



REAL PROPERTY FOR SALE

incomplete construction



Kolskiy Ave. 71, Murmansk



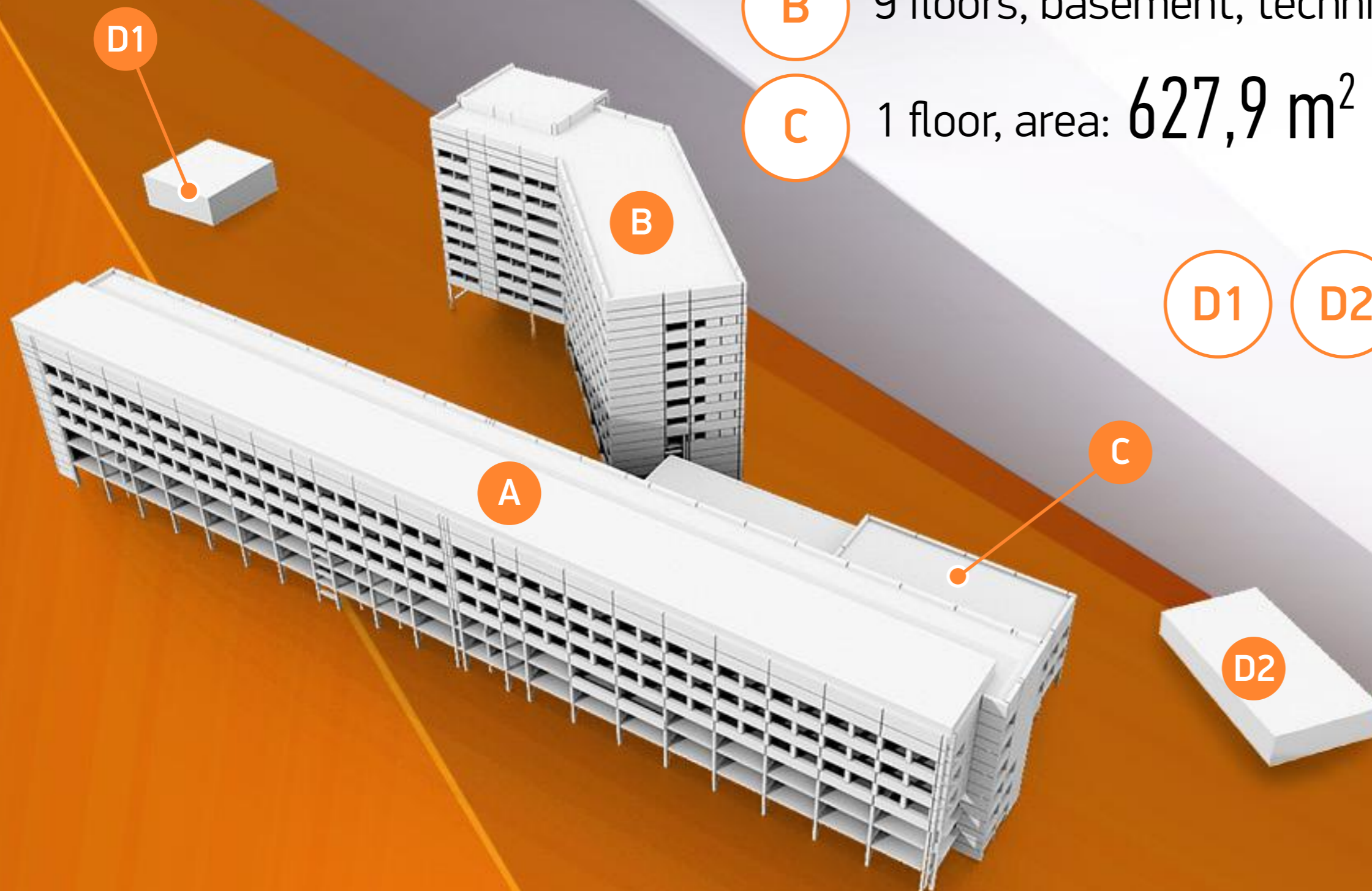
DESCRIPTION

Buildings have a total area of: **25 493,2 m²**

Including:

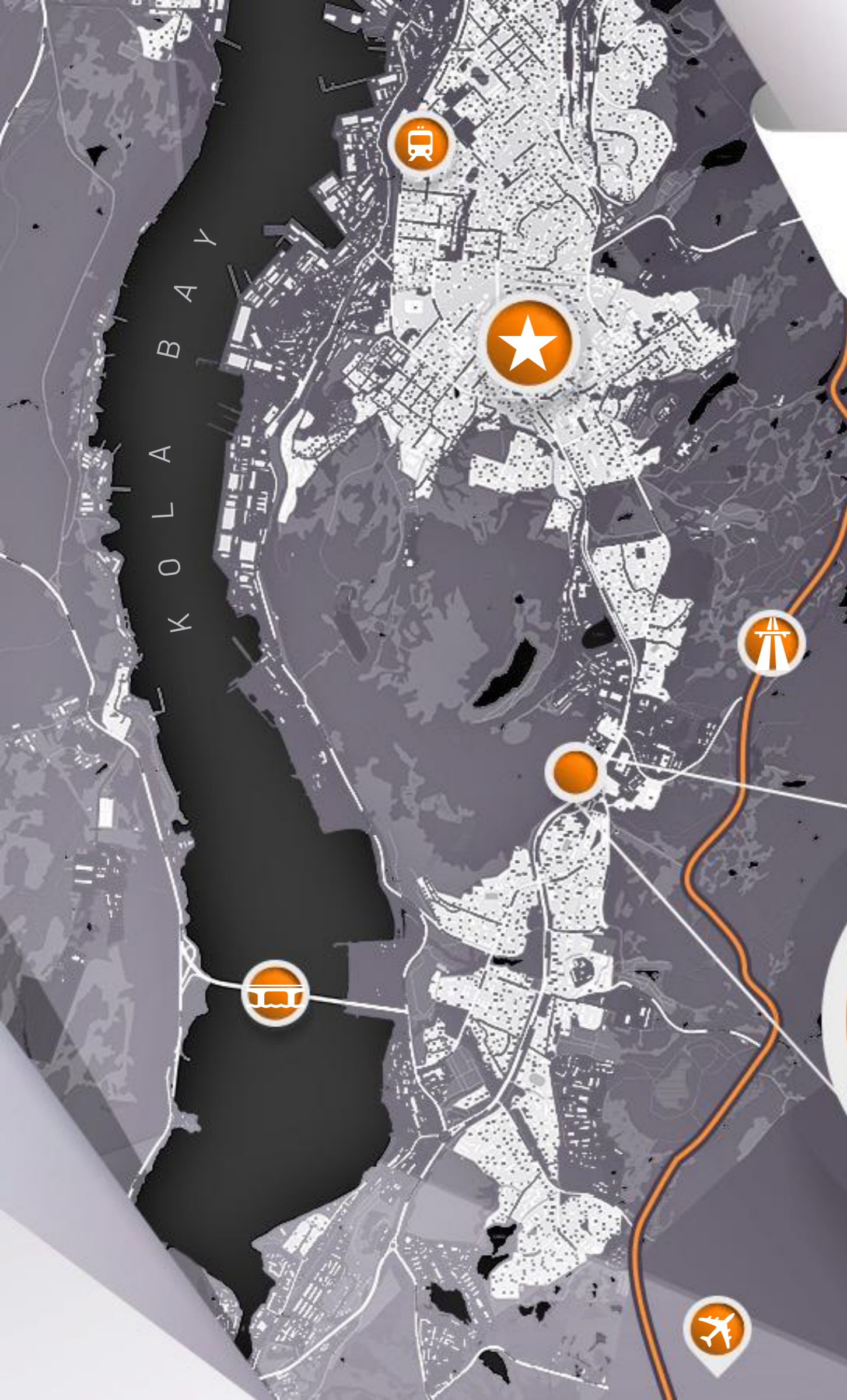
- A** 5 floors, semi-basement, technical floor, area: **14 509,8 m²**
- B** 9 floors, basement, technical floor, area: **10 355,5 m²**
- C** 1 floor, area: **627,9 m²**

D1 **D2** The buildings of bomb shelter and power substation are also part of the property for sale.



Cadastral number:
51:20:0001319:3





Address:
Kolskiy Ave. 71, Murmansk



City centre: 4 km



Railway station: 6 km



Airport: 23 km



Bypass motorway: 2 km



The Kola Bridge: 3 km



Kolskiy Ave. 71





LOCATION

Real property is located in the business district of Murmansk with well-developed infrastructure and excellent transport accessibility.

Large car dealerships and shopping malls are located within walking distance.





LAND

Land plot, cadastral number 51:20:0001319:3, with an area of 33 742 m², is located in Pervomaiskiy district of Murmansk. The land plot is leased by OOO IBC Murman for 49 years. The land plot is owned by the Russian Federation. Beneficial terms of the lease.



MURMANSK REGION

Murmansk Region shares borders with Norway and Finland in the west, and with the Republic of Karelia in the south.

Almost all territory of the region is located above the Arctic Circle.

The region is part of the North-Western Federal Okrug of the Russian Federation and is a member of the Barents Euro-Arctic Region.



Murmansk Region is the most urbanized region of the Russian Federation and has a high industrial potential.



The region stretches from north to south for over 400 km



And from west to east for over 500 km

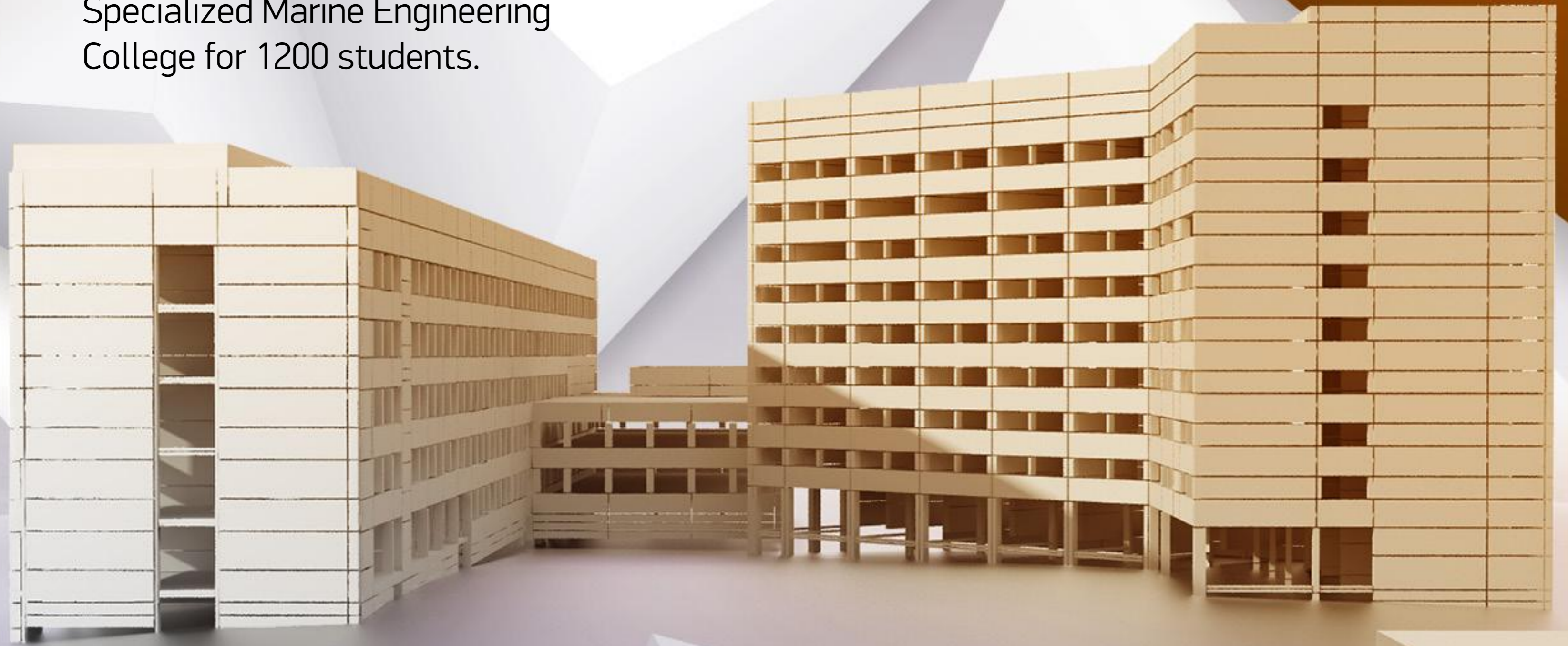


Area:
144 900 km²



Population:
771 thousand people

The original plan provided for construction of the Secondary Specialized Marine Engineering College for 1200 students.



1985 – CONSTRUCTION STARTED



1991 – CONSTRUCTION SUSPENDED

In 2008 the new owners of the real property developed a programme for construction of a business, exhibition and hotel centre International Business Centre Murman.



SEVERAL ALTERNATIVES
OF THE CONSTRUCTION
COMPLETION WERE
DEVELOPED



PROJECT 1

Completion
of the construction
based on the existing
structures.





PROJECT 2

Demolition of the existing buildings and erection of new structures.



EXPERT REVIEW

To complete construction using the existing structures, construction expert review will be needed. The expert review resolution will propose options for correcting the damaged units and elements at joints and fixtures of the panels, piles, framing, restoration of the faulted panels and roofing. The latest expert review of the buildings was done in 2008.





ELECTRIC POWER

The real property has beneficial terms for connection to the power grid.

Direct connection to provider of last resort (MRSK Kolenergo) is possible and will make it possible to receive electrical power at highly favourable rates.

In terms of design, it will enable the use of various technologies for buildings maintenance and as a result reduce the costs for other engineering services.



Starting price: 99 000 000 rubles

Owner of the real property:

OOO IBC Murman,
registered in Murmansk.

Shareholder of OOO IBC Murman —
Murman AS.



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