



belagroprombank
Belarusian Agro-Prom Bank

**INVESTMENT
MEMORANDUM**

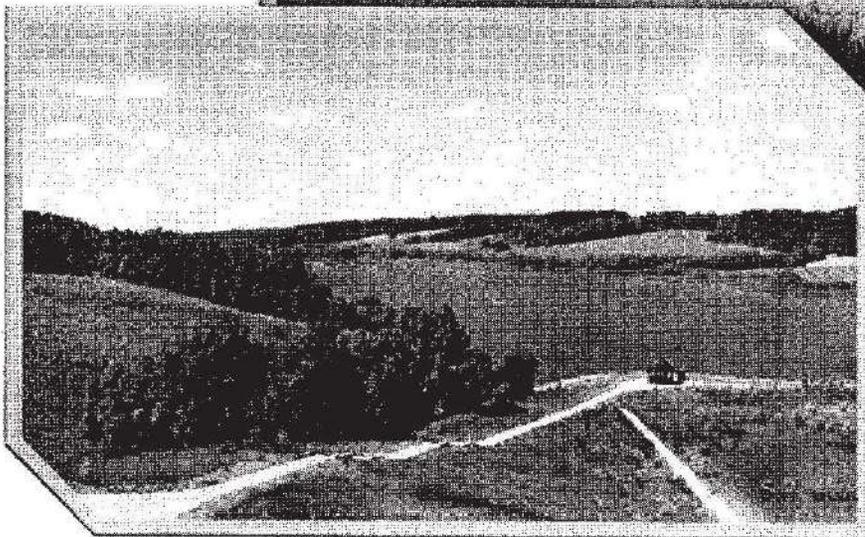
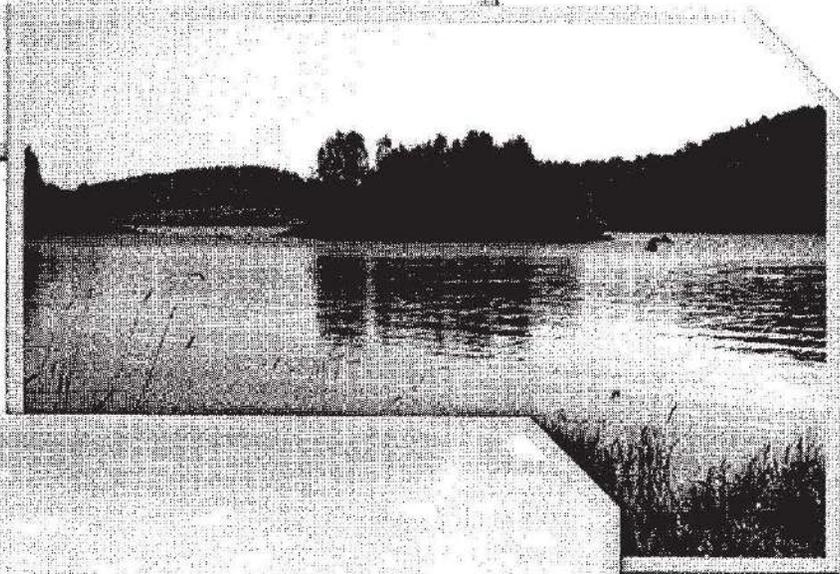
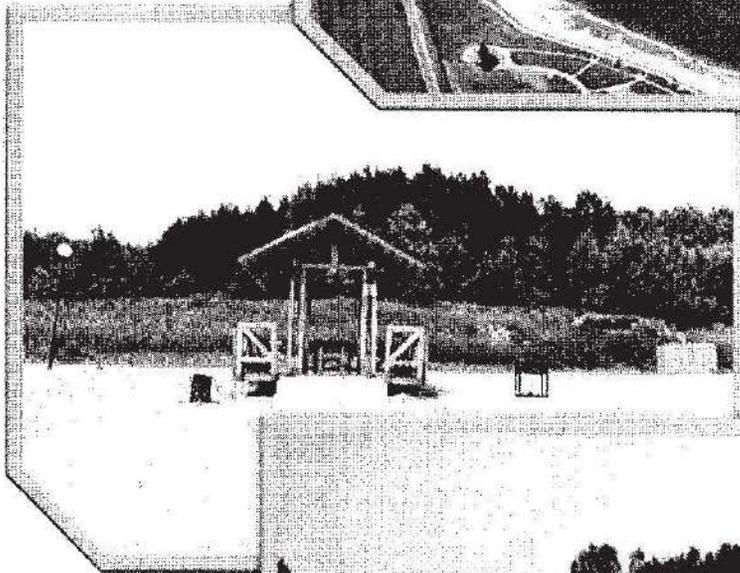
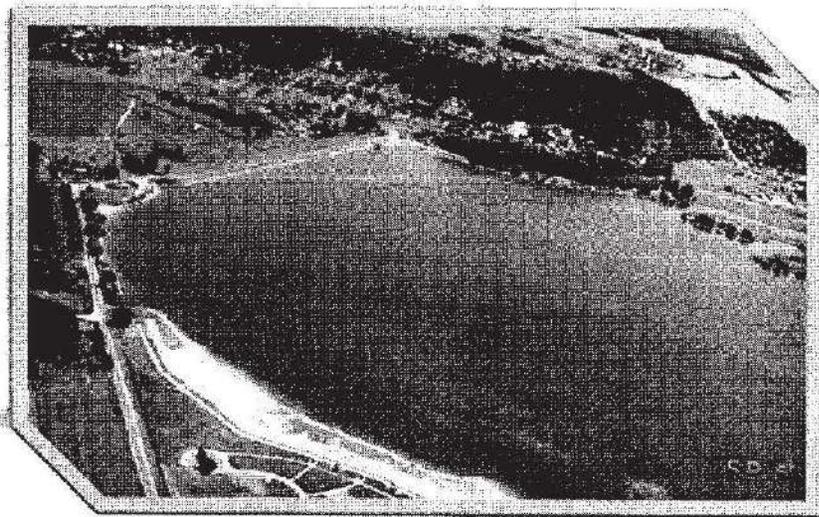
DUBROVA PARK

MULTIPURPOSE ECOTOURIST COMPLEX

MINSK, 2020

CONTENTS

PROJECT SUMMARY.....	5
OFFER TO INVESTORS.....	7
ADVANTAGES OF THE PROJECT.....	9
LOCATION.....	11
SITE CHARACTERISTICS.....	13
AREA DEVELOPMENT.....	15
PROJECT OPPORTUNITIES.....	17
SURROUNDINGS.....	19
TOURISM INDUSTRY CAPACITY.....	21
INVESTMENT CLIMATE	23
PROJECT OWNER.....	25
CONTACT DETAILS.....	27



PROJECT SUMMARY**belagroprombank**

Belagroprombank OJSC is calling for investors to co-implement the project of Dubrova Park Multipurpose Tourist Complex (Reservoir Dubroŭskaje, Kudryščyna Area, Pryliepy Rural Council, Smaliavičy District, Minsk Region, Republic of Belarus).

We are seeking an investor to co-develop the project concept, co-finance the construction and ultimately co-operate Dubrova Park.

! A key advantage of the Dubrova Park project is the opportunity for the investor to choose the project implementation area.

The conditions of the investor's participation in the project are subject to negotiations. All potential investors' proposals will be considered.

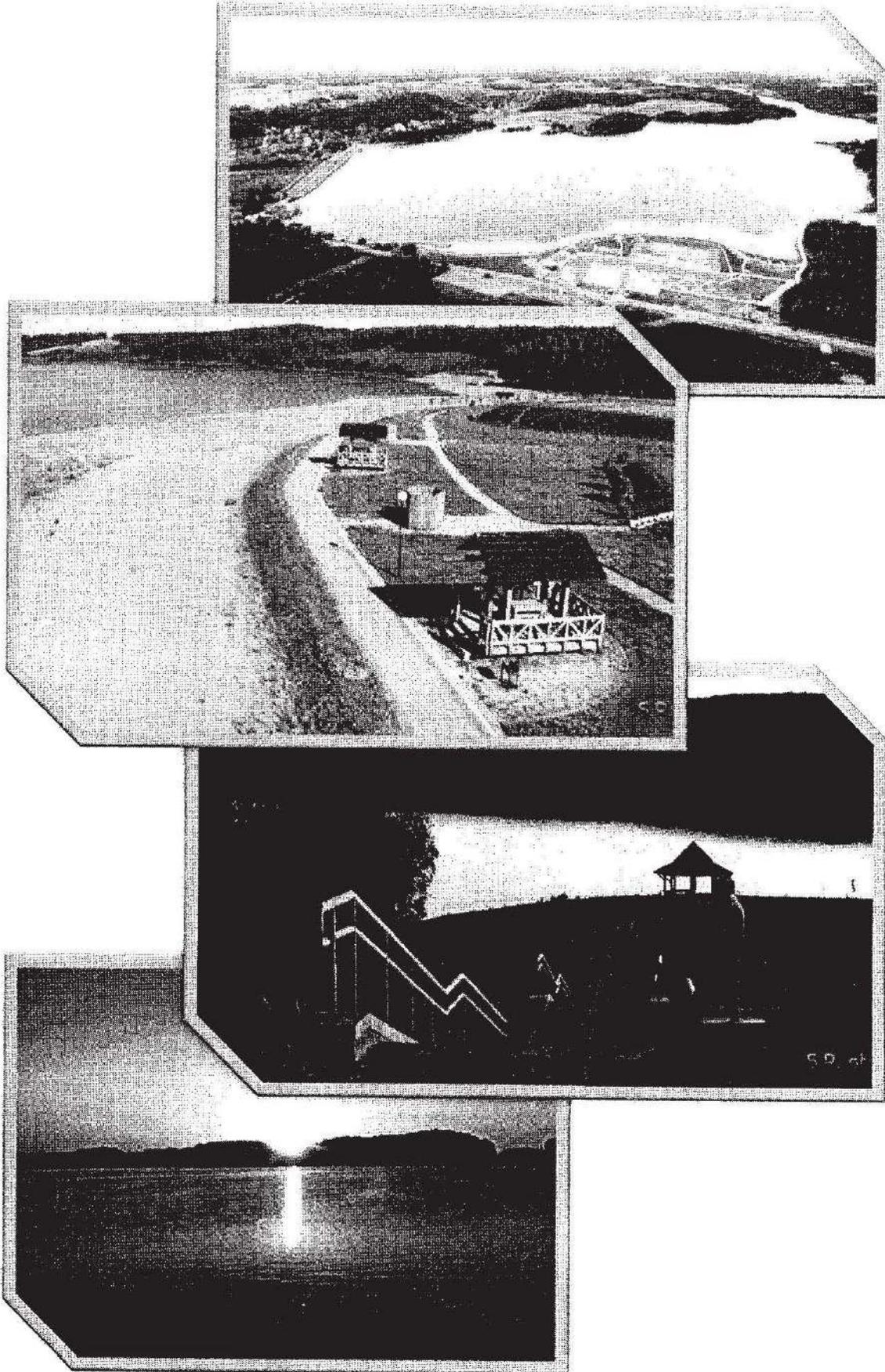
The investment project construction site is located on the reservoir shore and occupied **80.6 hectares**.

The land plot is fully prepared for the active construction phase for the project implementation purposes. Approximately **USD 6 mn** has been spent on the preliminary phase.

Tax benefits may be granted, as stipulated by the national regulations, during the project implementation process.

The Republic of Belarus has a favourable investment climate and keeps enhancing its investment attraction.

In 2019, Belarus ranked 37 out of 190 economies in the Doing Business Report.





belagroprombank
Belarusian Agro-Prom Bank

Objectives of the investor attraction efforts:

- Co-development of the waterline amusement park concept.
- Co-financing of the site construction and co-development of the investment site.
- Further joint operation of the tourist complex, profit generation and subsequent development of the site.

Cooperation format

- This offer is open; all prospective investors' proposals will be considered.
- The format of cooperation with the investor is subject to negotiations, it may vary within a considerable range.
- One of the most promising options provides for selling the incomplete construction site to the investor, and providing assistance to the investor with its development and with final implementation of the project.
- A possible cooperation option provides for establishing a joint venture with the investor share exceeding 50%.
- The investor will have an opportunity to use credits from **Belagroprombank OJSC** for completing the project implementation.



belagroprombank
BANK OF B



Free choice of the business area:

in spite of the considerable volume of the completed preparatory work, the project is not attached to a specific direction; the investor is entitled to choose the further project implementation area.



High degree of the construction site readiness:

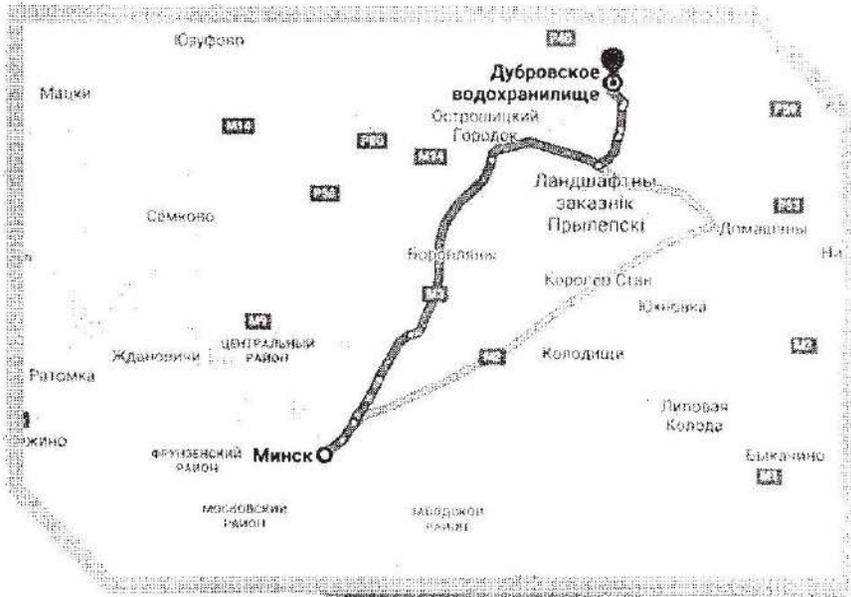
landscaping has been completed, micro-zoning for construction purposes has been carried out, off-site engineering networks and structures have been built, utilities (gas, power) have been brought to the site.



The Dubrova Park is situated within an established amusement/tourist cluster, which will promote customer attraction.



Tax benefits and preferences, as stipulated by the national regulations, may be granted during construction and subsequent operation of the tourist facility.



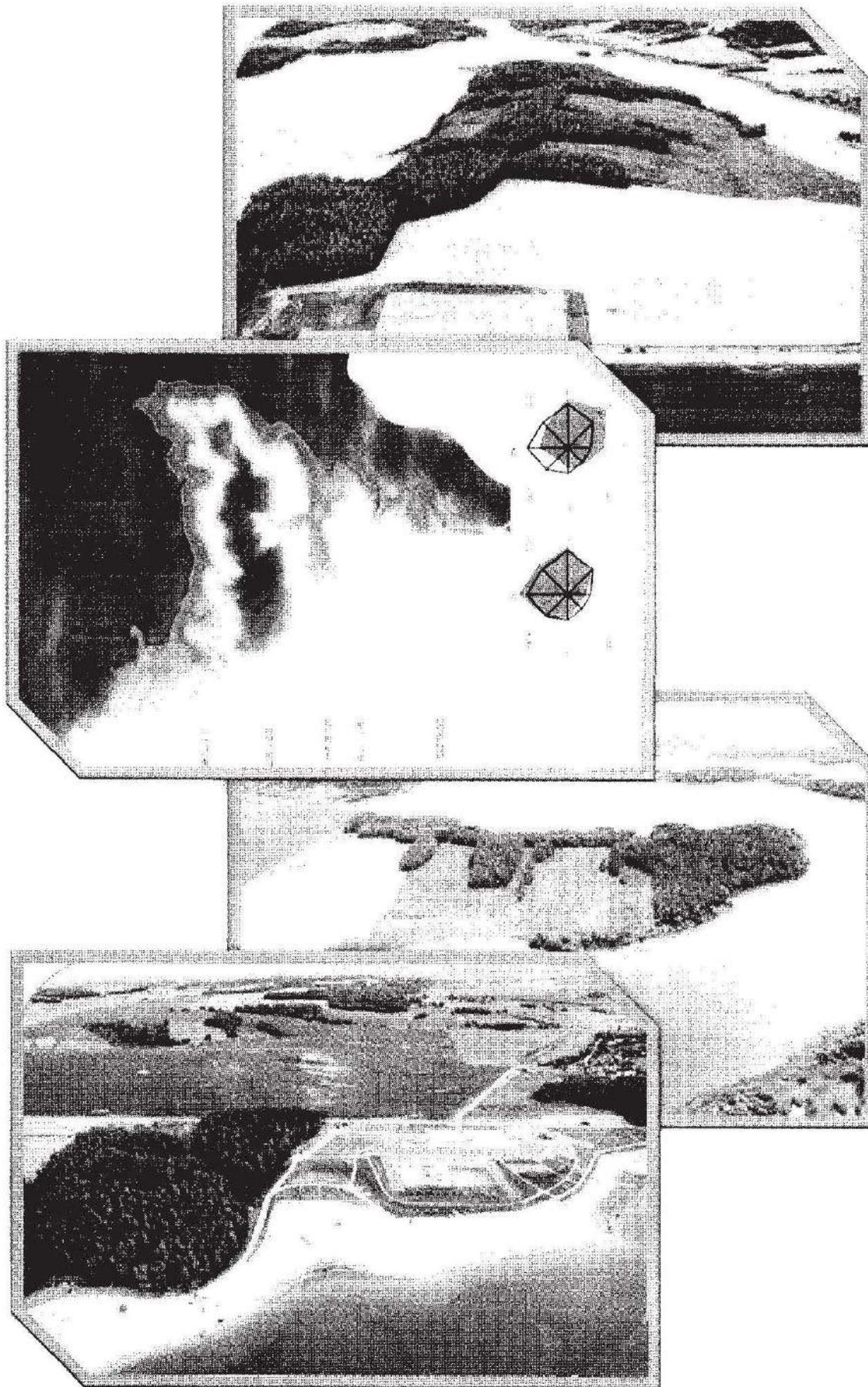


Dubrova Park Multipurpose Ecotourist Complex:

- is located in the area between the villages of Dubrova and Kudryščyna, Pryliepy Rural Council, Smaliavičy District.
- Reservoir Dubroŭskaje was built in 1984 at on the River Usjaža at its confluence with the River Dubroŭka; it is 5.5 km and 1.25 km wide; the water surface area is 3.45 km²; the maximum depth is 14 m, the annual waterlevel fluctuation is up to 8 m.
- Geographic coordinates: 54°5'0"N – 27°47'6"E.

Transport accessibility

- 26 km northeast of Minsk, the capital of the Republic of Belarus.
- 31 km from Minsk-2 National Airport.
- 20 km from M1 highway (Brest-Border of the Russian Federation).
- M1/E30 Route is the main transit road in the Republic of Belarus, a part of E30 European Route and Berlin-Nizhny Novgorod Pan-European Transport Corridor II.
- 5 km from M3 highway (Minsk-Vitebsk).
- Access to railway communications within 20 km.



SITE CHARACTERISTICS



belagroprombank
BANKING

80.6 ha shore area

- The triangular site is confined by water to the North, West and South; by an asphalt road to the East.
- The shoreline is 3.3 km, inland area borders are 2.0 km long.
- The area relief has an active structure; reference marks are 195,28-231,27 with up to 26 m difference in the marks.

Climatic and environmental conditions

- Soft, moderately snowy winters, moderately warm and rather long summers, adequate solar radiation, moderate humidity and wind force.
- The ecological state of the area is assessed as favourable. The high share of green spaces, forest expanses, absence of contamination sources make the area ecological potential one of the highest in the region.

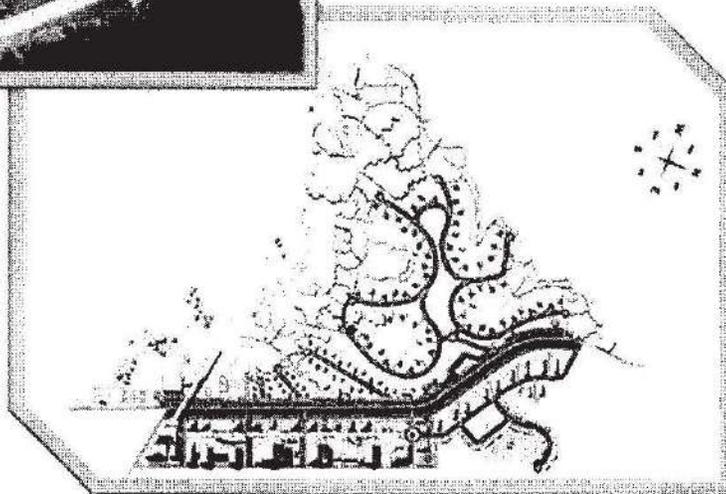
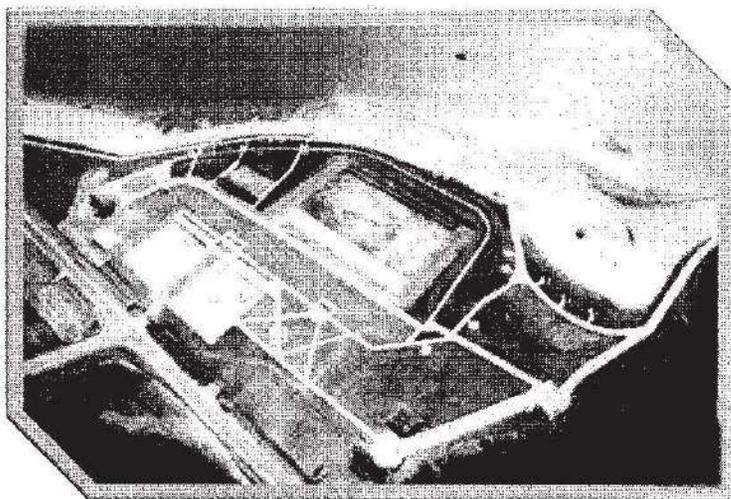
Land-use planning regimes of the territory

- The ecological zone: residential, public and utility construction is permitted within the part area.
- The sanitary zone comprises protective areas of artesian wells and water intakes fencing off protected objects and polluted environmental objects.
- The high ecological security regime zone includes the water protection zone and shore strip where no construction is permitted other than construction of nature-protection and landscape/recreational sites.



Preliminary stage investments amount to approximately USD 6 mn

- Vertical planning and bank protection has been completed.
- Area zoning has been accomplished, construction micro-sites have been prepared.
- Off-site engineering networks and structures have been built.
- Utilities, such as gas and electricity, have been brought to the site.
- Perimeter fencing has been built.





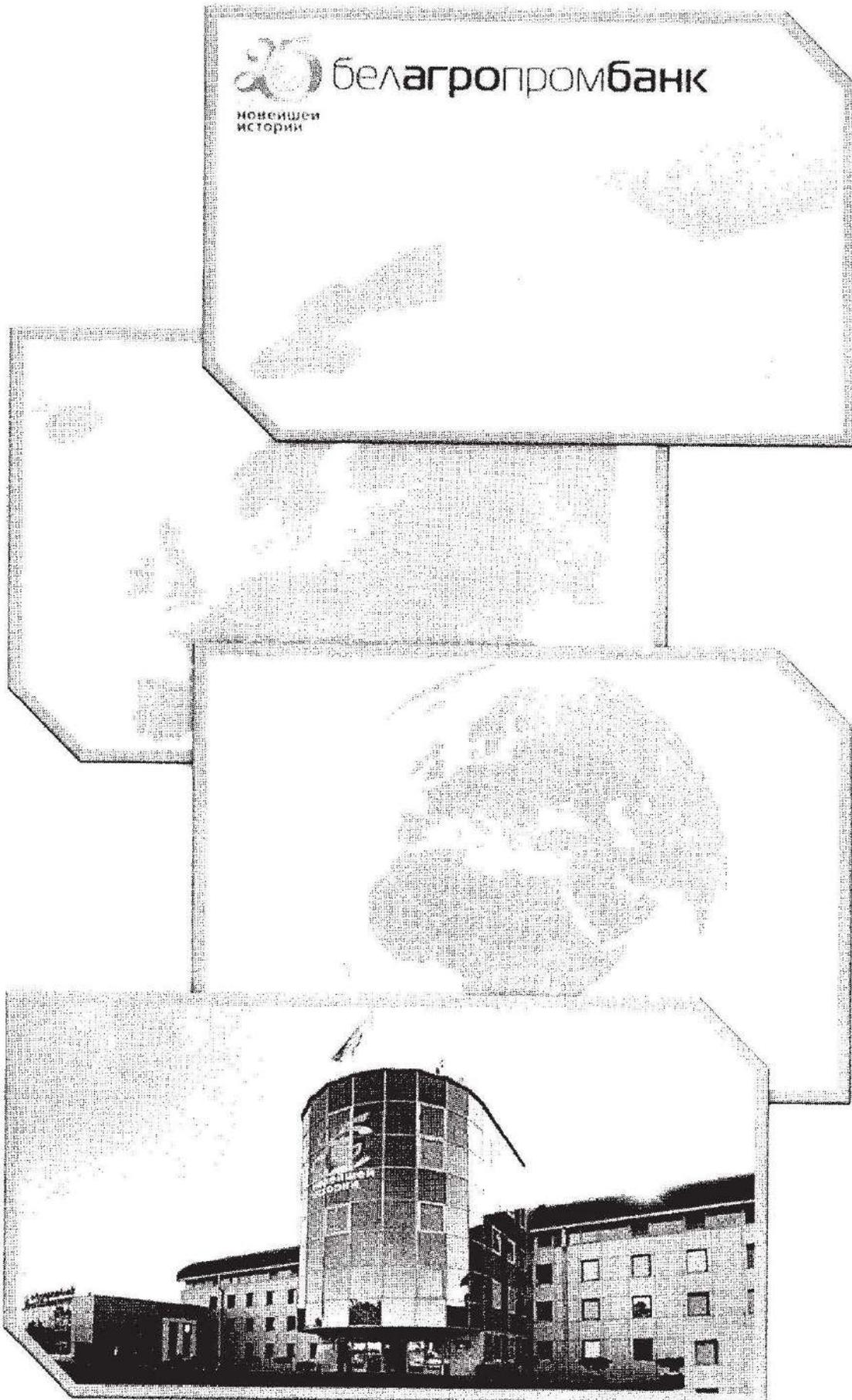
belagroprombank
Belarusian Agricultural Promotional Bank

Stable socio-political system

- There are no international and interfaith conflicts.
- The employment rate: 67.7%, unemployment: 4.2%.
- Belarus ranks 50th in the world on the human development index.

Balanced export-oriented economy

- 2019 GDP: BYN 132 bn (USD 59.964 bn).
- 2019 foreign trade of goods and services: USD 84.2 bn.
- International Reserve Assets (as of 01/03/2020): USD 8.8 bn.
- External public debt (as of 01/01/2020): USD 17.1 bn.
- 2019 inflation rate: 4.7%.
- Bank rate as of 01/07/2020: 7.75%.





belagroprombank
making business better

Belagroprombank Open Joint-Stock Company

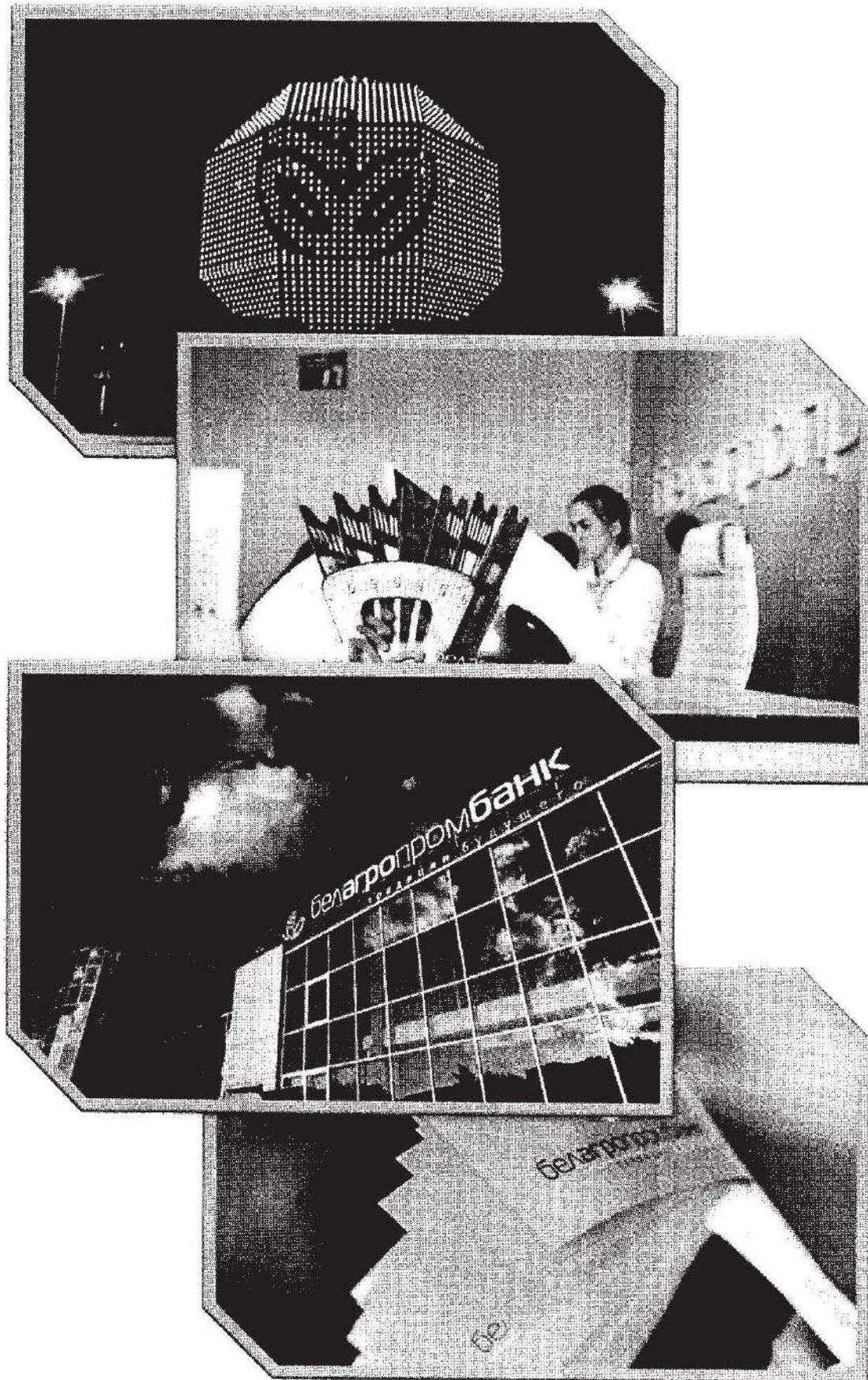
- A universal commercial bank with the State share of 96.6%
- Registered on 03/09/1991 (letter of the National bank of Republic of Belarus No. 03005/184 dated 03/09/1991)
- The parent organization of a bank holding
- Agent of the Government of Republic of Belarus for the implementation of national programs
- Belagroprombank OJSC more than 36 000 corporate and 1 700 000 retail clients

Belagroprombank OJSC holds leading positions in the banking sector of Republic of Belarus:

- Number 2 in authorized fund size, client assets and deposits
- 18th in the list of the top 25 largest banks in Central and Eastern Europe
- Regional network: The Customer Services Centre of the Central Office, 7 regional directorates, 280 banking services centres and supplementary offices, a representative office in the Italian Republic (Milan)
- Stable ratings by assessment of such international agencies, as Standard & Poor's: B, forecast: Stable assessment

Belagroprombank OJSC is an active participant in the world financial market

- The bank cooperates with more than 100 foreign finance institutions from throughout the world
- It has been accepted by 18 national export credit insurance agencies
- It is among the leading credit / finance institutions in the Republic of Belarus in terms of credit resource attraction on the international capital markets



CONTACT DETAILSbelagroprombank
МІНІСТЭРСТВА
ФІНАНСАЎ

Main Office of Belagroprombank OJSC

Address: 3 Žukaŭ Avenue, Minsk 220036, Republic of Belarus

Telex: 25 21 13 APBRB BY

SWIFT: BAPBBY2X

E-mail: info@belapb.by

Chairman of the Board: Lysiuk Anatoli Anatolievich

Executive in charge

Zalesky Viktor Yevgenievich

Director Investment Projects Implementation Centre

Belagroprombank OJSC

Address: 4 Šarangoviča Street, Minsk 220018,
Republic of Belarus

Phone: +375 17 359 11 13

E-mail: v.zaleskij@belapb.by