

NOTIFICATION

on performance of the auction bidding for the sale of property in the ownership of the Republic of Belarus by the State Property Committee of the Republic of Belarus on November 5, 2014

Information on the auction subject (property to be sold)			
Description, specifications of the property included to the auction bidding subject	Location of the property included to the auction bidding subject	Total area, m ²	Information of encumbrances of the sold real estate***
A permanent building having inv. No. 500/C-17526 (administrative and household brick 4-storey building) with the following equipment: 3 freight elevators (inv. No. 924, 925, 1179), 3 hoisters (inv. Nos. 16750, 16751, 16752), 2 transformers (inv. Nos. 51152, 51153), 2 reactive power regulators (inv. Nos. 53157, 53158)	1/2, Kulman str., Minsk	11144.4	48 rent contracts, including for 200.4 m ² by 01.11.2015; 263.6 m ² by 01.02.2015; 19.4 m ² by 01.07.2015; 89.47 m ² by 20.03.2016; 20.43 m ² by 01.07.2015; 32.1 m ² by 01.04.2018; 228.3 m ² by 09.02.2015; 6.6 m ² by 30.10.2015; 11.97 m ² by 01.07.2016; 195.3 m ² by 24.08.2015; 58.6 m ² by 29.11.2015; 185.45 m ² by 30.03.2015; 21.8 m ² by 20.03.2015; 270.2 m ² by 01.03.2017; 39 m ² by 01.07.2016; 231.9 m ² by 30.03.2015; 39 m ² by 20.03.2015; 12.4 m ² by 01.06.2016; 150.2 m ² by 30.06.2014****; 18.9 m ² by 08.08.2014****; 114.8 m ² by 01.08.2015; 27.69 m ² by 28.09.2014****; 38.4 m ² by 31.11.2016; 39.7 m ² by 31.10.2016; 11.9 m ² by 01.08.2016; 35.3 m ² by 08.08.2014****; 713.29 m ² by 24.08.2014****; 75.3 m ² by 08.08.2014****; 235.5 m ² by 01.08.2016; 19 m ² by 30.11.2016; 116.5 m ² by 01.06.2016; 125.8 m ² by 17.11.2014; 24 m ² by 30.06.2014****; 112 m ² by 30.06.2014****; 698.4 m ² by 30.03.2020; 1960 m ² by 31.07.2016; 27.5 m ² by 27.09.2015; 231.41 m ² by 04.03.2017; 38.8 m ² by 01.12.2016; 8.1 m ² by 23.09.2015; 17.9 m ² by 29.08.2014****; 115.7 m ² by 28.02.2016; 529.66 m ² by 01.11.2015; 19.2 m ² by 25.10.2014; 156.3 m ² by 19.03.2016; 1789.65 m ² by 31.03.2020; 14.6 m ² by 27.03.2016; 10.1 m ² by 28.01.2016
<p>The land plot having area 0.4820 hectares required for maintenance of the permanent structure is rented out for 50 years (0.2032 hectares along with limitations of the use of lands – protection areas of overhead lines, pipelines and other engineering structures). In accordance with the worked out concepts of reconstruction and conversion of the plant territory named after Ordzhonikidze the object shall further be used as a project for youth's leisure time spending and entertainments.</p> <p>Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, "On withdrawal of land plots and their provision to auction bidding winners or to the sole participants of the failed auction bidding" without payment for conclusion of rent contracts of land plots.</p>			
A separate room having inv. No.500/D-708037990 (a production premise of a 1 or 2-storey building) having the following equipment: a transformer (inv. No. 2875), 2 reactive power regulators (inv. No. 53163, 53164)	1/5-1, Kulman str., Minsk	7135.8	
A separate room having inv. No. 500/D-708037991 (a basement in a 2-storey building)*	1/5-2, Kulman str., Minsk	154.6	
A permanent building having inv. No. 500/C-20975 (a production single storey building)	1/7, Kulman str., Minsk	657.5	
A permanent building having inv. No. 500/C-20973 (a production single storey brick building) with the following equipment: a water heater having	1/6, Kulman str., Minsk	1171.8	

6 sections (inv. No. 50453), a heat consumption account device (inv. No. 53191), 2 SVIT meters 02.01 (inv. Nos. 53374, 53377), a site for maintenance of gate valves (inv. No. 201265), a power engineering servicing bridge (inv. No.201949)			
<p>The land plot having area 1.2673 hectares required for maintenance of the permanent structures and single premises is rented out for 50 years (0.5553 hectares along with limitations of the use of lands – protection areas of overhead lines, pipelines and other engineering structures). In accordance with the worked out concepts of reconstruction and conversion of the plant territory named after Ordzhonikidze the object shall further be used as a project for youth's leisure time spending and entertainments.</p> <p>Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, "On withdrawal of land plots and their provision to auction bidding winners or to the sole participants of the failed auction bidding" without payment for conclusion of rent contracts of land plots.</p>			
A separate room having inv. No. 500/D-708055878 (located on floors 1-8 of a 4-8-storey precast concrete panel building) having the following equipment: 4 passenger lifts (inv. No. 16176, 16177, 16619, 16620), 3 freight elevators (inv. Nos. 16615, 16617, 16618), a hoister (inv. No. 16756), "BETA-M4.04" ATX (inv. No. 33459), UVKU-TAIS 6562740010001 (Inv. No. 33636), VM PAVM 2002.70 (inv. No.34489), complete transformers P/ST (inv. No. 52111), 4 capacitor units (inv. No. 52112, 52118, 52149, 52150), 6 transformers (inv. No 51120, 51121, 52147, 52148, 52450, 52451), AC shield (inv. No. 52605), reactive power regulator (inv. No. 53161), 4 heat consumption account devices (inv. No. 53196, 53197, 53199, 53200), water consumption account device (inv. No. 53224), reducer-motor (inv. No. 200193), gate (inv. No 200194), 2 cabinets (inv. Nos. 952102, 952104), 2 transformer substations (inv. Nos. 952377, 52154), a chamber (inv. No. 52122)	4-12, Very Khoruzhei str., Minsk	21078.1	23 rent contracts, including for 183 m ² by 01.05.2020; 47.03 m ² by 28.01.2016; 24 m ² by 29.11.2015; 40.45 m ² by 30.04.2016; 57.2 m ² by 30.08.2015; 44.5 m ² by 28.06.2016; 70.95 m ² by 20.03.2018; 63.5 m ² by 01.05.2016; 129.9 m ² by 05.05.2016; 36.3 m ² by 08.08.2016; 2186.2 m ² by 30.10.2022; 9.3 m ² by 01.05.2016; 154.4 m ² by 15.10.2016; 61.8 m ² by 26.12.2014; 1036 m ² by 21.12.2027; 12.1 m ² by 28.01.2016; 621.32 m ² by 31.03.2020; 225.06 m ² by 07.08.2014****; 3 m ² by 31.01.2017; 28.14 m ² by 29.12.2016; 345.7 m ² by 01.12.2014; 358.1 m ² by 06.08.2014****
A separate room having inv. No. 500/D-708055876, located in a 4-8-storey precast concrete panel building (room, corridor, ventilation chamber, switchboard room, guards')	4-7, Very Khoruzhei str., Minsk	88.1	
A separate room having inv. No. 500/D-708055877, located in a 4-8-storey precast concrete panel building (switchboard)	4-7a, Very Khoruzhei str., Minsk	86.9	
A separate room having inv. No. 500/D-708009049, located in a 4-8-storey precast concrete panel building (servicing room)	4-8, Very Khoruzhei str., Minsk	50.5	
A separate room having inv. No. 500/D-708009050, located in a 4-8-storey precast concrete panel building (servicing room)	4-9, Very Khoruzhei str., Minsk	138.6	
A separate room having inv. No. 500/D-708009051, located in a 4-8-storey precast concrete panel building (switchboard)	4-10, Very Khoruzhei str., Minsk	74.7	
A separate room having inv. No. 500/D-708009052, located in a 4-8-storey precast concrete panel building (servicing room)	4-11, Very Khoruzhei str., Minsk	282.8	
A separate room having inv. No. 500/D-708055879, located in a 4-8-	4-12v, Very	109.6	

storey precast concrete panel building (auxiliary premise)	Khoruzhei str., Minsk		
A separate room having inv. No. 500/D-708055880, located in a 4-8-storey precast concrete panel building (auxiliary premise)	4-12g, Very Khoruzhei str., Minsk	15	
A separate room having inv. No. 500/D-708009055, located in a 4-8-storey precast concrete building (storeroom)	4-14, Very Khoruzhei str., Minsk	3	
A separate room having inv. No. 500/D-708009056, located in a 4-8-storey precast concrete panel building (workshop)	4-15, Very Khoruzhei str., Minsk	46.3	
A separate room having inv. No. 500/D-708009057, located in a 4-8-storey precast concrete panel building (servicing room)	4-16, Very Khoruzhei str., Minsk	79.4	
A separate room having inv. No.500/D-708009054 (basement of 4-8 storey precast concrete panel building* with the following equipment: diesel generator (inv. No. 51529)*, fire extinguisher (inv. No. 51530)*, filter (inv. No. 51531)*	4-13, Very Khoruzhei str., Minsk	2495.9	
<p>The land plot having area 0.9254 hectares required for maintenance of single premises is commonly rented out for 50 years (0.9196 hectares along with limitations of the use of lands: 0.3342 hectares – protected areas of overhead lines, pipelines and engineering structures, 0.5854 – areas of protection of immovable material historical and cultural values). In accordance with the worked out concepts of reconstruction and conversion of the plant territory named after Ordzhonikidze the object shall further be used for business offices and trade areas.</p> <p>Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to auction bidding winners or to the sole participants of the failed auction bidding” without payment for conclusion of rent contracts of land plots.</p>			
A permanent building having inv. No. 500/C-13748 (brick) with the following equipment: transformer substation 27 (inv.No.33043)*, hoister (inv. No. 16749), complete transformer substation (inv. No. 50892), 2 freight elevators (inv. Nos. 900864, 900866)**	2, Very Khoruzhei str., Minsk (before readdressing - 1, Kulman str.)	6149.5	2 rent contracts, including for 3217.15 m ² by 30.12.2021; 183.7 m ² by 14.03.2016
A permanent building having inv. No. 500/C-14491 (office and household building)**	1, Very Khoruzhei str., Minsk (before readdressing - 1, Kulman str.)	940	3 rent contracts, including for 235 m ² by 01.05.2020; 249 m ² by 31.03.2020; 230.8 m ² by 14.03.2016
<p>The land plot having area 0.3556 hectares required for maintenance of permanent premises is rented out for 50 years (0.3500 hectares along with limitations of the use of lands: 0.0757 hectares – protected areas of overhead lines, pipelines and engineering structures, 0.2743 – areas of protection of immovable material historical and cultural values). In accordance with the worked out concepts of reconstruction and conversion of the plant territory named after Ordzhonikidze the object shall further be used for trade.</p> <p>Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to auction bidding winners or to the sole participants of the failed auction bidding” without payment for conclusion of rent contracts of land plots.</p>			
A separate room having inv. No. 500/D-708124925 (production and household) with the following equipment: 2 freight elevators (inv. Nos 1786, 1787), transformer (inv. No. 2972), 2 hoisters (inv.No.16746, 16747), building façade illumination (inv. No. 53373)**	1/3-1 Kulman str., Minsk	8332.8	6 rent contracts, including for 4331.2 m ² by 02.05.2020; 285.08 m ² for an uncertain period; 3171.5 m ² by 31.03.2020; 20.2 m ² by 21.01.2017; 33.5 m ² by 31.12.2021; 2.11 m ² by 20.03.2016

A separate room having inv. No. 500/D-708124929 (multifunctional servicing premise)**	1/3-5, Kulman str., Minsk	236.2	2 rent contracts, including for 154.35 m ² by 01.05.2018; 80.4 m ² by 19.07.2015
<p>The land plot having area 0.4437 hectares required for maintenance of single premises is commonly rented out for 50 years (0.4437 hectares along with limitations of the use of lands: 0.1330 hectares – protected areas of overhead lines, pipelines and engineering structures, 0.3107 – areas of protection of immovable material historical and cultural values). In accordance with the worked out concepts of reconstruction and conversion of the plant territory named after Ordzhonikidze the object shall further be used for business offices and retail and entertainment areas. Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to auction bidding winners or to the sole participants of the failed auction bidding” without payment for conclusion of rent contracts of land plots.</p>			

The seller - the State Property Committee of the Republic of Belarus

* - the seller - the Ministry of Industry of the Republic of Belarus

** - property is the historical and cultural value

*** - non-separated improvements were made by renters for individual real estate objects

**** - rent contracts were renewed for an uncertain period, and they may be cancelled in accordance with the legislation.

The property which is proposed for the auction bidding, except for land plots, constitutes **one auction object**.

The initial price of the auction object is equal to 930 105 143 000 Belarusian rubles.

Sellers of the property of the Republic of Belarus:

The State Property Committee of the Republic of Belarus: 12, Krasnozviozdny lane, Minsk, 220005, the Republic of Belarus;

The Ministry of Industry of the Republic of Belarus: 2/4, Partizansky av., Minsk, 220033.

The organizer of the auction bidding - The State Property Committee of the Republic of Belarus: 12, Krasnozviozdny lane, Minsk, 220005, the Republic of Belarus.

The auction bidding will take place in accordance with the procedure which is set up in the Statute on the procedure of organization and performance of auction biddings for sale of objects which are owned by the state without selling the right of conclusion of land plot rent contract, which is required for maintenance of the alienated property as approved by the Order of the Council of Ministers of the Republic of Belarus, dated March 26, 2008, No. 462 ‘On some measures for fulfillment of the Decree of the President of the Republic of Belarus, dated December 27, 2007, No. 667’, in accordance with the order of the President of the Republic of Belarus, dated January 22, 2014, No.21rp ‘On property alienation’ (hereinafter referred to as the Order).

In accordance with the Order payment by installments will be allowed for the buyer of the property by his/her written application _____ by 12 months with the monthly indexing of payments in accordance with the procedure set up in accordance with the Order of the State Property Committee of the Republic of Belarus, dated July 31, 2012, No. 25 ‘On the procedure of payment settlement when the alienated property owned by the Republic of Belarus is paid for by installments’.

Rent (share rent) to the buyer for 50 years of the land plots which are required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247 “On withdrawal of land plots and their provision to auction bidding winners or to the sole participants of the failed auction bidding” without payment for conclusion of rent contracts of land plots.”

The amount of shares of land users in their entitlement for the general share rent of a land plot shall be determined in accordance with articles 69 and 70 of the Code on Land of the Republic of Belarus – pro rata to their shares in the right of the common ownership for the common property in joint premises.

Duties of the auction bid winner or the sole participant of the failed auction bidding who consented to buy the auction bid subject at the initial price increased by 5% (hereinafter referred to as “the Bidder”):

compensation for the expenses for organization and performance of auction bids within the established period, and notification on their amount by the auction bidding organizer in accordance with the established procedure;

conclusion of a purchase and sale contract with the property sellers and contracts for the lease of a land plot with the Minsk City Executive Committee in accordance with the established procedure;

within two months since signing the contracts for the lease of a land plot application to the Republican Unitary Enterprise “Minsk City Agency for the State Registration and Land Cadaster” for the state registration of contracts for lease of a land plot and rights, rights limitations (alienations) based on them;

provision of opportunities for the use of the tendered land plots in accordance with the designated purpose and terms of their provision, fulfillment of a complex of measures for protection of lands;

making the rent payment in accordance with the legislation.

Procedure of auction bid organization and performance

For participation in the auction bid an application for participation in the auction bid shall be submitted to the organizer within the period mentioned in the present notification in accordance with the form approved by the order of the State Property Committee of the Republic of Belarus, dated August 30, 2013, No. 41 ‘On establishment of forms of documents related to organization and performance of tender bids for selling the objects which belong to the state ownership, without selling the right for conclusion of contract for the lease of a land which is required for maintenance of the alienated property’ along with attachment of the following documents:

- a document which confirms payment of an advance (advances) to the current (settling) bank account indicated in the notification along with a bank mark;

- a copy (without notary’s certification) of the Articles of Association (an Agreement on Association - for a commercial company which acts on the basis of an Agreement of Association), having a stamp certifying the state registration fulfillment - for legal entities of the Republic of Belarus;

- a copy (without notary’s certification) of a state registration certificate – for individual entrepreneurs of the Republic of Belarus;

- copies of founding documents, which are legalized in accordance with the established procedure, and an extract from the trade register of the founding country (an extract shall be executed no earlier than by six months before submission of an application for participation in the tender bid), or another equivalent proof of the legal status in accordance with the legislation of the founding country along with translation to Belarusian or Russian. Trueness of the translation or validity of a translator’s signature shall be certified by the Notary - for foreign legal entities, other foreign companies;

- a copy of a document which confirms the status, legalized in accordance with the established procedure, along with translation to Belarusian or Russian. Trueness of the translation or validity of a translator’s signature shall be certified by the Notary - for foreign individual entrepreneurs;

- by a representative of a legal entity of the Republic of Belarus – a power of attorney issued in accordance with the procedure set up in the legislation (apart from the cases when a legal entity is represented by its head);

- by a representative of a citizen or an individual entrepreneur of the Republic of Belarus – a power of attorney certified by the Notary;

- by a representative of a foreign legal entity, another foreign company, a foreign physical person or an individual entrepreneur – a power of attorney legalized in accordance with the established procedure along with translation to Belarusian or Russian. Trueness of the translation or validity of a translator’s signature shall be certified by the Notary.

When documents are submitted the applicant (his/her representative) shall provide a document which certifies the personality, and the head of a legal entity shall also provide a document which confirms his/her authorities (an order of appointment to the duty of the head, or a certified extract from the decision of the general meeting, the board or another managing body of a legal entity in accordance with founding documents, or a labour agreement (contract) or a respective civil and legal agreement or other documents in accordance with the legislation).

A consolidated participant (two or more small entrepreneurship subjects – individual entrepreneurs and (or) a micro organization) shall attach the following documents to the application for participation in the auction bidding: a copy of the agreement on joint participation in the auction bidding along with provision of the original document; a document which confirms introduction of an advance payment or advance payments to the current (settling) bank account indicated in the notification along with a bank's mark; copies of the documents which confirm the state registration of individual entrepreneurs and (or) micro organizations having concluded an agreement on joint participation in the action bidding; information on average number of employees of micro organizations certified with a head's signature and a seal.

When documents are submitted the authorized person (his/her representative) shall provide a document which certifies the personality and powers of attorney issued by individual entrepreneurs (along with certification by the Notary) and (or) micro organizations having concluded an agreement on joint participation in the action bidding. A representative of the authorized person shall additionally provide a power of attorney issued in accordance with the procedure set up in the legislation, or another document, which confirms the head's authorities.

Those persons shall be allowed to participate in the auction bidding, who submitted an application to the auction organizer within the period indicated in the notification along with attachment of the required documents, and who made advance payment or payments in accordance with the established procedure to the current (settling) account indicated in the present notification, and who received tickets of the auction bidding participants along with indication of the application registration date, and who concluded an agreement with the auction bidding organizer in accordance with the form as approved by the order of the State Property Committee of the Republic of Belarus, dated January 18, 2013, No. 5 "On establishment of forms of documents and acknowledgment on invalidity of the order of the State Property Committee of the Republic of Belarus, dated April 8, 2010, No. 29".

An advance payment for participation in the auction bidding in the amount of 93 010 514 300 Belarusian rubles shall be transferred before expiration of the period for submission of applications for participation in the auction bidding to current (settling) account No. 3642925280060 in branch No. 29 'Belsvyaz' of PJSC 'ASB Belarusbank' in Minsk, code 153001720, UNP 100745627, the payment receiver – the State Property Committee of the Republic of Belarus. The payment is intended as an advance payment for participation in the auction bidding.

The auction bidding winner shall be considered the person who offered the biggest price for the sold property in the course of the auction bidding. The biggest price shall be fixed in the minutes of auction bidding results or in the minutes of acknowledging the auction bidding invalid if the sole participant of the auction bidding consented to buy the proposed property for the initial price increased by 5% (hereinafter referred to as the minutes). Payment of the cost of the bought property shall be effected by the auction winner or by a bidder in accordance with the sale-purchase contract or the legislation.

During 10 working days after approval of the minutes in accordance with the established procedure the auction bidding winner or a bidder shall compensate the expenses for organization and performance of the auction bidding, including the expenditures for execution and provision of documents for the auction bidding participants, which are required for its performance, for forming the land plots and making changes in the land plot due to such a formation. After compensation of the expenses by the auction bidding winner or by a candidate for purchase, and after submission of copies of payment documents to the auction bidding organizer, the sellers and the Minsk City Executive Committee, but no later than within 2 working

days, the sellers will conclude with him a sale-purchase contract for the real estate in accordance with the established procedure and the auction bidding terms, and the Minsk City Executive Committee will conclude with him contracts of land plots rent.

The auction bidding will be held on November 5, 2014 at the following address: the conference hall, the 5th floor, 12, Krasnozviozdny lane, Minsk. The beginning: at 11.00. Acceptance of documents, as well as consultations for the issues of participation in auction bidding will take place from October 6 to 31, 2014, inclusive, during working days from 09.00 to 12.00 at the following address: office 529, 12, Krasnozviozdny lane, Minsk. Acquaintance with the auction subject will take place from October 6 to 30, 2014, inclusive, during working days from 14.00 to 17.00 by a preliminary agreement with the property sellers.

Telephone numbers for references:

(017) 284 75 61 – the State Property Committee of the Republic of Belarus;

(017) 330 04 75 – the Ministry of Industry of the Republic of Belarus.