



ОБЩЕСТВО С ОГРАНИЧЕННОЙ ОТВЕТСТВЕННОСТЬЮ

«НЕРУДРЕСУРС»

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Рег. № 42 от "24" октября 2016 г.

**I bring to your attention the investment project.**

**(This project was placed on investment portal of Chelyabinsk region)**

Reserves of building stone in the Gogino gabbro field constitute more than 25 million cubic meters or 75'000'000 (seventy five millions) tons. Stocks of building stone put on public accounting. The field is large size stocks of building stone.

LLC "Nerudresurs" is licensed CHEL80060 TR. The license allows development and extraction of building stone in the Gogino field. The license is valued until the year 2032. LLC "Nerudresurs" the owner of a plot of land with an area of 850 000 m<sup>2</sup> where deposit is located building stone.

LLC "Nerudresurs" the owner of the railway dead end and the rail arrow located 5.5 km far from the field.

LLC "Nerudresurs" has the technical conditions for connection to electrical networks of PLC "Russian railways".

LLC "Nerudresurs" received all approvals for development of a deposit in regional authorities.

LLC "Nerudresurs" made the project "development of deposit of building stone Gogino (gabbro) in the Bredinskoe Metro area of Chelyabinsk Region". The project has passed the environmental and archaeological examination.

LLC "Nerudresurs" made a business plan "construction of the factory to treatment building stone Gogino (gabbro)". Calculations was made using only reliable data came from manufacturers-suppliers of mining and transport equipment. The calculation uses the actual price in appropriate sector of the market. The power of building stone factory (gabbro) in the current project is 1 (one) million tons per year (83'000 tons per month). In business plan the cost of one ton of rubble is 140 rubles. the minimum sales price on market is 275 rubles and the maximum price is 600 rubles per one ton, resp. Fraction size crushed stone determines its price.

The project includes the stages of construction:

- Repair of existing dirt road. Overburden from the field will be used for dirt road repairing.
- Repair of a railway deadlock situated near the station "Gogino" and construction the platform for product shipment. Overburden from the field will be used for repair and constructing.
- Buying mining and transport equipment, construction lines for transmission of electric power.
- Installation and commissioning of crushing and screening complex.
- Mountain construction and drilling blasting. Removal of overburden and the building entrance and cutting trenches. Extraction of rock mass in his career.
- The production of crushed stone using crushing and screening complex.

- Sale crushed stone to consumers.

Financial indicators project:

Indicators of the efficiency of investment	Unit	Value
Discount rate	%	25
PB (payback period)	month	18
DPB(discounted payback period)	month	21
NPV(net Present Value)	Rub	95 917 951
IRR ( <i>internal rate of return</i> )	%	96,36
PI (Profitability Index)		3,43
PF (the need for funding)	Rub	77 620 416
CD (shortage of funds)	Rub	0
Period of calculation of integral indicators	Month	43

\* Discount rate calculated on a cumulative methodology based on the magnitude of risk-free discount rate and impact of project risk. Risk-free rate is coupon-free federal loan bond with a maturity equal to the date on which the projected cash flows of the project (OFZmaturity 2019 May).

Performance indicators confirm the efficiency of the investments for investor:

- The period of coverage of the initial investment (payback period)-18 months less duration project (43),
- The net present value (95 918 thousand ruble) is positive,
- The internal rate of return of the project (96.36%) above the discount rate (25.0%),
- The index profitability project (3.43) is bigger 1, he shows the return on every ruble investments.

Issue the plant design capacity is 8 (eight) months. Payback period is 18 months. The funding of the project should take place at the expense of owners.

The total investment value is 191'540'422 rubles. It includes bilding of mining infrastructure, leasing of equipment, transport and machines.

The leasing value is 128'902'000 rubles for 36 months.

Генеральный директор  
ООО «Нерудресурс»  
24 октября 2016 года



Кузьминых В.М.