



MULTIFUNCTIONAL SENIOR CENTER



NATIONAL AGENCY
OF INVESTMENT
AND PRIVATIZATION

REPUBLIC OF BELARUS

ABOUT THE PROJECT



The project provides for the establishment of a senior center for the services provision for the stay and rehabilitation of elderly people.

PROJECT INITIATOR

State organization «Republican Clinical Medical Center»

PREREQUISITE OF REALIZATION



1,441 million people over 65 years old lived in Belarus at the beginning of 2019. Since the beginning of 2010, this age group has grown by **101,155 thousand people.**

An increase in life expectancy inevitably leads to an increase in the share of elderly people in the total population.

According to United Nations forecasts, the share of people over 65 in the total population of Belarus will be **20.5%** by 2030

Approximately **18,000 people** are served in state senior centers. The average annual increase is over **230 people.**

PREREQUISITE OF REALIZATION



Considering the projected growth in the population over 65 of the Republic of Belarus, the increase in the number of residents of senior centers will be **517 people** over **11 years**, starting from 2019.

MARKET CHARACTERISTICS



Providing similar services by nursing hospitals does not create a comfortable environment for clients which is due to the budget deficit

Despite the readiness of a certain part of the population to receive the necessary services on a fee basis, currently, there are no private companies providing these services in the market of the Republic of Belarus.

MAIN CONSUMERS



- Elderly people;
- Persons in need of qualified care and supervision;
- Patients requiring long-term rehabilitation in comfortable conditions.



PROJECT ADVANTAGES



- **The novelty of the idea** for the Belarusian market.
- Availability of highly **qualified personnel**.
- **Guaranteed volumes of orders**, taking into account the existing demographic dynamics.
- Guaranteed government order (at least **40% occupancy**).
- The possibility of obtaining **benefits** during the implementation of the project.
- Available **practical experience** in medical activities of the state organization "Republican Clinical Medical Center".

THE KEY ADVANTAGE OF THE SENIOR CENTER PROJECT
IS THE AVAILABILITY OF A LAND PLOT WITH REAL ESTATE
OF THE LAZURNY HEALTH CENTER.



- FOREST ZONE
- WATER WITHIN WALKIND DISTANCE
- 2 KM FROM THE MINSK CITY
- THE FIRE STATION IS IN THE PROXIMITY
- CLOSE TO THE REPUBLICAN CLINICAL MEDICAL CENTER

TOTAL BUILDING AREA

3 844

square meter



180

people

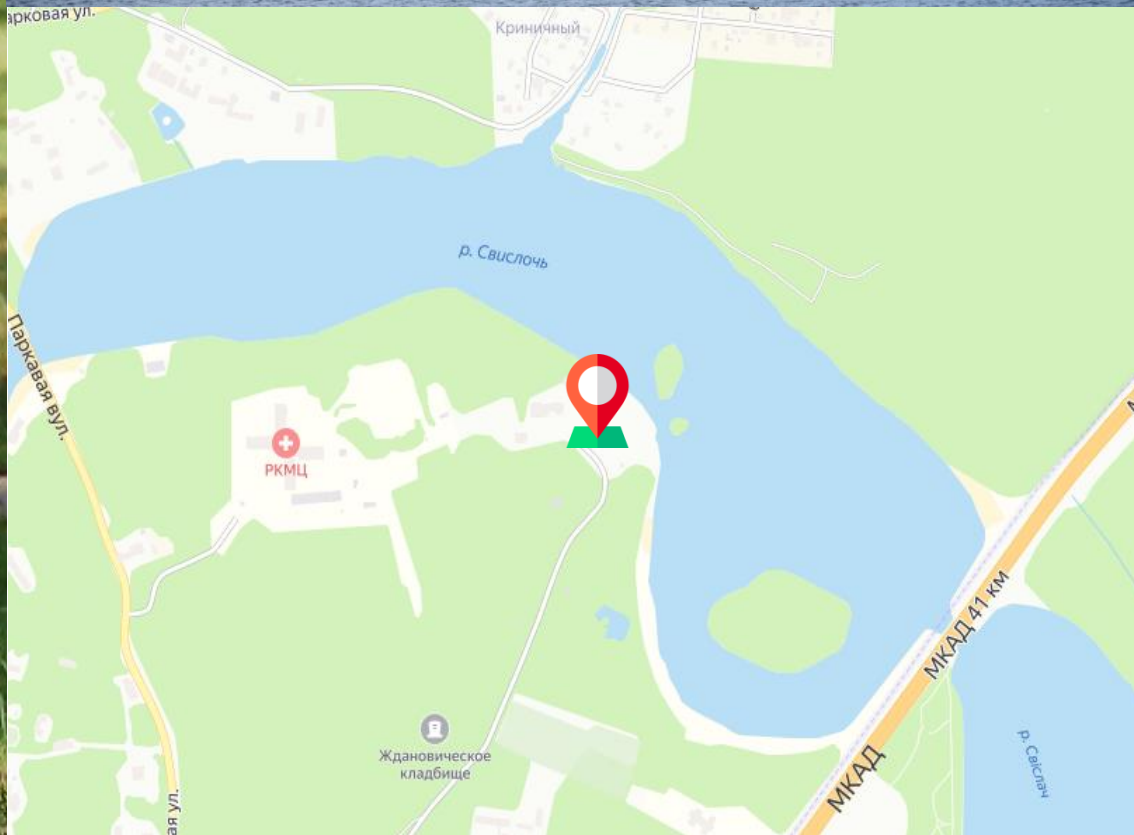
Estimated capacity



LAND AREA

1,67

hectare



PREFERENTIAL REGIMES ➤



The following major benefits related to the implementation of the project, are provided in connection with the conclusion of the investment agreement:

VAT
DEDUCTION

EXEMPTION
FROM VAT
AND CUSTOMS
DUTIES WHEN
IMPORTING
TECHNOLOGICAL
EQUIPMENT

INVESTMENT AGREEMENT



LAND PLOTS ARE GRANTED FOR
RENT WITHOUT AUCTION



The following benefits related to the implementation of the project, are provided in connection with the location of the land plot:

EXEMPTION
FROM CUSTOM
IMPORT DUTIES

0%
INCOME TAX
PROPERTY TAX
VAT

SMALL TOWNS AND RURAL AREAS



EXEMPTION FROM PAYMENT
OF THE STATE FEE
FOR ISSUING A LICENSE

INVESTMENT LEGISLATION

70 agreements on
avoidance of double
taxation

**The Republic of Belarus is a member of
the Multilateral Agency for Guarantees
and Investments**

66 agreements on assistance
in the mutual protection of
investments

Law on investment

1. Protection against nationalization
2. Unhindered transfer of profit (income) abroad
3. Equality and non-discrimination of investors

NATIONAL AGENCY OF INVESTMENT AND PRIVATIZATION



The Agency is ready to help foreign investors interested in doing business in Belarus:

- Presentation of information on investment opportunities, preferential regimes and benefits, industries, legislation
- Provision of current information on investment projects
- Selection and provision of information on options for land and premises
- Search for potential partners for the implementation of the investment project; organization of meetings, negotiations with potential partners to establish cooperation
- Providing a platform for negotiations and support for the investor during the negotiations
- Organization of visits to the Republic of Belarus (development of a program of stay, assistance in obtaining a visa)
- Representing the interests of the investor in negotiations with government officials on the implementation of investment projects, as well as on improving business practices in the Republic of Belarus
- Post investment support




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