargo-and-passenger station "Krasnodar - Sortirovochny".

The existing seaports of the Krasnodar Territory and the new seaport in Taman provide the residents with direct access to the foreign trade routes of Europe, the Mediterranean, the Middle East and Central Asia.

Planned for allocation:
• Transportation and logistics center
• Temporary storage warehouses
Clusters of Industrial park

Manufacturing industry

Within the framework of import substitution policy, manufacturing industry of the region continues to develop actively and the residents of industrial park DEGA-Krasnodar could supply their production both on domestic and foreign markets.

Planned for allocation:
• Manufacturing of dry concrete mixes
• Manufacturing of processing of non-material wastes and scraps
• Manufacturing of rubber and plastic products
• Manufacturing of glassware
Clusters of Industrial park

Agricultural engineering

The agrarian and industrial complex of the Krasnodar is considered to be the largest producer and supplier of agricultural products in Russia.

Planned for allocation:
• Manufacturing of soil-cultivating machinery
• Manufacturing of spare parts and components for agricultural machinery
• Manufacturing of agricultural machinery and equipment for Agro-industrial complex
Clusters of Industrial park

Pharmaceutical industry

There is an active process of modernization and creation of new pharmaceutical productions throughout Russia. The development of the medical industry is attributed to one of the key points of the region's economic growth.

Planned for allocation:
• Manufacturing of medical apparatuses
• Manufacturing of medical gloves
• Manufacturing of packing
• Manufacturing of surgical boots
Clusters of Industrial park

Light Industry

The light industry is a priority direction of Krasnodar's economic development. By 2020, the volume of shipped goods of its own production is planned to increase in 2 times.

Planned for allocation:
• Manufacturing of ceramics
• Weaving factory
• Footwear manufacturing
Clusters of Industrial park

Woodworking industry

The Krasnodar wood industry relies on the rich natural potential of the region and occupies an important place in its economy. In the industrial park DEGA-Krasnodar, the residents of wood processing cluster will be able to meet the growing demand in the wood and wood products market.

Planned for allocation:

- Furniture production
- Woodworking enterprises
- Packing manufacturing