

# Investment potential of the Udomlya DC with the support of MONOGOROD.RF



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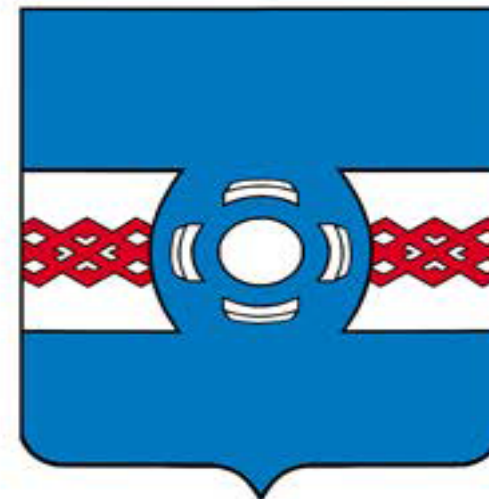
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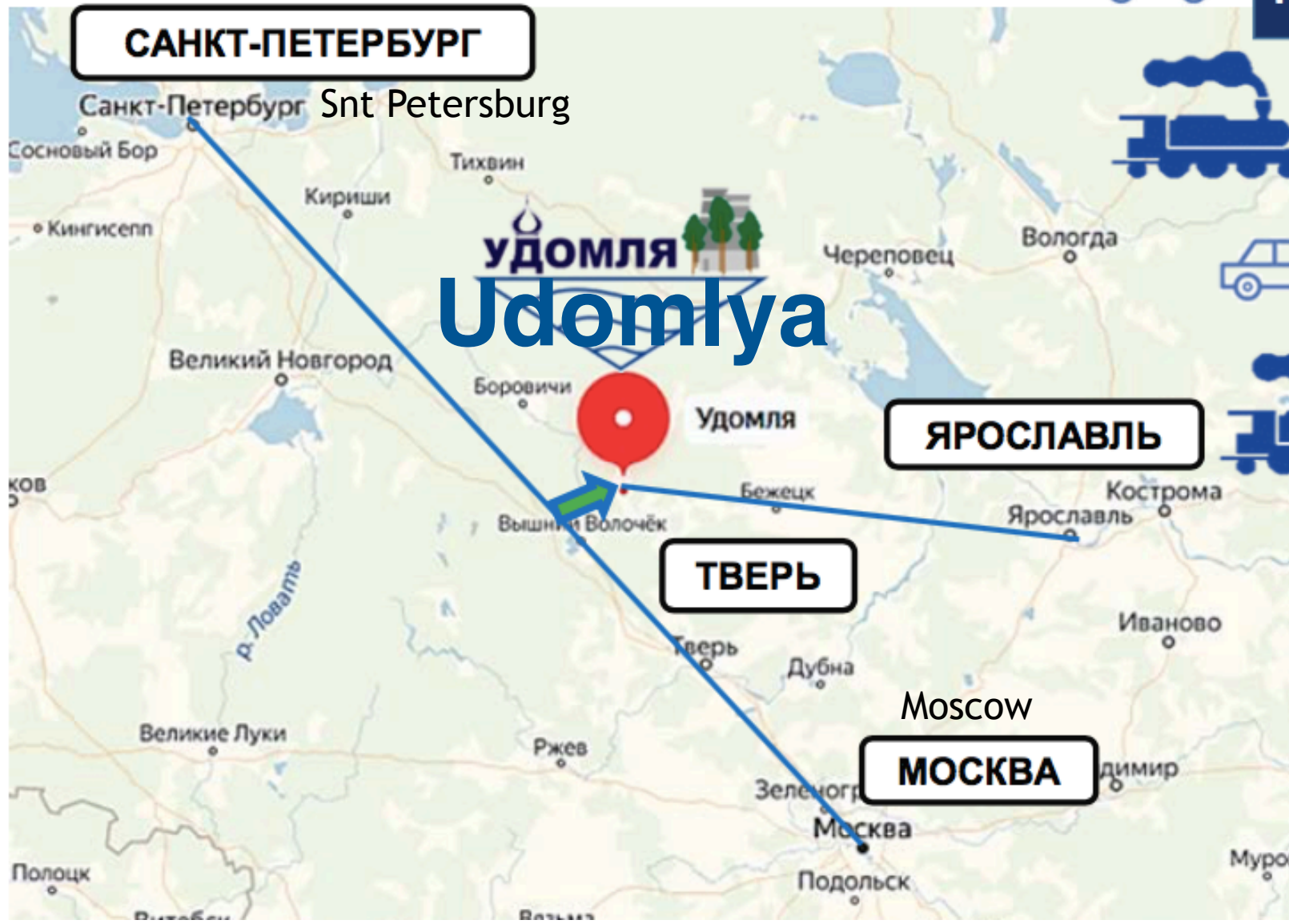
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# Udomlya is located between two capitals

Convenient geographical location



Moscow

Москва 350 км



Yaroslavl

Ярославль 350 км



Tver

Тверь 180 км



Snt Petersburg

Санкт-Петербург 450 км





# Location

**Industrial Park MSB-Udomlya is located in the Tver region.**

The park is located between the major centers of consumption in Russia

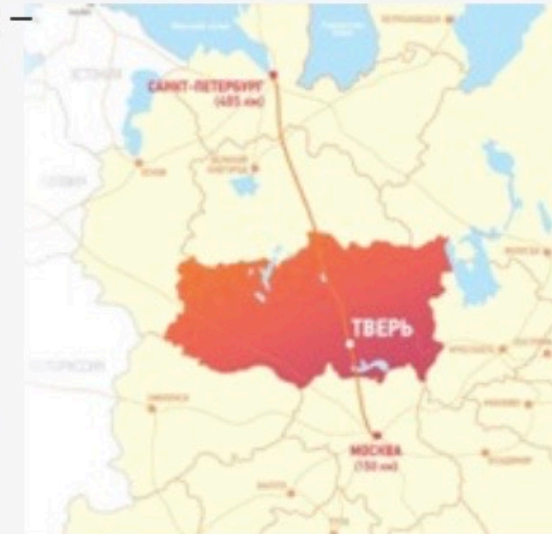
- The distance to the 2 major markets – Moscow and St. Petersburg – is comparable
- The population within a radius of 500 km is more than 30 million

The availability of qualified local personnel

- The promising labor market
- 37 universities, 63 institutions of secondary vocational education

The developed network of transportation routes

- High quality of the transport system
- The federal highway M-10 with the highest volume of traffic in the country
- 4 major railway hubs
- 2 river ports



**The project is supported by the authorities at both the regional and district level.**

By the order of the Government of Tver region industrial park «MSB-Udomlya» has been conferred an official status, which vest a right to residents to receive grants in accordance with the regional legislation on industrial parks:

- exemptions for income taxes (20% → 14,5%) and property (2,2% → 0%)
- reimbursement of interest payments on loans and leases
- other allowances and preferences.

# Industrial park MSB-Udomlya

The park is located between the major centers of consumption in Russia



- Anchor resident - CJSC Agroholding EcoRos  
<http://www.capitalmsb.com/index.php/ru/>

Total area	133.9 ha
Power supply	110/10 kV substation with a capacity of 80 MW with direct technological connection to KNPP networks. Estimated cost: 3 ₺/kWh (including VAT)
Heat supply	heating main with a capacity of 7.9 Gcal/h; permission was received to increase the capacity to 39.9 Gcal/h
Water supply	autonomous system with centralized water treatment, free capacity 33.5 cubic meters/h
Management company	LLC "EMBCapitalGroup"



# Competitive advantages

## The unique offer: private industrial park in Tver region

### The benefits of the project area – Udomlya

- The relatively favorable socio-economic local environment
- A high level of social infrastructure and site improvement
- High qualification of personnel (Udomlya is the city of nuclear industry)
- Udomlya city claims for the state support as one of the mono-profile towns in Russia, according to the Ministry of Regional Development.

### Advantages of the site

- High energy supply and low electricity tariffs
- Large land plots free from development (150 hectares of «greenfield» territory).
- Paved road from the site to the Federal Highway M-10 "Moscow- Petersburg" (distance less than 50 km)
- Distance to Moscow is 350 km, to St. Petersburg – 450 km
- The financial stability of an operating private management company. It has been already invested more than 1 billion rubles in the development of the park
- An anchor resident is already implementing the project of the greenhouse complex
- Administrative support of the residents of the industrial park on behalf of the enforcement authorities of the Tver region.

# Industrial park MSB-Udomlya



**Total area**

**4,086.52 hectares**

**Land category**

**Industrial and Agricultural land**

**Facilities**

**Hangars, warehouses, farms  
adjacent to the territories of rural  
settlements**

**Infrastructure**

**Paved road from the site to Udomlya**

List of municipal property available for small businesses and agricultural projects is available here  
<http://udomelskij-okrug.ru/index.php/investoram/investitsionnye-proekty>



**The Kalinin Nuclear Power Station** is located about 200 kilometres north west of Moscow, in Tver Oblast near the town of Udomlya. Owner and operator of the plant is the state enterprise Rosenergoatom.

Rostelecom Data Centres has launched commercial services for its Udomlya data center, set on the grounds of the Kalininskaya Nuclear Power Plant in Tver, Russia. The site is being powered at a reduced electricity rate with four units of the NPP, each capable of producing up to 1,000MW.

The Udomlya DC is the most ambitious project to create a national geo-distributed network of data centers available for foreign investors. This is definitely a unique facility in terms of security, scale and electricity tariffs. The demand for cloud services is growing rapidly. Russia's largest data center certainly meets this demand while offering attractive market rates. It also offers fully-fledged cloud service which allows clients to use computing infrastructure on-site and to provide customers with ready-made solutions and guaranteed quality.

The facility is a joint project between Rostelecom and state-owned nuclear energy company Rosenergoatom. Space for 4,800 racks with 80MW of power, makes this data center the largest in Russia.

Udomlya is just a part of Rostelecom's data center ambitions, as aggressive data residency laws have forced businesses to invest in Russian data storage to continue to operate in the country. Please note, there are many Chinese stakeholders have already entered this market.



**ROSENERGOATOM**



# Data Center "Kalininsky"

**Data Center Kalininsky is the largest data center in Russia and Europe**

- ✓ Implemented by Rosenergoatom in partnership with PJSC Rostelecom
- ✓ The total capacity of the data center is 80 MW
- ✓ Offers over 4,000 rack places
- ✓ Built as part of the state program "Digital Economy of the Russian Federation"
- ✓ 1st stage - 4800 server racks with a design power consumption of 6 kW per one rack
- ✓ 2nd stage - placement of 32 MW modular/container data centers