

## Investment Proposal

| 1. General Information           |                            |   |
|----------------------------------|----------------------------|---|
| Name                             |                            | for the construction of a multifunctional shopping and entertainment complex  |
| Total area (m <sup>2</sup> )     |                            | 7,890   |
| Location                         | Region                     | Gomel   |
|                                  | District                   | Sovetskiy   |
|                                  | Settlement                 | Gomel   |
|                                  | Address                    | The intersection of Oktyabrya Avenue and Karbysheva Street  |
| Form of property                 |                            | <input type="checkbox"/> private <input checked="" type="checkbox"/> public   |
| Name of owner                    |                            | Gomel City Executive Committee  |
| Possible fields of use           |                            | <input type="checkbox"/> industry <input type="checkbox"/> trade <input checked="" type="checkbox"/> mixed<br><input type="checkbox"/> logistics <input type="checkbox"/> service <input type="checkbox"/> other (specify)  |
| Means of land plot provision     |                            | <input checked="" type="checkbox"/> lease <input type="checkbox"/> use <input type="checkbox"/> sale  |
| Value (cadastral)                |                            | 176.84 BYN per m <sup>2</sup> . The starting price of the auction item (the right to construct permanent buildings (structures, facilities)) – 17,440.84 BYN (land lease term – 5 years)  |
| Encumbrance of the plot/building |                            | The land plot has restrictions (encumbrances) due to its location in the protection zones of engineering infrastructure (protection zone of electric networks, sanitary protection zone of water supply facilities, protection zone of networks and heat supply facilities, protection zone of telecommunication and radio lines facilities). Encumbrances – there are buildings and structures on the land plot that are subject to demolition, woody and shrubby vegetation. Demolition of facilities and compensation for damages are carried out in accordance with the legislation by the winner of the auction (the only participant in the failed auction). The total amount of losses, according to preliminary estimates, is 1,010,730.00 BYN. |
| 2. Transport Communication       |                            |   |
|                                  | Distance from the facility | Name  |
| Highway                          | 5 km                       | –   |
| Republican class highway         | 5 km                       | –   |
| Airport                          | 10 km                      | –   |
| Railway                          | 5 km                       | –   |
| Availability of access routes    | Available                  |   |
| Other                            | –                          |   |
| 3. Infrastructure                |                            |   |
|                                  | Distance from the facility | Description (power, volume, etc.)   |
| Electric power supply            | Available                  | –   |
| Heating (heating networks)       | Available                  | –   |
| Potable water                    | Available                  | –   |
| Process water                    | –                          | –   |
| Hot water service                | Available                  | –   |
| Boreholes                        | –                          | –   |
| Sewerage                         | Available                  | –   |
| Gas supply                       | Available                  | –   |

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| Other (including adjacent structures: industrial enterprises, raw material base) | —  |
| <b>4. Contact Information</b>  |  |
| Contact Person (Position)  | Chikina Natalya Petrovna (Deputy Head of the Land Management Department of the Gomel City Executive Committee) |
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