



# Welcome to Samara!



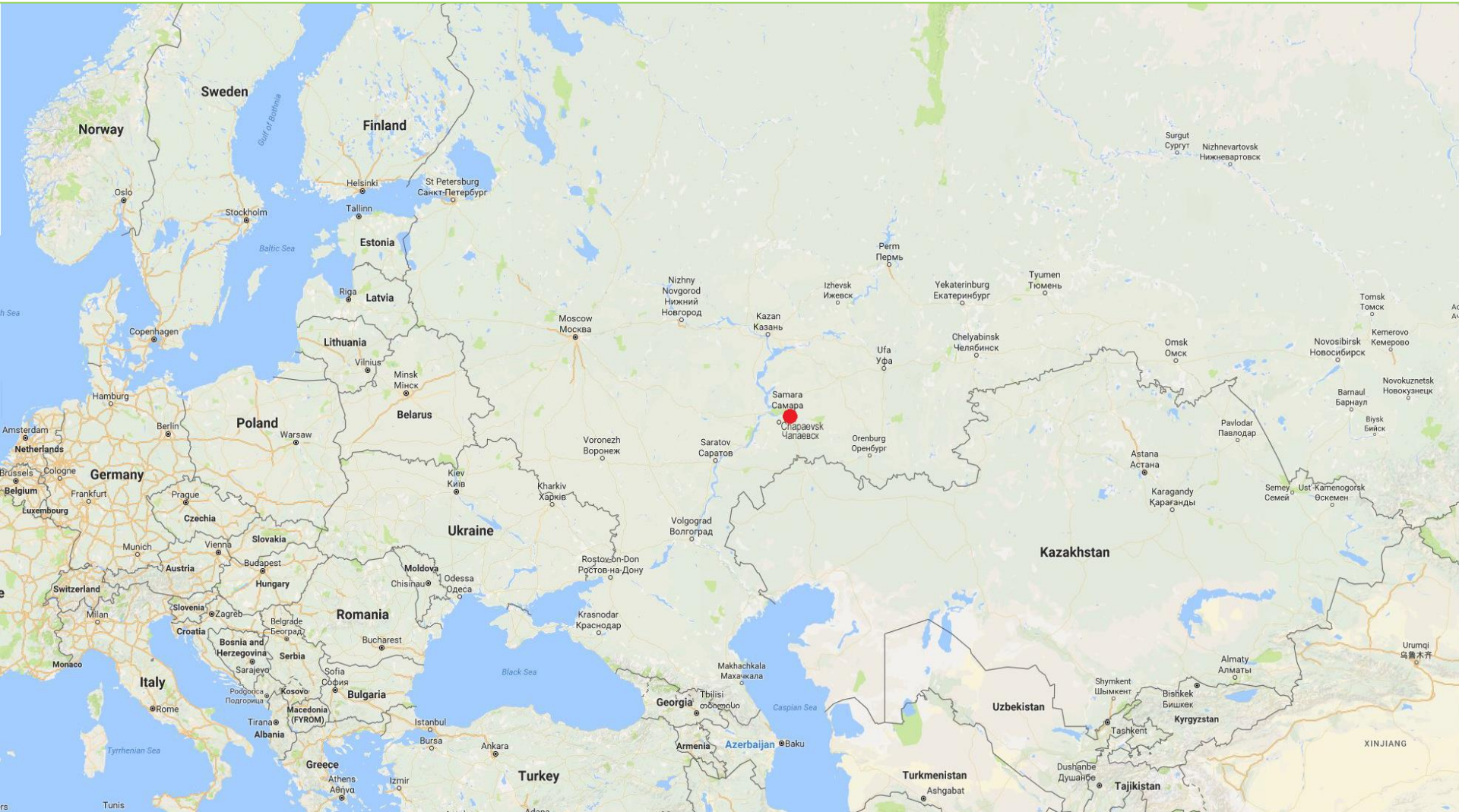
INDUSTRIAL  
PARK

INDUSTRIAL PARKS

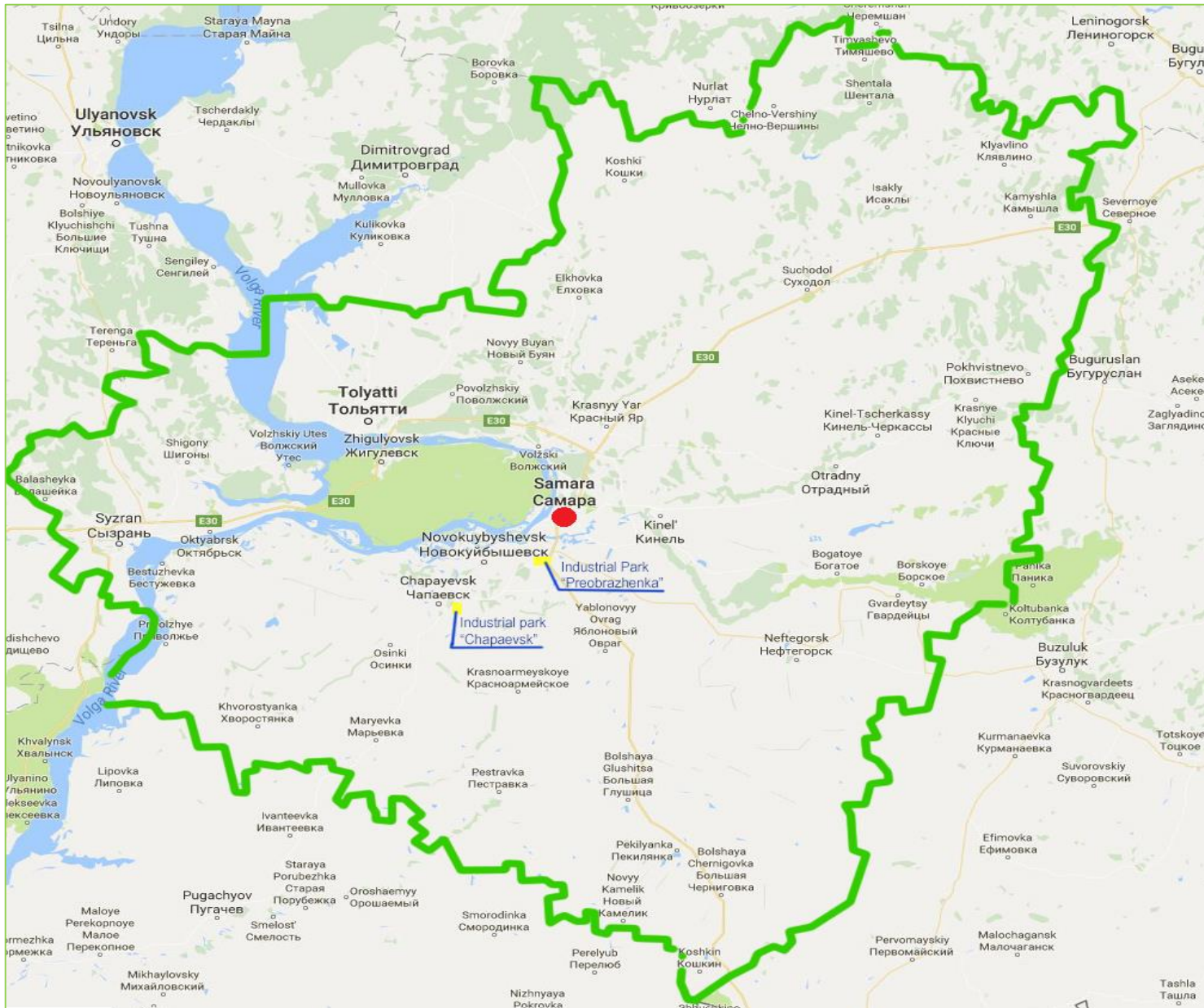
«PREOBRAZHENKA»

«CHAPAEVSK»

# Geographical location of industrial parks



# Geographical location of industrial parks





Samara region

**3 193 189** Total population

**65%**

of employable population

# LABOR POTENTIAL of adjacent towns



**SAMARA**

**1 163 399**

total population



**CHAPAEVSK**

**40 515**

total population



**NOVOKUIBYSHEVSK**

**61 480**

total population



**TOGLIATTI**

**408 464**

total population



# INDUSTRIAL PARK «PREOBRAZHENKA»

## **RESIDENTS OF INDUSTRIAL PARK «PREOBRAZHENKA»**

**1. The anchor resident of the industrial park is Robert Bosch Samara LLC.**  
Automotive components production.

**2. LLC SamaraTransAvto-2000.**  
Logistics complex.

**3. LLC "SpetsTransEngineering."**  
Dealer Service Center NEW HOLLAND.

**4. LLC Farm SKD.**  
Storage and packaging of medicines.

**5. LLC M-Group.**  
Metalworking, assembly production.

**6. LLC "Region - UK".**  
Production and warehouse complex.

**7. GK DoorHan.**  
Plant for the production of components for all types of gates, shutters and handling equipment.

# «PREOBRAZHENKA»

**LAND AREA :**  
**142 ha total area**

- 33 ha free area
- 89 ha occupied area
- 47 ha planned area



## ANCHOR RESIDENT



Plant for the production of automotive components

## **In 2019, on the territory of the «Preobrazhenka» industrial park, it will be possible to rent production and storage facilities.**

The company "SamaraTransAvto-2000" is currently engaged in the design of 9-13 buildings of the Logistics complex «Pridorozhny», located on the territory of the Industrial Park «Preobrazhenka» in the Volga region of Samara.

The first stage in this project of the Logistics complex «Pridorozhny» will be the construction of the production and warehouse building in the format used by companies of the small and medium segment.

Deadline - 3 quarter of 2019.

### **All parameters are set on the basis of this task, namely:**

- The rent is 270 rub / m<sup>2</sup> without VAT;
- Water and electricity - 30 p / m<sup>2</sup> in the heating season;
  - Water and electricity by meter;
  - Cutting compartment - min. 500 m<sup>2</sup>;
- Modules can pair in different configurations;
  - Storage and production height - 8.5 m;
  - Ramp for receiving and shipping;
- Small office - mezzanine for staff accommodation;
  - High strength floor;
  - Illumination - 150 lux;
- The temperature in the building - + 16C;
  - Platforms for car entrance - 35 m;
  - Parking facilities for staff;
  - Laid lines of communication;
  - Power supply on request;
  - Dining room for staff.

**We are ready to consider the object's adaptation to the requests of the Tenant**



# «PREOBRAZHENKA»

## TRANSPORT AND UTILITY INFRASTRUCTURE



Fiber optic nets

Turn to federal highway

M32



Water supply

2.000  
м³/сут

Household sewerage

2.000  
м³/сут

Storm sewer system

3.000  
л/сек

Gas supply

30.000  
м³/час

Power supply

50  
МВт



Turn to regional highway  
P226



# 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.





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.

**Sergey Sysoev**  
Director of the  
Samara  
representative office  
of the GC «DoorHan»



# «PREOBRAZHENKA»

## PREFERENTIAL TAX TREATMENT FOR INVESTORS

Investment project value	0% Estate tax for organizations	16,5% Profit tax for organization
Up to 100 MIO rubles	2 years	-
From 100 up to 500 MIO rubles	4 years	4 years
From 500 MIO rubles and more	5 years	5 years

# INDUSTRIAL PARK «CHAPAEVSK»

Anchor resident of Chapaevsk industrial park

LLC KNAUF GIPS CHELYABINSK.

Factory of gypsum binder and dry building mixtures

## LAND AREA :

227 ha total area

- 165 ha free area
- 16,9 ha occupied area

ANCHOR RESIDENT

**KNAUF**

Factory of gypsum  
binder and dry building  
mixtures



Railway  
station



# «CHAPAEVSK»

## TRANSPORT AND UTILITY INFRASTRUCTURE



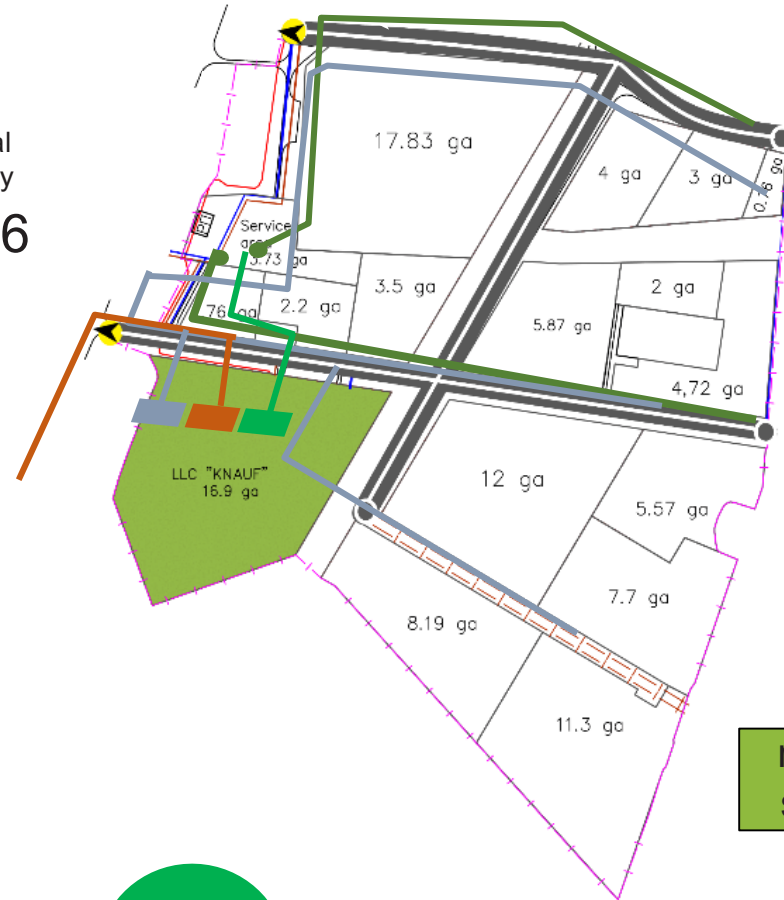
Storm sewer system

**4.200**  
**м³/сут**



Fiber optic nets

Turn to regional highway P226



Vozdvizhenka village

railway station

Water supply

**2.700**  
**м³/сут**

Gas supply

**40.000**  
**м³/час**

Power supply

**55**  
**МВт**

## ANCHOR RESIDENT



Innovative production company

Construction area  
(1<sup>st</sup> stage) 5 000 m<sup>2</sup>

Turn to regional highway  
**P226**



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, 77 bln. rub.**



PREFERENTIAL TAX TREATMENT FOR INVESTORS

Investment project value	0% Estate tax for organizations	16,5% Profit tax for organization
Up to 100 MIO rubles	4 years	-
From 100 up to 500 MIO rubles	6 years	6 years
From 500 MIO rubles and more	7 years	7 years

# Chapaevsk- the future priority development area

## Preferential tax regime

### Income tax

The first five year	2%
The next five year	12%

### Property tax

10 years	0%
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### land tax

10 years	0%
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### Insurance fee

10 years	7,6%*
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**\*This preferential rate of insurance premiums applies to residents who have received such status no later than within 3 years from the date of the establishment of the TOR**

# 1 ha

«PREOBRAZHENKA»

«CHAPAEVSK»

## 6 552 000 rubles

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

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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 m <sup>3</sup> /h Water supply	1,2 m <sup>3</sup> /h Household sewerage	PREOBRAZHENKA 71 m <sup>3</sup> /h	CHAPAEVSK 0,3 m <sup>3</sup> /h
		Storm sewer system	
150 m <sup>3</sup> /h Gas supply	250 kW Power supply	Highway of the third category	

# 1 ha

**«PREOBRAZHENKA»**

**«CHAPAEVSK»**

RENTAL PERIOD FOR THE LAND PLOT AT THE STAGE OF CONSTRUCTION AND AFTER ENTERING THE BUILDING INTO OPERATION

<b>«PREOBRAZHENKA»</b>	
1,97%*	First two years
3,1%*	Third year
6,2%*	Subsequent years
At the conclusion of the lease agreement or of the sublease contract	

<b>«CHAPAEVSK»</b>	
At the conclusion of the lease agreement	
0,01%*	First two years
0,013%*	Third year
0,024%*	Subsequent years
0,075%* at the conclusion of the sublease contract	

\* from cadastral value

## 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

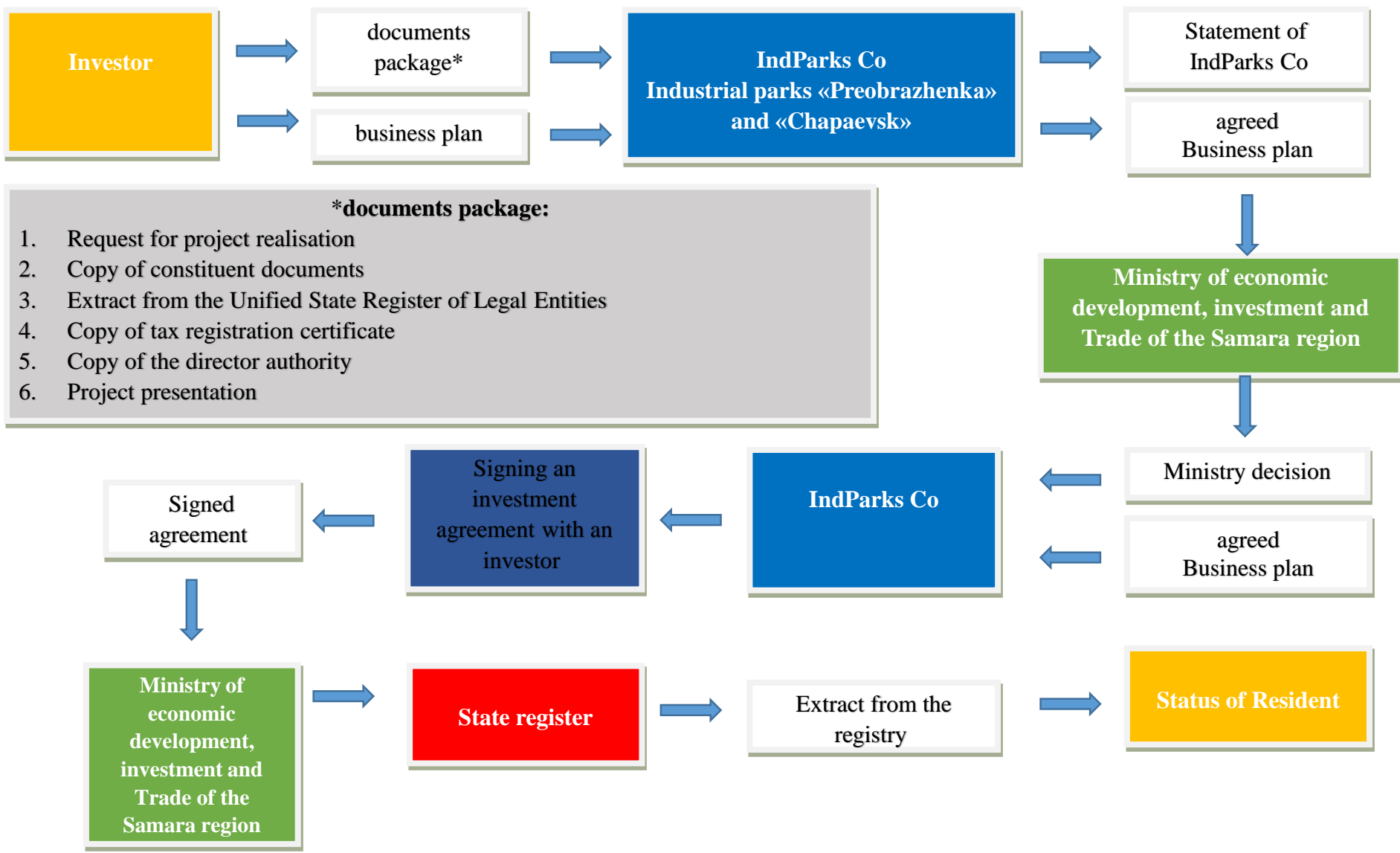
**10.** DEVELOPMENT OF PROJECT ROAD MAP AND ADMINISTRATIVE SUPPORT AT ALL PROJECT EXECUTION STEPS

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

## **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

# СХЕМА ПОЛУЧЕНИЯ СТАТУСА РЕЗИДЕНТА





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