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# PORT OF SILLAMÄE

THE CLOSEST EU PORT TO RUSSIA

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The Port of Sillamäe (SILPORT) is located on the border of two global markets and economic spaces: the EU to the West, and Russia, the CIS, and the Common Customs Union (CCU) to the East — comprised of hundreds of millions of consumers. According to the World Bank, trade volume between these two economic spaces is expected to exceed 400m tons by 2030. Most of the cargo passes through the Baltic Sea ports, among which the Port of Sillamäe is the closest to Russia.

The Port of Sillamäe is the largest private port in the EU and it is located in the vicinity of large industrial and consumption centres:

St. Petersburg	175 km
Moscow	875 km
Kiev	1300 km
Minsk	800 km
Riga	395 km
Vilnius	690 km
Hamina-Kotka	125 km
Tallinn	180 km

Estonia's economy is one of the most liberal in the EU. 0% corporate income tax on reinvested earnings provides good grounds for developing international business activities in the country. It is supported by a strong financial and banking sector, controlled by Scandinavian banks with low European credit financing rates. High level of Internetization provides easy and operative communication not only with partners and customers, but also with banks and state institutions in Estonia. The Index of Economic Freedom ranked Estonia 15-th in the world. Estonia is a member of the *OECD (Organisation for Economic Co-operation and Development)*. Estonia is a member of the Schengen Area, and from 1 January 2011 the national currency in Estonia is the EURO.







- The European Union
- Russia
- EU non-member states
- Other Regions



THE NORTH-EASTERN SECTION OF ESTONIA comprises the border region of the EU, bordering the Leningrad Oblast in Russia. It is the most industrialized region, with an overall population of about 175 000 people. The town of Sillamäe is located only 25 km away from the EU-Russian border, and has a population of 18 000 people. The Port of Sillamäe is located within the town limits. There is a whole range of EU financing programmes aimed at professional specialist training in the North-Eastern part of Estonia, as well as at the social and economic development of the region.





SILPORT is a 100% privately owned Estonian-Russian company. The entire territory of the Port, which amounts to 700 ha, is private and belongs to the Port. It is the largest private Port in Europe. The owners are 50% SILMET Group (Estonia) and 50% are Russian investors. The following facilities are located on the territory of the Port: *AS SILLAMÄE SEJ* heat power plant, its own railway station and depot, a unique *MOLYCORP SILMET* factory of rare and rare earth metals, and also the whole range of other production capacities, companies, and terminals.

SILPORT and its terminals are a unique example of the Estonian-Russian trade and economic cooperation within the framework of the EU-Russia strategic partnership.

The following terminals are located and operating on the territory of the Port at present:

*ALEXELA SILLAMÄE* - light and dark oil products, shale oil, tank storage farm 500 000m<sup>3</sup>, capacity of 10 000 000 t/year.

*TANKCHEM/ EUROCHEM* - liquid chemicals and petrochemicals handling terminal with the tank storage farm with the total capacity of 55 500 m<sup>3</sup>, the volume of transshipment is 1 000 000 t/year.

*BALTIC CHEMICAL TERMINAL (BCT)* - liquid fertilizers and ammonia handling terminal, with a tank storage farm with the total capacity of 120 000 tons, the volume of transshipment is 1 700 000 t/year.

*SILSTEVE* - containers, general, bulk, and project cargos, capacity of up to 1 500 000 t/year;

*SILSTEVE* - new vehicles, the parking territory of up to 90 ha for simultaneous accommodation of 45 000 vehicles;

*SILSTEVE* - ro-ro and a passenger terminal. *CONTAINER TERMINAL* would be completed by the end of the year 2012. Specifications: quay line - 850 m, quay depth - 14.5 m, area - 40 ha, railway and loading equipment, 5 cranes - 3 container cranes and 2 general port cranes. *SILPORT TRUCKSTOP* is a guarded car park for 450 roadtrains and trucks (the EU project) with good living conditions for drivers; where various services for the drivers are rendered, including customs services.

The Port of Sillamäe is the closest EU deep-water port to Russia, located on the southern bank of the Gulf of Finland, just 25 km from the border between the EU and Russia.

The multifunctional infrastructure of the Port of Sillamäe enables almost all types of cargo to be handled, including bulk and liquid bulk cargo, general and ro-ro, as well as containers. The Port is navigable all year round. Quayside depths of up to 16.5 m for containers and 14.5 m for general cargos allows for the accommodation of the largest vessels that can enter the Baltic Sea through the Danish straits. The multifunctional infrastructure of the Port consists of quays, its own railway station, Sillamäe depot and railway lines, roads connecting the territory of the Port with the Tallinn-St. Petersburg Highway, and the car park for 450 roadtrains. The ice-free deep-water Port of Sillamäe is navigable and operates all year round.

*SILPORT has international ISPS safety certificate.*

*SILPORT is a Free Zone of control type 1* (VAT, customs duties and excise taxes amount to 0%). In combination with the fiscal policy of Estonia, which is the most liberal in the EU (0% corporate income tax on retained

earnings), SILPORT makes an efficient platform for effective value-added transfer of cargo and distribution of goods to the neighbouring markets of the EU, other western countries and the USA, as well as Russia, the CIS, the CCU, and China. In 2010, SILPORT handled 3 500 000 t, and in 2011 — 5 000 000 t of various types of cargo.

## BUSINESS OPPORTUNITIES




The Port of Sillamäe is a landlord port that owns the private land with an area of 700 ha, investing into development of infrastructure and leasing out land to independent operators for the long term (up to 99 years), along with the development rights.




The Port of Sillamäe is open for cooperation with companies ready to set up and operate terminals for cargo handling, international distribution centres for supplying neighbouring markets, value-adding manufacturing for processing cargo in transit.










There is a Business Incubation Centre offering office facilities and equipment for start-up enterprises at competitive prices on the territory of the Port. Energy-consuming technologies can utilize power supplied by the local power plant SEJ, situated in Sillamäe and providing electricity, heat, steam, and water, at a competitive price level.

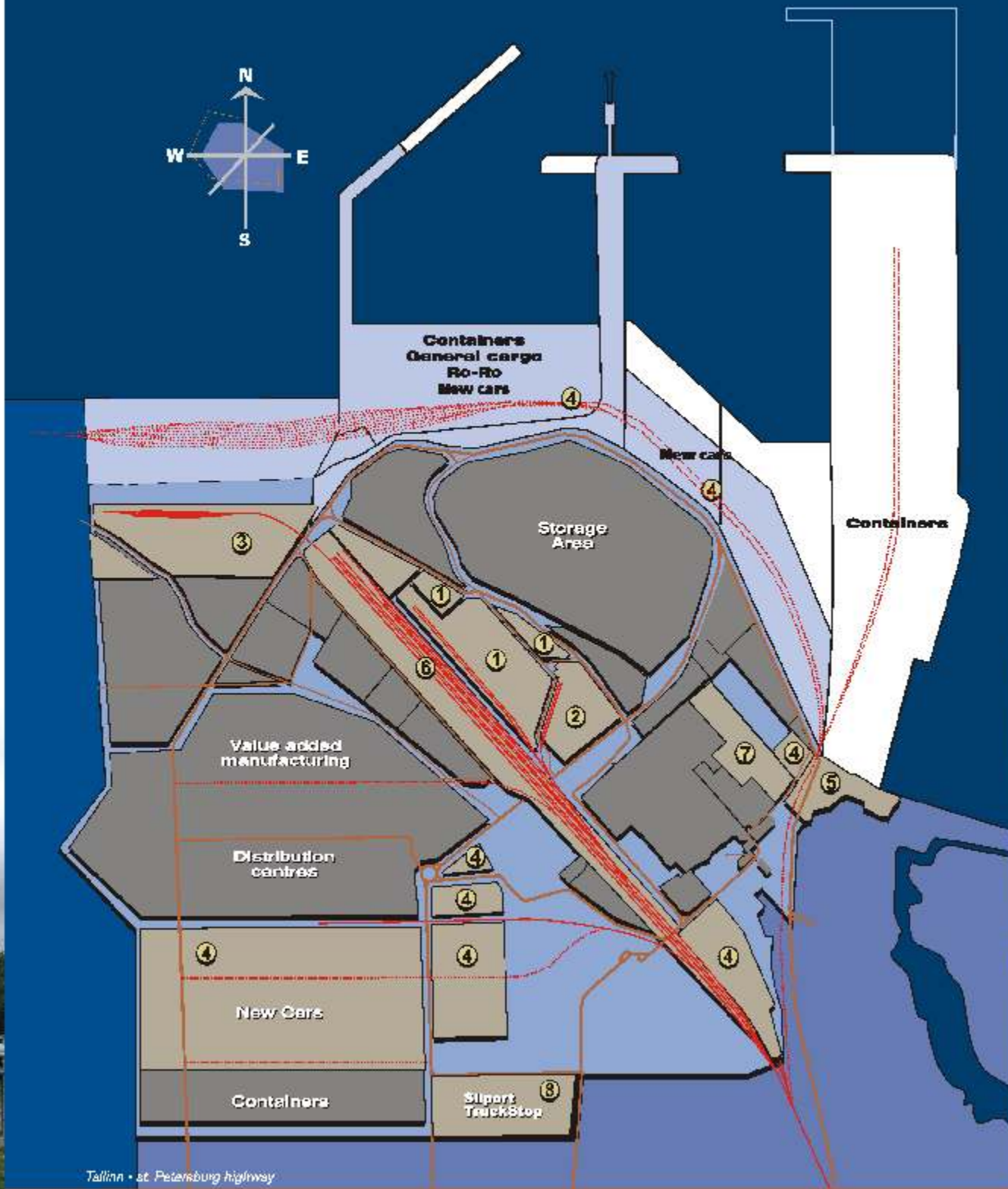




-  Existing port infrastructure
-  Expansion of port infrastructure
-  Vision of port infrastructure

-  Road
-  Railroad
-  Planned railroad

-  Terminals
-  Alexela Sillamäe Terminal
-  TankChem
-  Baltic Chemical Terminal
-  SilSteve
-  Passenger terminal and Ro-Ro
-  Railway st. Sillamäe
-  Sillamäe Power plant
-  Silport TruckStop







#### LOGISTICAL ADVANTAGES OF THE PORT OF SILLAMÄE

The shortest rail link is 25 km to the EU-Russia border. Estonian Railway tariff for transportation of bulk cargo Narva (Ivangorod) — Sillamäe 1.5 EUR/ t that is 2.5-3.5 EUR/t better off than through other Estonian ports.

The width of the tracks is 1520 mm, which conforms to the standard of the Russian railway network and is included in the "Strategic Partnership 1520".

Easy navigation all year round at the Port of Sillamäe is due to natural depths up to 16.5 m in the aquatory and the fairway of the port. The ice-free deep-water Port of Sillamäe is navigable and operates all year round.

In the Port, in close vicinity to the quays, there is a specialised terminal for new vehicles with an area of 90 ha, which can simultaneously accommodate up to 45 000 new vehicles transited to the markets in Russia, Kazakhstan, and other countries of the CIS. During the period 2008-2010, the Port handled over 100 000 new vehicles.

#### TAX AND FINANCIAL ADVANTAGES OF THE PORT OF SILLAMÄE

The Free Zone of control type 1, covering the territory of the Port of Sillamäe releases a terminal operator from paying any customs duties, excise duties, and other taxes on cargo in transit, including new vehicles, stored on the territory of the Port or transited through it. 0% corporate income tax on retained earnings is applicable to any company registered in Estonia. Cheap financing and trade finance instruments are available to terminal operators who store their goods at the terminal at the Port of Sillamäe on the permanent basis.







## PORT INFRASTRUCTURE AT PRESENT

The Port of Sillamäe has been operating since 14 October 2005.  
The first vessel call was on 15 October 2005.

Quays:

- 2 quays for oil products 16.5 m deep
- 3 quays for liquid chemicals 2 x 12 m and 13 m deep
- 3 ro-ro ramps 9m and 2 x 12 m deep
- 3 quays for general cargo 9 m and 2 x 12 m deep
- 4 container quays 14.5 m deep (end of 2012)

At the moment the total quay length is 2 km. After it is expanded by the end of 2012, it will be 2.85 km. In the Port, there are specialised slots with an area of 90 ha for 45 000 new vehicles, and an entire infrastructure for serving passenger traffic flows.

In the Port, there are 3 container and 2 universal 40 t port cranes.

SILPORT TRUCKSTOP allows 450 heavy-duty roadtrains to be parked at the same time.

THE RAILWAY is a 2 km connecting track stretching from the station of Vaivara (Estonian Railways Ltd) to the station of Sillamäe. The Port of Sillamäe has its own railway station, 4 shunters, and a repair depot.

The Sillamäe railway station consists of 14 receiving-departure tracks with a useful length of 1070 to 1500 m. The total length of railway tracks at the Sillamäe station is 33.8km, which includes 4.62 km tariff distance between Vaivara station (Estonian Railways Ltd) and the Port of Silamäe.

ROADS: a network of intra-roads and tunnels,

the Tallinn - St. Petersburg - Moscow Highway lies in close proximity to the Port and is connected to it by a straight road.

The distance to the border towns of Narva and Ivangorod is 25 km by highway.

The Port of Ust-Luga is 50 miles by sea.

## PORT INFRASTRUCTURE EXPANSION

The infrastructure of the Port of Sillamäe is being expanded in stages:

- 50 ha of land regained from the sea have been dumped onto the existing territory of 650 ha and an additional 100 ha is being dumped for dry bulk, ro-ro and dedicated container terminals;
- expanding railway station up to 18 receiving-departure tracks, including 6 tracks with a useful distance of 1500 m each, and the remaining tracks with the distance of 1070 m;
- we are planning to expand the existing terminals and to build new terminals at the Port;
- a new container terminal is being constructed (end of 2012), the assembly of container cranes has been planned for 2012, 40 t universal port cranes allow 40-foot containers to be worked with even today.







SILLAMÄE RAILWAY STATION: A RELIABLE  
PARTNER OF RRW AND ERW



Sillamäe Railway Station is located in the hinterland of the Port of Sillamäe, within the Sillamäe Free Zone of control type 1 of the Port of Sillamäe. At present, the station has 14 receiving-departure tracks with useful length from 1070 to 1500 m and capacity from 76 up to 107 standard railcars, based on the length of the track. The width of the tracks is 1520 mm and conforms to the standard of railway tracks that is valid in Russia, the CIS, and Finland. The general extension of the railway tracks at the station of Sillamäe is 33.8 km and it includes a 4.62 km tariff distance of rail track stretching from Vaivara station (Estonian Railway Co.) to the Port of Sillamäe.

In the near future we are planning to expand the station to include 18 receiving-departure tracks, all of which are going to have a useful length of 1130 up to 1500 m. There are 4 manoeuvring locomotives at Sillamäe Railway Station. Services of the Station include receiving and despatching of trains or rail cars, rail forwarding within Estonia, rail car weighing, and rental of the rolling stock.

Sillamäe Railway Station is capable of handling different cargo groups, e.g. oil products, liquid mineral fertilizers and chemical products, dry bulk, liquid bulk, general cargo, new vehicles, and containers.

The processing capability of the station of the Port of Sillamäe at the first stage of infrastructure development is up to 12 000 000 t/year.





**SILPORT**  
Port of Sillamäe

## SILPORT TRUCKSTOP

The construction of the Sillamäe Truck Stop (border parking zone) is a result of collaboration between the European Commission, the Ministry of Economic Affairs and Communications of Estonia, and the Port of Sillamäe. The TruckStop has allowed for the elimination of the queue of trucks on the highway, waiting to cross the border, improved road safety and living conditions for the drivers, and provides them with an opportunity to rest and relax.

The realisation of the project will also help to arrange the work of the maritime crossing post. In addition to the offices of the customs officers, the building is also equipped with rooms for declarants, for the employees who deal with digital data, personnel service rooms, a cafe, rest area and all other necessary facilities.

The system of electronic queue for border crossing GoSwift, developed by the GirF company, is used in the process of the functioning of the parking zone.

The mentioned system works at all Estonian land border crossing posts (Narva, Koidula, Luhamaa) on the border with the Russian Federation and was designed to make the process of border-crossing more convenient and without unnecessary downtime. Parking area in Sillamäe only serves trucks and is united with the Port of Sillamäe and a maritime crossing post, which permits drivers to choose the opportunity for border crossing – to cross the land border, or go to Russia by ferry.

The advantages of the Sillamäe truck parking area include the possibility to clear customs, to complete customs declaration forms, to send digital information across the border and to sign in for the electronic queue, which will speed up border crossing significantly. The parking lot allows for 450 heavy-duty roadtrains to be accommodated at the same time.





## S ALEXELA SILLAMÄE

Alexela Sillamäe is a subsidiary of Alexela Logistics, involved in the loading and storage of light and dark oil products and mineral oils. Alexela Sillamäe is located in the free custom zone of first category of the Port of Sillamäe and is one of its operators. Quays used by Alexela Sillamäe can receive up to 150 000 DWT vessels.

The terminal is flexible: it accepts oil products from railway tanks and vessels and loads back onto vessels, railway tanks and cars. Due to up to date technology, Alexela Sillamäe can store and process several product types at the same time, guaranteeing complete segregation. The maximum speed of loading products onto a tanker is 3000 m<sup>3</sup>/h. The terminal is capable of handling vessels on two quays simultaneously.

The Port hosts several independent accredited laboratories, which guarantee product quality, quantity control and produce a wide range of analyses.

The customer can always be sure that the quality and quantity of their products will be fully maintained by Alexela Sillamäe and the deadlines of the products acceptance, storage and issuance with the necessary documents and information will be met.

In 2009, the terminal was certified for the conformity to the quality management standard ISO 9001, which proves the high quality of customer service that we offer.

## TECHNICAL INFORMATION

At Alexela Sillamäe it is possible to carry out a wide range of operations involving the pumping of product between shore tanks, as well as to work efficiently with heated oil products. All operations and processes are controlled by the Dispatch Centre. For the customers' convenience, there is a monitoring system which tracks the movement of cargo from the moment a railway train crosses the Estonian border until the product is loaded on a tanker. The movement of trains, the quantity of products in the terminal's tanks, and the process of reloading on the territory of the terminal can be checked and the area of the Terminal and berth can be seen on the Internet in real time.

List of processed goods: diesel fuel, kerosene, mazut, shale oil, crude oil, vacuum gas oil.

## TANK STORAGE FARM

The tanks are designed in a way that enables us to use them both for light and dark oil products. All tanks are isolated and have a heating system; pontoons may be installed and dismantled. At the moment there are 27 tanks with a total volume of 500 000 m<sup>3</sup>.

[www.alexelasillamae.ee](http://www.alexelasillamae.ee)







[www.alexelasillamae.ee](http://www.alexelasillamae.ee)

## RAILROAD OVERPASS

Two railway racks are capable of loading 4x44 tank cars at the same time. A bottom unloading device is used. Each loading place has a separate device for loading light and dark oil products. Closed circulation is used for heating dark oil products. It takes 4 hours to unload light oil products, while it takes 16 hours to unload dark oil products. Handling capacity is up to 10 000 000 t/year.

## UNLOADING CAPACITY

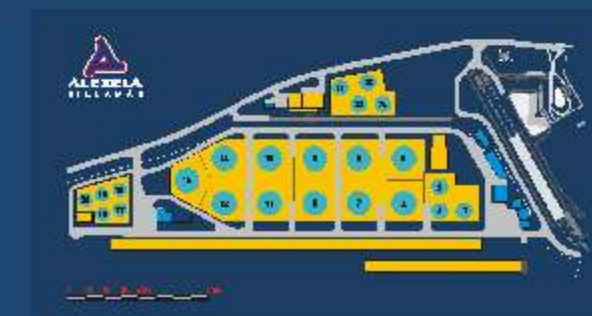
Light oil products	4 900 / hour 20 000 /24 h
Dark oil products with the heating system	12 285 / hour in winter - 8 330 /h  in summer - 17 000 /h



## PORT INFORMATION

Terminal operated on quays 1, 2, and 4 of the Port of Sillamäe. Quays 1 and 2 are meant for servicing up to 150 000 DWT tankers, while quay 4 is meant for servicing up to 30 000 DWT tankers. Only Alexela Sillamäe operates on quays 1 and 2. The depth is 16.5 m. The Port has all waste treatment facilities, fire safety water pumps station, boiler-house, and other required infrastructure. AS Alexela Sillamäe holds ISO 9001 and ISO 14001 certificates.

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TANKCHEM EUROCHEM



[www.tankchem.ee](http://www.tankchem.ee)



TankChem is the terminal for handling liquid chemicals and petrochemicals with the total depot capacity of 55 500 m<sup>3</sup> and capable of handling up to 1 000 000 tons per year.

The project of the terminal includes:

- 3 reservoirs of 12 500 m<sup>3</sup>, each one for methanol
- 6 reservoirs of 3000 m<sup>3</sup>, each one for different chemicals and petrochemicals
- 2 pump stations: 500 - 700 m<sup>3</sup>/ hour per one line
- railway platform: 22 rail tank cars of different products at a time

- platform for motor transport and tank containers
- fire safety water pumps station, boiler-house, and other required infrastructure
- 5 pipelines to the berths.

The range of chemicals and petrochemicals to be handled at the terminal covers:

- methanol
- acetic acid
- vinyl acetate
- butyl acetate
- toluene

- mono ethylene glycol
- various petrochemicals

For additional information on AS TankChem activities please contact:

Mr. Vyatcheslav Spirin,  
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# SILSTEVE



AS SILSTEVE is a multifunctional terminal in the Port of Sillamäe, operates on 4 quays and manages over 110 ha of storage area in the Sillamäe Free Zone. Availability of railroad and highway connections provides excellent opportunities for cargo transshipment through the Port of Sillamäe. SILSTEVE operates the following four terminals: terminals for vehicles and ro-ro cargo, container terminal, general and bulk cargo terminal, passenger terminal.

#### SILSTEVE HANDLES THE FOLLOWING CARGO TYPES:

- Bulk cargo: metal scrap, peat, gravel, timber (logs and other wood products), etc.
- General cargo packed in big bags, boxes, bags, on pallets: chemicals and fertilizers, food staple, cement, cellulose, sawn timber, etc.
- Containers
- Ro-Ro cargo, vehicles and wheeled equipment (90 ha for up to 45 000 cars)
- Oversize and heavy project cargo: metal constructions, machine parts

#### SILSTEVE OFFERS THE FOLLOWING SERVICES:

- Stevedoring services: loading and discharging of vessels, wagons, trucks
- Storage services in the Sillamäe Free Zone and in the warehouse customs regime
- Customs brokerage in the Sillamäe Free Zone (Free Zone of control type 1)
- Freight forwarding services by railway, sea and road transport
- Cargo palletizing packing, labelling, sorting, etc.

[www.silsteve.ee](http://www.silsteve.ee)

#### SILSTEVE OPERATES ON THE FOLLOWING QUAYS:

- quay No.4 - length 200 m, depth 12 m, ramp width 30m
- quay No.5 - length 200 m, depth 12 m, ramp width 20m
- quay No.6 - length 113 m, depth 10 m
- quay No.11-length 175 m, depth 9 m, ramp width 20 m

#### FACILITIES AND EQUIPMENT:

- Outdoor storage area of 22 ha for bulk and general cargo
- Outdoor storage area of 90 ha for cars and other Ro-Ro cargo
- Indoor storage area of 15 000 m<sup>2</sup>
- 4 railway tracks with total length of 1000 m
- Container handling equipment, cranes, straddle carriers, reach stackers, warehouse loaders, forklifts, trucks, Ro-Ro tractors
- Additional 3 container and 1 universal portal cranes and 4 quays with a depth 14.5 m under construction.

Additional information about AS SILSTEVE terminal:

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[www.bct.ee](http://www.bct.ee)

Baltic Chemical Terminal (AS BCT) is a modern and high-tech terminal for handling liquid fertilizers. The terminal is designed to handle over 1 000 000 t of ammonia and a similar quantity of UAN (urea and ammonium nitrate) solutions.

Tank storage capacity is 120 000 tons that is capable of handling the above mentioned amount of goods. Two deep sea berths with depths of up to 13 m give the terminal an opportunity to handle fertilizer carriers of Panamax type.

Commercial operation of a relative newcomer in the fertilizer product handling business started on 9 february 2008. Ammonia transshipment through AS BCT terminal commenced on 25 september 2009.

#### MAIN PRODUCTION FACILITIES:

- 2 tanks for liquid ammonia 30 000 tons each
- 3 tanks for liquid ammonia 20 000 tons each
- Railway double-sided racks for liquid ammonia with the discharge front of 2x15 tanks and the unload speed up to 130t/hour
- Railway double-sided racks for UAN with the discharge front of 2x16 tanks and the unload speed up to 600t/hour
- 2 loading arms with loading rate up to 1200t/h each

For additional information about AS BCT:

Mr. Aleksandr Volohhonski, Chairman of the Board

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E-mail: [bct@bct.ee](mailto:bct@bct.ee)







## OUR PARTNERS


[www.silpower.ee](http://www.silpower.ee)

AS SILLAMÄE SEJ is a private company, which operates at the territory of Sillamäe Customs Free Zone. The main types of activities are production, distribution and sales of heat and electrical energy of high quality. Sillamäe SEJ also supplies companies, which are located at the territory of Sillamäe Customs Free Zone, with technological and drinking water, and provides sewerage and bilge water services. The main purpose of SEJ is to provide our customers with high quality heat and electrical energy at a competitive price level.

## BASIC TECHNICAL DATA:

INSTALLED ELECTRICAL CAPACITY OF THE STATION	18 MW <sup>®</sup>
THERMAL CAPACITY (INCLUDING CHP)	94 MW
CONSUMED HEATING CAPACITY	55 MW

Oil shale of fractions 0-25mm is used as fuel for steam boilers. Shale oil is used as a reserve fuel and initiator of the burning process. Natural gas is used as fuel for the combined heating power station.



**SILPORT KINNISVARA**  
[www.silport.eu](http://www.silport.eu)

Silport Kinnisvara - the company's main areas of activities are real estate management, operation and renting, provision of communication services, and building supervision on the territory of the Port of Sillamäe. The passenger terminal of Silport is covered by these services as well. Another area of activity is stocking vessels passing through the Port with food supplies and beverages. Silport Kinnisvara is the operator of SILPORT TruckStop.

E-mail: [t.seesmaa@silport.ee](mailto:t.seesmaa@silport.ee)



**ÖKOSIL**  
[www.ecosil.eu](http://www.ecosil.eu)

**S KOSIL**  
Public limited company AS ÖkoSil is an environment enterprise. AS ÖkoSil manages large-scale environmental projects and offers environment recovering and monitoring services for Silport and other major companies in the region. Among its other port services, AS ÖkoSil receives and processes bilge water and other waste. AS ÖkoSil also offers reliable analyses at two internationally accredited environmental laboratories.



**EESTI RAUDTEE**

[www.evr.ee](http://www.evr.ee)

## ESTONIAN RAILWAYS

Efficient logistics, flexible transport tariff policy and sales strategy based on trust enables Estonian Railways to provide world class transport services to its customers. Compliance with security requirements meeting European standards and tight cooperation with other links of the logistics chain ensure prompt arrival of your goods at any location in the world.



Group 4 Securicor

[www.g4s.ee](http://www.g4s.ee)

G4S is a trademark worn on the uniforms of 500 000 security workers around the world, in more than a hundred countries. Millions of families have entrusted these people with the protection of their property. G4S services are used by hundreds of thousands of large and small enterprises and governmental Institutions, including banks, airports, ports, prisons, the US Department of Defence, military sites, as well as at US nuclear power plants, NASA, the European Parliament, NATO headquarters and also the Port of Sillamäe. The security of the Port is guaranteed by 70 G4S professionals. It means that the security of your company and goods at the Port of Sillamäe is guaranteed as well.











