

TENDER NOTICE

The Minsk City Executive Committee hereby announces tender for selection of an investor (a developer) for implementation of the investment project “Minsk-City Multifunctional Centre” (hereinafter referred to as “the tender”) from **April 9, 2014 to May 28, 2014** at the following address: office 320, 8, Nezavisimosti avenue, Minsk, 220030, Republic of Belarus.

The tender organizer: the Minsk City Executive Committee, 8, Nezavisimosti avenue, Minsk, 220030, tel.: +375 (17) 218-00-62, 218-02-97, 218-02-67.

The tender procedure is determined by the Regulations on selection of an investor (a developer) for implementation of the investment project “Minsk-City Multifunctional Centre” (hereinafter referred to as “the Regulations”) posted on the Internet site of the official Internet portal of the Minsk City Executive Committee <http://minsk.gov.by>.

The tender object is the right of conclusion of an investment contract on implementation of the investment project “Minsk-City Multifunctional Centre”.

A building site is situated in the southern part of the middle area of the city of Minsk on the territory of the Oktyabrsky administrative district in three kilometers from Nezavisimosti avenue and three kilometers from the Minsk ring road. The site has a profitable position in the layout city structure, it has well-developed transport links with the city centre, other municipal districts, suburban territories of the city of Minsk.

The total area of the investment site including social infrastructure facilities (kindergartens, schools, out-patient clinics, sports and rehabilitation centers, control stations, a fire house, post offices, etc.) equals to approximately 289.3 ha, and subject to more precise definition as of the date of land plots allotment for implementation of the investment project.

The main requirements to the territory use and development are provided in the tender documents for holding a tender on selection of an investor (a developer) for implementation of the investment project “Minsk-City Multifunctional Centre” (hereinafter referred to as “the Tender documents”) posted on the Internet site of the official Internet portal of the Minsk City Executive Committee <http://minsk.gov.by>.

The source data of the investment project can be found on the Internet site of the official Internet portal of the Minsk City Executive Committee <http://minsk.gov.by>.

A tender condition includes candidate’s (tenderer’s) commitment to implement the project “Minsk-City Multifunctional Centre”, including:

fulfillment of technical and economical requirements and the detailed layout project approved as per established procedure during design and construction of the Minsk-City Multifunctional Centre;

commissioning shall be performed by December 31, 2025;

the property right to land plots is the tenant right;

step-by-step land plot utilization stipulated in tender documents;

financing of expenses for removal of civil aviation facilities for the amount equivalent to at least USD 114.5 mln. in accordance with the procedure determined in the tender proposal;

financing of design and construction of main engineering infrastructure facilities, including removal, transfer of utility systems and structures from the

construction area, including indemnification of losses for land users for losses caused due to withdrawal of land plots or temporary occupation of land plots, demolition of real estate objects located thereat, as well as limitation of land users' rights or deterioration of land quality as a result of impact caused by construction of these systems in the amount indicated in design estimates approved by the state expertise, equivalent to at least USD 255 mln. in accordance with the procedure determined in the tender proposal;

development and approval as per established procedure of the territory development project with allocation of territory development stages until September 30, 2015;

implementation of land users' property rights and demolition of real estate objects by December 31, 2023;

development and approval as per established procedure of design estimates for individual facilities (launch complexes) in accordance with the requirements of the detailed layout and development designs;

design, construction and putting into operation of social infrastructure facilities (kindergartens, schools, out-patient clinics, sports and rehabilitation centers, control stations, a fire house and other objects) before the commissioning of the housing development in accordance with the requirements of general plan of Minsk development, the detailed layout design, social standards according to the procedure defined in the legislation of the Republic of Belarus from own and attracted funds, but not less than 50% of the volumes provided by the social standards, town planning documentation and the existing provision norms;

design, construction, transfer, removal of utility systems and services required for construction and operation of the Minsk-City Multifunctional Centre, as well as commissioning of engineering and transport infrastructure facilities in accordance with requirements of the detailed layout designs, development projects, but within three months before residential development commissioning;

design documentation development from own funds without attraction of funds of individuals;

compensation to land users for losses caused due to withdrawal of land plots or temporary occupation of land plots, demolition of real estate objects located thereat for own funds while complying with the development stages without attraction of funds of individuals;

fulfillment of measures for demolition of real estate objects as per established procedure;

compliance with the requirements of the legislation of the Republic of Belarus;

putting into operation of garages, parking areas in quantities not lower than stipulated in the existing standards before the commissioning of house development;

conclusion of a contract with the Minsk City Executive Committee on the free transfer of the total area of residential premises by the investor (developer) to the communal ownership of the city of Minsk against the average demolition rate in Minsk in the volume existing as of the land plot(s) allocation less the total area of residential premises provided to residents of the demolished residential houses located on the allotted land plot in accordance with the legislation;

conclusion of a contract with the Minsk City Executive Committee on implementation of the investment project for design, construction and commissioning of the Minsk-City Multifunctional Centre within the borders of Aerodromnaya st. – the Minsk-Gomel railroad precinct - the 3rd city ring road – Kizhevatova st. – Brilevskaya st. in the city of Minsk;

conclusion of a contract/contracts with the Minsk City Executive Committee for the lease of a land plot for the period of the Multifunctional Center construction on the property rights and within the periods stipulated in the legislation of the Republic of Belarus;

compliance with town-planning requirements, functional regulations, parameters defined in a detailed layout design and the development project;

compliance with other requirements stipulated in the contract on investment project implementation for construction of the Minsk-City Multifunctional Centre concluded based on the tender results.

A minimum investment amount for the purposes of the investment project realization equals to at least USD 3.0 bln.

For participation in a tender a bidder shall have funds in one of the banks of the Republic of Belarus in an amount of at least USD 10 mln. (or an equivalent of USD 10 mln.) which are used by a successful bidder for the purposes of the investment project realization.

Legal entities of the Republic of Belarus, foreign legal entities and foreign non-legal entities, established in accordance with the legislation of foreign states **may participate in the tender.**

Applications for participation in the tender along with attached documents will be accepted at the following address: office 227, 8, Nezavisimosti avenue, Minsk, 220030, tel.: +375 (17) 200-20-89, 218-00-62, 218-02-97, 218-02-67) during business days from 9:00 to 12:00 a.m. and from 2:00 to 4:00 p.m. Applications for participation in the tender are accepted until May 12, 2014, inclusive.

Information about the tender procedure, including the tender documentation, as well as forms of documents to be submitted by bidders / tender participants can be found on the website of the official Internet portal of the Minsk City Executive Committee **<http://minsk.gov.by>**.

A person / entity willing to participate in the tender shall submit to the tender organizer the documents provided for by clause 14 of the Regulations.

The procedure of deposit payment, its return and indemnification of expenses for tender performance by the successful bidder.

A person willing to become a candidate for participation in the tender shall pay a deposit:

- a foreign legal entity or a foreign non-legal entity established in accordance with the legislation of a foreign state – in the amount of USD 150,000 (one hundred and fifty thousand) or the equivalent amount in euro recalculated according to the rate quotes for these currencies determined by the National Bank of the Republic of Belarus on the date of payment;

- a legal entity of the Republic of Belarus – the sum in Belarusian rubles equivalent to USD 150,000 (one hundred and fifty thousand) in accordance with the

exchange rate of the Belarusian ruble to the US Dollar determined by the National Bank of the Republic of Belarus on the date of payment of the aforesaid amount;

Payment requisites:

Savings Bank Belarusbank JSC, code 795, payment code 05520, taxpayer number (UNP) 101530339, beneficiary – the Head Department of the Ministry of Finances of the Republic of Belarus in Minsk, the purpose of payment is a deposit for participation in the tender for selection of an investor, to the following accounts:

- No. 3600101000086 – in US Dollars;
- No. 3600101000099 – in Euro;
- No. 3602101000026 – in Belarusian rubles.

The tender participants who have not become the winners, as well as the bidders who have paid a deposit will get it back during 5 (five) business days since the date of tender results announcement or since the date of tender participant's (bidder's) refusal from participation therein.

The deposit shall be returned in the same currency, without any indexing.

Interests on the deposit sum shall not be charged or paid.

The successful bidder shall recover the expenses for organization and performance of the tender within 5 (five) business days since the moment of the announcement of tender results and provide to the tender organizer properly certified copies of payment documents which confirm recovery of expenses for tender organization and conduct.

A deposit transferred by the successful bidder shall be counted toward indemnification of expenses. The remaining part of the deposit shall be transferred by the tender organizer to the successful bidder during 60 business days since the date of signing the investment contract.

In case of refusal of the successful bidder from signing the investment contract (or failure to conclude a contract due to his/her fault) within 30 days since the announcement of tender results, as well as finding unreliable information, which could be important for determining the successful bidder, the deposit shall not be returned to the successful bidder.

The tender organizer is entitled to refuse from the tender holding at any time, but no later than on May 16, 2014.

In case of such a refusal the deposit sum paid by tender participants (bidders) shall be returned to them within 5 (five) business days since sending a respective notice by the tender organizer.

Bidders shall be permitted for participation in the tender by means of preliminary qualifications-based selection by the tender commission within a period not exceeding 3 (three) calendar days since the last day of acceptance of documents for participation in the tender, but not later than May 18, 2014.

Candidates who have passed the selection shall become bidders and submit to the tender commission the original tender bids on May 22, 2014 from 09-30 till 11-00 a.m. at the following address: 220030, office 227, 8, Nezavisimosti avenue, Minsk, 220030 (ph. +375 (17) 200-20-89, 218-00-62, 218-02-97, 218-02-67).

A repeated tender bid is submitted by the bidders on May 28, 2014, from 09-30 till 11-00 a.m. at the following address: 220030, office 227, 8, Nezavisimosti

avenue, Minsk, 220030 (ph. +375 (17) 200-20-89, 218-00-62, 218-02-97, 218-02-67) and may contain data which differ from the original tender bid exclusively in terms of increase in liabilities of a bidder in respect to the payment of cost of design and construction of the main engineering infrastructure, payment of cost of removal of civil aviation facilities and financing the design and construction of social facilities. In case of failure to submit the repeated tender bid the original tender bid is to be considered the repeated one.

A tender bid is submitted in a sealed envelope with the following marking «Tender bid under the Minsk-City Multifunctional Center investment project» « Do not break this seal!», bearing the name of a bidder.

The list of documents to be included to tender bids is determined by Section III of the Tender documents.

Within 30 days since the announcement of tender results the tender organizer and the successful bidder shall conclude an investment contract elaborated taking into account the tender bid of the successful bidder and the tender results in accordance with the form attached to the tender documentation.

A procedure for concluding an investment contract with the successful bidder is determined by Section II of the Regulations published on the Internet site of the official Internet portal of the Minsk City Executive Committee <http://minsk.gov.by>.

The successful winner who has concluded the investment contract with the tender organizer will be provided with benefits envisaged by Decree of the President of the Republic of Belarus of August 6, 2009 No. 10 “On creation of additional conditions for the investment activities in the Republic of Belarus” and by Order of the President of the Republic of Belarus of April 7, 2014 No. 147 «On Minsk-City Multifunctional Center investment project realization».