



Welcome to Samara!



INDUSTRIAL PARKS

“PREOBRAZHENKA”
“CHAPAEVSK”

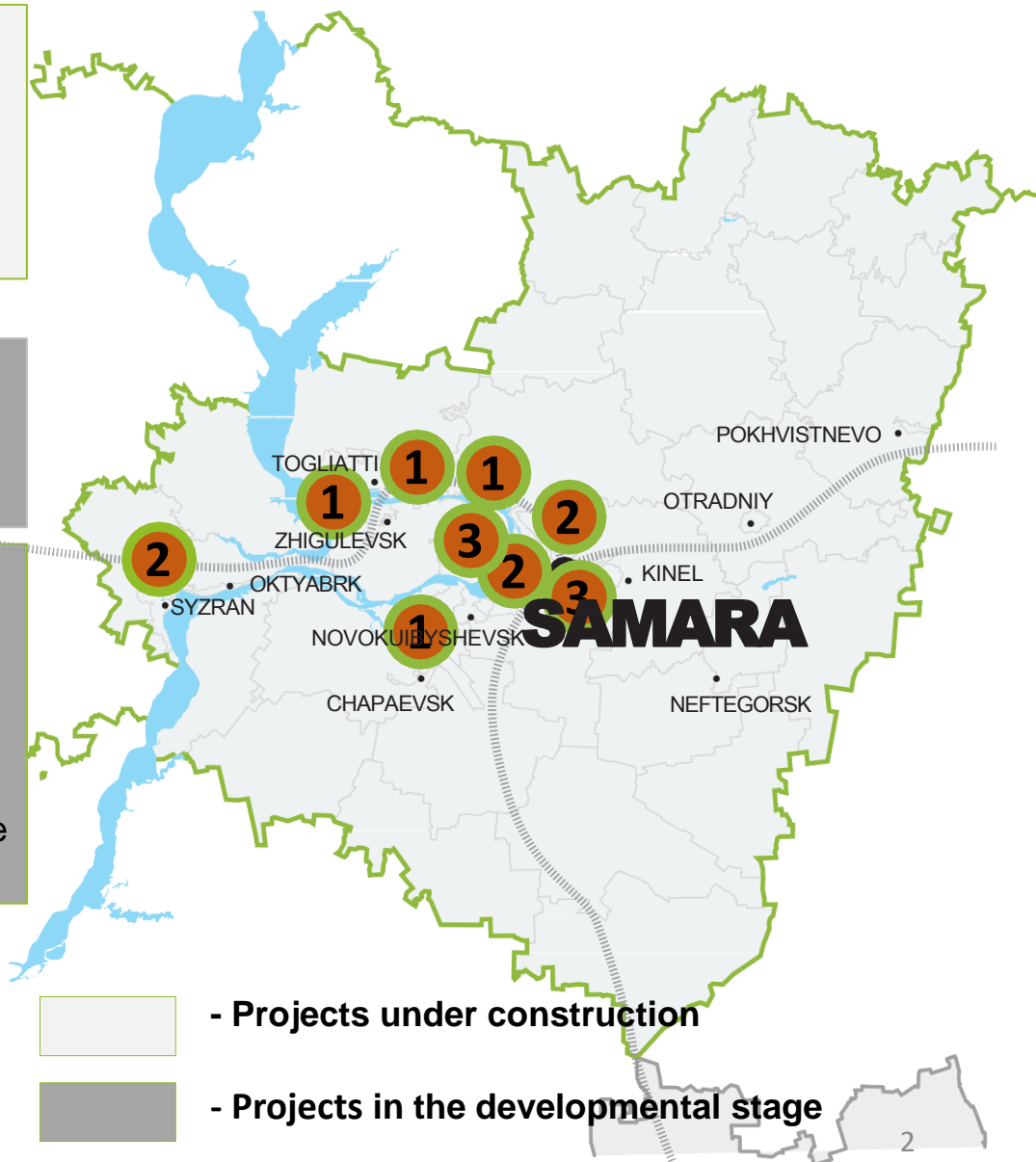
INDUSTRIAL PARK CONCEPT



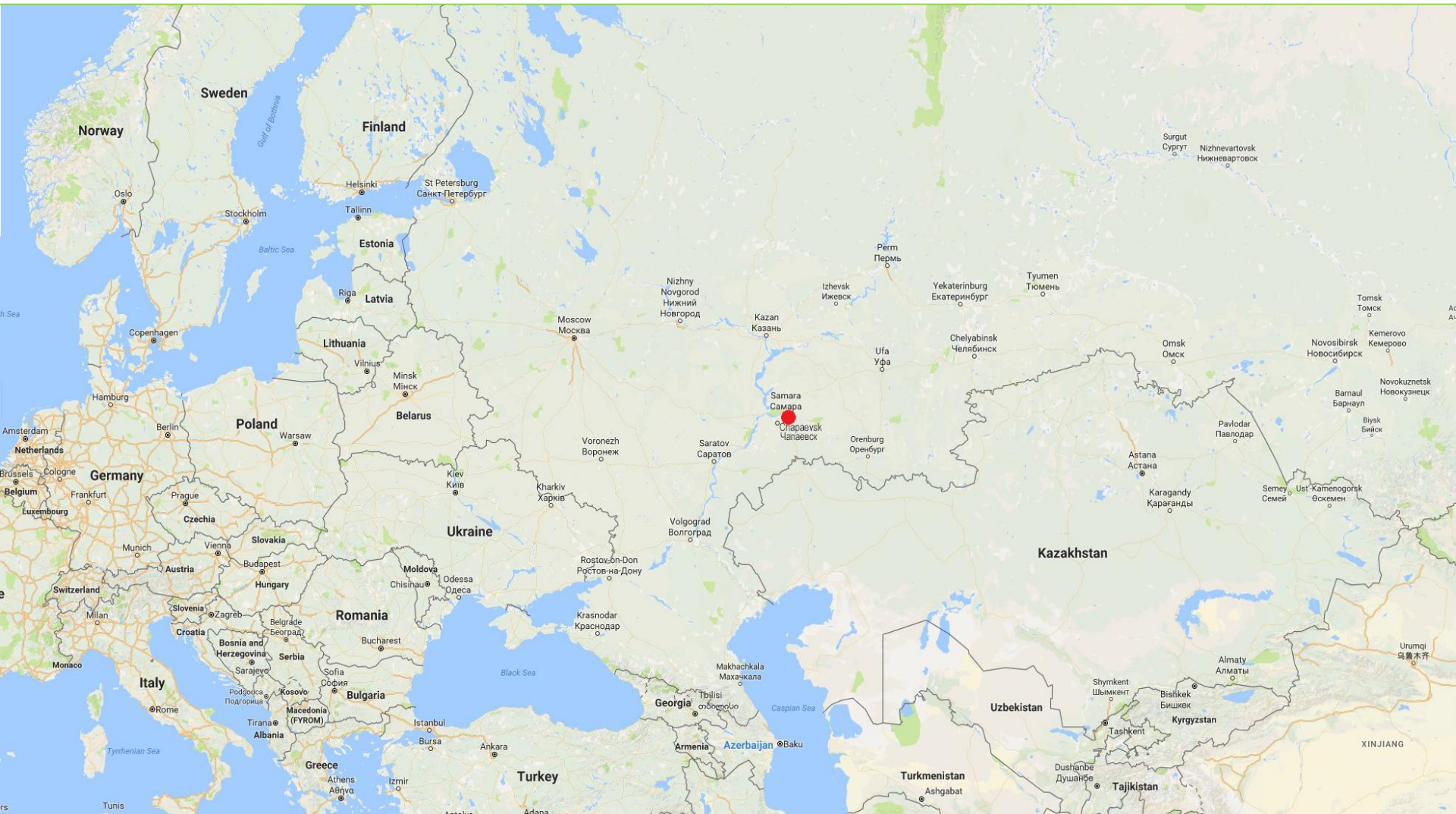
- 1** Industrial park «Preobrazhenka» (Volzhsky District) I stage completed
2013 - 2017 Industrial park «Togliatti Sintez» (Togliatti)
 Industrial park «Chapaevsk» (Chapaevsk)
 Industrial park «Stavropolsky» (Stavropolsky District)

- 2** Agro industrial park «Krutije kluchi» (Volzhsky district)
2015 - 2018 Industrial park «Aquabiotech» (Syzran district)

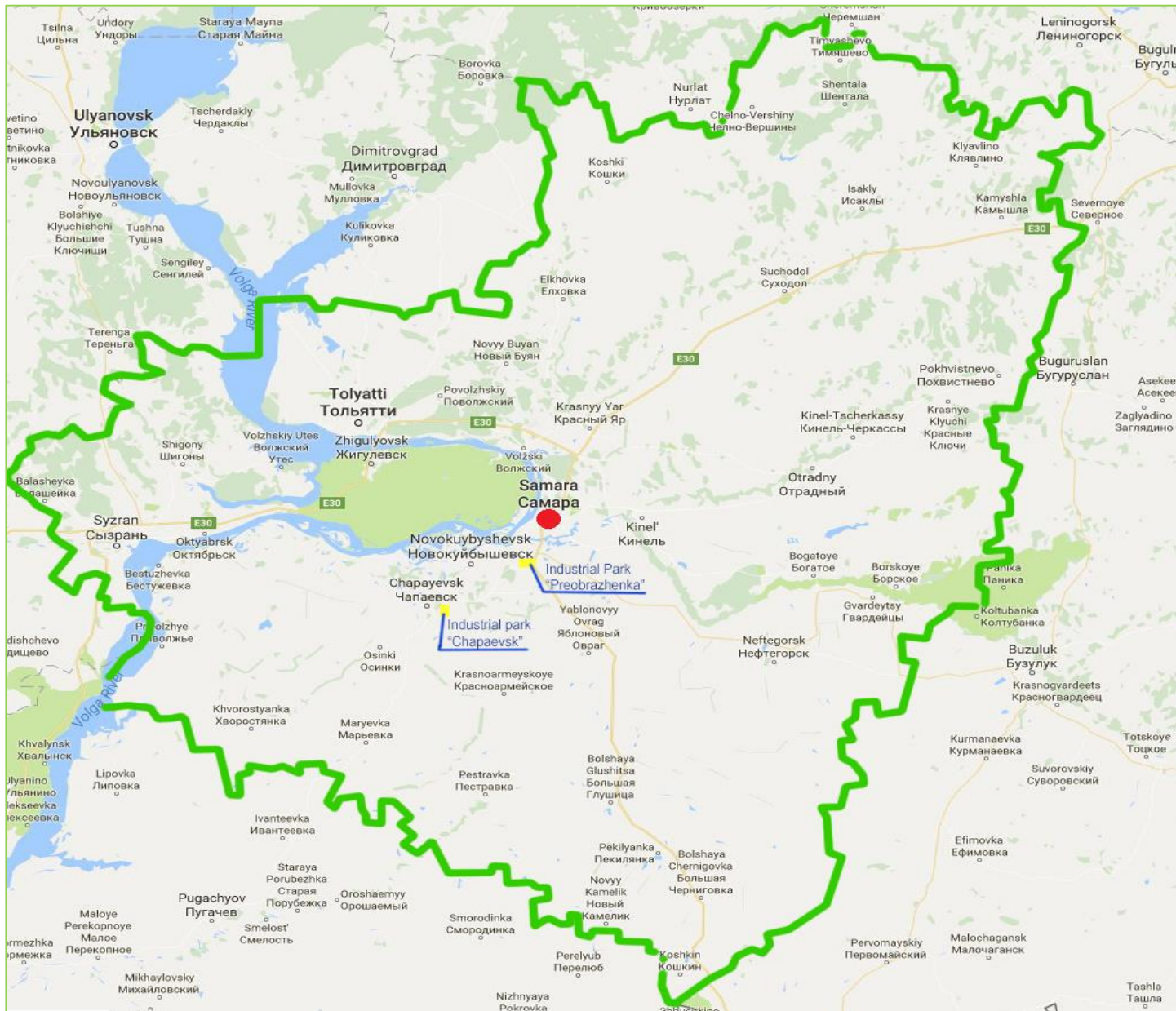
- 3** Pharmaceutical industrial park (Krasnojarsky district) Industrial parks based on OAO «Aviakor - aviation plant» and ZAO «ZPL «Aviportal» (Samara) petrochemical industrial park (Novokuibyshevsk) industrial park based on the territory of the former military base and industrial park based on the territory of the medical facility plant (Syzran)



Geographical location of industrial parks



Geographical location of industrial parks



REALIZATION PERIODS

1

INDUSTRIAL PARK
«PREOBRAZHENKA»
(Volzhsky District)

2014 – 2020 г.

2

INDUSTRIAL PARK
«CHAPAEVSK»
(Chapaevsk)

- logistic and transport infrastructure
- ready utilities and availability of connection points
- administrative support by the managing company and regional authorities
- tax incentives
- possible cooperation with the neighboring companies (production chains)
- Order № 237 dated 01.11.2013 decrees OAO «Technopark» to be the authorized company for infrastructure development of the industrial park «Preobrazhenka»
- Order of the Ministry of Industry and Trade of the Russian Federation №1459 dated 06.05.2016 decrees the compliance of the industrial park «Preobrazhenka» with standards and inclusion in the register of the Ministry of Industry and Trade of the Russian Federation.
- Order of the Ministry of Industry and Trade of the Russian Federation № 3402 dated 26.09.2016 decrees the compliance of industrial park «Chapaevsk» with standards and inclusion in the register of the Ministry of Industry and Trade of the Russian Federation.



Samara region

3.211.000 Total population

60,7%
of employable population



LABOR POTENTIAL of adjacent towns



SAMARA

1.171.000
total population



NOVOKUIBYSHEVSK

107.000
total population



CHAPAEVSK

73.000
total population



TOGLIATTI

719.363
total population



Resolution of the Government of the Samara region dated 17.11.2014 № 868-p «measures aimed at establishment and development of the industrial parks in Samara region» - selection principle of authorized companies for developing industrial parks – designation of private industrial parks as industrial parks of the Samara region.

Resolution of the Government of the Samara region «On approval of the industrial park Concept in Samara region»

Industrial park development



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graph TD; A[Initiated by private investors:  
Obtaining the status of the industrial park of the Samara region] --> B[Industrial park development]; B --> C[Initiated by the Government of the Samara region];
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Initiated by private investors:

Obtaining the status of the industrial park of the Samara region

Initiated by the Government of the Samara region



Incentives

Project support in all stages of realization

Development of the positive image of the region due to new investment project location

New approach. Analytical package:

Market research

raw materials base in the region

cooperation with the neighboring companies (production chains)

cost-benefit analysis

Individual staff trainings



Construction material marketing

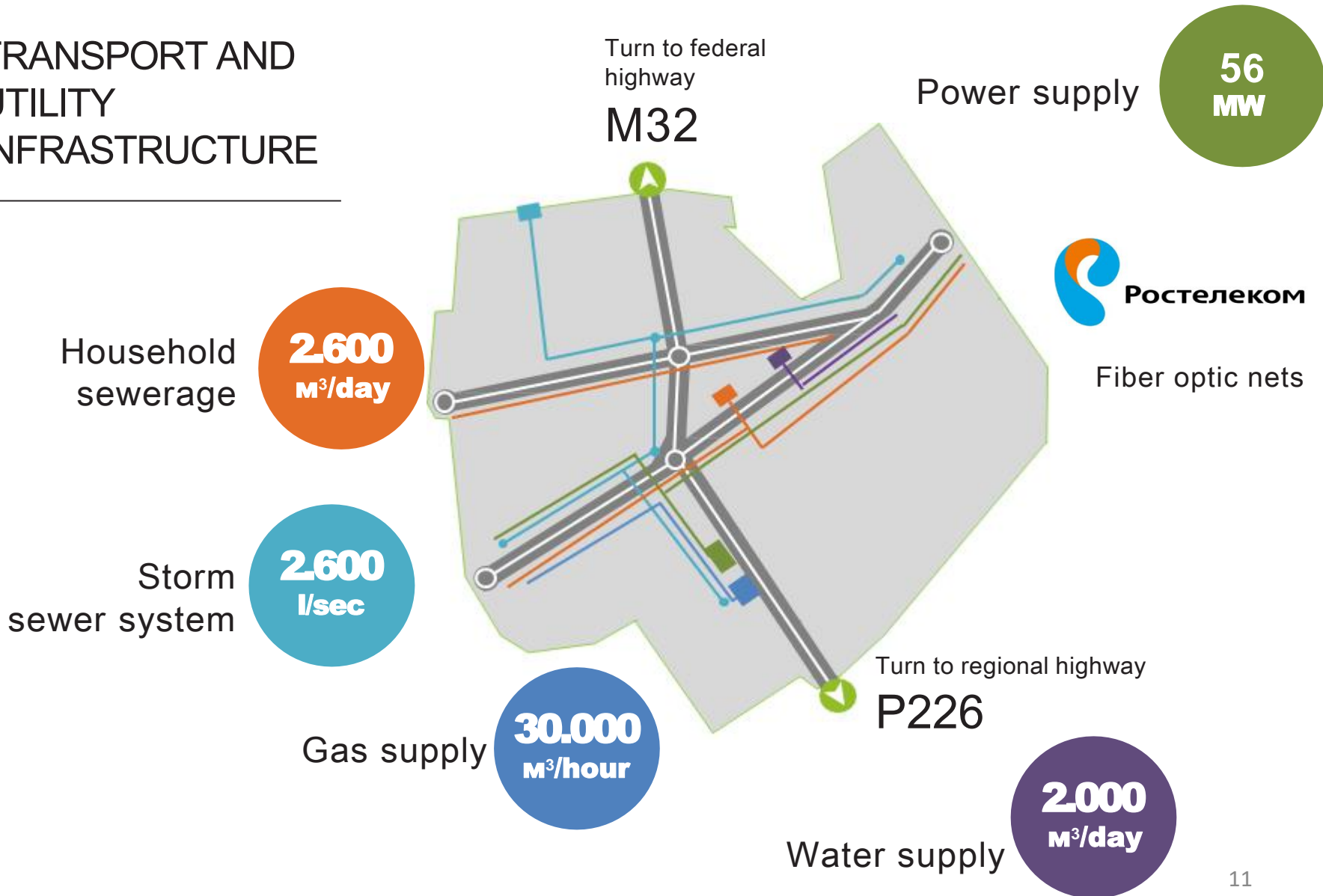
Assistance with comfortable accommodation.

Fundraising assistance.

INDUSTRIAL PARK “PREOBRAZHENKA”

“PREOBRAZHENKA”

TRANSPORT AND UTILITY INFRASTRUCTURE



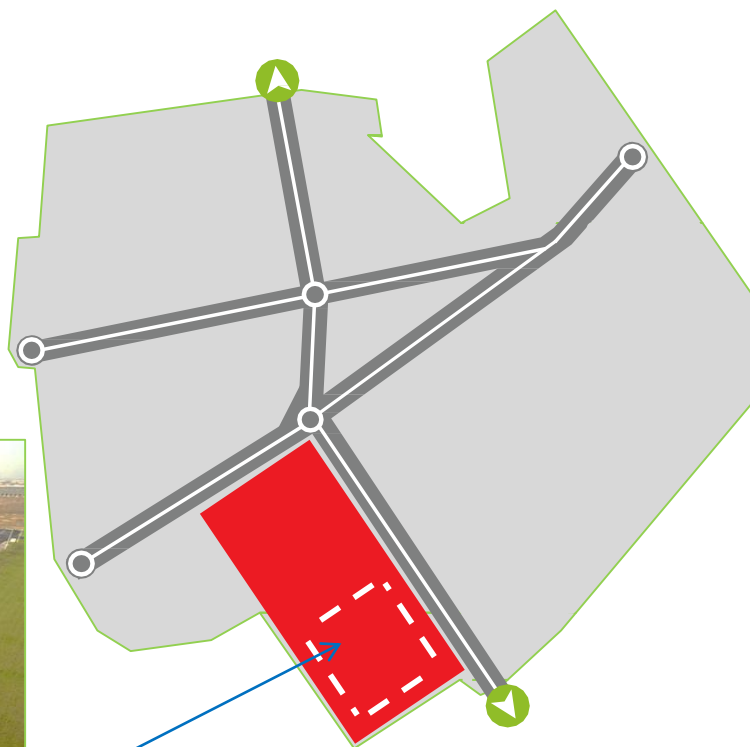
“PREOBRAZHENKA”

ANCHOR RESIDENT



BOSCH

automotive components
production



Project Phases

Execution of
Investment
Memorandum
July

2013

Acquisition of
building land
July

2013

Obtaining
building license
September

2013

Production
launched
February

2015

Amount of
investment

3 Bln.rub

Construction area about 15 000 square meters includes production premises, offices, logistics, household buildings with utility lines.

Main clients of the anchor resident are local automotive companies. Besides, Bosch production supplies the greatest automotive companies throughout Russia as part of fabricated assemblies.

Logistics center SAMARATRAVTO 2000 within the industrial park «Preobrazhenka»



Igor Perlin
Company founder

Nowadays SAMARATRAVTO-2000 is one of the most dynamically growing full-service warehouse developer with Class-A production premises.

From 2002 to 2014 the company successfully carried out 8 warehousing property projects. The total area of all projects is more than **100 000 sq. meter**

The company facilities are located in Samara and Samara region.



Production plant “DoorHan”

The group of companies “DoorHan” more than 20 years specializes in production of all types of door systems, automation systems, warehouse equipment, modular building systems. Nowadays DoorHan occupies one of the leading positions on the local market and develops the wide dealer network in Russia, Europe and CIS.

Amount of investment– 47 mio. rubles. Commissioning– 1 quarter 2017



Residential area «Southern City» - social infrastructure nearby the IP «Preobrazhenka»

Planned period of project implementation— 2032

Rehousing capability— **325 000 people**

Planned residential areas— **6,5 mio. sq.m**

Hospitals — **2** Schools — **3**

Sports facilities — **2** Pre-schools- **12**

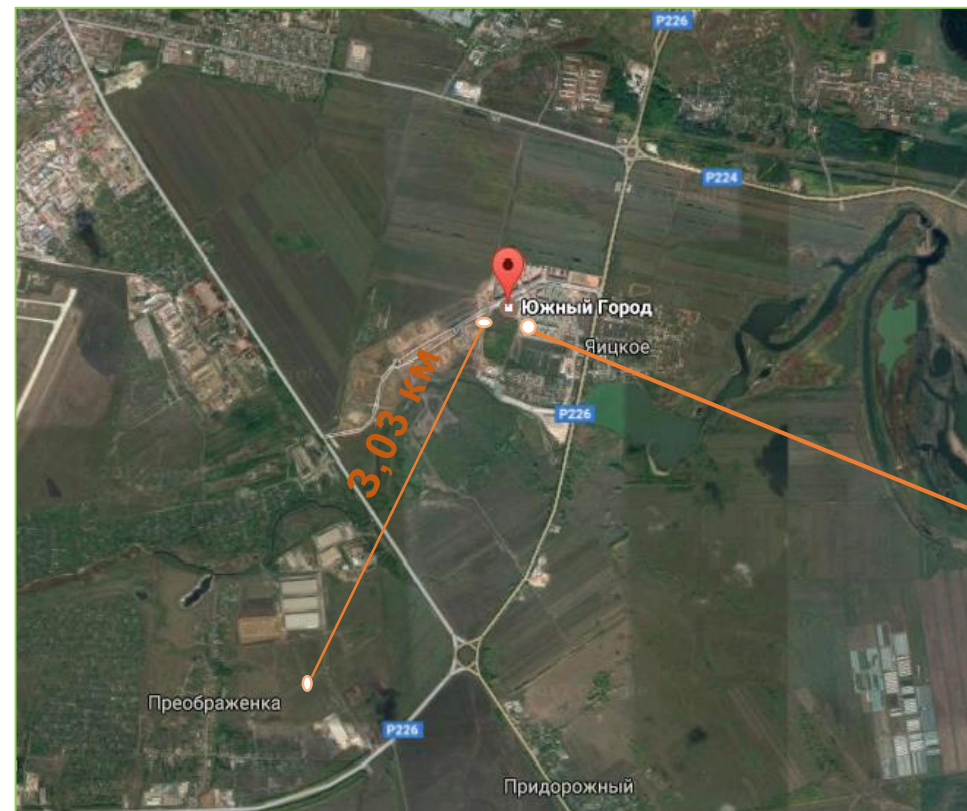
Years of execution

1 stage - 2013-2017

2 stage — 2014-2020

3 stage — 2017-2025

4 stage —Lopatino territory under construction



INDUSTRIAL PARK “CHAPAEVSK”

“CHAPAEVSK”

236,9 ha TOTAL Area
208,3 ha FREE Area

LAND STATUS:
state-owned property

ANCHOR
RESIDENT:



MANAGING COMPANY:

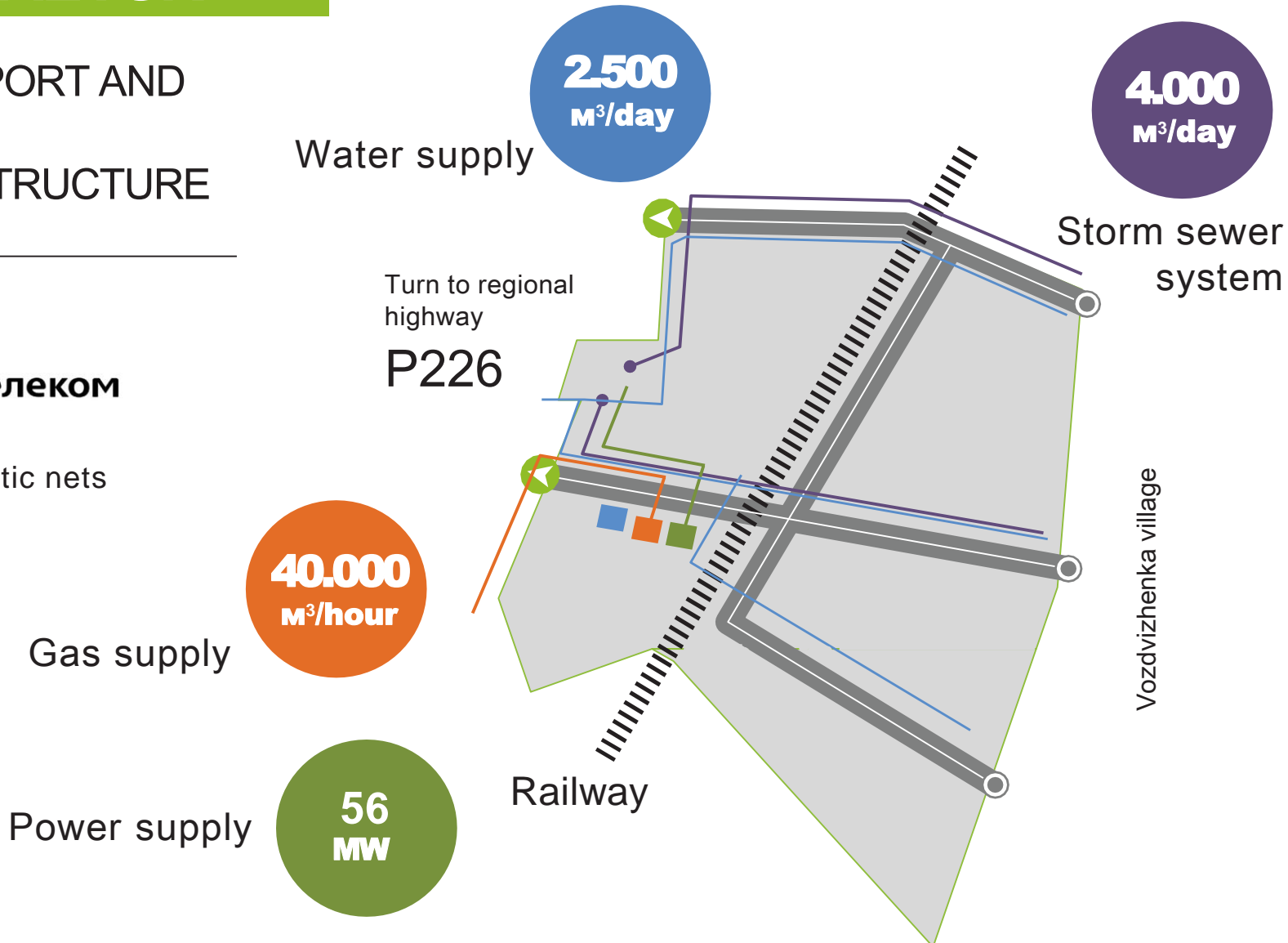


“CHAPAEVSK”

TRANSPORT AND UTILITY INFRASTRUCTURE



Fiber optic nets



“CHAPAEVSK”

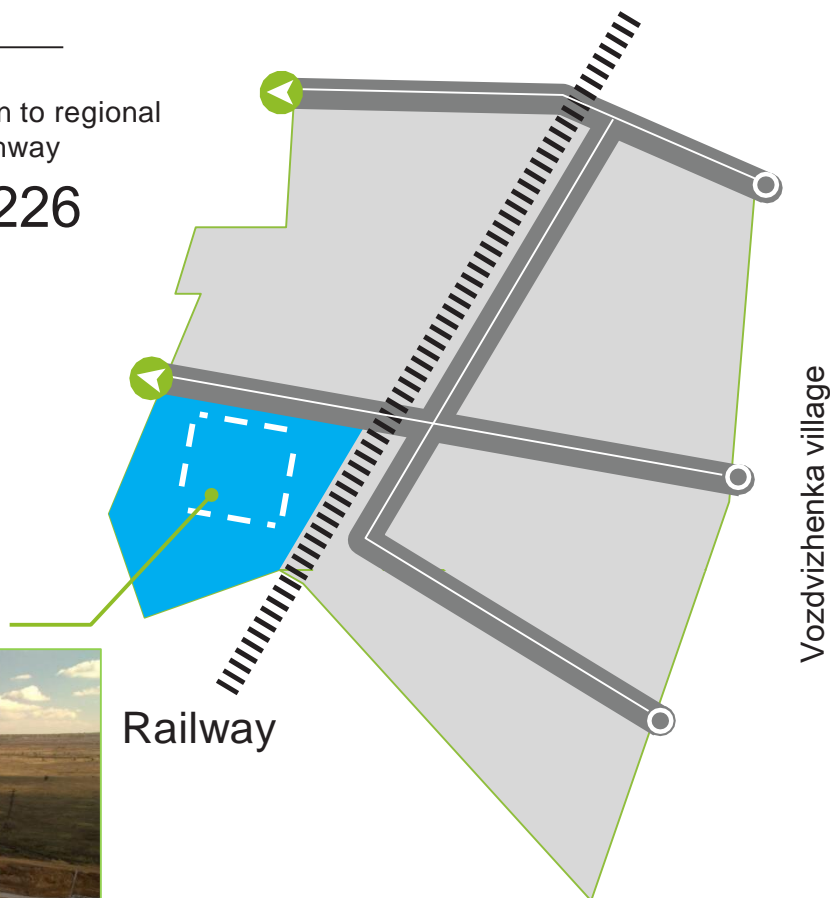
ANCHOR RESIDENT

KNAUF

Innovative production
company

Construction area
(1st stage) 5 000 m²

Turn to regional
highway
P226



Railway

Vozdvizhenka village

Project Phases

Execution of
Investment
Memorandum
**August
2014**

acquisition of
building land:
**August
2014**

Obtaining
building license
November
2014

Planned end of
construction
stage:
**march
2017**

Amount of investment:
1,24 bln. rub.

Within the perimeter of the agglomeration is situated the local quarry about **178 Ha** with clay and quartz sand

In a radius of 20-100 km are located the fields of oil, gypsum stone, kaolin clay, building stone.



1 Ha
cadastral value

«PREOBRAZHENKA»

6 539 500 rubles
108 921,912 dollars

«CHAPAEVSK»

11 782 100 rubles
196 242,658 dollars

8 000 000 rubles

133 256 dollars

The land will be provided through assignment of lease with a purchase option (5% of the cadastral value)

The final cost of the land plot depends on the land plot location and infrastructure requirements.

1 Ha

“PREOBRAZHENKA”

“CHAPAEVSK”

For the funds, the investor obtains:

1.2

m³/h

Water supply

1.2

m³/h

Household
sewerage

71

m³/h

Storm sewer
system

150

m³/h

Gas supply

250

KW

Power supply

Highway of
the third
category

Operating costs

ELECTRICITY

1kw/hour 4,95 rub.

Storm sewer system

1m3 13,40 rub.

WATER SUPPLY

1m3 26,17 rub.

Gas

1m3 5,86 rub.

1 Ha

«PREOBRAZHENKA»

«CHAPAEVSK»

Rent
for the construction period
per year

«Preobrazhenka»

3,9% of the cadastral value

«Chapaevsk»

0,075% of the cadastral
value

255 040 rubles

8 836 rubles

PREFERENTIAL TAX TREATMENT FOR INVESTORS

Investment project value	0% Property tax for organizations		16,5% Income tax for organizations	
	“PREOBRAZHENKA”	“CHAPAEVSK”	“PREOBRAZHENKA”	“CHAPAEVSK”
Up to 100 MIO rubles	2 years	4 years	—	—
From 100 up to 500 MIO rubles	4 years	6 years	4 years	6 years
From 500 MIO rubles and more	5 years	7 years	5 years	7 years
«CHAPAEVSK»				
Grants for creation new jobs in monotowns		100 000 rubles per one new job		

**Advantages of
localizing
production in the
industrial parks**

1. MINIMUM TERMS FOR THE PROJECT EXECUTION

2. AVAILABILITY OF NECESSARY FACILITIES FOR PRODUCTION STARTUP

3. AVAILABILITY OF RUNNING UTILITY LINES

4. ACCESS TO ENGINEERING SURVEYS INFORMATION

5. CONSTRUCTION ACCORDING TO THE CUSTOMER'S TECHNICAL SPECIFICATION (BUILD-TO-SUIT)

6. PREFERENTIAL TAX TREATMENT AND SUBSIDIES FROM THE REGIONAL BUDGET

**Advantages of
localizing
production in the
industrial parks**

7. APPOINTMENT OF SUPERVISION (AN EXECUTIVE FROM THE GOVERNMENT OF THE SAMARA REGION)

8. SUPPORT BY THE GOVERNMENT OF THE SAMARA REGION AND BY THE MANAGING COMPANY AT ALL PROJECT EXECUTION STEPS

9. THE INFRASTRUCTURE IS OPERATED AND SERVICED BY THE MANAGING COMPANY

10. DEVELOPMENT OF PROJECT ROAD MAP AND ADMINISTRATIVE SUPPORT AT ALL PROJECT EXECUTION STEPS

11. MINIMUM TERM FOR REGISTRATION OF LEASEHOLD TO THE SELECTED LAND (2 MONTHS)

Preferential tax regime

Income tax

2018-2019	3%
2019-2020	6%
2021-2022	9%
2023-2024	12%
2025 and further	15,5%

Property tax

10 years	0%
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land tax

5 years	0%
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Transport tax

5 years	0%
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The status of the resident of the industrial park is available for legal organisations or self-employed entrepreneurs:

- Registered on the territory of the Samara region as the legal taxpayer;
- Signed the contract of legal operations on the territory of the industrial park with the managing company;
- Included into the list of residents of the industrial park;
- Companies working within the local market;
- Companies producing products for export and local market;
- Russian companies, producing products or render services on behalf of the foreign company;
- Foreign companies (research centers, development centers, industrial productions);
- Production in accordance with the sanitary and environment requirements;
- Project realization up to 3 years

Scheme to obtain a resident status

Investor

documents package*

business plan

return for rework

IndParks Co
Industrial parks «Preobrazhenka» and
«Chapaevsk»

Statement of
IndParks Co

Business plan

on approval

return for
rework

documents package:

1. Request for project realisation
2. Copy of constituent documents
3. Extract from the Unified State Register of Legal Entities
4. Copy of tax registration certificate
5. Copy of the director authority
6. Project presentation

**Ministry of economic development,
investment and Trade of the Samara region**

Ministry decision

Approved
business plan

contract
execution

Investor

draft agreement

IndParks Co

Signed agreement

Inclusion in
the state
register

Status of
Resident

Extract from
the register

**State
register**

**Ministry of economic
development**

Transaction structure of Lease assignment

Signing investment agreement between the managing company and the resident



Signing sublease agreement between the managing company and the resident for the construction period of 24 months.



Project development



Construction stage



Commissioning



Signing master lease agreement with municipal government



Land purchase (5% of the cadastral value)



Signing the contract of legal operations on the territory of the industrial park with the managing company



Government of the Samara region
Vice-governor – minister of economic
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Samara region Alexander Kobenko

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