

**JOINT STOCK COMPANY
INDUSTRIAL PARKS
(JSC INDUSTRIAL PARKS)**

INDUSTRIAL PARK «PREOBRAZHENKA»
LOGISTICS PARK «PREOBRAZHENKA 2»
INDUSTRIAL PARK «CHAPAEVSK»
LOGISTICS PARK «NOVOSEMEYKINO»
INDUSTRIAL PARK «SAMARA» - UNDER CONSTRUCTION
General Director S.I. Evseev

443080, Samara, Karl Marx Ave, 201B,
10th floor, office 5

Phone: 8 (846) 212-99-85

E-mail: info@i-parks.ru

Website: i-parks.ru



www.i-parks.ru



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INDUSTRIAL PARK

INVESTMENT
SITES

**NOVOSEMEIKINO
CHAPAEVSK**

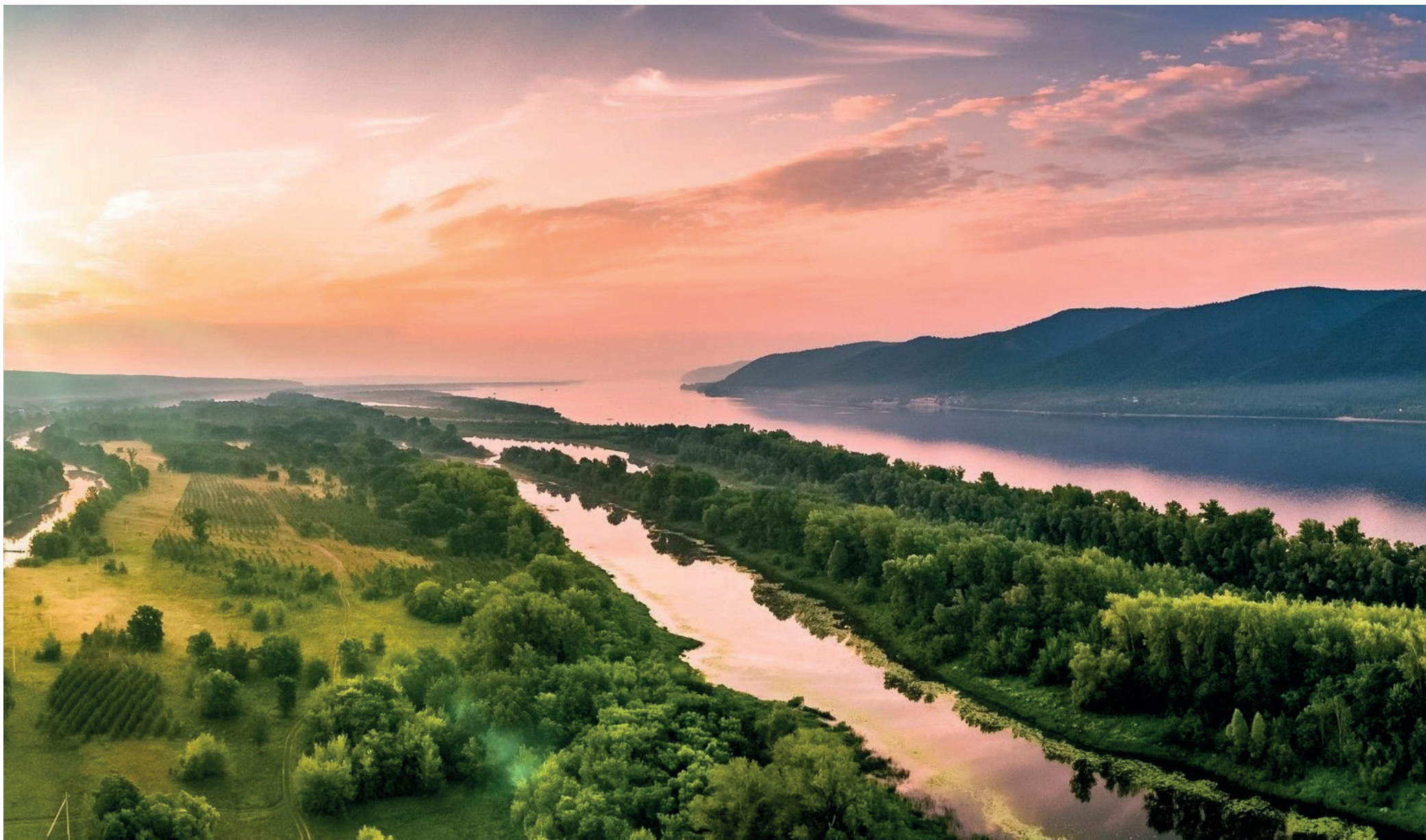
**PREOBRAZHENKA
PREOBRAZHENKA 2**

SAMARA
under construction



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GEOGRAPHIC LOCATION OF INVESTMENT SITES

LOGISTICS PARK

NOVOSEMEIKINO

Total area - 41,4 ha
Airport - 25 km
Railway - 30 km
Togliatti - 33 km
River port - 33 km
Samara - 30 km



TOGLIATTI



KURUMOCH

AIRPORT



SAMARA



CHAPAEVSK



INDUSTRIAL PARK

CHAPAEVSK

Total area - 192,96 ha
Airport - 100 km
Railway - 42 km
River port - 45 km
Samara - 53 km

INDUSTRIAL PARK

SAMARA

under construction

Total area - 204,5 ha
Airport - 36 km
Railway - 26 km
River port - 26 km
Samara - 19 km

INDUSTRIAL PARK

PREOBRAZHENKA

Total area - 167,42 ha

LOGISTICS PARK

PREOBRAZHENKA 2

Total area - 250,68 ha
Airport - 63 km
Railway - 13 km
River port - 17 km
Samara - 13 km





SAMARA REGION

KEY FACTS & FIGURES



53,6 THS. KM²

AREA



3,1 MLN.

POPULATION



2,7 BLN. RUB

GRP VOLUME
(2023 ESTIMATE)

2,2 BLN. RUB

INVESTMENTS IN THE REGION
IN 2018-2023

131,5 %

INVESTMENT VOLUME
IN 2023 TO 2018

TOP 10

- IN GRP VOLUME
- IN THE RANKING OF ATTRACTIVENESS
OF RUSSIAN REGIONS

2 PLACE

IN TERMS OF DYNAMICS OF INVESTMENTS
IN FIXED ASSETS IN THE VOLGA
FEDERAL DISTRICT

2 PLACE

IN THE VOLGA FEDERAL DISTRICT
IN THE NUMBER OF SMES

PARTICIPATION IN COOPERATION CHAINS
IMPLEMENTATION OF IMPORT REPLACEMENT STRATEGY
OPENING OF CONTRACTED MANUFACTURING FACILITIES

>130 000 SME
SUBJECTS

>600 LARGE AND MEDIUM
INDUSTRIAL
ENTERPRISES

56,4% OF WORKING
AGE

INDUSTRIAL PARK

Preobrazhenka

Industrial park «Preobrazhenka» is located at the boundary of the urban district Samara in Volzhsky municipal district of the Samara region at the intersection of federal road M32 and regional road P226

LAND PLOT AREA

167,42 ha - total

41,74 ha vacant



LOGISTICS PARK

Preobrazhenka 2

Industrial park «Preobrazhenka 2» is located at the boundary of the urban district Samara in Volzhsky municipal district of the Samara region at the intersection of federal road M32 and regional road P226. Close to the Preobrazhenka industrial park (the park areas are separated by a road)

LAND PLOT AREA

250,68 ha - total

117,62 ha vacant



INDUSTRIAL PARK

Chapaevsk

Industrial Park «Chapaevsk» is located within the boundaries of urban district Chapaevsk of the Samara region, along the road P226 (Samara-Pugachev-Engels – Volgograd)

LAND PLOT AREA

192,96 ha - total

100,87 ha vacant



LOGISTICS PARK

Novosemeykino

Logistics Park «Novosemeykino» is located on the border of the city district Samara in the Krasnoyarsk municipal district of the Samara region near the M5 intersections Ural and Starosemeykino Highway

LAND PLOT AREA

41,4 ha - total



INDUSTRIAL PARK

Samara - under construction

Industrial park «Samara» is located in the district Samara, Samara region, along the M5 highway (Moscow - Chelyabinsk)

LAND PLOT AREA

204,5 ha - total

150 ha vacant



THE COST OF LAND PLOTS

depends
on the specific location
and infrastructure requirements

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

With the land plot,
the investor
receives:

1. Storm drainage system
2. Drainage of technical
and domestic water
3. Water supply
4. Gas supply
5. Electricity
6. Road

ADVANTAGES OF LOCALIZING PRODUCTION

MINIMUM TERMS FOR THE PROJECT EXECUTION	MINIMUM TERM FOR REGISTRATION OF LEASEHOLD TO THE SELECTED LAND
ENGINEERING ACCESSIBILITY AND TRANSPORT EMPLOYMENT	THE INFRASTRUCTURE IS OPERATED AND SERVICED BY THE MANAGING COMPANY
LEASE OF A LAND PLOT WITH THE POSSIBILITY OF SUBSEQUENT REDEMPTION	THE OPERATION AND MAINTENANCE OF THE INFRASTRUCTURE IS CARRIED OUT BY THE MANAGEMENT COMPANY
PREFERENTIAL TAXATION	

RENT FOR LAND PER YEAR

PREOBRAZHENKA
1.97% of the cadastral value
first and subsequent years

Decree of the Government of the Samara Region dated 08/06/2008 No. 308, Decision of the meeting of representatives of the Volzhsky District of the Samara Region dated 11/20/2014 No. 314/47

PREOBRAZHENKA 2
1.97% of the cadastral value
first and subsequent years

Decree of the Government of the Samara Region dated 06.08.2008 No. 308

**NOVOSEMEIKINO
CHAPAEVSK**
0,075% of the cadastral value
first and subsequent years

Decree of the Government of the Samara Region dated 06.08.2008 No. 308

TAX PRIVILEGES FOR INVESTORS

Support measures	Standard conditions	Preobrazhenka Preobrazhenka 2 Novosemeikino	Chapaevsk ^{*1,2,3}
Property tax	2,2%	0% from 2 to 5 years	0% for 10 years
Income tax	20%	16,5% - from 4 to 5 years 10% - upon inclusion in the register of participants in regional investment projects	from the moment of profit 2% - for 5 years 13% - in the next 5 years
Transport tax	Standard rate	Standard rate	Standard rate
Land tax	Standard rate	Standard rate	0% for 10 years
Insurance payments	30%	30%	7,6% for 12 years
Customs duties		Standard rate	

*1 Subsidy of 100 000 RUB is granted for each new job created in a mono-industry town of regional significance.
 2 Subsidy for payment of loan interest for the implementation of investment projects from 30 million rubles up to 4 billion rubles (2/3 of the cost of loan interest) (depending on the type of economic activity).
 3 For investors who received resident status in the first three years of the TAD operation.

MORE THAN 50 INVESTORS ON THE TERRITORY OF INVESTMENT INVESTMENT SITES



WILDBERRIES



INDUSTRIAL PARK

Every investor who decides to invest his capital in the development of production faces a particularly acute question of choosing a territory for fully implementing the investment project.

An important matter is the selection of a new investment site that meets all production requirements. The JSC Industrial Parks offers its investors industrial land plots in the Samara region provided with infrastructure, and provides support for investment projects at all stages.