

Welcome to Samara!

INVESTMENT PLATFORMS:

IP «PREOBRAZHENKA»
LP «PREOBRAZHENKA 2»
LP «NOVOSEMEYKINO»

• IP «CHAPAEVSK»

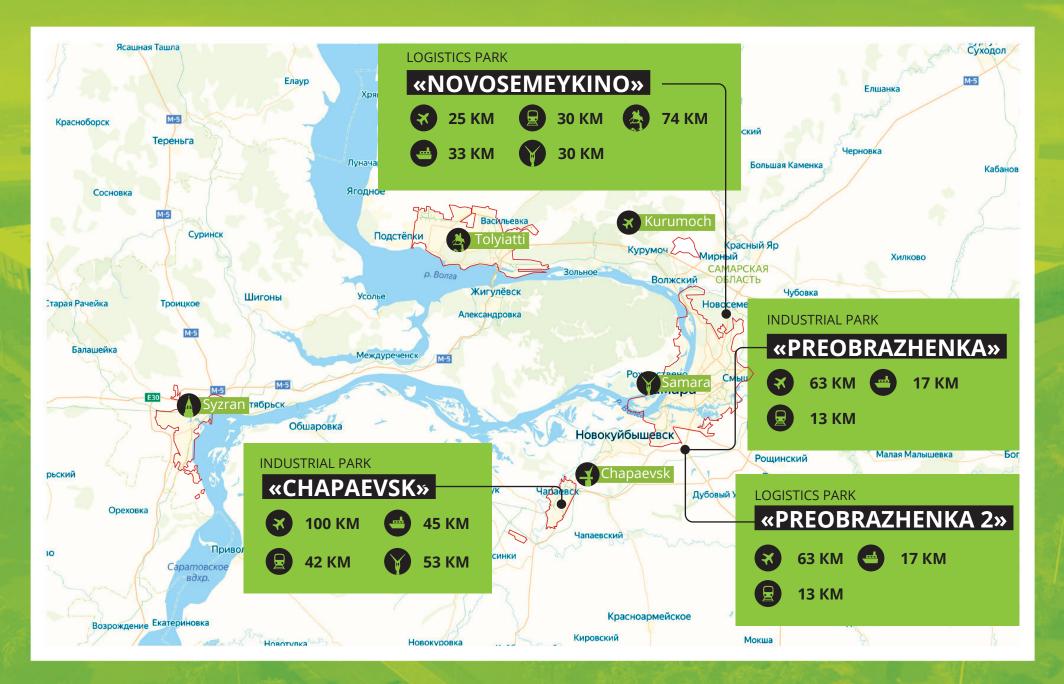
located on the Territory of advanced socio-economic development





I-PARKS.RU

I LOCATION FO THE INVESTMENT PLATFORMS



PARK

I SAMARA REGION: KEY INDICATORS

SAMARA

NOVOKUYBYSHEVSK

3

3,3 trillion rub.

investments in the region in 2005-2021

2 Place

in terms of investment dynamics in Volga Federal District

122,5 %

Investment volume in 2021 rela- in the GRP volume in the country tive to 2020

2 Place in the Volga Federal District by the number of SMEs

√ 53,600 км²

Territory of the Samara region

⁹⁶⁰ ສູລີຍູລີ Population

₽ 2 trillion rub.

Gross regional product

DIVERSIFIED ECONOMY



>600 large and medium industrial enterprises

TOP 10

in Russia in development of

public-private partnership

ments in the country

In the dynamics of the invest-

PARTICIPATION IN COOPERATION CHAINS IMPLEMENTATION OF IMPORT REPLACEMENTSTRATEGY OPENING OF CONTRACTED MANUFACTURING FACIUTIES

60%

Working

population

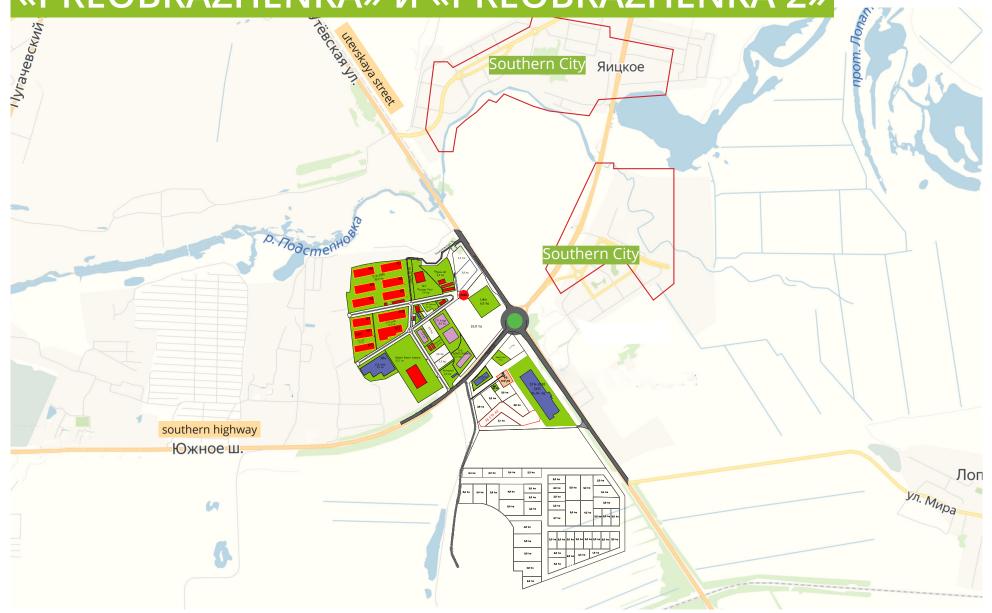
OVER 48 INVESTORS ON THE TERRITORY OF INVESTMENT SITES





I INVESTMENT PLATFORMS

«PREOBRAZHENKA» и «PREOBRAZHENKA 2»



PARK



INDUSTRIAL PARK **«PREOBRAZHENKA»**

Industrial park «Preobrazhenka» is located on the border of the urban district of Samara in the municipal district of Volzhsky, Samara region, at the intersection of the federal highway M32 and the regional highway P226

ENGINEERING INFRASTRUCTURE

LAND AREA:

167,5 ha total

43,1 ha free109,1 ha reserved by residents



Storm water 3 0 0 0 sewerage l/sec 4 380 Household sewerage m³/day 6,3 Power supply MW 6 8 6 0 Gas supply m³/h 4 3 8 0 Water supply m3/day

I INDUSTRIAL PARK



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«PREOBRAZHENKA»

____ Free

Reserved

- Built
- Construction
- Design
- **322 600 M**² finished area of buildings for rent





LOGISTICS PARK **«PREOBRAZHENKA 2»**

Logistics park «Preobrazhenka 2» is located on the border of the city district of Samara in the Volzhsky municipal district of the Samara region at the intersection of the federal highway M32 and the regional highway P226 in the immediate vicinity of the Preobrazhenka industrial park (the parks are separated by a road strip)

ENGINEERING INFRASTRUCTURE

LAND AREA:

247,6 ha total

160,6 ha free30,4 ha reserved by residents



Optical networks

Storm water sewerage	1 000 l/sec
Household sewerage	2 400 m³/day
Power supply	9 MW
Gaz supply	1 000 m³/h
Water supply	2 400 m³/day

I LOGISTICS PARK

«PREOBRAZHENKA 2»

4,3 ha

Hegalrana ho

3,5 NO

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78 579

3.2 40

3.8 ×0

3.º 10

3' 10

____ Free

Reserved

Electrical substation

Construction

PARK

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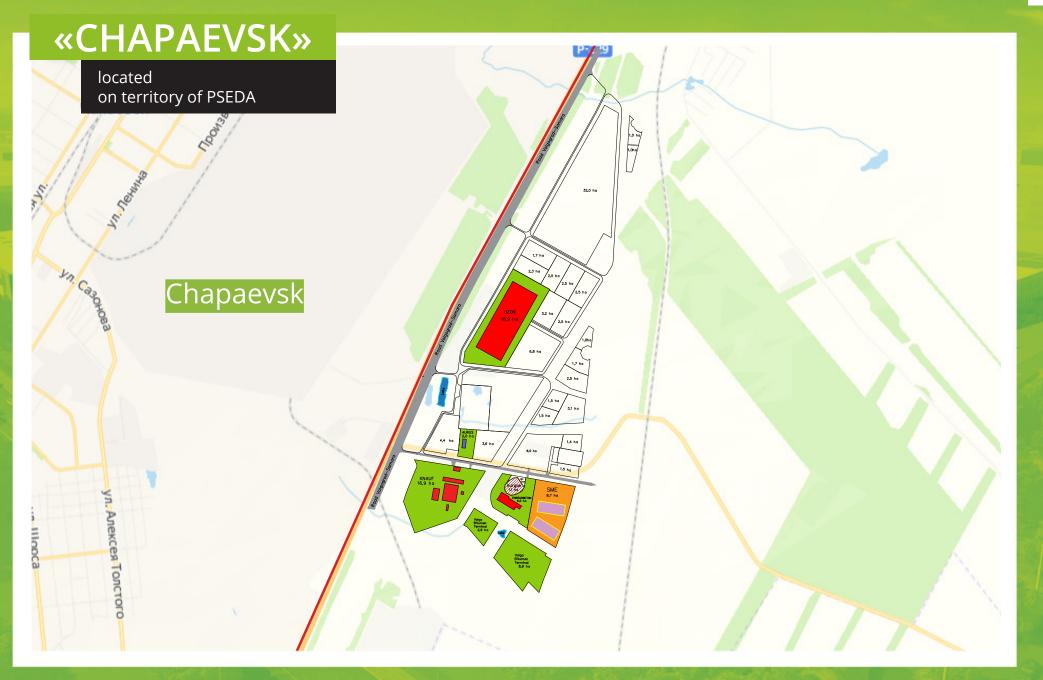
2.4 200

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Price of investment project	0% Property tax	16,5% Income tax organizations
From 100 MLN. rubles	2 years	20%
From 100 MLN. rubles to 500 MLN. rubles	4 years	to 2024 year inclusive, further 20%
From 500 MLN. rubles	5 years	to 2024 year inclusive, further 20%

A PARK

I INDUSTRIAL PARK



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PARK INDUSTRIAL



INDUSTRIAL PARK **«CHAPAEVSK»**

located on territory of PSEDA

Industrial park «Chapaevsk» is located within the boundaries of the TASED of the city of Chapaevsk, Samara region, along the P226 highway (Samara-Pugachev-Engels-Volgograd)

LAND AREA:

192,9 ha total

100 ha free55,7 ha reserved by residents



ENGINEERING

INFRASTRUCTURE

Storm water sewerage	2 700 m3/day
Household sewerage	55 MW
Gaz supply	40 000 m³/h
Water supply	4 200 m³/day

I INDUSTRIAL PARK

«CHAPAEVSK»

located on territory of PSEDA



Reserved

- Built
- Constraction
- Design
- Future area

for rent



PARK

I PREFERENCES FOR INVESTORS IP «CHAPAEVSK»

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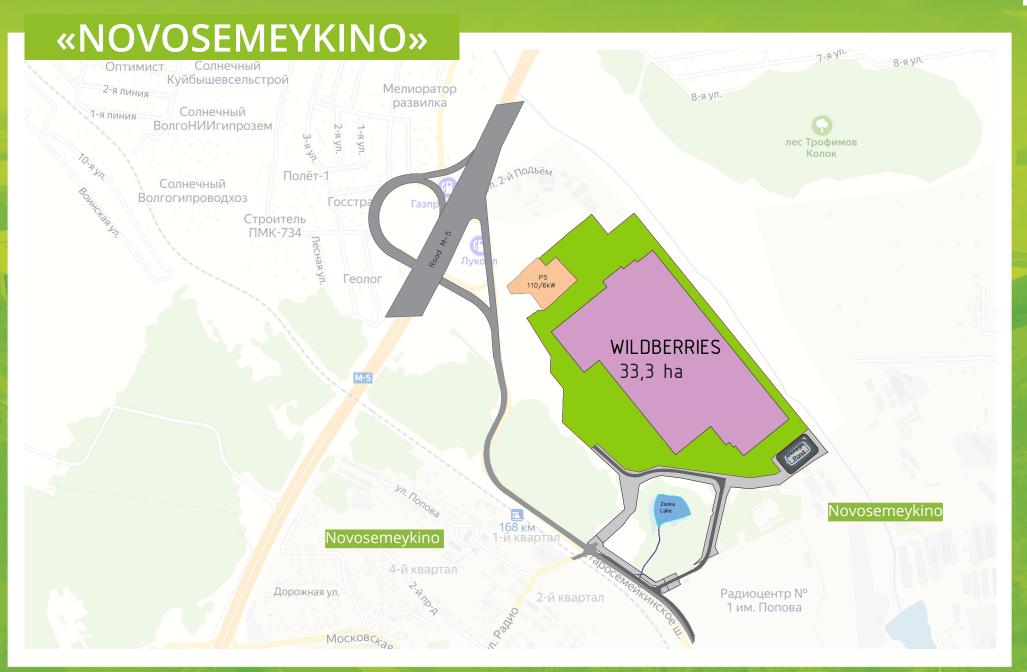
NAME	TASED RATE	TASED TERM	REGULAR RATE
Income tax			
To the federal budget	0%	The first 5 years since the receipt of the first profit	3%
	2%	further	
	2%	The first 5 years since the receipt of the first profit	
To the regional budget	10%	until 2031	17%
	18%	further	
Property tax	0%	until 2031	2,2%
	2,2%	further	2,270
Land tax	0%	until 2031	1,5%
	1,5%	further	7,070
Insurance payments*	7,6%	until 2031	30%
	30%	further	5070

*this preferential rate of insurance premiums applies to residents who have received such status no later than within 3 years from the date of creation of the TOP

Subsidies for the creation of new jobs – 100 thousand rubles per workplace**

****** the total amount of the subsidy provided cannot exceed 25% of the total cost of the investment project

I LOGISTICS PARK



PARK



«NOVOSEMEYKINO»

Logistics park «Novosemeykino» located on the border of the urban district of Samara in the municipal district of Krasnoyarsk, Samara region

M5 "Ural" and Starosemeykinskoe highway

ENGINEERING INFRASTRUCTURE

LAND AREA:

41,4 ha total

33,3 ha reserved by residents

Household sewerage: individual septic tanks

Power supply	4,7 мw
Gas supply	4 550 m³/h
Water supply	720 m³/day

I LOGISTICS PARK

PARK

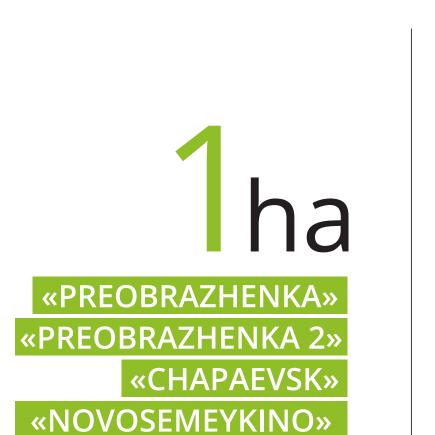
«NOVOSEMEYKINO»



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Price investment project	0% Property tax	16,5% income tax organizations
From 100 MLN. rubles	2 years	20%
From 100 MLN. rubles to 500 MLN. rubles	4 years	to 2024 year inclusive, then 20%
From 500 MLN. rubles	5 years	to 2024 year inclusive, then 20%

A PARK



6.552.000 rubles

The land plot is provided through the mechanism of assignment of the right to lease with the subsequent right to purchase for **5%** from the cadastral value

The final cost of the land depends on the specific location and requirements to infrastructure

FOR THIS MONEY, THE INVESTOR RECEIVES:

«PREOBRAZHENKA»	«PREOBRAZHENKA 2»	«CHAPAEVSK»	«NOVOSEMEYKINO»
71 m³/h	71 m ³ /h	0,3 m ³ /h	Individual septic tanks
Storm sewer	Storm sewer	Storm sewer	
1,2 m³/h	1,2 m³/h	1,2 m³/h	Individual septic tanks
Household sewerage	Household sewerageя	Household sewerage	
1,2 m³/h	1,2 m³/h	1,2 m³/h	0,3 m³/h
Water supply	Water supply	Water supply	Water supply
150 m ³ /h	150 m³/h	150 m ³ /h	150 m³/h
Gaz supply	Gaz supply	Gaz supply	Gaz supply
250 kW	250 kW	250 kW	250 kW
Power supply	Power supply	Power supply	Power supply
Road	Road	Road	Road
3rd category	3rd category	3rd category	3rd category

«PREOBRAZHENKA» «PREOBRAZHENKA 2» «CHAPAEVSK» «NOVOSEMEYKINO» A PARK

RENT



RENT PER YEAR FOR LAND AT THE CONSTRUCTION STAGE AND AFTER THE BUILDING IS COMMISSIONED

«PRI	EOBRAZHENKA»	«PREOBRAZHENKA 2»	
0	ation of the lease assign- ent agreement	After re	gistration of the lease assign- ment agreement
1,97%*	First and later years	1,97%	* First and later years
Decree of the Government of the Samara Region No. 308 of August 6, 2008, Decision of the Meeting of Representatives of the Volzhsky District of the Samara Region of November 20, 2014 No. 314/47		Decree of the Government of the Samara Region o 08/06/2008 No. 3089	
«	CHAPAEVSK»		«NOVOSEMEYKINO»
After registra	CHAPAEVSK» ation of the lease assign- ent agreement		«NOVOSEMEYKINO» gistration of the lease assign- ment agreement
After registro m	ation of the lease assign- ent agreement		gistration of the lease assign-
After registra m 0,075%*	ation of the lease assign- ent agreement First and later years	After re	gistration of the lease assign- ment agreement
After registra m 0,075%* Decree of the Gov	ation of the lease assign- ent agreement	After re 3,9%*	gistration of the lease assign- ment agreement First two years

* from the cadastral value

LOCALIZATION BENEFITS PRODUCTION IN ON THE TERRITORIES OF INVESTMENT



MINIMUM
TERMS OF PROJECT
IMPLEMENTATION

2 AVAILABILITY OF ENGINEERING AND TRANSPORT INFRASTRUCTURE **3** LEASE OF A LAND PLOT WITH THE POSSIBILITY OF SUBSEQUENT REDEMPTION

THE MINIMUM TERMS FOR REGISTRATION OF THE RIGHT TO LEASE ON THE SELECTED LAND PLOT

5 THE OPERATION AND MAINTENANCE OF THE INFRASTRUCTURE IS CARRIED OUT BY THE MANAGEMENT COMPANY O PREFERENTIAL TAXATION

SUPPORT OF THE PROJECT AT ALL STAGES OF IMPLEMENTATION BY THE GOVERNMENT OF THE SAMARA REGION AND THE MANAGEMENT COMPANY

A PARK

A RESIDENT CAN BE A LEGAL ENTITY OR AN INDIVIDUAL ENTREPRENEUR:

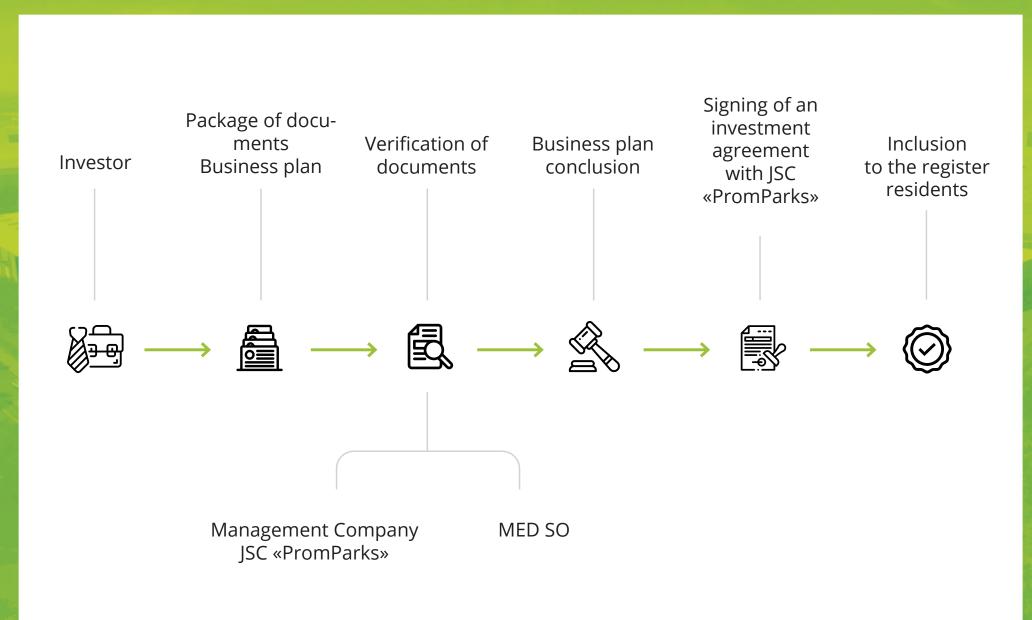


REGISTERED AS A TAXPAYER IN
THE TERRITORY OF THIS CONSTITU ENT ENTITY OF THE RUSSIAN FED ERATION AND NOT APPLYING THE
SIMPLIFIED TAXATION SYSTEM

CONCLUDED WITH THE MANAGE-MENT COMPANY AN AGREEMENT ON THE IMPLEMENTATION OF AN INVESTMENT PROJECT ON THE TER-RITORY OF THE INDUSTRIAL PARK COMPLIANCE OF THE ENTERPRISE WITH SANI-TARY AND ENVIRONMENTAL STANDARDS

CONCLUDED WITH THE MANAGEMENT COMPANY A LEASE (SUBLEASE) AGREE-MENT FOR A LAND PLOT OR PART OF AN INDUSTRIAL IN-FRASTRUCTURE

I SCHEME FOR OBTAINING RESIDENT STATUS



A PARK

I PROJECT LEADERS

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GOVERNMENT OF THE SAMARA REGION

Minister of Economic Development and Investments of the Samara Region D.Y. Bogdanov

443006, Samara, st. Molodogvardeyskaya, 210, **Tel:** 8 (846) 332-27-44 **E-mail:** minister@economy.samregion.ru **Website:** economy.samregion.ru



JSC «PROMPARKS» MANAGEMENT COMPANY

IP «Preobrazhenka» LP «Preobrazhenka 2» IP «Chapaevsk» LP «Novosemeykino» General Director S.I. Evseev

443080, Samara, Karl Marx Ave., 201 B, 10th floor, office 5 **Tel:** 8 (846) 212-99-85 **E-mail:** info@i-parks.ru **Website:** i-parks.ru



ADMINISTRATION OF THE MUNICIPAL DISTRICT VOLZHSKY, SAMARA REGION

443045, Samara, st. Dybenko, 12 B **Tel:** 8 (846) 260-33-35 **E-mail :** vr@v-adm63.ru **Website:** v-adm63.ru



ADMINISTRATION CITY DISTRICT CHAPAEVSK

446100, Samara region, Chapaevsk, st. Komsomolskaya, 17 **Tel:** 8(84639) 2-24-04 **E-mail:** chapaevsk@bk.ru **Website:** chapaevsk.samregion.ru



ADMINISTRATION OF THE KRASNOYAR-SKY MUNICIPAL DISTRICT OF THE SA-MARA REGION

446370 p. Krasny Yar, per. Communist, 4 Tel: 8 (84657) 21-4-64 E-mail: kryaradm@kryaradm.ru Website: kryaradm.ru