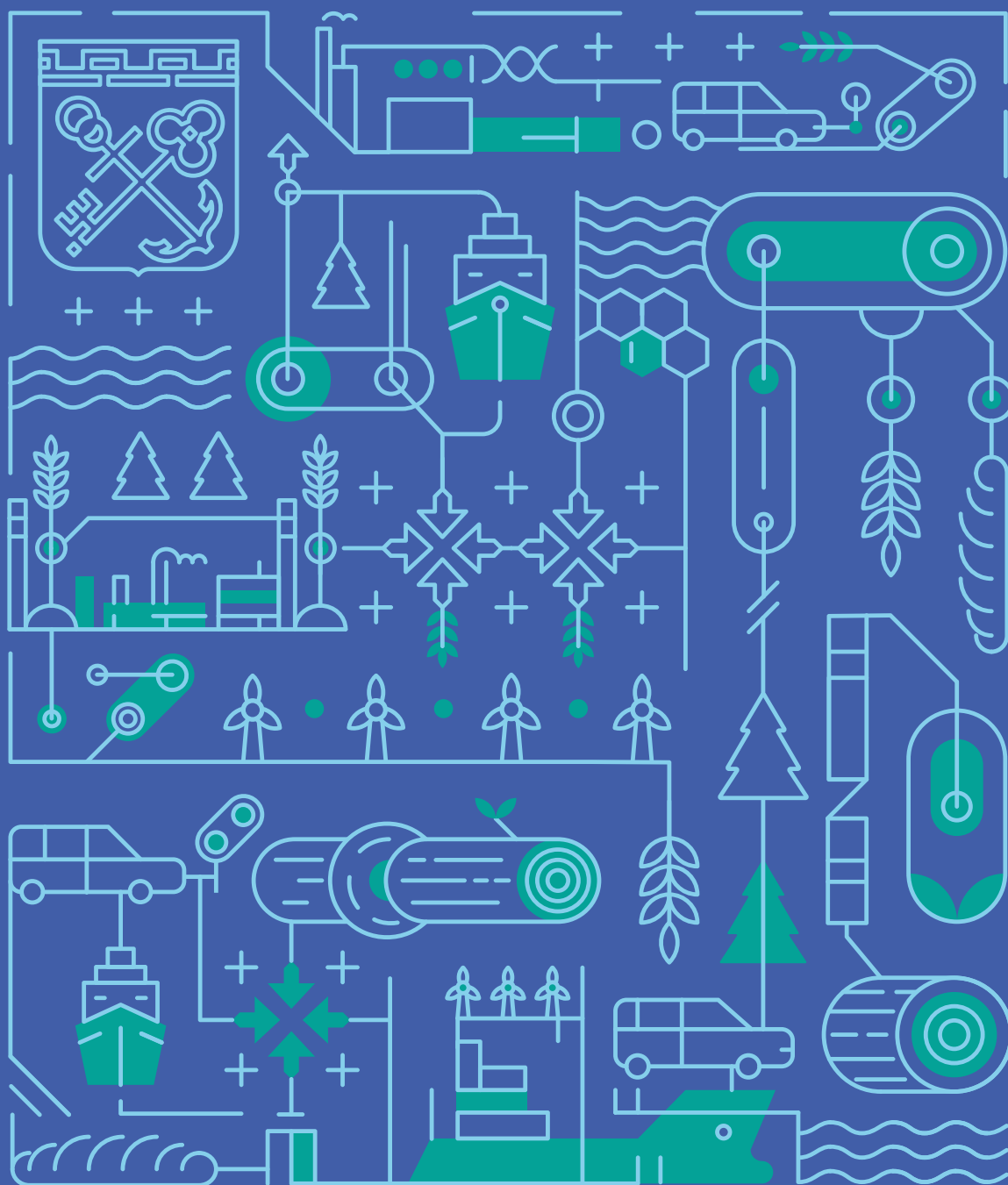




ECONOMIC  
DEVELOPMENT  
AGENCY  
Leningrad region

**INVEST**  
IN LENINGRAD  
REGION



**NAVIGATOR FOR INVESTORS**



# BRIEF'22

Baltic Region Investment Forum

**BRIEF & TO THE POINT**  
15 September 2022



## Take part in the key annual business event of Leningrad region



Economic trends from the leading Russian economists



Dialogue between business, science and authorities about localization and support



Business networking session and cooperation ties



**INVEST**  
IN LENINGRAD  
REGION



**HSE**  
UNIVERSITY



**AHK**

Deutsch-Russische  
Auslandshandelskammer  
German Russian  
Chambers of Commerce

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## Welcome speech of the Governor of Leningrad Region

Leningrad region has established a clear consistent work with business and we continue improving it. Our region has the **efficient mechanism of investment projects support on “one-stop-shop” basis**, a convenient interactive investment map, it provides tax benefits for both new projects and companies developing their production. The implementation of the projects is openly discussed during the sessions of the Investment Council which helps to solve land, city planning, environmental and infrastructural issues quickly.

It is important to provide comfortable conditions for doing business not only at the regional, but also at the municipal level. That is why today **we are creating “Green channel”** for investors, introducing uniform and clear work rules at all stages of project implementation.

**The maintenance of favourable investment climate** in Leningrad region remains a key task for our team. Today business receives all required resources and measures of government support in the region. We guarantee that these comfortable conditions will remain constant in the future.



*Steadily working companies are the best advertisement for the entrepreneurial environment of Leningrad region.*

*Alexander Drozdenko, Governor of Leningrad Region*

# Investment obligations of Leningrad region

According to the Investment Policy in the Socio-Economic Development Strategy of Leningrad Region 2030, the main actions aimed at the establishment of the investment climate in Leningrad region will be focused on:



Reduction  
of administrative  
barriers for business



Updating  
and focusing support  
for investors



Stimulation  
of the development  
of post-industrial economy

## Guarantees for investors

Leningrad region guarantees the stability of rights and the protection of interests for business and (or) investment entities, including:



non-deterioration of the conditions  
of investment projects implementation



compliance with the procedural deadlines concerning connection to infrastructure provided to investors within the Investment Regulations developed in accordance with the instructional guidelines approved by the Ministry of Economic Development of the Russian Federation



prompt resolution (in the pre-trial order) of disputes, arising in the process  
of implementation of investment projects in Leningrad region



public availability for investors of information about the measures of government support  
for investment activity in Leningrad region, except for state secret and other  
secret information protected by federal laws



compliance with the terms of provision of government support for investment  
activity in Leningrad region



provision of the competitive allocation of resources for the implementation  
of investment projects in Leningrad region



implementation of the activities aimed at the increase  
of the income level of the population in Leningrad region



**Investment Declaration of Leningrad Region,  
approved by the Order of the Government  
of April 8, 2022 N° 203-r**

# “One-stop-shop” for investment projects support

## Economic Development Agency of Leningrad Region



*“Our aim is to ensure the simplest and fastest possible way of investment projects implementation in Leningrad region. Investors receive our support at any phase of project implementation. We go the whole way together, provide comfortable form of interaction between business and authorities, manage to reduce transaction costs and time required for the implementation of projects. All our services are provided free of charge for investors”*

*Anastasia Mikhalchenko, Director of Economic Development Agency of Leningrad Region*

### Agency’s services

-  Consultations about measures of government support
-  Assistance in the selection and acquisition of investment sites
-  Comprehensive support for investment projects
-  Resolving issues concerning connection to utility systems
-  Assistance to investors in interaction with:
  - federal and regional executive authorities
  - local authorities
  - resource supplying organizations
  - financial organizations
-  Consultations concerning preparation of permits

### Companies that can receive support

-  Manufacturing industry
-  Logistics
-  Objects of tourism infrastructure

From **200** million RUB  
volume of investments

From **30** million RUB  
for remote districts

*Podporozhsky, Lodeynopolsky,  
Boksitogorsky*

**4.2** trillion RUB  
total volume of investments  
of supported projects

**>200** projects  
receive support  
of the Agency

**19** projects  
with foreign  
capital



Apply for investment project support

 [www.lenoblinvest.ru](http://www.lenoblinvest.ru)





## Key annual business event of Leningrad region



*“The Baltic Region Investment Forum has become a platform for finding new niches, forming cooperation within the region and discussing up to date support measures. According to the Russian and international business community, Leningrad region is among the regions with the best conditions for investments. We are open to dialogue with new investors and existing enterprises in any, even the most complicated, situations”*

**Alexander Drozdenko, Governor of Leningrad Region**



Economic trends from the leading Russian economists



Dialogue between business, science and authorities about localization and support



Business networking session and cooperation ties



Online broadcasting in three languages (RU, EN, DE)

The Baltic Region Investment Forum BRIEF unites three parties – business, science and authorities – to discuss industrial policy, support and development of business in the region. Advanced production, robotization, restructuring global and creating regional value chains, decarbonization and other relevant issues are discussed at the forum.

BRIEF agenda is traditionally formed taking into consideration the requests of business and includes long-term trends of industrial policy for the successful adaptation of companies to the changing conditions of economy and demand.



Find more information about BRIEF'20 and BRIEF'21 on the website:

Analytical materials of BRIEF

Recorded broadcast

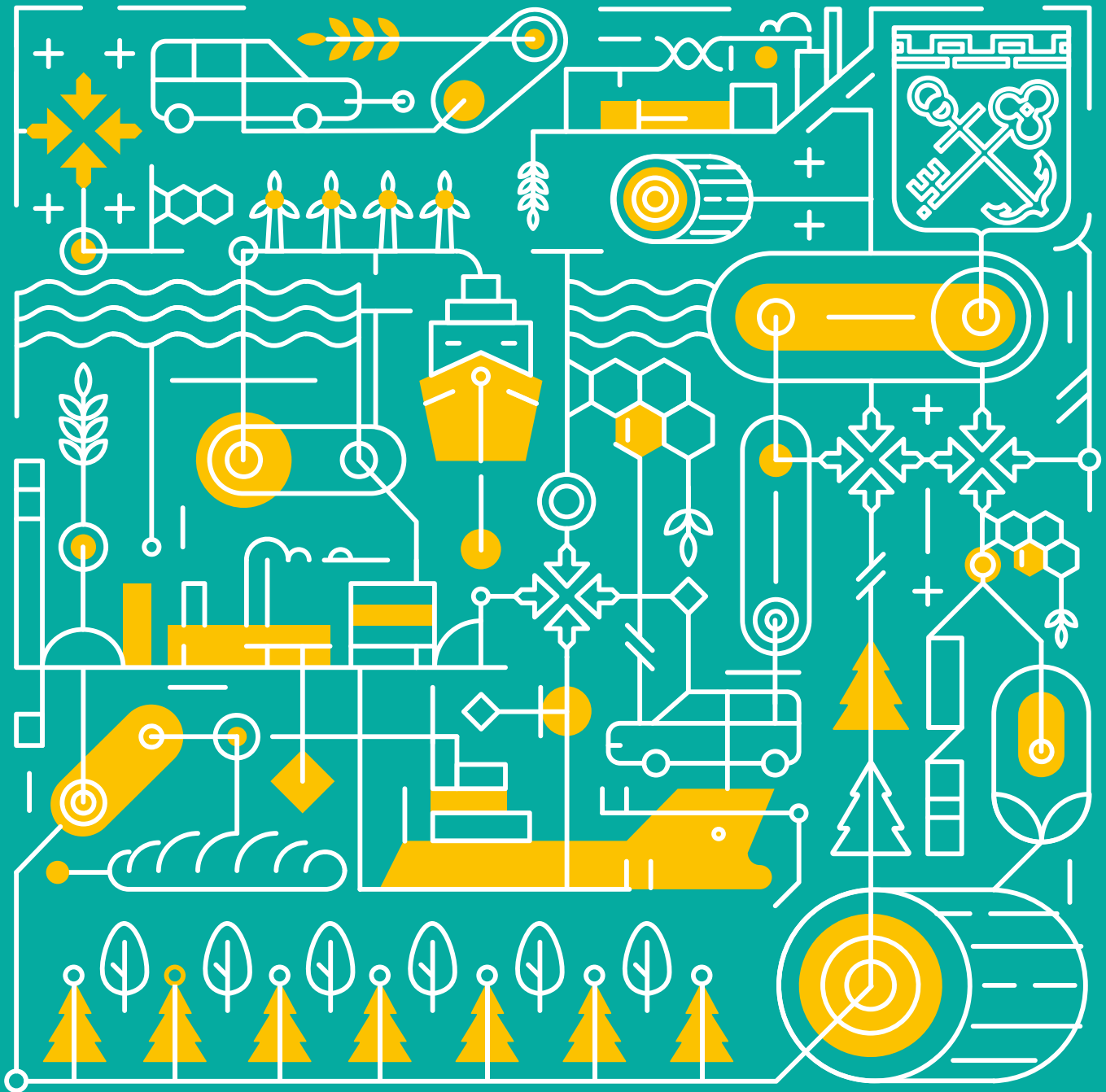
Program and speakers of the forum

Organizers:









# Key characteristics of the region

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# Advantages of localization in Leningrad region



## Transport and logistics

---

- Favourable location at the junction of international transport corridors
- Geographical location near borders and seas enables to produce goods for both domestic market and export
- Ports of the region provide 21% of the export and import cargo turnover of Russia
- Ust-Luga port occupies the 1st place among all ports in the Baltic basin in terms of cargo turnover



## Second largest consumer market in Russia

---

- The total population of Leningrad region and Saint Petersburg is **7.3 million** people
- **118 million** people live within 1,000 km
- High consumer demand - the turnover of retail trade in the region and the city in the second quarter of **2022** was **1,279.5 billion rubles**



## Efficient investment team

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- Stable economic situation in the region
- Transparent working conditions for investors
- Great experience of interaction with investors
- Wide range of support measures, including tax benefits

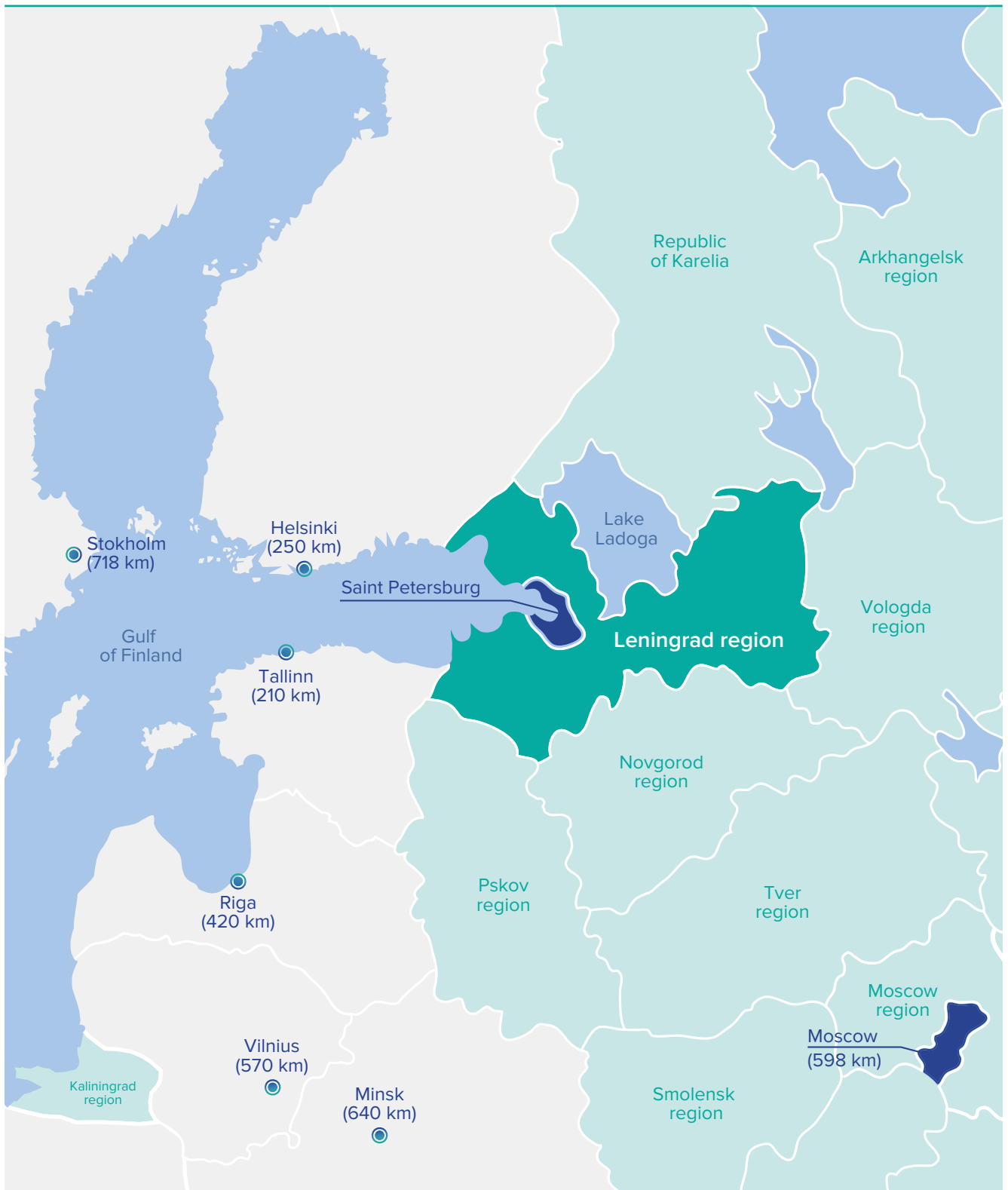


## Labour resources

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- Common labour market in the agglomeration with Saint Petersburg
- Availability of highly qualified workers and professional managers

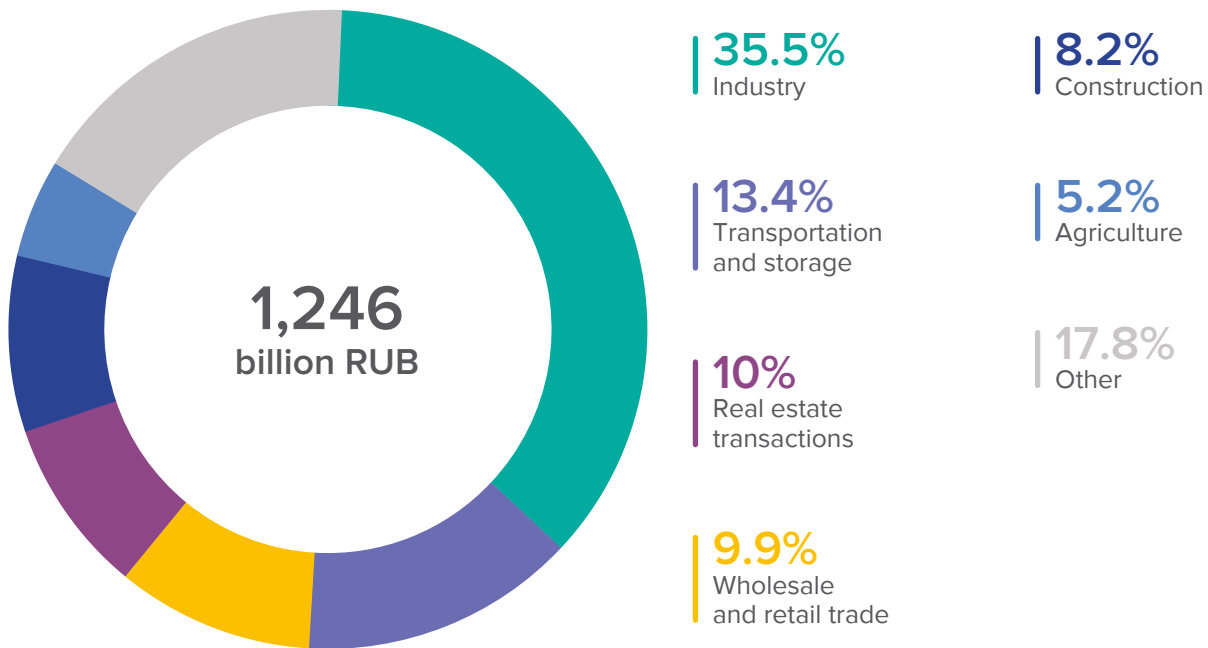
# Geographical location



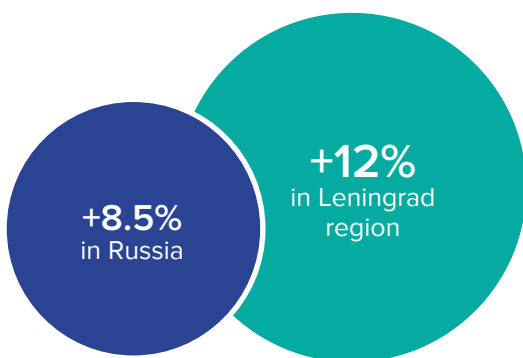
# Economy

Data source: Federal State Statistics Service in Saint Petersburg and Leningrad Region

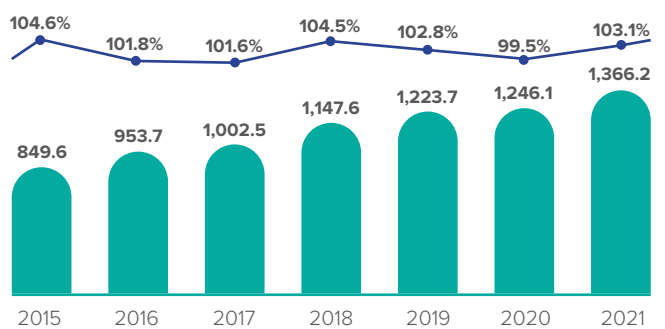
## Structure of gross regional product in 2020



## GRP growth in 2017–2021



## GRP dynamics, billion RUB



\*Forecast



**17 place**  
among Russian regions  
in terms of GRP per capita

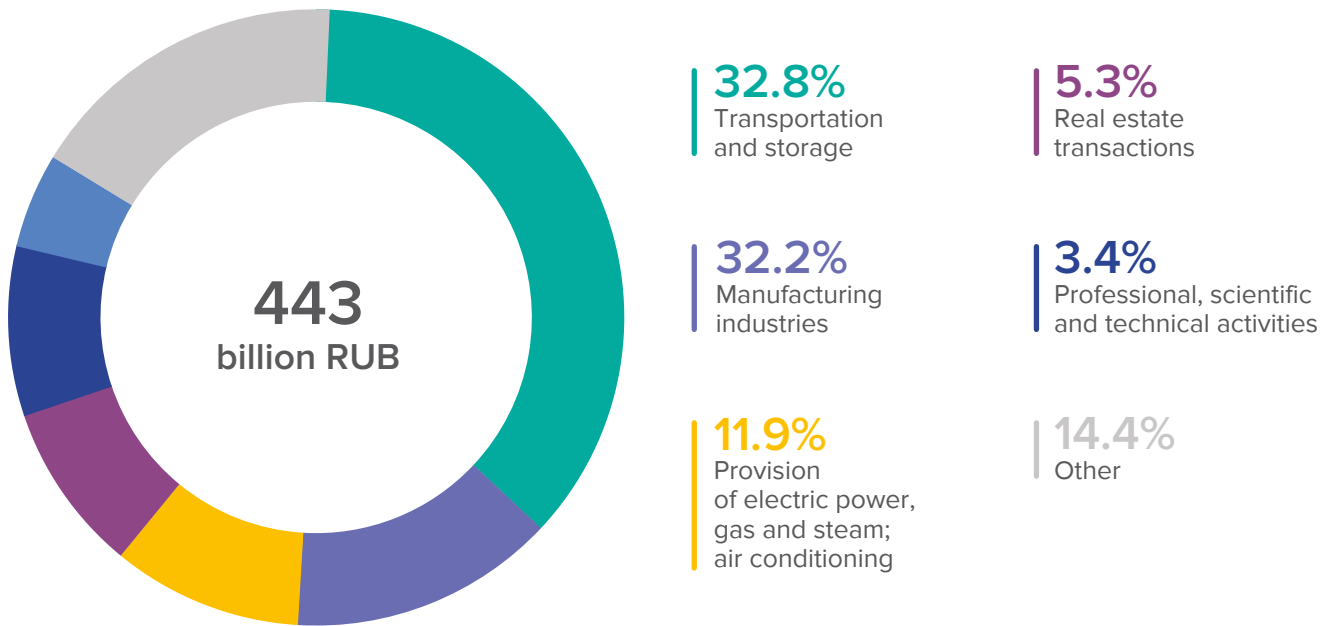


**718.3 thousand RUB**  
GRP per capita in 2021  
(forecast)

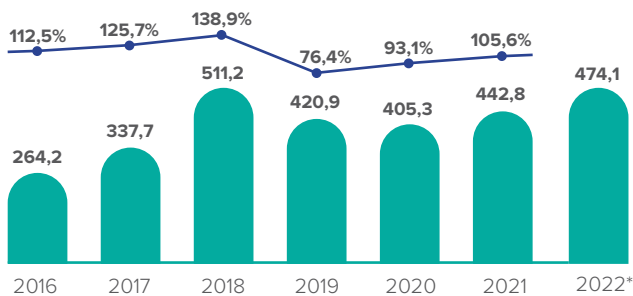
# Investments

Data source: Federal State Statistics Service in Saint Petersburg and Leningrad Region

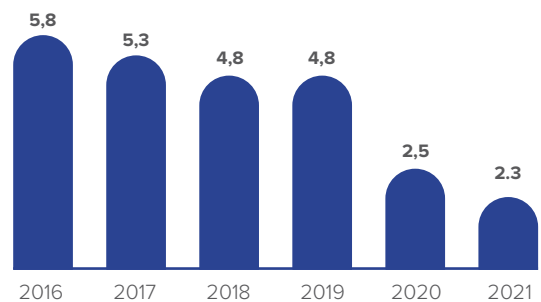
## Structure of investments in fixed assets according to the types of economic activity in 2021



## Investments dynamics, billion RUB



## Foreign direct investment dynamics, billion USD



**11 place**

among all Russian regions in terms of the attracted foreign direct investment in 2021



**10 place**

among all Russian regions in terms of the investment in fixed assets in 2021

# Ratings

## Expert

**1 place**

ESG rating of the Russian regions: crisis preparedness



**7 place**

Ranking of the Russian regions in terms of the quality of life



**9 place**

National Regional Investment Climate Ranking



IC3 (high)  
The level of investment attractiveness of the region

## Expert

**5 place**

Among the Russian regions with the lowest investment risk



**7 place**

Ranking of the Russian regions in terms of the management quality



**13 place**

Socio-economic status rating



Center of business activity of the Leningrad region  
Among the best practices of «Smarteka»

## Annual rating of AHKv member companies



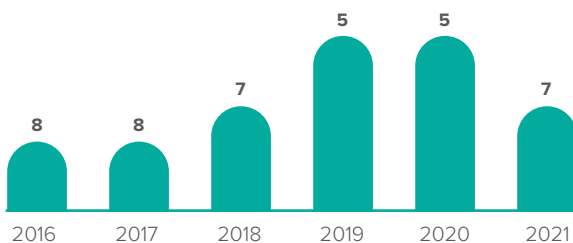
**7 place**

Best conditions for investments among the Russian regions

**47% of investors**

Plan to increase investments in Russia

Leningrad region in the ranking of regions with the best conditions for Investments (German-Russian Chamber of Commerce)



## Annual survey of European member companies of the AEB



**100% of investors**

Give positive assessments to the investment climate in the region

**75% of investors**

Note improvement of the investment climate in the region in 2021 compared to 2020

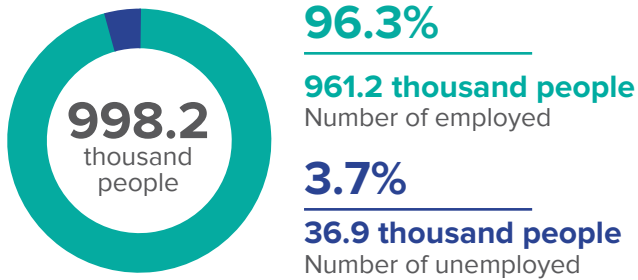
**88% of investors**

Plan to continue investing in the region

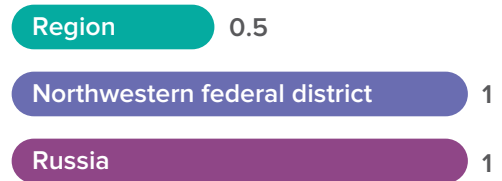
# Labour resources

Data source: Federal State Statistics Service in Saint Petersburg and Leningrad Region

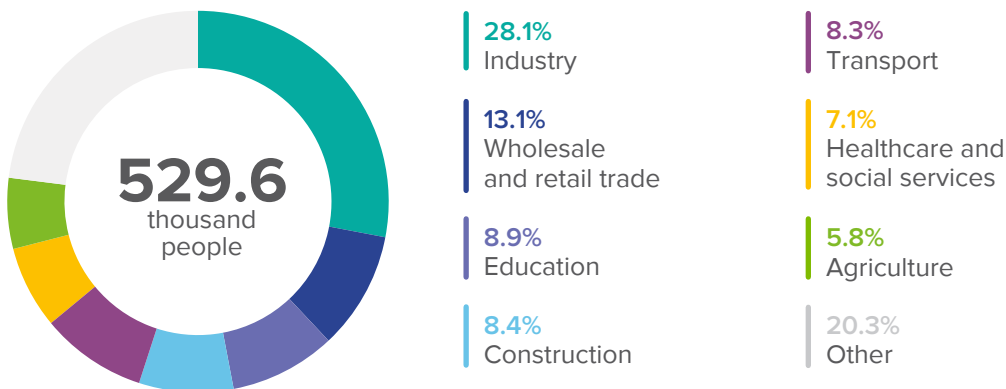
## Labour force



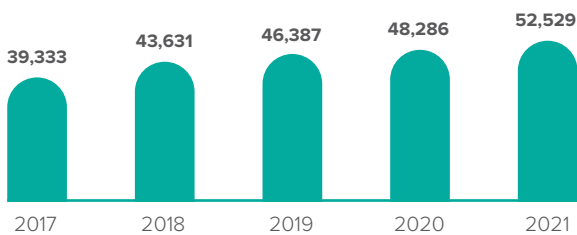
## Level of registered unemployment in December 2021



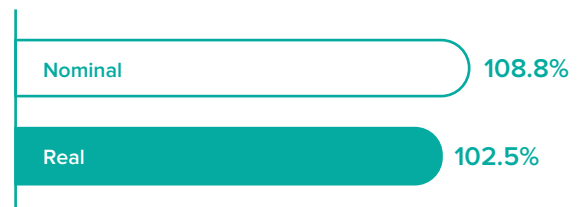
## Structure of the average number of employees in organizations in 2021



## Dynamics of the average monthly salary per employee in 2017–2021, RUB



## Nominal and real salary, % in comparison with 2020



**11,289 RUB**  
minimum subsistence level

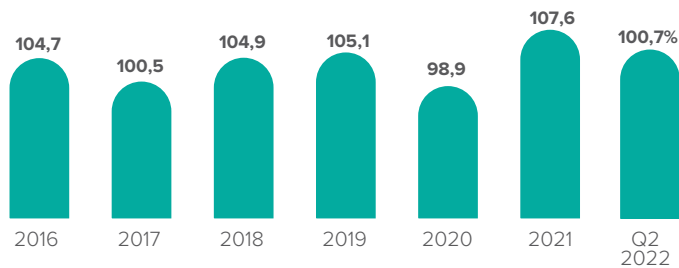


**14,500 RUB**  
minimum wage since 1 April 2022

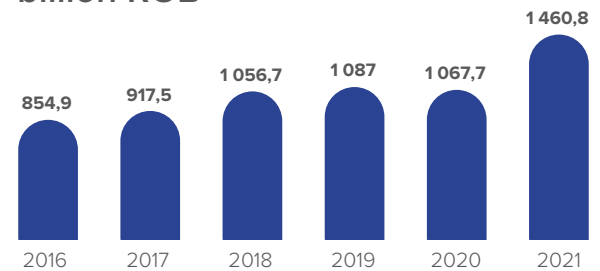
## Industry

Data source: Federal State Statistics Service in Saint Petersburg and Leningrad Region

### Dynamics of industrial production index, %



### Volume of shipped goods of manufacturing industries, billion RUB



### Structure of shipped goods of manufacturing industries



**23.2%**

Manufacture of coke and petroleum products



**5.4%**

Manufacture of other vehicles and equipment



**13.9%**

Manufacture of food products



**5.1%**

Manufacture of other non-metallic mineral products



**12.5%**

Manufacture of chemical substances and chemical products



**4.6%**

Manufacture of rubber and plastic goods



**8.8%**

Manufacture of paper and paper products



**3.1%**

Manufacture of finished metal products, except for machinery and equipment



**7.5%**

Manufacture of tobacco products



**15.9%**

Other

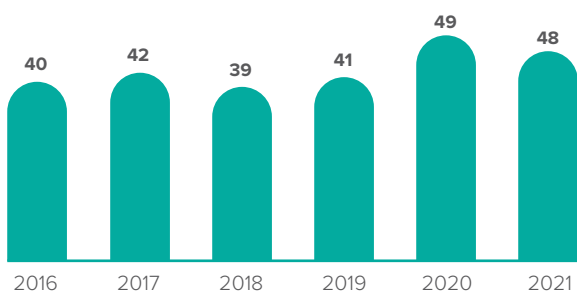


## Export

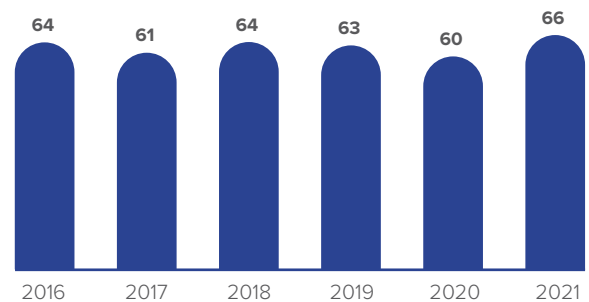
Data source: Federal State Statistics Service in Saint Petersburg and Leningrad Region

The key aim of industrial development is the increase of the export volume of non-resource non-energy goods produced by exporting organizations – small and medium business entities.

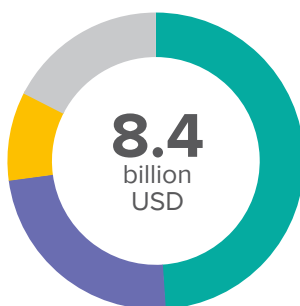
Share of non-resource non-energy export in the total export in 2016–2021, %



Share of export in the foreign trade turnover, %



Export commodity structure in 2021



**49.5%**  
Mineral products,  
fuel and energy  
products

**23.8%**  
Chemical industry  
products

**9.8%**  
Wood, pulp  
and paper  
products

**16.9%**  
Other

Main  
markets

**15.5%** – China

**10.3%** – Estonia

**8.6%** – the Netherlands

**7%** – Finland

### Launching export activities

Within the national project “International cooperation and export” Leningrad region implements measures aimed at the provision of assistance to the regional companies products entering foreign markets and expanding their sales geography.

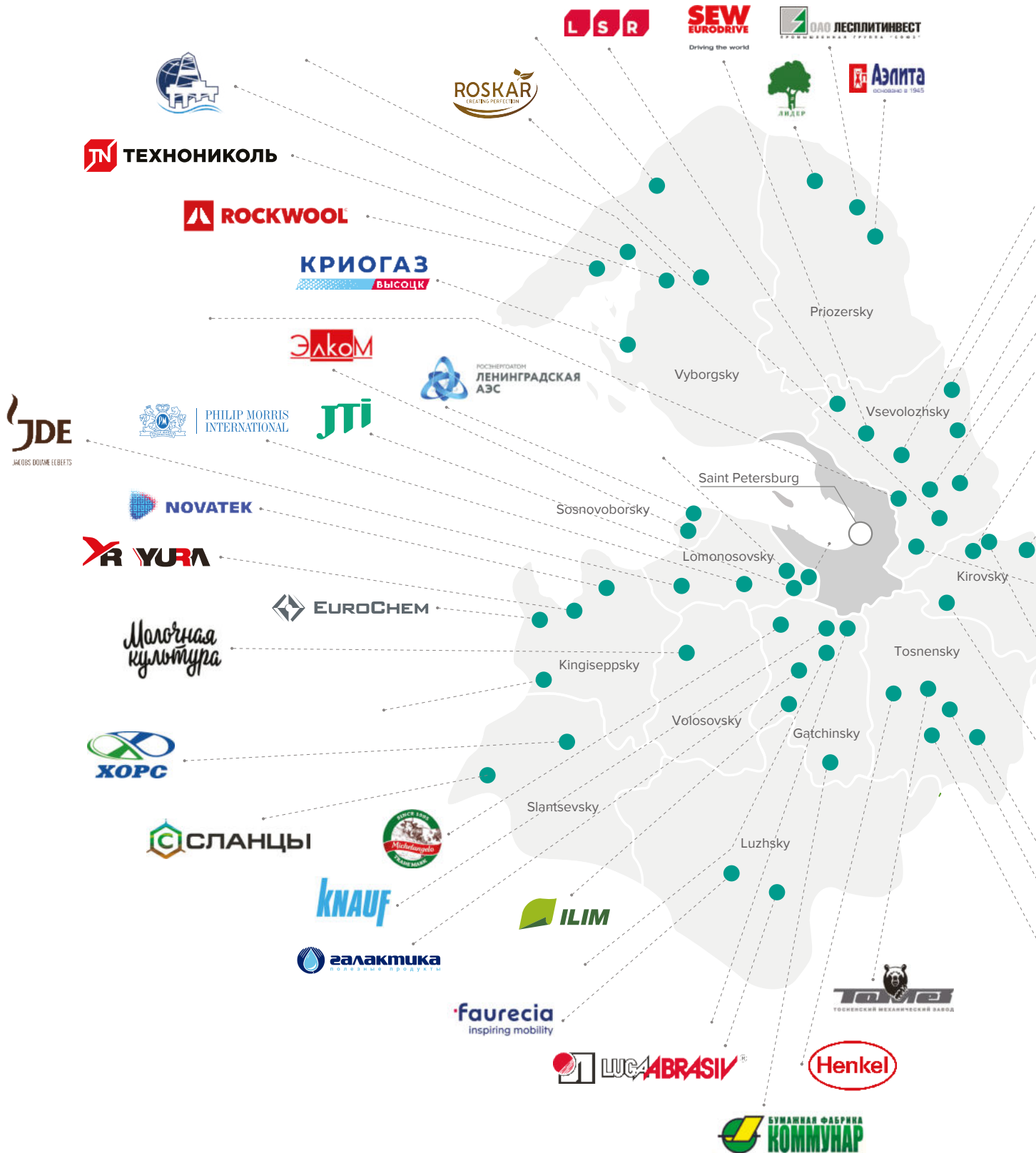


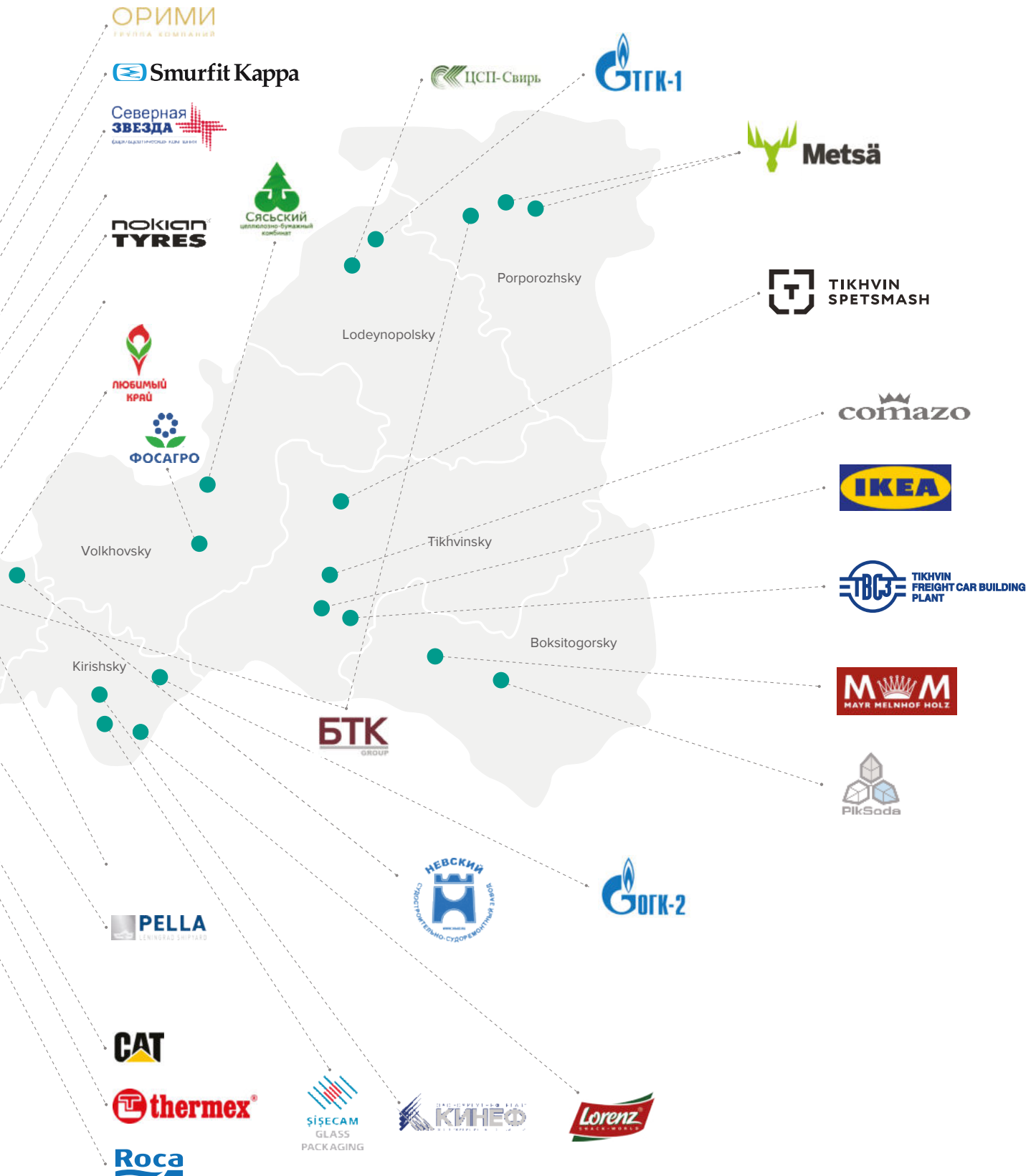
**78** small and medium-sized  
business entities received assistance  
in launching export (including 29 new ones)



**44.9** million USD  
volume of supported export

# Industry map

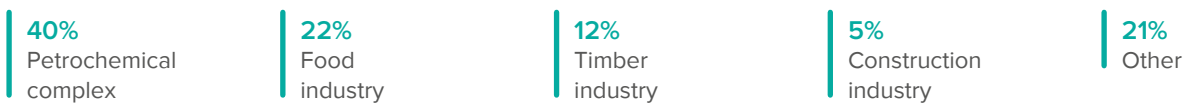




# Priority industrial development sectors

The main source of the economic development of the region is the development of its industrial sector, the expansion and modernization of already existing production plants, the attraction of new production. Economic growth of Leningrad region is determined by the accelerated development of the basic economic sectors: industry, transport and logistic complex, infrastructural branches, services sector.

The priority development sectors of the region, able to provide economic growth and high competitiveness at interregional and international markets, are the following:








## Clusters of Leningrad region

In order to concentrate domestic resources of industrial enterprises in the strategically important economic sectors, to overcome technological gap of domestic industry and introduce innovative technologies into production, Leningrad region implements regional cluster policy.

On the basis of clusters:

- comfortable conditions for the development and introduction of innovations and attraction of investments are being created
- industrial, innovative, scientific and educational infrastructure is being established

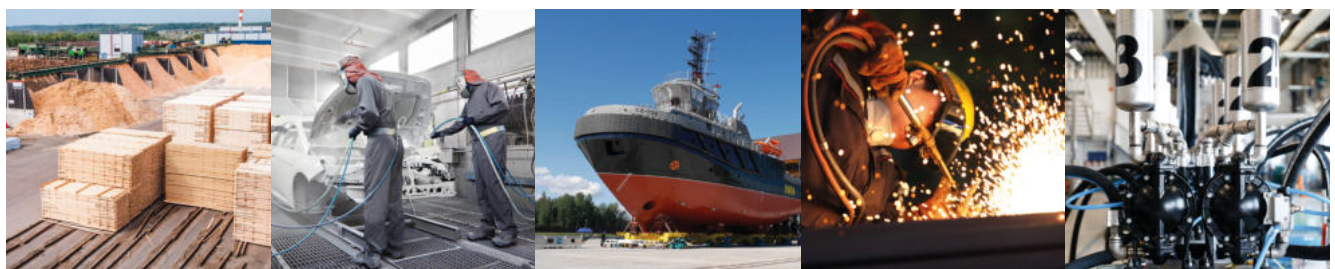
 Wood processing industry cluster	 Interregional cluster "Union Autoprom North-West"	 Shipbuilding cluster
 Metalworking and construction materials cluster	 Chemical industry cluster	

Besides, there is a cluster initiative on creation of the food industry cluster in Leningrad region.



## Industry Development Centre of Leningrad Region

Regional enterprises interested in the creation of a new industrial cluster in Leningrad region can receive comprehensive support for project implementation by the Industry Development Centre.



## Plans for the development of priority economic directions and sectors

The priority directions of socio-economic development are:

- establishment of comfortable transport hubs with the elements of multifunctional public and shopping centres
- improvement of the competitiveness of the regional sphere of information and communication technologies (ICT) and the provision of common usage of ICT and modern communication services
- provision of the reliability and efficiency of the functioning of the housing and utility complex
- stabilizing and ensuring growth of the construction sphere as one of the sources for economic development
- provision of environmental safety and protection, including by preventing harmful impact of industrial waste on human health and environment

The success of the implementation of strategic project initiatives depends on the development of the connecting spheres – small business, information and communication technologies, housing and utility complex and fuel and energy complex.

Ecology, including recycling, and tourism are the promising spheres subsequently applying for the status of strategic project initiatives.

## New innovative economic sectors in Leningrad region

According to the goals and main directions of sustainable (including green one) development of the Russian Federation, approved by the Order of the Government of the Russian Federation of 14 July 2021 No. 1912-r, the implementation of new development directions that will require investment flow is envisaged in Leningrad region up to 2030.



### Wind farms

A project on the creation of the network of wind farms generating green energy, with subsequent production of green hydrogen, was launched in 2021. It is planned to locate ten wind farms with the total capacity of about 700 MW in the territory of the region.



### Electric vehicle charging stations

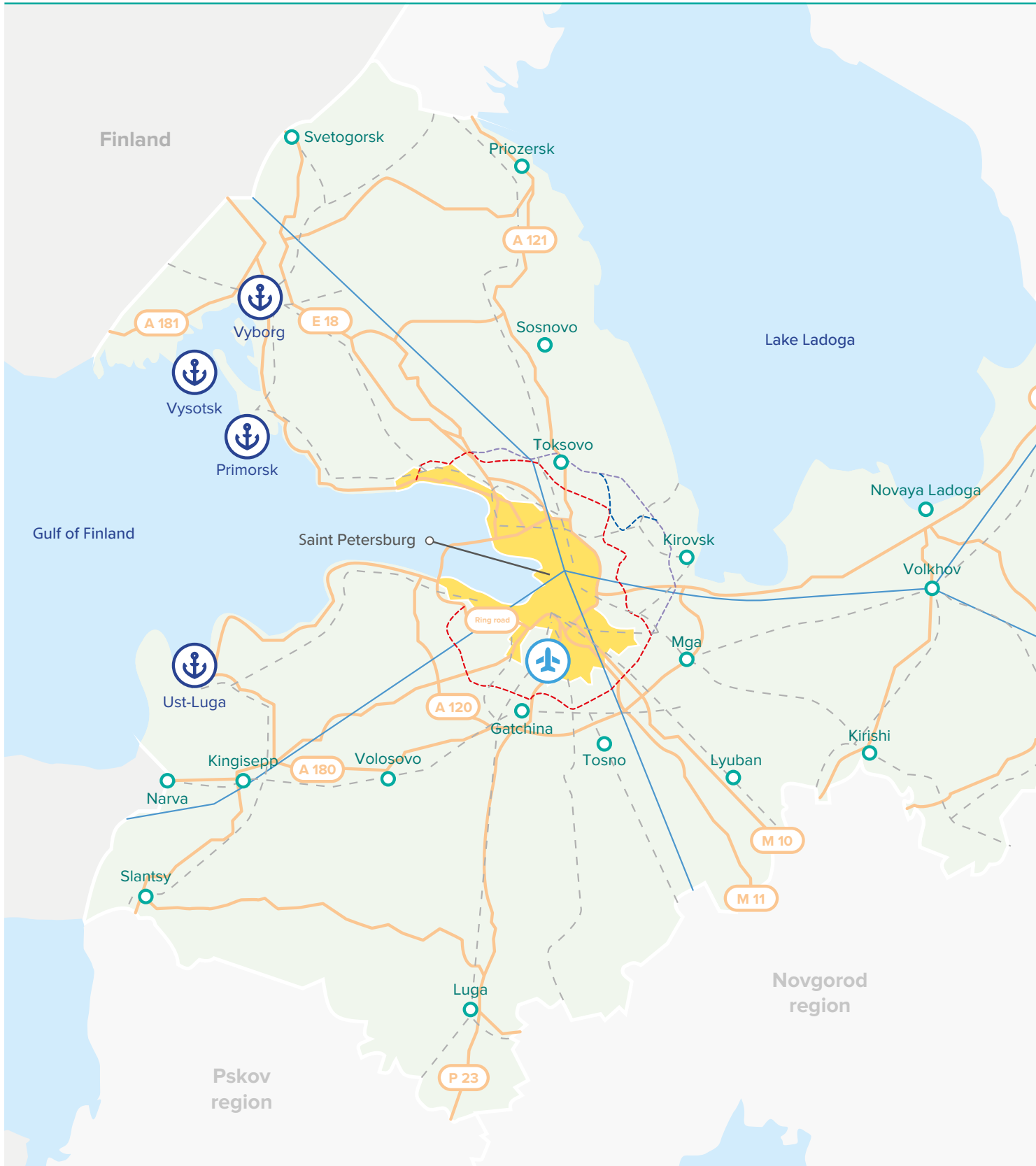
Another important development direction for the period up to 2030 is implementation of projects aimed on the creation of charging infrastructure for electric vehicles.

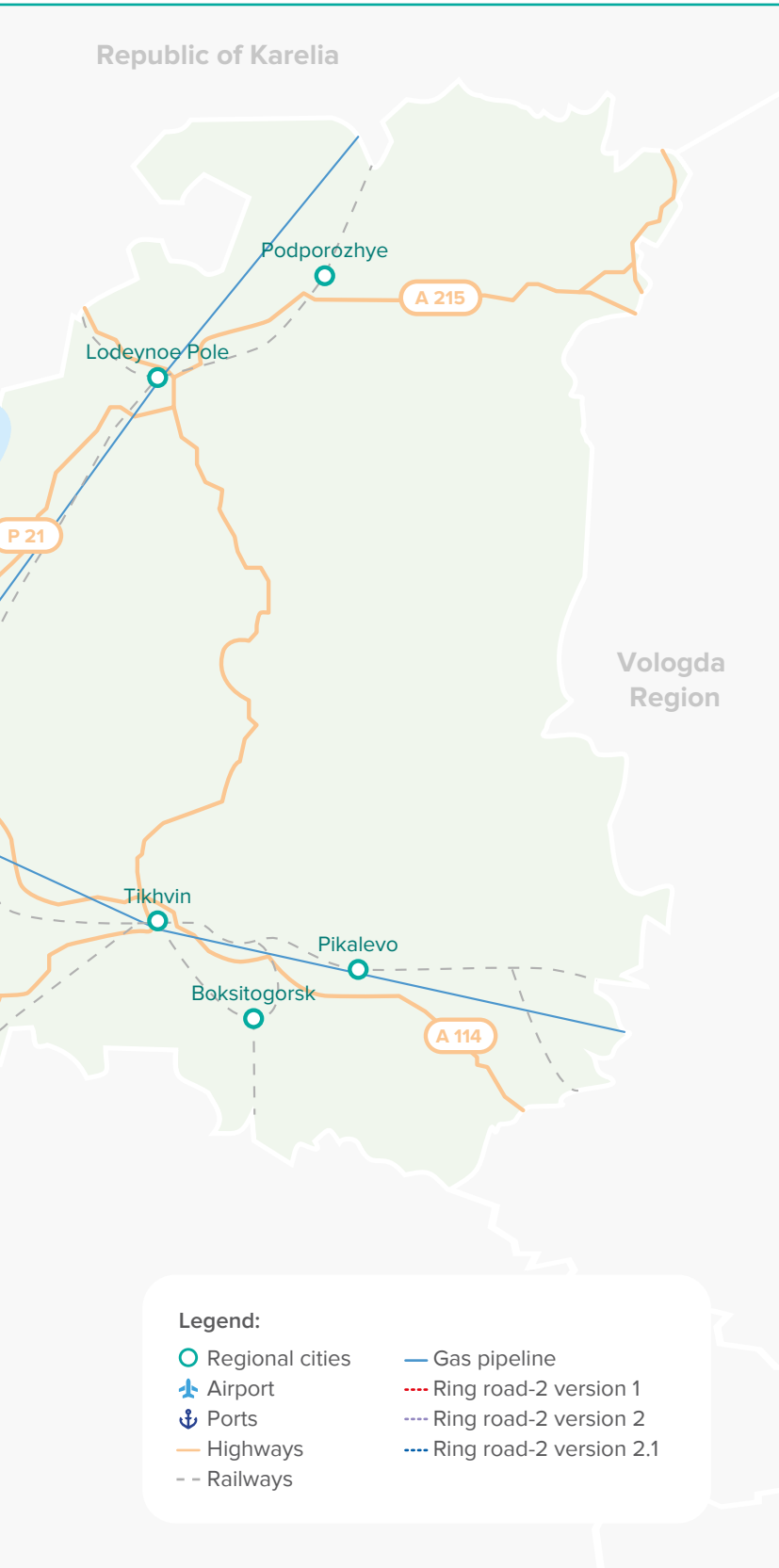


### Carbon polygons

The establishment of a united carbon polygon Ladoga on the basis on the Saint Petersburg State University was initiated in Leningrad region in order to develop and test carbon balance control technologies. Taking into consideration natural and climatic, as well as spatial potential of the region together with the scientific and educational base of Saint Petersburg agglomeration, several carbon polygons of various types can be created in Leningrad region. The creation of carbon farms for the cultivation of highly productive plants with high absorbing capacity will become a promising and logical continuation of the creation of carbon polygons.

# Transport infrastructure





Transport complex of Leningrad region is a vital part of the transportation system in Russia and in the world. Leningrad region is located in the intersection where motorways, water and air routes meet with international transport corridors: Eurasian North-South transport corridor (NS), Eurasian Transsib corridor (TS), Pan-European transport corridor No. 9 (PE9).

**3,640 KM**  
Railways

**21,293 KM**  
Roads

**Federal highways**

- A-118 Ring Road
- M-10 Russia
- P-21 Kola
- A-120 Saint Petersburg Southern Semi Ring
- A-121 Sortavala
- A-181 Scandinavia
- A-114 Vologda – Tikhvin – P-21 Kola
- A-180 Narva
- P-23 Saint Petersburg – Pskov
- A-215 Lodeynoe Pole – Vytegra

**1,831 KM**  
Federal highways

**4,681 KM**  
Main gas pipelines

# Map of ports

Commercial sea ports play a key role in the development of the transport and logistics system of Leningrad region. Cargo turnover in 2021 – 180 million tons of cargo, which is 22% of the total cargo turnover of all Russian sea ports.

## Vyborg

**1.0 million tons**  
cargo turnover in 2021

## Vysotsk

**16.8 million tons**  
cargo turnover in 2021

**3 terminals** working      **+1 terminal** under construction

## Primorsk

 SEZ is planned to be created

**52.9 million tons**  
cargo turnover in 2021

**2 terminals** working      **+1 terminal** under construction

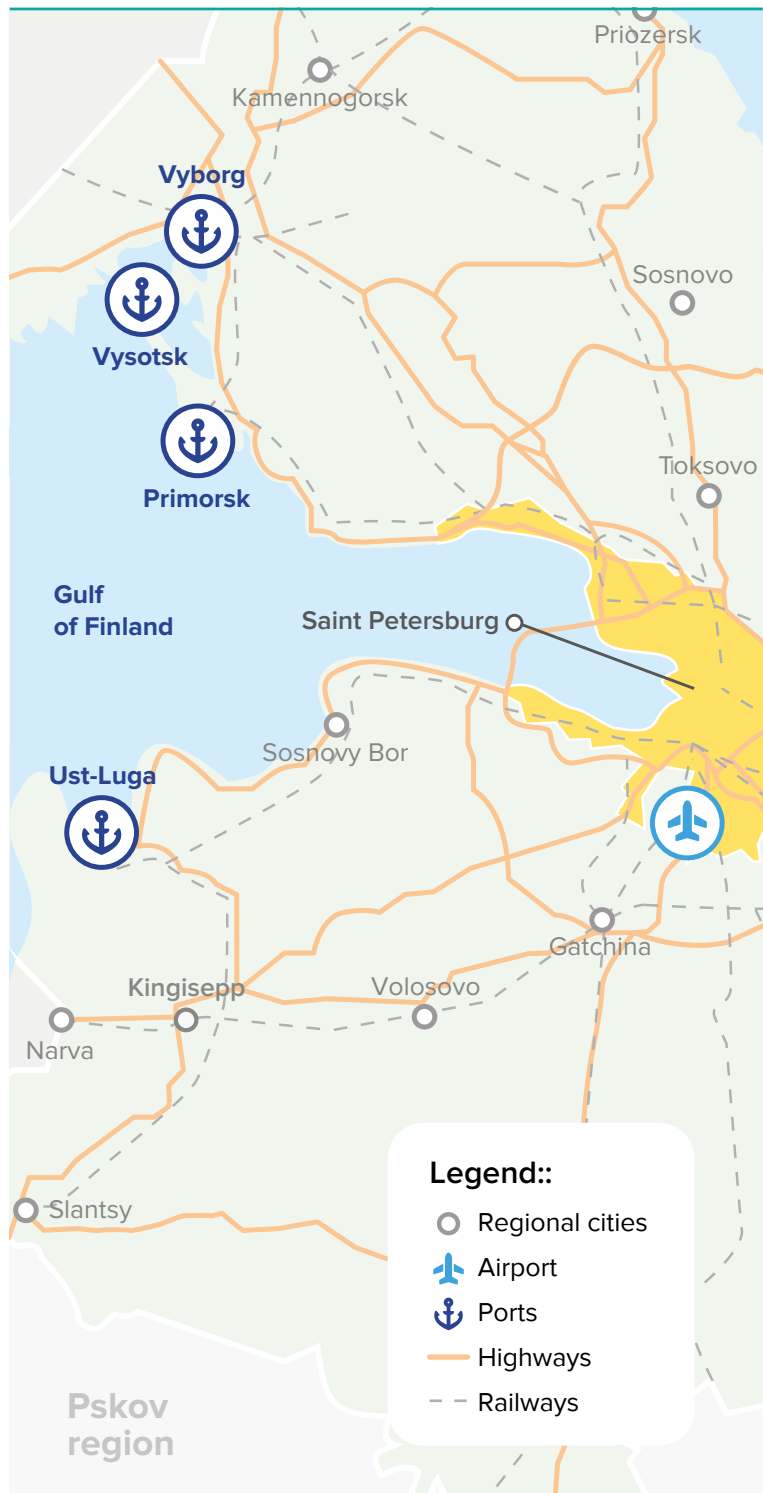
## Ust-Luga

 SEZ is planned to be created

**109,3 million tons**  
cargo turnover in 2021

**>20**  
cargo categories

**13 terminals** working      **+4 terminals** under construction





# Ust-Luga port area

📍 Kingiseppsky district, Ust-Luga, Vistino village

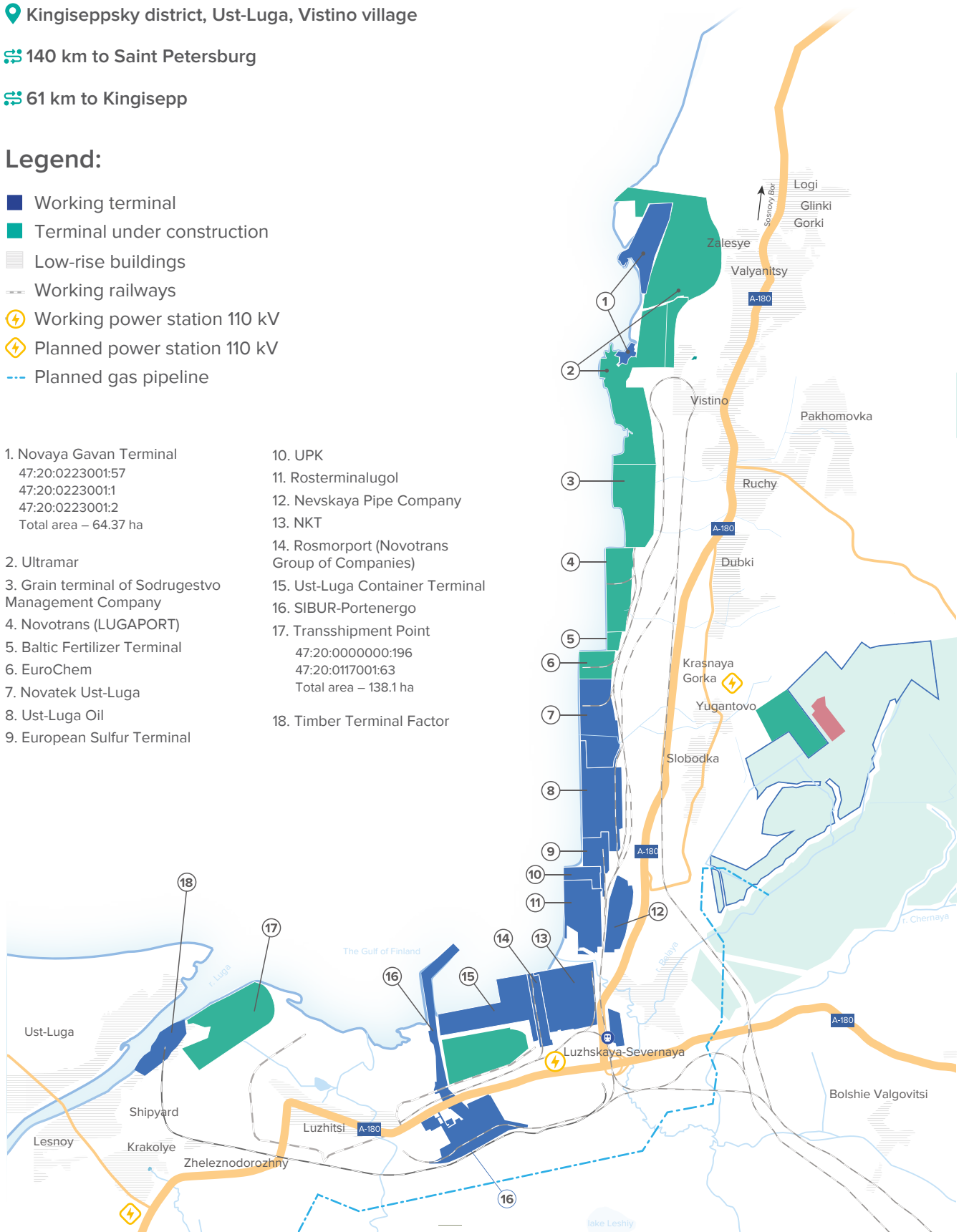
🚗 140 km to Saint Petersburg

🚗 61 km to Kingisepp

## Legend:

- Working terminal
- Terminal under construction
- ▨ Low-rise buildings
- Working railways
- ⚡ Working power station 110 kV
- ⚡ Planned power station 110 kV
- Planned gas pipeline

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1. Novaya Gavan Terminal<br/>47:20:0223001:57<br/>47:20:0223001:1<br/>47:20:0223001:2<br/>Total area – 64.37 ha</li> <li>2. Ultramar</li> <li>3. Grain terminal of Sodrugestvo Management Company</li> <li>4. Novotrans (LUGAPORT)</li> <li>5. Baltic Fertilizer Terminal</li> <li>6. EuroChem</li> <li>7. Novatek Ust-Luga</li> <li>8. Ust-Luga Oil</li> <li>9. European Sulfur Terminal</li> </ul> | <ul style="list-style-type: none"> <li>10. UPK</li> <li>11. Rosterminalugol</li> <li>12. Nevskaya Pipe Company</li> <li>13. NKT</li> <li>14. Rosmorport (Novotrans Group of Companies)</li> <li>15. Ust-Luga Container Terminal</li> <li>16. SIBUR-Portenergo<br/>47:20:0000000:196<br/>47:20:0117001:63<br/>Total area – 138.1 ha</li> <li>18. Timber Terminal Factor</li> </ul> |
|---|---|



# Vysotsk port area

📍 Vyborgsky district, Vyborg

🚗 100 km to Saint Petersburg

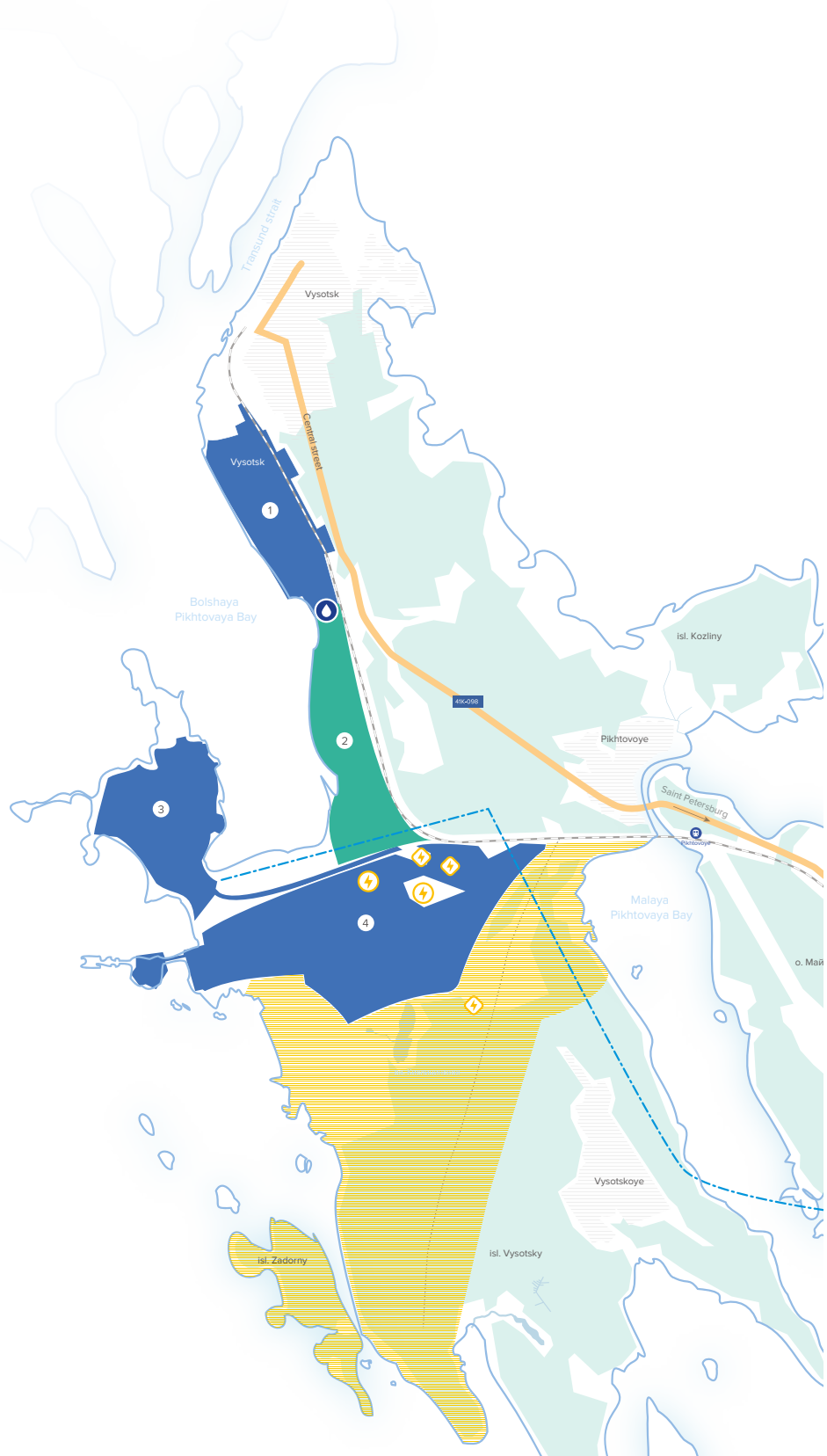
🚗 26 km to Vyborg

## Legend:

- Working terminal
- Terminal under construction
- Industrial zones
- ▨ High-rise buildings
- ▨ Low-rise buildings
- Working railways
- ⚡ Working power station 110 kV
- ⚡ Planned power station 110 kV
- Planned gas pipeline
- ⦿ Water intake structures
- ▨ Promising areas under development (forest fund)

## Terminals:

1. Vysotsky port
2. Tehnotrans
3. Cryogas-Vysotsk
4. Distribution transshipment complex LUKOIL II



# Primorsk port area

📍 Vyborgsky district, Primorsk

🚗 100 km to Saint Petersburg

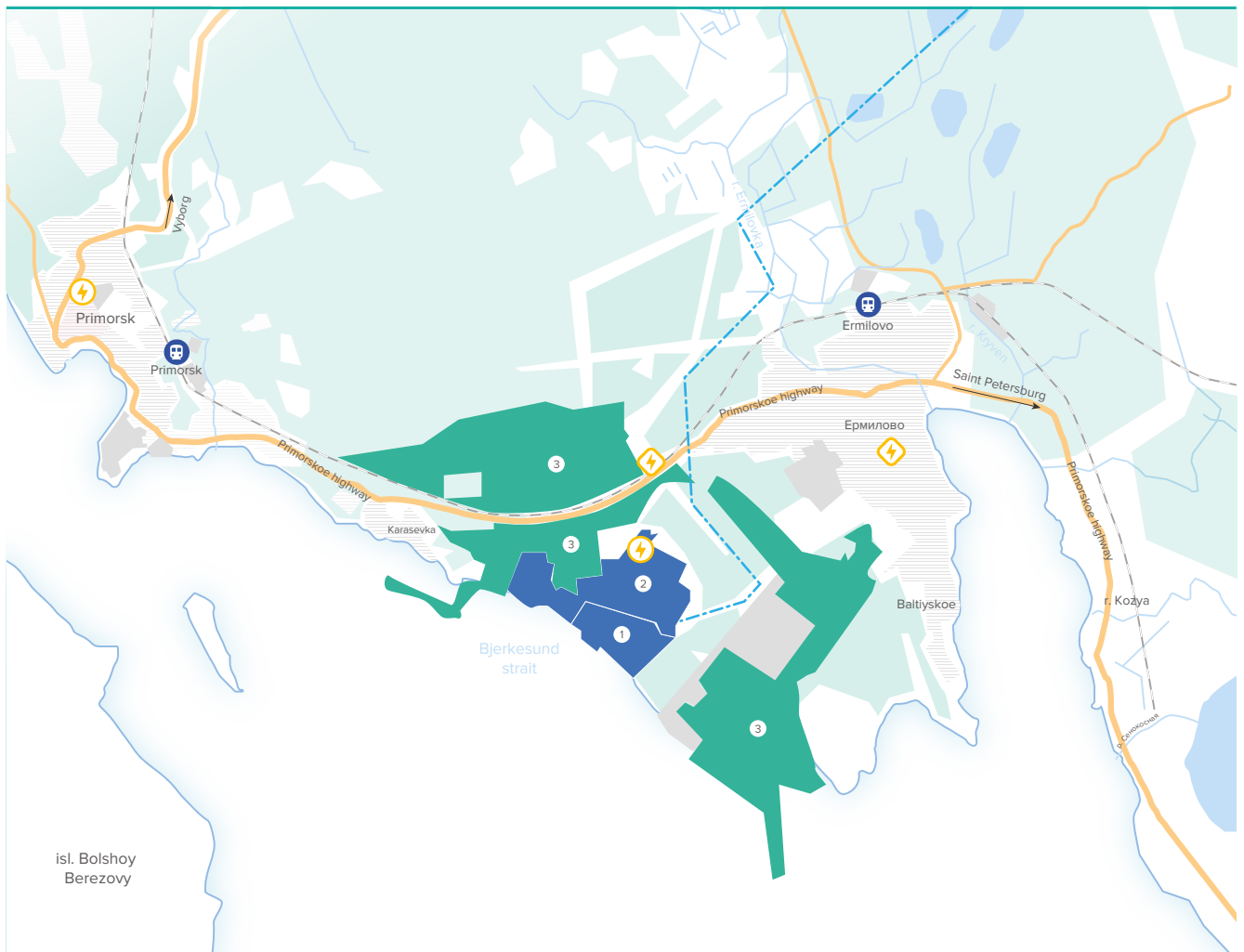
🚗 49 km to Vyborg

## Legend:

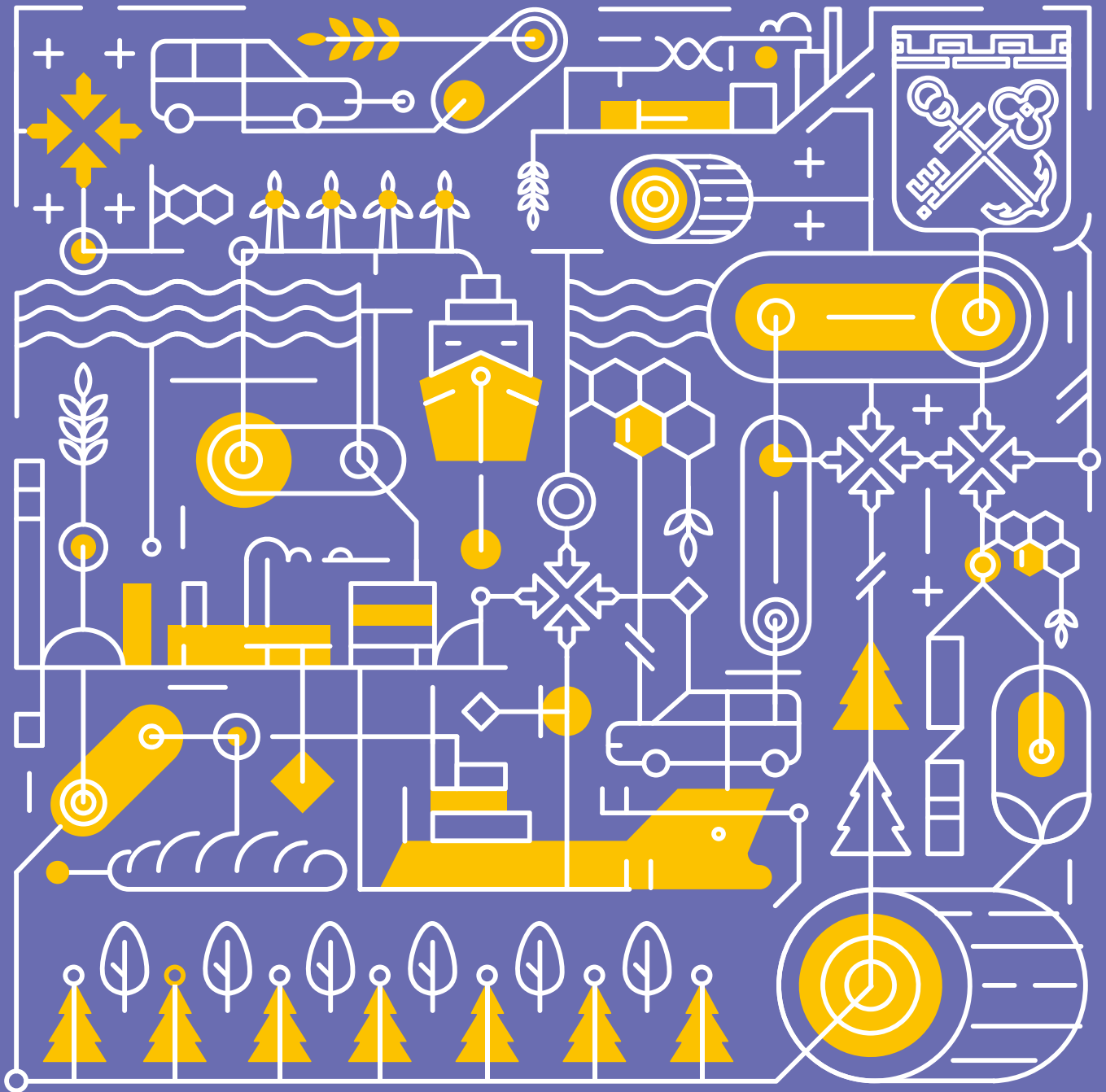
- Working terminal
- Terminal under construction
- High-rise buildings
- Low-rise buildings
- Working railways
- ⚡ Working power station 110 kV
- ⚡ Planned power station 110 kV
- Planned gas pipeline

## Terminals:

1. Primorsk commercial port
2. Transneft – Primorsk Port»
3. Primorsk Universal Loading Complex







# Key investment projects in the region

# Nokian Tyres

📍 Vsevolozhsk, Vsevolozhsky district

✅ Completed project

## About the company

Nokian Tyres manufactures innovative tyres for passenger cars, commercial transport and trucks, as well as industrial tyres for heavy vehicles. Nokian Tyres factory in Russia is one of the most efficient and innovative factories in the world.





The factory is able to manufacture more than 1,850 products in general and more than 150 various types of products per day. 82% of all goods made by Nokian Tyres Concern is produced in Russia, about 60% of tyres made in Vsevolozhsk are exported.

Russian subdivision of Nokian Tyres is the largest exporter of consumer goods in Russia. Tyres made by Nokian Tyres in Russia are sold in more than 40 countries of the world.

Since 2004 Nokian Tyres in Vsevolozhsk has successively implemented eight phases within the investment development plan of the enterprise.

In 2021 an automated warehouse for finished products with the total area of 17,000 square meters was officially launched at the production premises of Nokian Tyres in 2021. Investments in the project amounted to 36 million euro. The commissioning of the automated warehouse resulted in the creation of a united warehouse complex with the total capacity amounting to about 1.6 million tyres.

Today every third tyre is shipped from the warehouse.

-  **2005**  
year of establishment
-  **17 million tyres per year**  
volume of production
-  **>1 billion euro**  
volume of investments
-  **1,600**  
jobs created

## Contacts

🌐 [www.nokiantyres.ru](http://www.nokiantyres.ru)

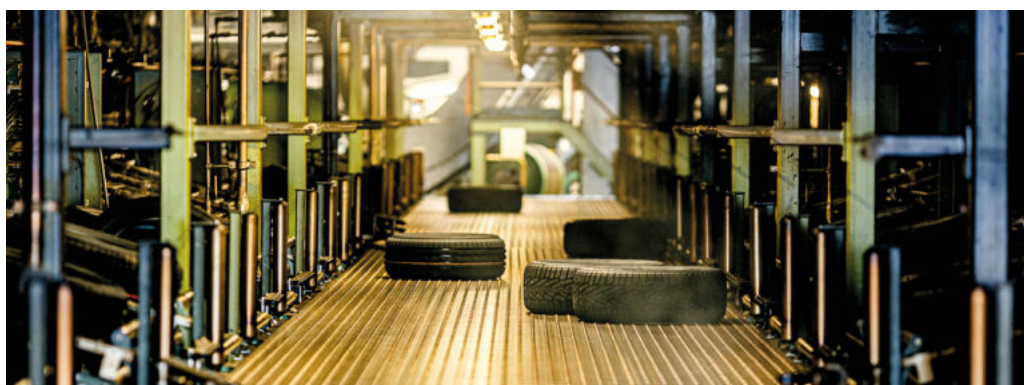
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*Nokian Tyres has been closely and fruitfully cooperating with the Government of Leningrad Region for many years. Comprehensive support provided by the regional and municipal authorities contributed to the success of our investment project in Vsevolozhsk. Favourable investment climate established in Leningrad region allows developing business successfully.*

*Andrey Pantyukhov, CEO of Nokian Tyres Russia*



82% of all goods made by Nokian Tyres Concern is produced in Russia

# Volkhov branch of Apatit

 Volkhov, Volkhovskiy district       Ongoing project

## About the company

Today the Volkhov branch of Apatit (reorganized from Metachem in April 2019) is a large chemical production plant, one of dynamically developing industrial enterprises of Leningrad region, a part of PhosAgro Group. The enterprise was established in 2003 after the division of Volkhov Aluminum Factory into chemical and metallurgical production sections. It unites chemical workshops connected with technological cycles.

The enterprise produces a wide range of mineral fertilizers required both in Russia and in Europe, Asia, South America and Africa and is the only Russian manufacturer and exporter of sodium tripolyphosphate – the main component for production of synthetic detergents.

In 2019 the company launched new investment project “Strategic development of the Volkhov branch of Apatit up to 2025”.

 **2003**  
year of establishment

 **980 thousand tons**  
annual volume of production

 **>30 billion RUB**  
volume of investments

 **1,244**  
jobs created



The annual volume of production of ammophos will exceed 880,000 tons, including 43,000 tons of water soluble ammophos as the result of the implementation of the investment project



*The Volkhov branch of Apatit is standing on the threshold of the birth of a new enterprise manufacturing million tons of products. Our team continues successfully implementing an investment project which includes the global modernization of already existing and the construction of new production facilities. Our interaction and cooperation with Economic Development Agency of Leningrad Region is significantly contributing to the development of the project. We really appreciate partnership and mutual understanding that we have established. Because we share the same goal – to facilitate stable social and economic development of Leningrad region, to improve the quality of life of its residents.*

*Alexey Ikonnikov, Director of the Volkhov branch of Apatit*

## Contacts

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 [VfApatit@phosagro.ru](mailto:VfApatit@phosagro.ru)

# Baltic Chemical Complex

📍 Ust-Luga, Kingiseppsky district

🕒 Ongoing project

## About the company

Baltic Chemical Complex LLC (a subsidiary of RusGazDobycha) is an operator of the Baltic Chemical Complex – a Gas chemical complex which is a part of the Complex for processing ethane-containing gas.

The basis of the product line of the Baltic Chemical Complex includes three product groups of polyethylene:

- HDPE (high density polyethylene);
- LLDPE (linear low-density polyethylene);
- mLLDPE (metallocene linear low-density polyethylene)

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 **2018**  
year of establishment

 **3 million tons per year**  
volume of production

 **12 billion euro**  
volume of investments

 **>1,800**  
jobs created



*The project of the Gas chemical complex will contribute to the development of a modern hi-tech branch in Leningrad region, will become a significant additional incentive for socio-economic development of the region, will create new jobs, will expand the tax base, will contribute to the establishment of a new social infrastructure (including housing construction) and the development of small and medium-sized business. The work within the project is being carried out in the consistent fruitful dialogue with the Government of Leningrad Region and its structural units.*

**Konstantin Makhov, CEO of Baltic Chemical Complex**



# RusKhimAlyans

📍 Ust-Luga, Kingiseppsky district

🔄 Ongoing project

## About the company

RusKhimAlyans is a joint venture of Gazprom and RusGazDobycha, established on parity terms. The company is implementing the project of the Gas processing complex as a part of the Complex for processing ethane-containing gas in Ust-Luga, Leningrad region (GPC CPEG).

GPC CPEG is an integrated complex for processing and liquefaction of natural gas (it consists of the gas processing plant and a gas liquefaction plant).

GPC CPEG will become the largest enterprise in Russia in terms of gas processing, one of the most powerful in the world in terms of the processing volume (45 billion cubic meters per year) and the leader in terms of the production of liquefied natural gas (LNG) in Northwestern Europe (13 million tons of LNG per year).

About 18 billion cubic meters of gas after processing will be delivered to the gas transmission system of Gazprom. Ethane – a valuable raw material for gas and chemical industry – will become an important market product of GPC CPEG.



## 2016

year of establishment



## 506

employees  
current staff



## 70,000

employees  
to be attracted at the peak  
of construction

## Contacts

🌐 [www.baltlng.ru](http://www.baltlng.ru)

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✉ [ur.gnLtlab@eciffo](mailto:ur.gnLtlab@eciffo)

The implementation of the project plays an important role for the development of gas and chemical sector in Russia, and for the execution of a long-term program of the Government of the Russian Federation aimed at the development of LNG production and the increase of non-resource non-energy export.

The project will also provide the added incentive to the socio-economic development of Leningrad region. Tax deductions to the budget will grow significantly, about 6,000 new jobs will be created, a modern social infrastructure, including housing, will be constructed.



Processing of 45 billion m<sup>3</sup> of gas by the Gas processing complex.

Production of 13 million tons of LNG per year by the liquefied natural gas production plant.

Annual production at the gas processing plant:

- 18 billion m<sup>3</sup> of commercial dry gas;
- 3.6 million tons of ethane fraction;
- 1.7 million tons of liquefied petroleum gas (LPG);
- 130 thousand tons of pentane-hexane fraction.

# Roca Rus

📍 Tosno, Tosnensky district

🔄 Ongoing project

## About the company

Roca Rus is a subsidiary of a Spanish company Roca Group. The plant in Tosno became the first foreign enterprise built in Russia for the production of sanitary ceramics. Investments in the construction of the first phase amounted to 40 million euro. On the Russian market Roca Rus presents products made of sanitary ceramics under the trademarks Roca, Armani/Roca, Jika and LAUFEN.

The new lines will be equipped with modern equipment, which will increase the productivity of the enterprise from 500 thousand to 1.5 million production units. For the second phase of the plant two land plots with an area of 3.1 and 1.4 ha were selected in Tosno.

Roca Rus project is recognized as a large-scale investment project, this status gives the right to rent a land plot without bidding procedures. Economic Development Agency of Leningrad Region provides support in receiving the status of a large-scale investment project as well as information and consulting support at all stages of project implementation.

 **2004**  
year of establishment

 **500 thousand units**  
annual volume of production (up to 1.5 million units to be produced after expansion)

 **4.5 billion RUB**  
volume of investments

 **300**  
jobs created



*Cooperation with Economic Development Agency of Leningrad Region has always brought positive results at all phases of the implementation of our investment project. There is no doubt that consultation/information received on time, a meeting with the representatives of various government institution organized on time allow immediately resolving issues of various levels that investors face during the implementation of a large investment project, especially if we are talking about production. The Agency has always provided assistance in solving the most complicated issues.*

*Alina Chernikova,  
Executive Director of Roca Rus*

## Contacts

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# ROCKWOOL-North

📍 Vyborg, Vyborgsky district

🕒 Ongoing project

## About the company

ROCKWOOL is one of the world leaders in the production of solutions based on rock wool. ROCKWOOL products are used for thermal and sound insulation, fire protection at all types of buildings and constructions, as well as in shipbuilding and industrial equipment.

ROCKWOOL company was founded in 1909, its central office is located in Denmark. ROCKWOOL owns 51 production sites in Europe, North America and Asia. Total sales of the Group amounted to more than 3 billion euro in 2021.

Russian production enterprises of ROCKWOOL are located in Vyborg (Leningrad region), Troitsk (Chelyabinsk region), Balashikha (Moscow region) and in the special economic zone Alabuga in Tatarstan.

The products made by ROCKWOOL plant in Vyborg were used for the reconstruction of such significant subjects as: the central building of the State Hermitage, the famous circus on the Fontanka river, Nikolskie Ryady public space, New Holland Island. The ultramodern Lakhta Centre is insulated with ROCKWOOL stone wool.



## 2006

year of establishment



## Volume of production

The enterprise provides thermal and sound insulation to the whole Northwestern federal district, a part of the products is delivered to Central federal district and exported to Europe, China and Asia



## 6 billion RUB

volume of investments



## >230

jobs created



*Due to the cooperation with Economic Development Agency of Leningrad Region we are establishing more open and efficient dialogue with the regional authorities and monopoly companies.*

*Marina Potoker, CEO of ROCKWOOL Russia*

## Contacts

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# EuroChem Northwest

📍 Phosphorite industrial zone, Kingiseppsky district

✅ Completed project

## Ammonia production plant

EuroChem, established in 2001, is the largest Russian manufacturer of mineral fertilizers and is among top ten leaders of the branch in the world.

A facility for ammonia production, that is required for the production of nitrogen fertilizers, was built within the frameworks of an investment project at the premises of Phosphorite factory in Kingisepp, Leningrad region.

The strictest requirements for technical reliability and environmental safety were imposed on the project. EuroChem Northwest plant for ammonia production was launched in 2019.

 **55.8 billion RUB**  
volume of investments

 **>1 million tons**  
annual project capacity

 **150**  
jobs created

### Contacts

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## EuroChem Northwest 2

 Phosphorite industrial zone, Kingiseppsky district  Ongoing project

### Construction of a complex for the production of ammonia and carbamide

A new industrial complex that includes ammonia production with the project capacity amounting to >1 million tons per year and granular carbamide production with the project capacity of >1.4 million tons per year. The project is the second phase of the development of EuroChem industrial site. The new enterprise will strengthen the industrial potential of domestic chemical industry and Leningrad region. An agreement on protection and promotion of investments was included within the project in 2020.

 **120** billion RUB  
volume of investments

 **2023**  
start of production

 **>250**  
jobs created

## EuroChem Northwest 3

 Phosphorite industrial zone, Kingiseppsky district  Ongoing project

### Construction of a methanol production complex

This project includes the construction from scratch of a modern enterprise using the best available technologies in the production of methanol with the maximum capacity amounting to 2.5 billion tons per year and the construction of a methanol pipeline and a port terminal for cargo shipment.

 **114.4** billion RUB  
volume of investments

 **2025**  
start of production

 **300**  
jobs created

## EuroChem Terminal Ust-Luga

 Ust-Luga, Kingiseppsky district  Ongoing project

### Construction of a transshipment terminal for mineral fertilizers

The terminal will be used for the reception, short-term storage and shipment of mineral fertilizers.


Cargo is delivered by railway transport and departed by sea transport. Shipload can be stored in the modern warehouses of the terminal equipped with structures and systems preventing pollution of water bodies. Transport and conveyor system of the complex is used for the transportation of export mineral fertilizers within various schemes: freight car – sheltered facility, sheltered facility – vessel, freight car – vessel.

 **422.7** million USD  
volume of investments

 **Up to 8** million tons  
cargo transshipment per year

 **354**  
jobs created

## Branch of Henkel Rus

 Tosno, Tosnensky district

 Completed project

The first industrial batch of Moment-1 glue was produced at the premises of Tosnensky household chemicals plant in Leningrad region in 1979. This production launched the cooperation of the plant with a German concern Henkel. The enterprise was modernized and the range of investment programs were completed when Henkel joined the production.

Today Henkel plant in Tosno is the largest enterprise of the company for the production and packaging of industrial and domestic glues in Russia and the CIS.

The enterprise manufactures products under such famous brands as Moment, Ceresit, Metylan, Makroflex, Aquence, Technomelt, Tangit, Loctite, Ekon. The produced goods are sold in Russia and the CIS countries.

In 2019 the company opened a new factory for the production of dry construction mixes.

 **>1 billion RUB**  
volume of investments

 **60 thousand tons**  
volume of production per year

 **234**  
jobs created

### Contacts

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## Ultramar

 Ust-Luga, Kingiseppsky district

 Ongoing project

Ultramar is implementing a large-scale investment project on the creation of a port complex in Ust-Luga for storage and transshipment of export cargo produced by Russian manufacturers.

The established port capacities allow transshipping 12 million tons of cargo annually, currently the project on the expansion of a sea terminal including the increase of its capacity up to 25 million tons of cargo is being developed. Today Ultramar is the largest Russian forwarder of mineral fertilizers in containers.

After the commissioning of the port complex cargo flows will be reoriented to Ultramar terminal from foreign ports.

From May 2018 to August 2021 within the project Ultramar created or is commissioning a marine terminal for transshipment of mineral fertilizers (6.26 ha) and a warehouse logistics area (about 270 ha).

Ultramar constantly invests significant funds in the development and enhancement of technologies that allow improving the quality of transshipment of fertilizers and reducing time required for the delivery of partners' cargo.


 **40.3 billion RUB**  
volume of investments

 **Up to 12 million tons**  
cargo transshipment per year

 **155**  
jobs created

### Contacts

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## Novotrans Aktiv

 Vistinskoe rural settlement, Kingiseppsky district

 Ongoing project

Novotrans Aktiv is implementing a large-scale investment project on the construction of the Multipurpose trade terminal Ust-Luga near Ust-Luga seaport.

The Multipurpose commercial terminal LUGAPORT will be used for the transshipment of general, bulk, grain and food cargo with the total volume of 24.3 million tons per year. The diversified terminal will be able to accept up to 1,100 freight cars per day from Luzhskaya-Generalnaya junction station.

Five moorings will be handling Panamax, New-Panamax, Baby-Capesize vessels. The project documentation of LUGAPORT has successfully passed government environmental evaluation.

The terminal will be equipped with the enclosed type conveyor and handling equipment that prevent dust spread to the external environment, with the modern dust suppression and aspiration systems.



**>80** billion RUB  
volume of investments



**24.3** million tons  
cargo transshipment per year



**765**  
jobs created

*The Government of Leningrad Region creates quite comfortable conditions for investments in the region. Our example shows that corporate income tax is reduced to 13.5% for up to six years, and corporate property tax – to 0%.*

### Contacts

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## Baltic Grain Terminal

 Vistinskoe rural settlement, Kingiseppsky district

 Ongoing project

Sodrugestvo Group of Companies and Baltic Grain Terminal LLC are developing the project which includes the construction of a production and logistics complex oriented at the export and import of grain, food and other bulk cargo of Baltic Grain Terminal LLC in the commercial seaport Ust-Luga.

The construction of the new terminal will allow reorienting a part of cargo (first of all grain cargo) from the Baltic states ports to the domestic ports, expanding carrying capacities of the port infrastructure in Northwestern Russia.

The terminal will be used for the transshipment of export and import agricultural cargo from railway to marine transport and from marine to railway transport, as well as for the short-term cargo storage at the terminal until the required amount of marine of railway cargo is collected. The planned capacity of transshipment will amount to 10 million tons per year, dangerous cargo will be excluded completely. The project is planned to be implemented in two phases in 2022–2030.



**>37** billion RUB  
volume of investments



Up to **10** million tons  
cargo transshipment per year



**607**  
jobs created

### Contacts


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# Philip Morris Izhora

 Gorelovo industrial zone, Lomonosovsky district

 Ongoing project

## About the company

Philip Morris Izhora is an affiliated company of Philip Morris International (PMI) in Russia.

Philip Morris Izhora is one of the largest enterprises of PMI in terms of production capacity, it is a full production cycle factory: from primary tobacco processing to the production and packaging of high-quality tobacco products.

The enterprise is one of the first large-scale investment projects in Leningrad region. Today the total volume of investments in the development of this production centre exceeds 1.4 billion USD.

Five years in a row the affiliated companies of PMI in Russia, including Philip Morris Izhora, were recognized as one of the best employers in Russia, according to Top Employers Institute.

Philip Morris Izhora is a laureate of the contest Business Developing Region – 2018 in the nomination “Successful investment activity”, Enterprise of the Year – 2017 in the nomination “Best production enterprises in tobacco industry”, the winner of a regional contest “Leaders of corporate charity 2018 in Northwestern federal district”.


 **1998**  
year of establishment

 **Up to 60 million cigarettes**  
annual volume of production

 **>230**  
jobs created

## Contacts

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The company invested 6 billion rubles in the modernization of Philip Morris Izhora factory in 2019 and 2020 in order to install equipment for the production of innovative products.



# Orimi

📍 Sverdlova settlement, Vsevolozhsky district

✅ Completed project

## About the company

Orimi production complex is a key asset of tea and coffee industry in the Russian Federation. Its structure includes two tea and coffee factories, a coffee plant, warehouse complexes for raw materials, component parts, finished products, specialized mechanical production.

The enterprises of Orimi production complex manufacture products under its own trademarks: tea – Greenfield, TESS, Princess Noori, Princess Java, Princess Kandy, Gita, Shah, Pearl of the Nile, coffee – Jockey and Jardin.

The factory manufactures its products using tea and coffee raw materials from the leading tea and coffee producing countries (Sri Lanka, India, China, Kenya, Indonesia, Brazil, Columbia, Ethiopia etc.).

Orimi production complex is included in top 100 Russian industrial enterprises in terms of labour productivity occupying the 49th place in the nationwide ranking of the leaders in terms of labour productivity and the 4th place in the specialized ranking “Top 100 leaders of food industry in terms of labour productivity” (2021).



**1999**

year of establishment



**92 thousand tons**

volume of tea and coffee products



**6 billion RUB**

volume of investments



**2,330**

jobs created



The enterprise manufactures more than 450 items of tea and coffee products

*The whole history of Orimi production complex is a continuous investment process, the history of constant growth and development. The success and efficiency of this process (as the overall success of the enterprise) was to a great extent determined by the policy of the regional Government that provides high investment attractiveness index, favourable organizational and legal climate for the development of industry and the implementation of investment programs in Leningrad region.*

**Mikhail Sokolov, CEO of Orimi production complex**

## Contacts

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✉ mail@orimitrade.ru

🌐 www.orimi.com

# Tehnotrans

📍 Vysotsk, Vyborgsky district

🔄 Ongoing project

## About the company

Tehnotrans is one of the largest operators of grain wagons in the area of railway track 1520, its own fleet is 3,000 grain wagons. In Leningrad region the company is implementing an infrastructural project “Vysotsk grain terminal” aimed at the increase of elevator capacity in the ports of Northwestern federal district and at the reorientation of transport flows of agricultural products from the Baltic states.

The implementation of the project will result in the sustainable growth of cereal crops export, in the creation of new jobs and regular flows of tax payments to the budgets of all levels.



**2006**

year of establishment



**13 billion RUB**  
volume of investments



**426**  
jobs created



4 million tons per year – expected cargo turnover

All necessary conditions for successful business are created for the investors implementing projects in Leningrad region. Economic Development Agency of Leningrad Region provides active support to the infrastructural project “Vysotsk grain terminal”.

**Viktor Chuykin, CEO of Tehnotrans**

**Contacts**

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# Primorsk Universal Loading Complex

📍 Primorsk, Vyborgsky district

🔄 Ongoing project

## About the company

The company is implementing a project on construction of the universal deep-water sea port complex Primorsk Universal Loading Complex. The creation of a special port economic zone is being developed together with the Government of Leningrad Region. Specialized and universal terminals for the transshipment of various cargo with the total capacity amounting to 96.6 million tons per year are being created in the territory of Primorsk Universal Loading Complex. Logistic and social infrastructure is also being developed.



**2015**

year of establishment



**348** billion RUB

volume of investments



**6,000**

jobs created



Project capacity of the complex – 96.6 million tons per year

*The project is being implemented with the support and active participation of the relevant committees and subdivisions of the Government of Leningrad Region. An agreement on socio-economic cooperation was concluded by the investor, the region and the municipal unit.*

**Evgeny Savkin, CEO of Primorsk Universal Loading Complex**

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# Siemens Gas Turbine Technologies

📍 Gorelovo industrial zone, Lomonosovsky district

✅ Completed project

## About the company

SGTT is a multifunctional energy complex located in Leningrad region. The main business directions of SGTT are the manufacture of high-power gas turbines of Siemens Energy, the complete delivery of gas turbine and steam-gas equipment of power units, the execution of projects at power stations (supervision and commissioning works), engineering activities aimed at the design of gas turbines, the maintenance and modernization of gas turbines with a power of over 60 MW for the Russian and the CIS markets.

Over ten years SGTT has manufactured and delivered to Russian and foreign customers 10 gas turbines with the capacity of 187 MW, has provided technical support during the installation and the commissioning of 15 units with E and F class turbines, carried out 180 inspections and audits of the parks of power turbines of these types.

Within the frameworks of the contract with Siemens Gamesa Renewable Energy, the production complex of SGTT has assembled and tested 83 sets of wind power equipment and became the only factory in the world that combines the production of traditional power equipment, such as modern high-power gas turbines, with the alternative energy equipment, such as wind turbines. Over the years of its work SGTT has paid taxes amounting to more than 10 billion rubles to the budgets of various levels.

 **2011**  
year of establishment

 **110** million euro  
volume of investments

 **300**  
jobs created



10 gas turbines with the capacity of 187 MW were manufactured and delivered to the customers from different countries

# Remos-Alfa

📍 Kirovsk, Kirovsky district

🔄 Ongoing project

## About the company

Remos-Alfa is one of the leaders among the manufacturers of corrugated cardboard packaging in Russia. It possesses 17 equipment units, including a corrugated board making machine. The company also owns class A warehouse for 6,000 pallets. Remos-Alfa delivers produced packaging to the consumers in Russia, the Eurasian Customs Union, European Union and the USA. The company uses modern and advanced technologies, develops R&D and owns a design department providing highly competitive quality. Currently the company is implementing an investment project on the construction and commissioning of a waste paper recycling plant in Kirovsk.



**1996**

year of establishment



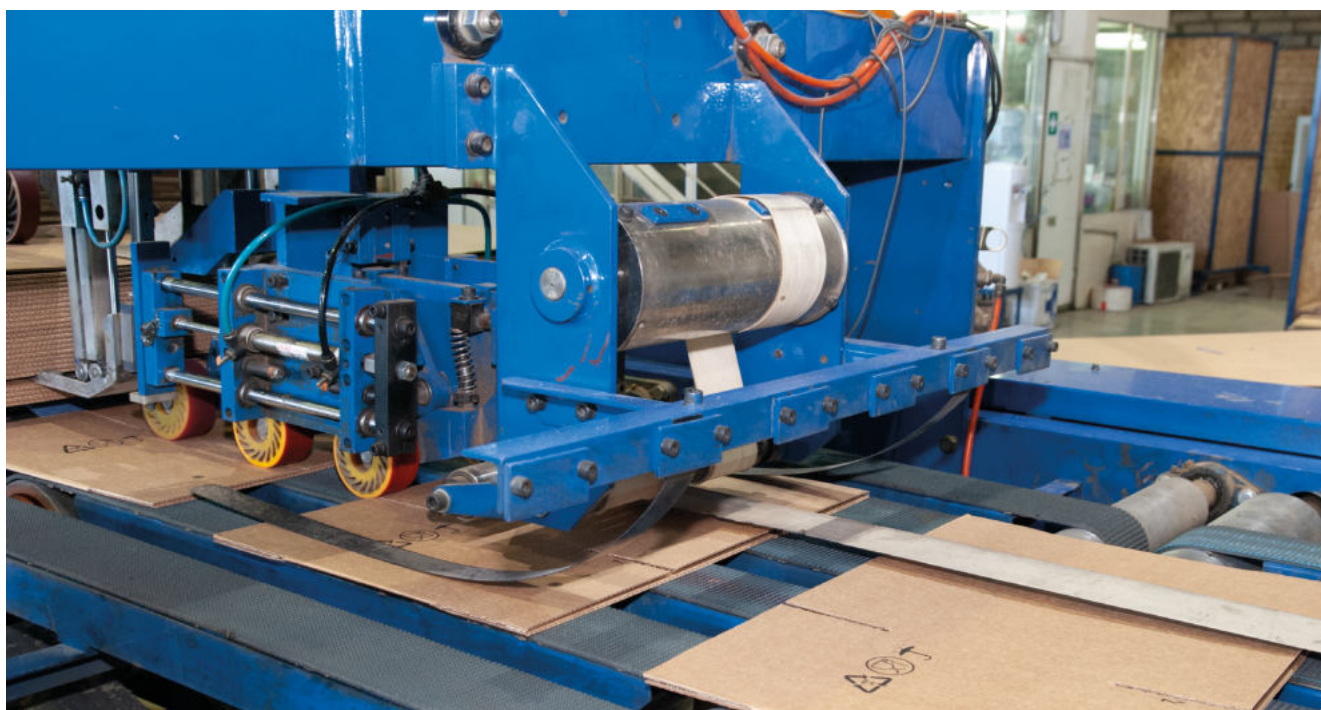
**1.1 billion RUB**

volume of investments



**250**

jobs created



Volume of production – 11 million square meters of corrugated cardboard per month

*I believe that our cooperation with Economic Development Agency is efficient. Favourable conditions for doing business are established. The colleagues make advances in many issues, such approach is appealing and it contributes to the fastest implementation of joint projects.*

**Alexey Chistokin, Director of Remos-Alfa**

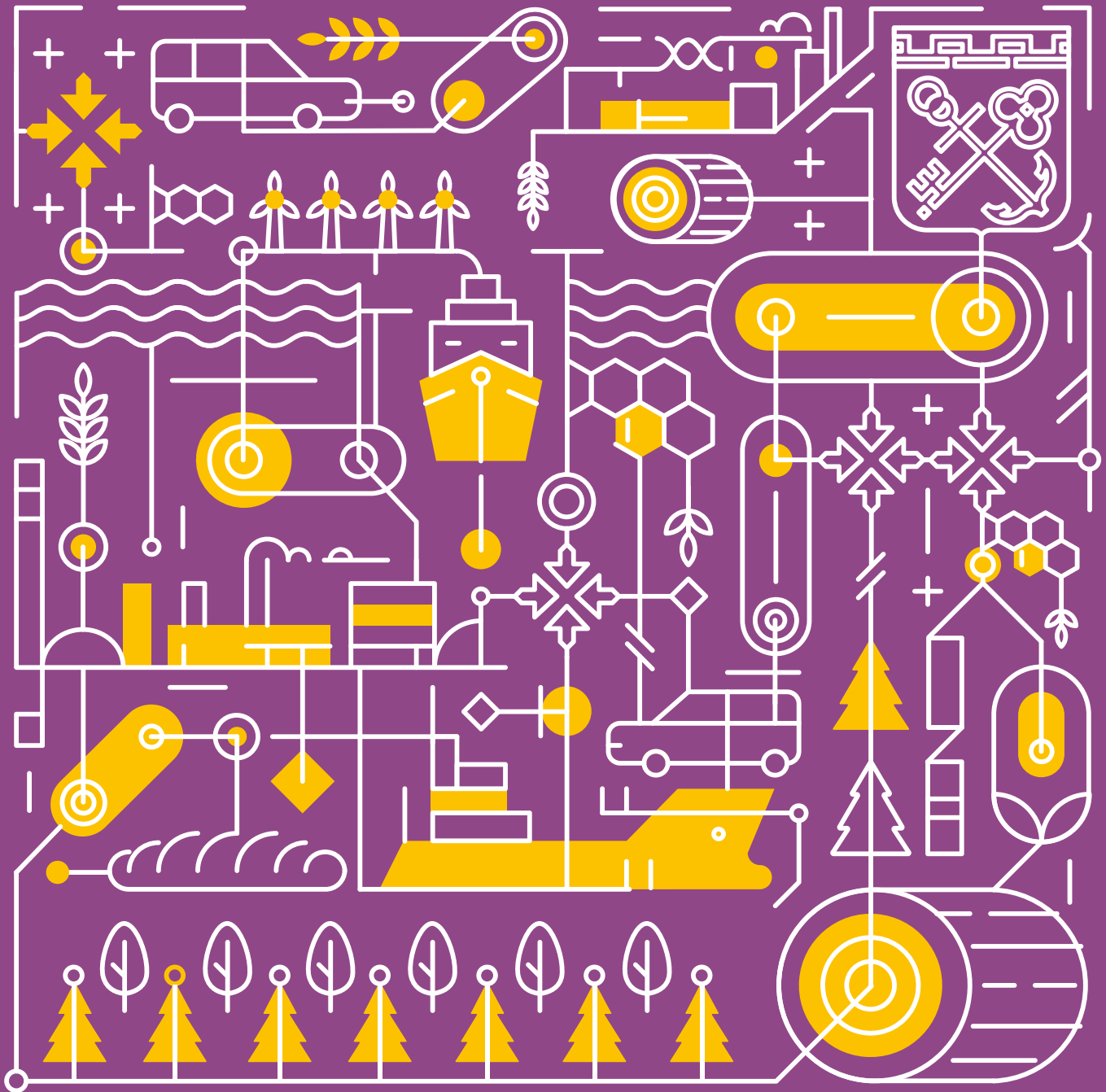
**Contacts**

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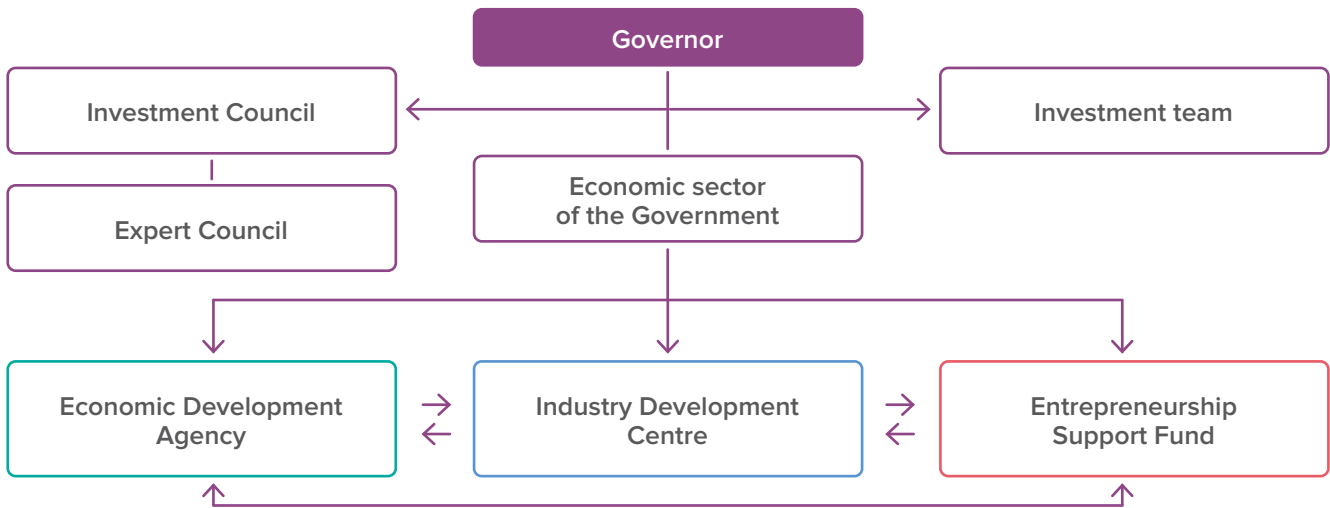
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# Implementation of investment projects

# Business support infrastructure in Leningrad region



## Investment Council

Issues concerning the establishment of favorable conditions for investment activity and the resolution of disagreements between investors and authorities are considered during the sessions of the Investment Council.

**The Investment Council performs the following tasks:**

- improvement of the investment climate in the region;
- reduction of barriers hindering economic development of the region;
- fulfilment of obligations by the region and investors;
- collection and generalization of permissive practice.

## Expert Council

The Expert Council headed by the Deputy Chairman of the Government – Chairman of the Committee for Economic Development and Investment Activity of Leningrad Region was established within the frameworks of the Investment Council in order to minimize risks arising during the implementation of investment projects.

**Main functions of the Expert Council:**

1. Analysis of the possibility of project implementation:
  - land risks;
  - city-planning risks;
  - infrastructural risks;
  - risks at the requests of Rospotrebnadzor;
  - environmental risks.
2. Recommendations aimed at the acceleration of project implementation.

## Investment team

**Members of the team:**

- Governor of Leningrad Region;
- Executive authorities;
- Director of Economic Development Agency of Leningrad Region;
- Representatives of all-Russian public organizations: RSPP, Opora Russia, Business Russia, Leningrad Region Chamber of Commerce and Industry;
- Representatives of Northwestern bank of Sberbank and the Main Branch of the Bank of Russia.

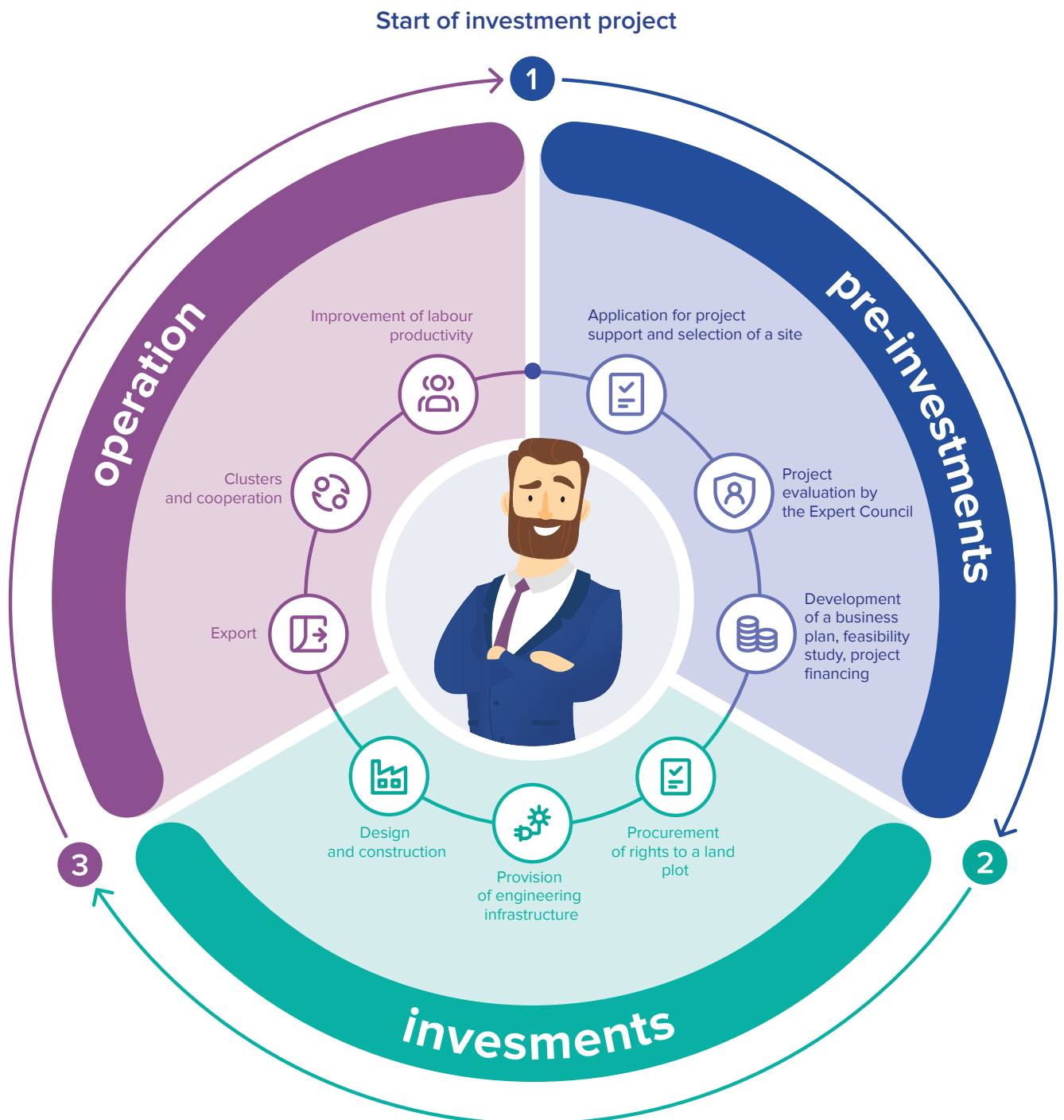
**Main tasks of the investment team**

1. Development and implementation of measures aimed at the comprehensive socio-economic development of Leningrad region.
2. Coordination of activities of economic entities within the implementation of economic and investment policy.
3. Formation and implementation of:
  - economic, financial, budgetary and investment policy;
  - policy in the sphere of environmental and housing supervision;
  - policy in the sphere of construction, housing and utilities sector;
  - policy in the sphere of transport, fuel and energy complex.



# “Green channel” for investors

The efficient infrastructure of business support is developed in Leningrad region. Economic Development Agency of Leningrad Region – “one-stop-shop” for investment projects support – has established and introduced the “Green channel” for investors, within which companies receive support at all phases of project implementation – pre-investment, investment and operational ones.



# Implementation of investment projects according to the “Green channel” system

As “one-stop-shop”, Economic Development Agency provides comprehensive assistance to investors at all stages of project implementation, connecting other business support institutions of Leningrad region if necessary.

- 🟢 Stage is implemented with the assistance of Economic Development Agency of Leningrad Region
- 🟠 Stage is implemented with the assistance of Entrepreneurship Support Fund of Leningrad Region
- 🟡 Stage is implemented with the assistance of Industry Development Centre of Leningrad Region

## 1 Pre-investment stage

### Project start

- 🟢 Application for investment project support
- 🟢 Selection of an investment site
- 🟢 Evaluation of an investment project by the Expert Council

### Development of a business plan, project financing, feasibility study

- 🟠 Business plan development
- 🟠 Provision of guarantees for loan products
- 🟠 Receiving a subsidy

### Changing the category of a land plot

- 🟢 Changing the categories of land plots, introduction of amendments to the land use and development regulations in order to conform the general plan

## 2 Investment stage

### Procurement of rights to a land plot

- 🟢 Receiving a land plot without bidding procedures
- 🟢 Receiving a land plot with bidding procedures

## Provision of engineering infrastructure

- ⦿ Connection to power supply networks
- ⦿ Connection to water supply and waste water disposal networks
- ⦿ Connections to gas networks

## Design and construction

- ⦿ Engineering surveys
- ⦿ Development of project documentation
- ⦿ State expert review of project documentation
- ⦿ Receiving construction permit
- ⦿ Construction
- ⦿ Acquisition and installation of equipment
- ⦿ Receiving a commissioning permit
- ⦿ Registration of ownership of the commissioned subject

3

## Operation stage

- ⦿ Export
- ⦿ Clusters and cooperation
- ⦿ Labour productivity



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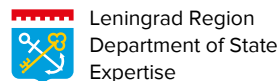
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## Investment activity support

Law of Leningrad region No. 113-oz of December 29, 2012\*

### Tax reduction

#### Up to 13.5%

Income tax (regional part)  
Up to 01.01.2023

#### Up to 0%

Property tax  
For the duration of the contract

### Minimum volume of investments\*\*

#### From 50 million RUB

For remote districts  
Boksitogorsky, Lodeynopolsky,  
Podporozhsky

#### From 300 million RUB

For 3 years in a row

### Conditions for receiving

#### 3–6 years

Period of use  
Up to 8 years for automobile manufacturers

#### ≥70%

Enterprises according to OKVED code enlisted in the law No. 113-oz\*\*\*

\*Conclusion of a contract with the Committee for Economic Development and Investment Activity of Leningrad Region – up to 31.12.2022

\*\* OKVED 10 (All-Russian Classifier of Economic Activities) – from 200 million RUB, OKVED 46.71, 47.3 – from 1 billion RUB

\*\*\*≥70% of income – from the activities according to these codes

## Regional investment project

Law of Leningrad region No. 89-oz of November 25, 2019

### Key parameters

#### 10%

Corporate income tax

#### 0%

Corporate property tax

### Period of tax benefits provision

#### Up to 4 years

Volume of capital investments –  
from 50 to 500 million rubles  
within 3 years

#### Up to 6 years

Volume of capital investments –  
over 500 million rubles  
within 5 years

### Conditions for receiving

1. Section C OKVED 10–33, a project on the manufacture of new products/ significant increase of existing production, regardless of the industry
2. The share of income from the implementation of a regional investment project – not less than 90% (or separate record keeping)
3. Inclusion in the list of the regional investment projects before making investments

Validity period of income tax benefits: investments up to 50–500 million RUB – not later than 01.01.2027, over 500 million RUB – not later than 01.01.2029

## Special investment contract (SPIC 2.0)

Law of Leningrad region No. 44-oz of April 12, 2021

Support in the implementation of industrial projects in Leningrad region that include the introduction of modern technologies which allow manufacturing products competitive at the international level.

### Tax reduction

#### Up to 5%

Corporate income tax

#### Up to 0%

Corporate property tax

### Conditions for receiving

#### Up to 15 years

Investments  
≤50 billion RUB  
*No minimum volume*

#### Up to 20 years

Investments  
>50 billion RUB

Inclusion in the list of technologies supported by the Ministry of Industry and Trade of Russia is required

## Investment tax deduction (ITD)

Law of Leningrad region No. 36-oz of April 6, 2020

### Key parameters

#### 100%

Reduction of corporate income tax concerning expenses on the acquisition, production, modernization and reconstruction of the fixed assets of the subsection “Machines and equipment” of 3–10 amortization groups

### Action plan

- ① Solidify the decision to exercise the right to use ITD in the accounting policy of an organization and inform the Federal Taxation Service about these changes
- ② Submit tax statement with ITD

### ITD receivers

#### ① OKVED Section C – “Processing industries”:

- Organizations carrying out technological re-equipment/modernization of the fixed assets with the focus on sectors with critical imports
- Participants of the regional project “Targeted support of work productivity improvement at the enterprises” (annual revenue – from 400 million RUB)
- Participants of an industrial cluster
- Organizations only in Boksitogorsky, Lodeynopolsky, Podporozhsky municipal districts or in a single-industry municipality of Leningrad region

#### ② Enterprises according to the list of OKVED in the law No. 36-oz (≥70% – from the activity according to such codes)

- Production of machinery and equipment, not included in other groups
- IT activities
- Production of motor vehicles
- Production of textiles
- Production of food products, soft drinks, mineral water and other types of bottled drinking water
- Production of electrical equipment
- Waste collection, processing and recycling (except for OKVED codes 38.1, 38.11, 38.12)
- Production of plastic goods. Production of other finished goods
- Production of clothing
- Production of leather and leather goods

## Provision of land plots without bidding procedures\*

*Law of Leningrad region No. 1-oz of January 27, 2016*

\*only for the land plots owned by municipalities or the region

### Step 1

Preparation of a declaration of intent for the implementation of the project

### Step 2

Conclusion of Interdepartmental Commission of Leningrad Region

### Step 3

Decree of the Governor of Leningrad Region

### Step 4

Conclusion of a rental contract

### General criteria for the provision of support



OKVED according to the law No. 1-oz



from 200 million RUB volume of investments



creation of not less than 30 jobs

### Criteria for Lodeynopolsky, Podporozhsky, Boksitogorsky districts



from 50 million RUB volume of investments



creation of not less than 10 jobs

## Agreement on Protection and Promotion of Investments (APPI)

*Federal law No. 69-fz of April 1, 2020*

An investor and the government conclude an agreement on conditions for the implementation of an investment project: investors undertake to invest in the project, and the region guarantees stabilization of tax and other regulatory conditions to investors.

### Preferences for investors



Mechanism for the compensation of the support and related infrastructure costs from the paid taxes



Provision of stable conditions for the period of agreement validity

### Validity period of an Agreement on Protection and Promotion of Investments

**6 years**

From 200 million to 1.5 billion rubles

**15 years**

From 5 to 20 billion rubles

**20 years**

From 20 billion rubles

# Concession loans



Entrepreneurship Support Fund of Leningrad Region offers preferential terms for financing of projects aimed at the development of new hi-tech products, import substitution, leasing of production equipment, production of components.

## Improvement of labour productivity

**1%**

Interest rate

**From 25 million RUB**

Total budget of the project

**100–300 million RUB**

Loan amount for up to 5 years

## Timber industry projects

**From 1%**

Interest rate\*

**From 25 million RUB**

Total budget of the project

**20–100 million RUB**

Loan amount for up to 3 years

*\*With a bank guarantee or a guarantee of SME Corporation, 3% with other types of assurance. Rates can be reduced when purchasing domestic equipment.*

## Development projects: cutting-edge techs, new products, import substitution

**1% or 3%**

Interest rate

**20–500 million RUB**

Loan amount

**≥50%**

Co-financing  
(applicant, investor, bank)

**≥15%**

Own funds

## Organization of components production

**1%**

Interest rate for 3 years, after that – 3%

**20–1 000 million RUB**

Loan amount

**≥20%**

Co-financing  
(applicant, investor, bank)

**≥0%**

Own funds

*\*\*Rates can be reduced when purchasing domestic equipment and using a bank guarantee or a guarantee of SME Corporation, regional guarantee organizations, VEB.RF and EXIAR*

Since 2019, Fund for Support of Entrepreneurship and Industry provides financing for investment projects within the joint programs with Industry Development Fund. The Fund provides loans for the projects in the sphere of import substitution, introduction of cutting-edge technologies and new product development.

Loan amount: **20–100 million RUB**

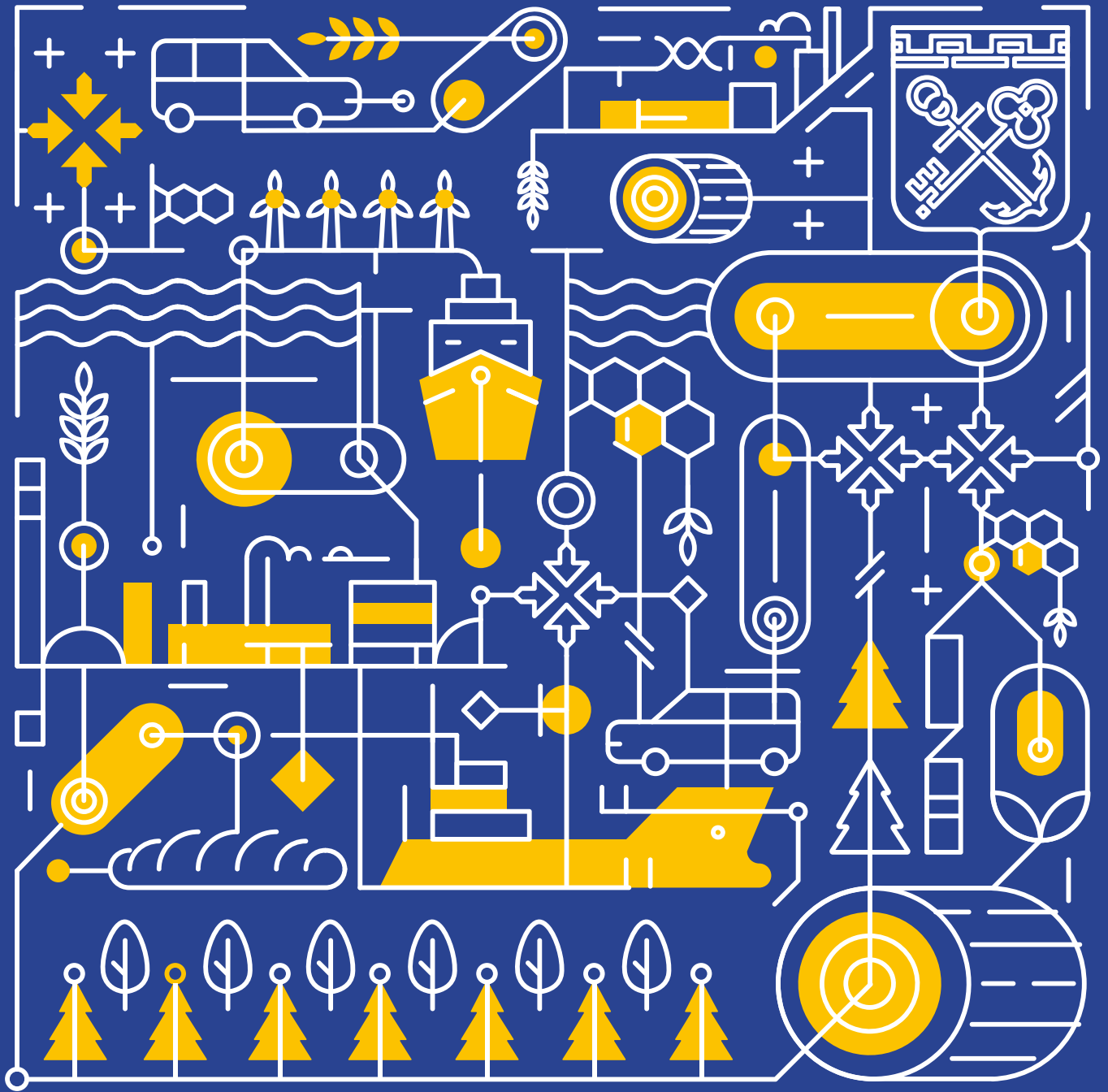
Loan term: up to **5 years**



G20

G10





# Sites to implement investment projects

# Investment map IRIS



IRIS (Integrated Regional Information System) is an investment map of Leningrad region that demonstrates investment advantages and opportunities of the region. It can be used for the selection of an investment site, the search for communication connection points and information about long-term plans for the development of regional territories.

The investment map provides convenient services: information layers with land categories, nature, transport potential, search filters, comparison function and selection according to the specified and preferred parameters for the localization of production and implementation of projects.

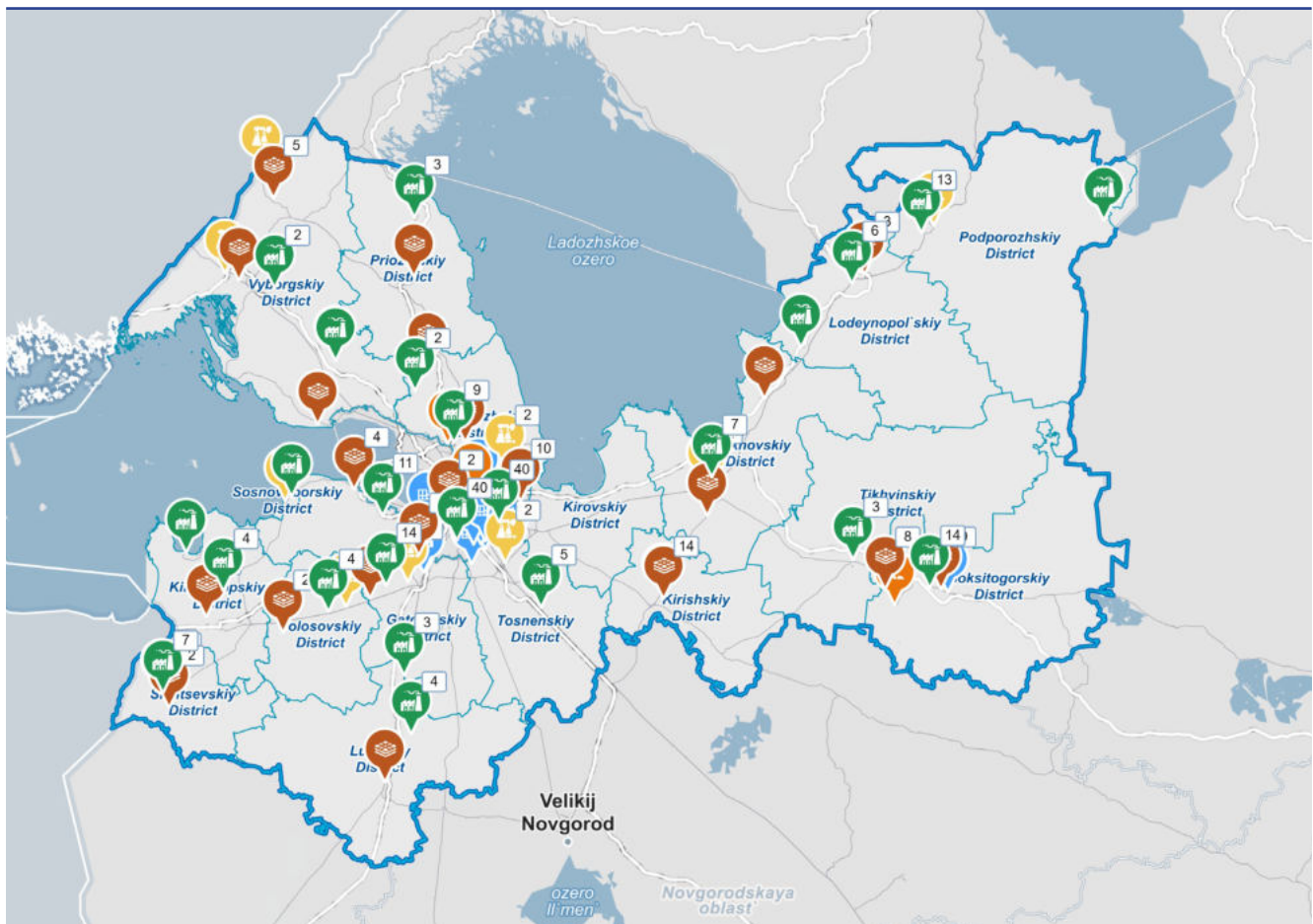
## Detailed characteristics of sites and infrastructure available on the map

- Schemes of investment sites
- Assessment of available infrastructure
- Infrastructural development plans
- Ongoing investment projects
- Land categories, cadastral map, satellite imagery

**296**  
investment sites

**21**  
industrial parks

**180**  
investment projects



# Top investment sites in Leningrad region

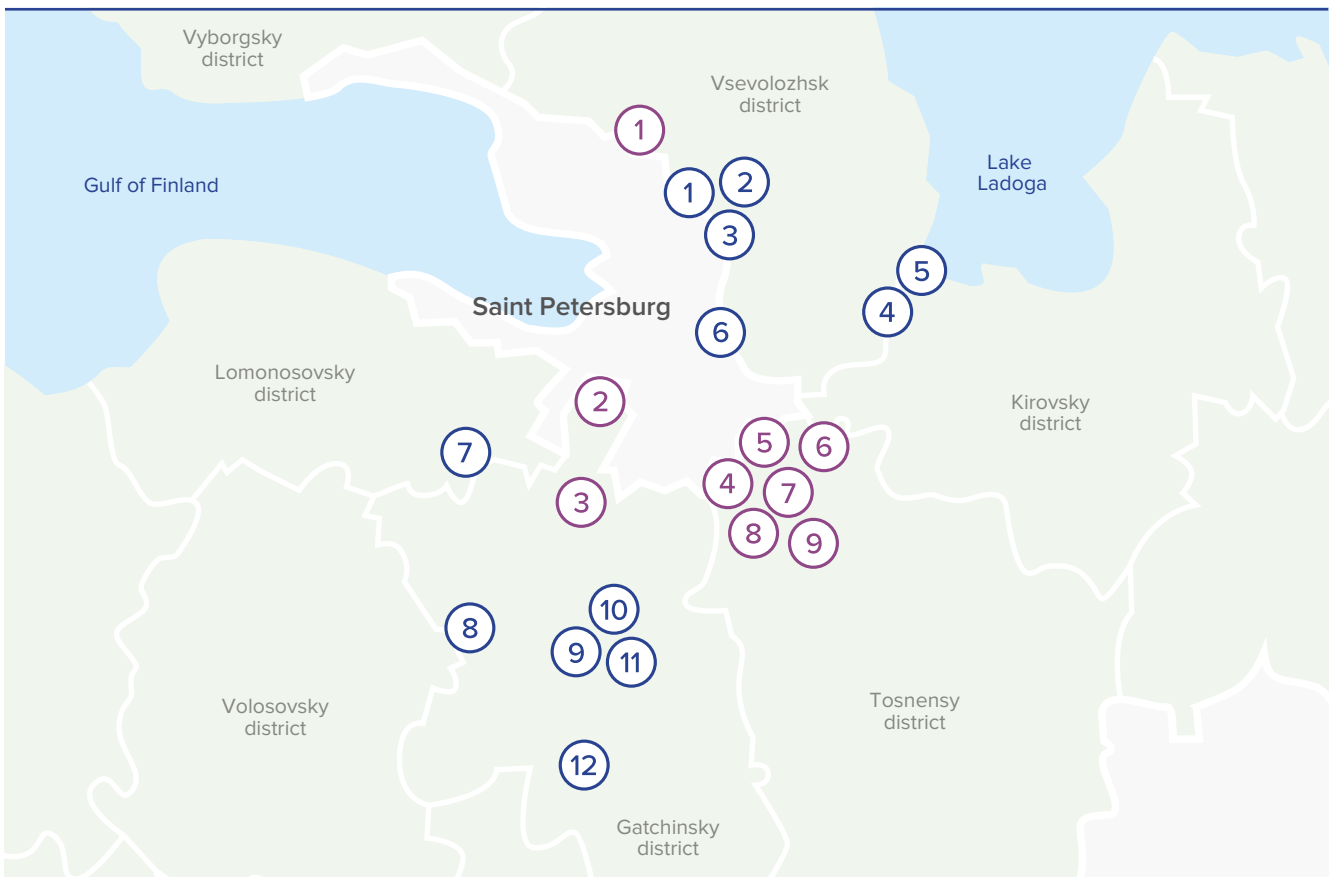
All following sites have engineering and technical capabilities  
for gas and power connection

## Industrial parks

1. Raum Bugry Industrial Park (page 61)
2. Greenstate Industrial Park (page 62)
3. Northwestern Nanotechnology Centre (Nanopark Gatchina) (page 63)
4. M10 Krasny Bor Industrial Park (page 64)
5. M10 Yam-Izhora Industrial Park (page 65)
6. M10 Pioner Industrial Park (page 66)
7. M10 Telmana Industrial Park (page 67)
8. M10 Nikolskoe Industrial Park (page 68)
9. Fedorovskoe Industrial Park (page 69)

## Industrial sites

1. Northern combined heat and power plant 20 (page 74)
2. Northern combined heat and power plant 22 (page 75)
3. Shkolnaya 5V, industrial site (page 76)
4. Dubrovka, industrial zone (page 77)
5. 42 Kola, industrial complex (page 78)
6. Utkina Zavod Development, industrial zone (page 79)
7. Russko-Vysotskoe, industrial site (page 80)
8. Shpankovo, industrial site (page 81)
9. Bolshie Kolpany, industrial site (page 82)
10. Malye Kolpany, industrial site (page 83)
11. Voyskovitsy, industrial site (page 84)
12. Druzhnogorskaya No. 2, industrial site (page 85)



# Industrial parks in Leningrad region

Today the list of industrial parks as the subjects of regional importance has been prepared, information about these parks is included in the land-use planning scheme of Leningrad region.

## 20 industrial parks are located in Leningrad region



**13** operating industrial parks



**4** industrial parks being created



**3** planned industrial parks

Connection to gas, heat, water supply and waste water disposal networks is available in all already operating parks and parks under construction. These parks have good transport accessibility.

### Main specialization of the parks



Production of construction materials



Production of equipment



Placement of logistics, industrial and warehouse complexes



Mechanical engineering and metal processing



Food and light industry



Placement of logistics terminals, warehouses

### General characteristics

**1,737 ha**

total area of operating parks and parks under construction

**165 residents**

located in industrial parks

**>7,500**

new jobs created

**41,874 million RUB**

volume of attracted private investments

**62%**

occupancy of operating industrial parks

## Regional industrial parks: Northwestern Nanotechnology Centre and Pikalevo

Along with private industrial parks, two regional parks have been created using the funds of the regional budget: Northwestern Nanotechnology Centre and Pikalevo, both managed by a single operator Lenoblinnovatsii.

The main aim of Northwestern Nanotechnology Centre is the development of competitive environment and conditions for the commercialization in the sphere of nanotechnologies in strategically important industrial sectors, as well as the completion of import substitution goals.

The main aim of the development of Pikalevo Industrial Park is the provision of industrial diversification and modernization of the economy of the monotown.

# RAUM Bugry Industrial Park



Bugrovskoe rural settlement,  
Vsevolozhsky district



Distance to Saint Petersburg

0.1 km



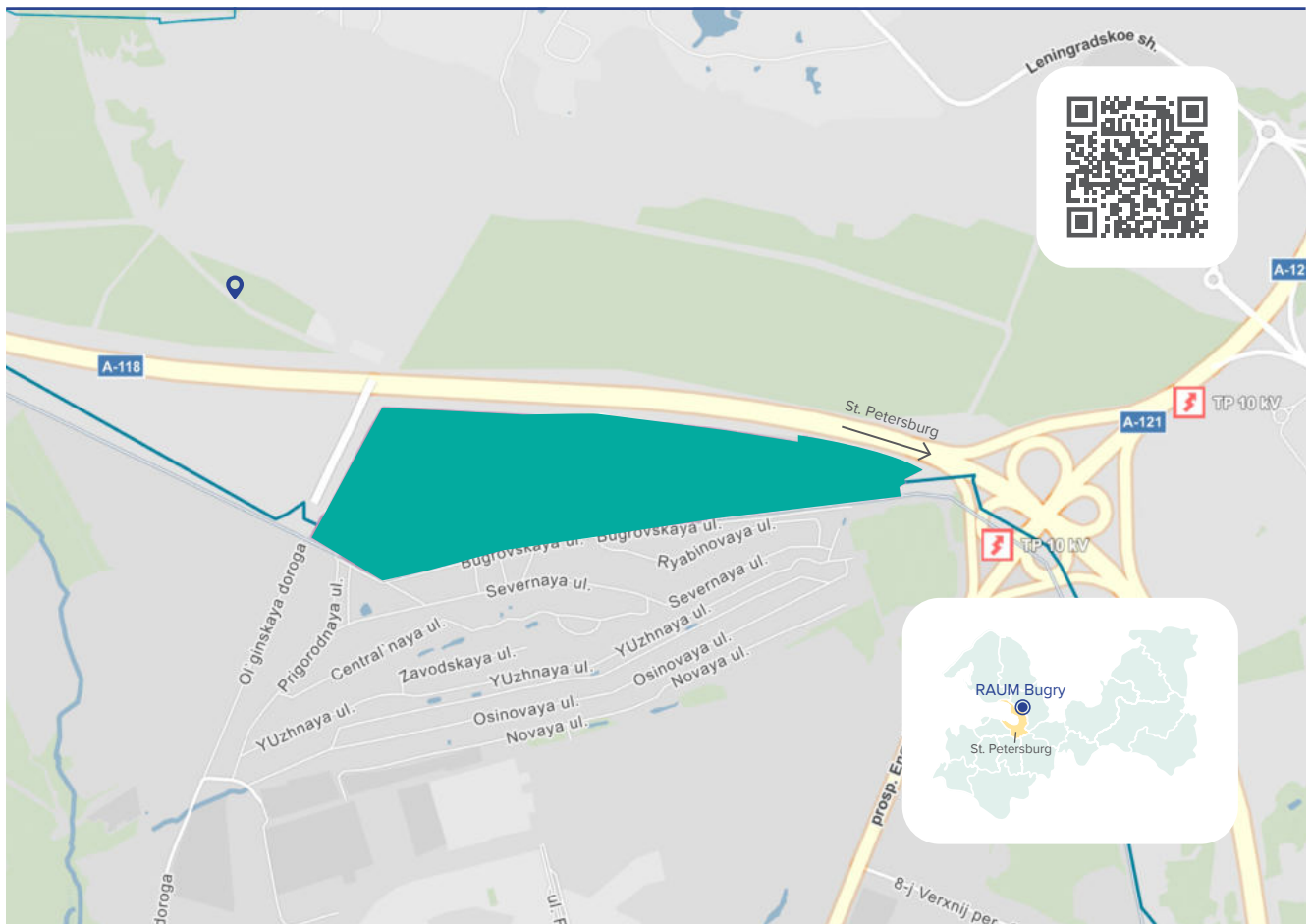
Area of available plots

2.7 ha



Allowed hazard class

4, 5



**Water supply:**  
192.455 m<sup>3</sup>/day

**Waste water disposal:**  
none, own sewage treatment facilities are planned

**Electric power supply:**  
5.1 MW

**Gas supply:**  
connection is possible  
(up to 2,100 m<sup>3</sup>/hour)

**Heat supply:**  
own boiler rooms (2.5 MW)

**Distance to a road, km: 0**

**Distance to a railway, km: 2.2**

## Nearby enterprises

- STC warehouse complex of Malmekh (construction equipment services)
- SDK StroyGroup (production and delivery of concrete and construction mixes)
- Severnaya Construction Base
- Shuvalovo (a peat company)
- Betoline (pouring of foundations, swimming pools, fences, berries)

## Residents

Knorr-Bremse 1520 (production of brake systems for railway transport)

## Contacts


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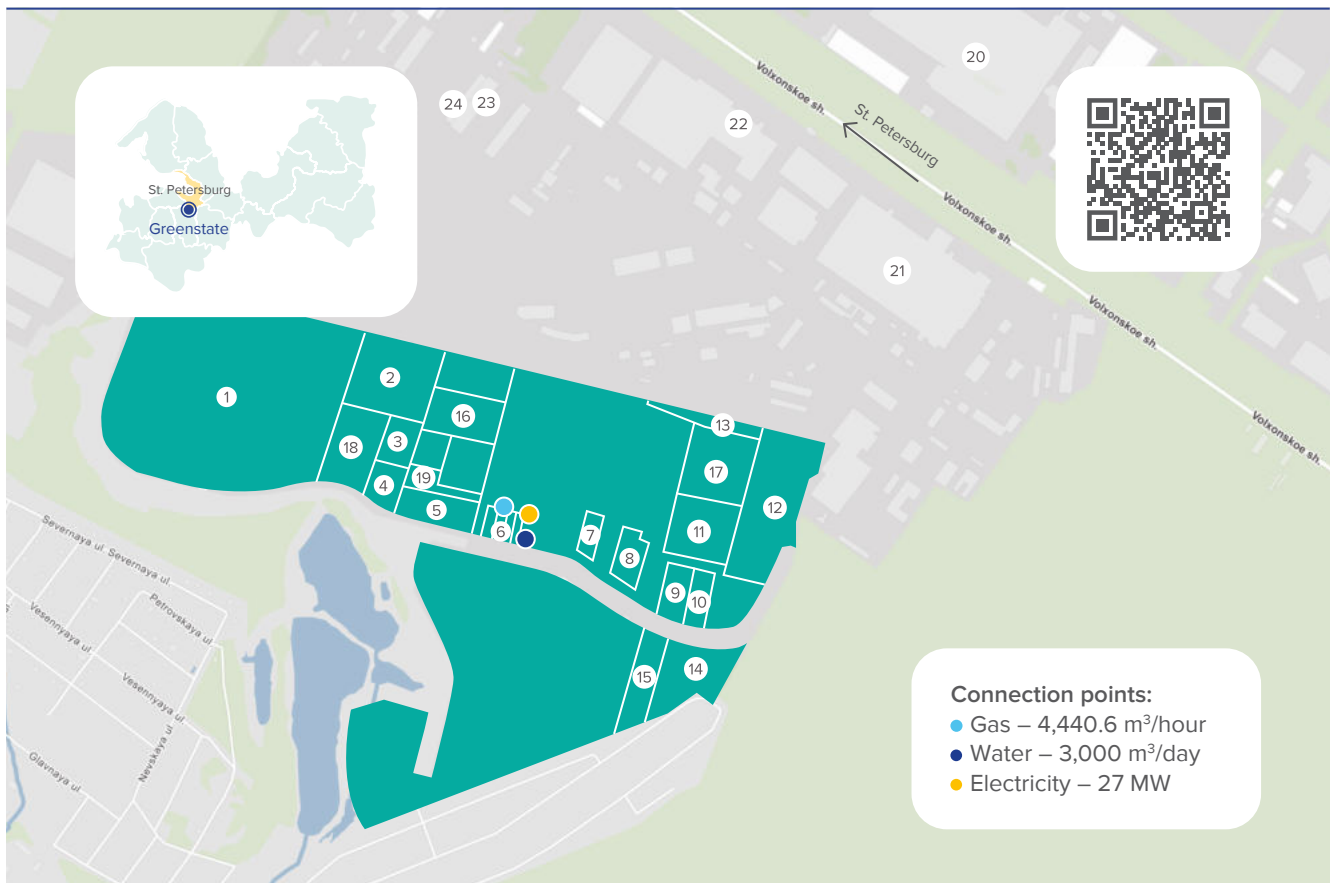
# Greenstate Industrial Park

 **Gorelovo industrial zone, Villoskoe urban settlement, Lomonosovsky district**

 **Distance to Saint Petersburg**  
1.5 km

 **Area of available plots**  
18.65 ha

 **Allowed hazard class**  
3–5




## Residents of the industrial park:

- |   |                          |                  |
|---|--------------------------|------------------|
| 1. Logistics centre Gorigo              | 8. Megatechnika          | 15. Derosil      |
| 2. Siemens Gas Turbine Technologies     | 9. AMG                   | 16. Times Estate |
| 3. Otido Group                          | 10. Technobearing        | 17. New Company  |
| 4. Sotex                                | 11. SMC Pneumatic        | 18. HakeI        |
| 5. Ponsse, Viking Life Saving Equipment | 12. Steel service centre | 19. Ambi-Tech    |
| 6. YIT Saint Petersburg                 | 13. Firm Sevzapmetall    |                  |
| 7. Novum Consulting                     | 14. TRIER                |                  |

## Nearby enterprises:

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| 20. Philip Morris Izhora             | 23. NG-Energo                       |
| 21. MM Polygraphoformlenie Packaging | 24. R&D production company Electron |
| 22. Cres Neva                        |                                     |

# Northwestern Nanotechnology Centre (Nanopark Gatchina)

-  **Gatchina, Gatchinsky district**
-  **Distance to Saint Petersburg**  
30 km
-  **Area of available plots**  
6.5 ha
-  **Allowed hazard class**  
3–5



**1. Business services area**  
**4,000 m<sup>2</sup>**

Class B business centre, public services and commercial services are planned to be placed there


**2. Technology transfer area**  
**20,000 m<sup>2</sup>**


Modern industrial premises for small and medium-sized innovative companies

**3. Greenfield area**  
**3.4 ha**


Industrial land plot for the construction of an industrial park

# M10 Krasny Bor Industrial Park

 Krasny Bor settlement, Tosnensky district

 Distance to Saint Petersburg  
4 km

 Area of available plots  
175 ha

 Allowed hazard class  
3–5



## Residents of the industrial park:

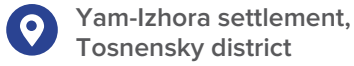
- 1. Warehouse complex
- 2. Private investor

- 3. Private investor
- 4. Wholesale distribution centre of Lenta

- 5. Private investor



# M10 Yam-Izhora Industrial Park



Yam-Izhora settlement,  
Tosnensky district



Distance to Saint Petersburg  
25 km



Area of available plots  
135 ha




Allowed hazard class  
2–5





## Residents of the industrial park:


- |                       |  |
|-----------------------|--|
| 1. PetroKanat         | 6. PiterProm                               |
| 2. Terra-Terminal     | 7. Trading House Elf                       |
| 3. Edelweiss          | 8. TransPak                                |
| 4. Production complex | 9. Private investor                        |
| 5. ArchiMet           | 10. Distribution centre of Tander (Magnit) |

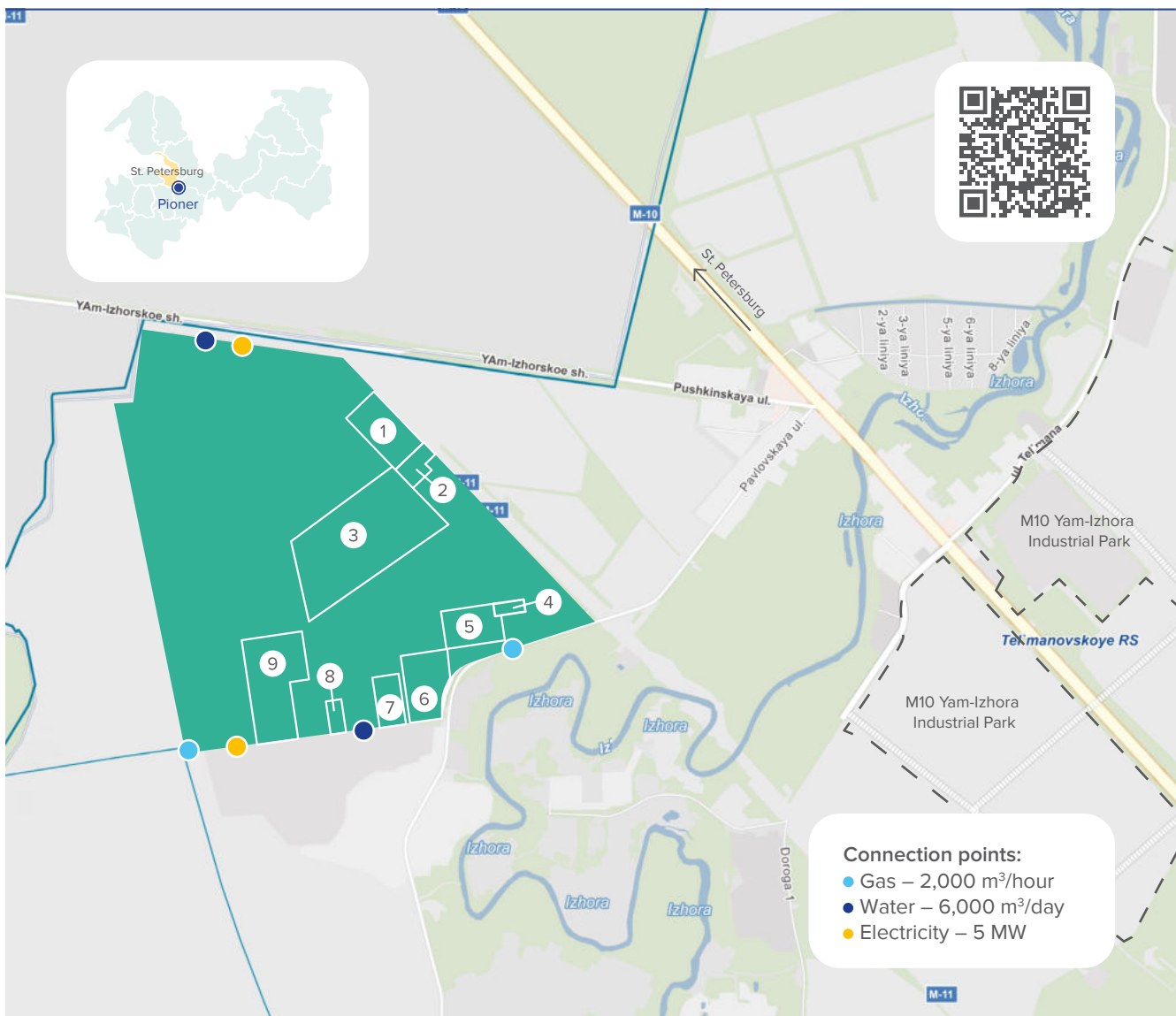
# M10 Pioner Industrial Park

 Pioner settlement,  
Tosnensky district

 Distance to Saint Petersburg  
27 km

 Area of available plots  
163.6 ha

 Allowed hazard class  
2–5



## Residents of the industrial park:

- 1. Management Company Avtodor
- 2. Gazprom Gazomotornoe Toplivo
- 3. Warehouse complex
- 4. Holding-78
- 5. DrevSnab

- 6. Private investor
- 7. Shreder Retail
- 8. Vinniy Gorod
- 9. Private investor

# M10 Telmana Industrial Park



Telmana settlement,  
Tosnensky district



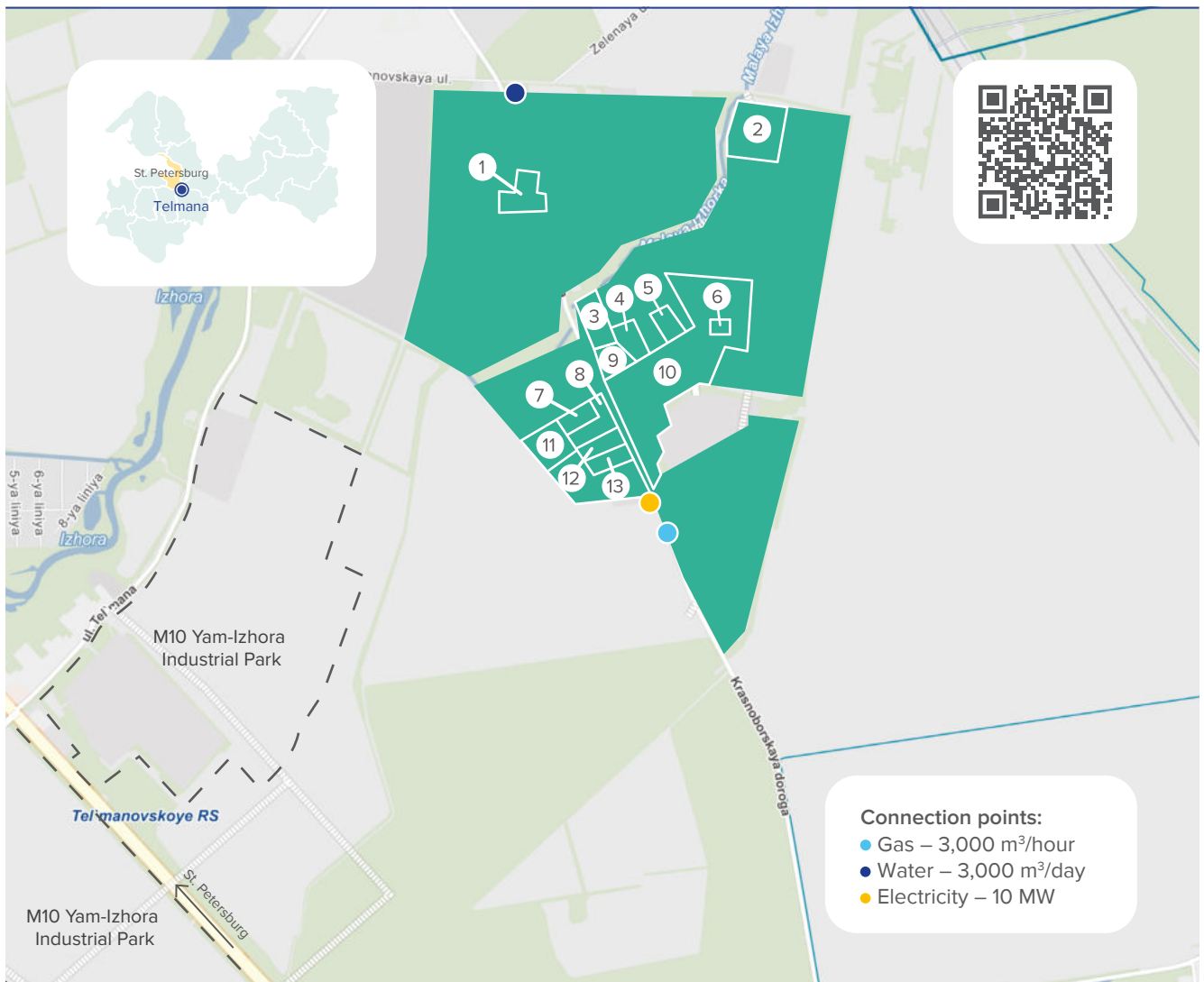
Distance to Saint Petersburg  
2 km



Area of available plots  
20 ha




Allowed hazard class  
3–5




## Residents of the industrial park:


- |                                    |                      |
|------------------------------------|----------------------|
| 1. Meat processing plant Tosnensky | 8. RosEnerg          |
| 2. Severnaya Krevetka              | 9. Argon             |
| 3. Detskoselsky Concern            | 10. Holding-78       |
| 4. Hotey                           | 11. Private investor |
| 5. Metalworking enterprise         | 12. Baki.Ru          |
| 6. Warehouse complex               | 13. BNS              |
| 7. ReFi RI                         |                      |

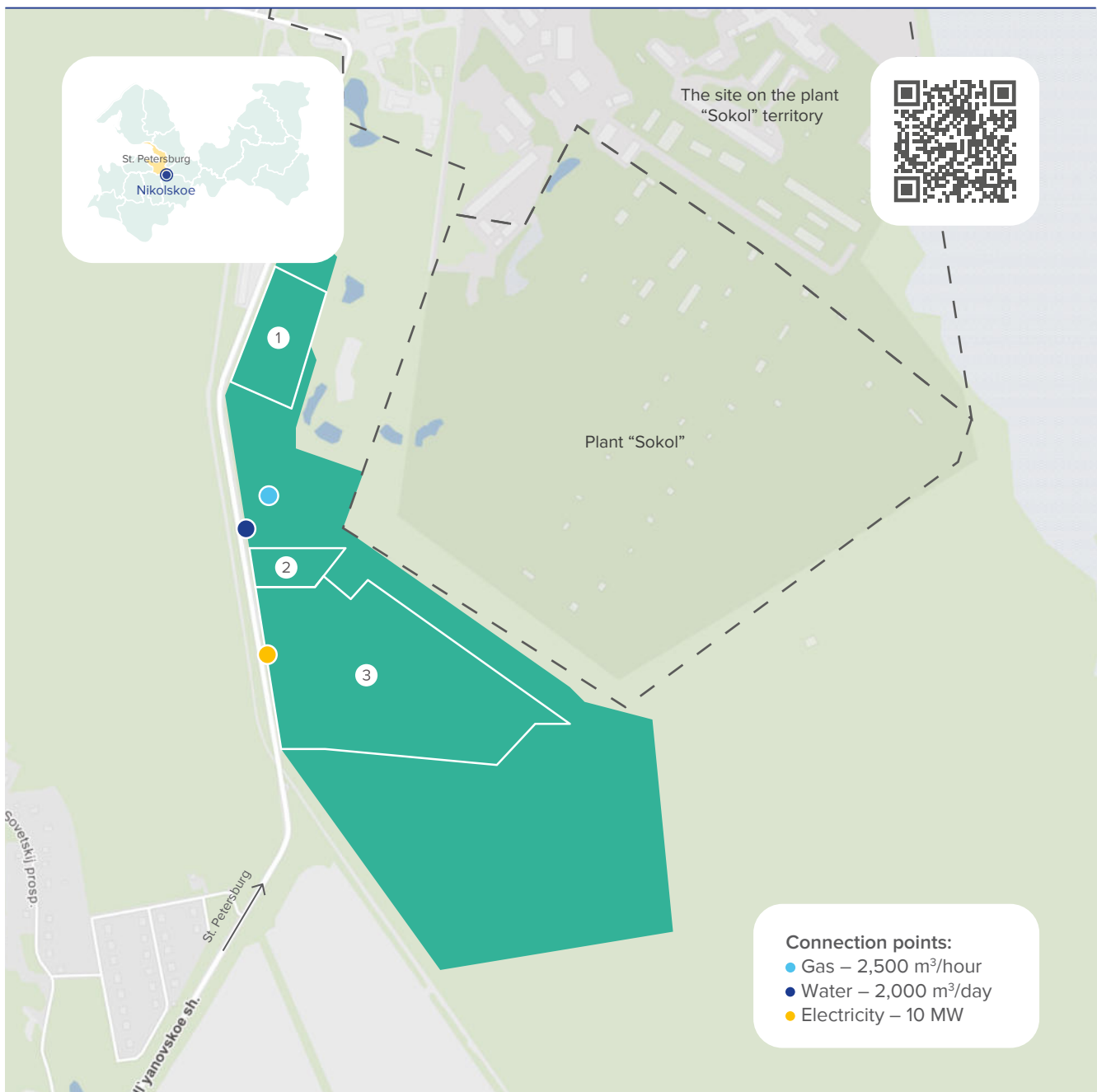
# M10 Nikolskoe Industrial Park

 Nikolskoe settlement,  
Tosnensky district

 Distance to Saint Petersburg  
10 km

 Area of available plots  
31.5 ha

 Allowed hazard class  
3–5




## Residents of the industrial park:

1. Kapri

2. Eltech


3. Region

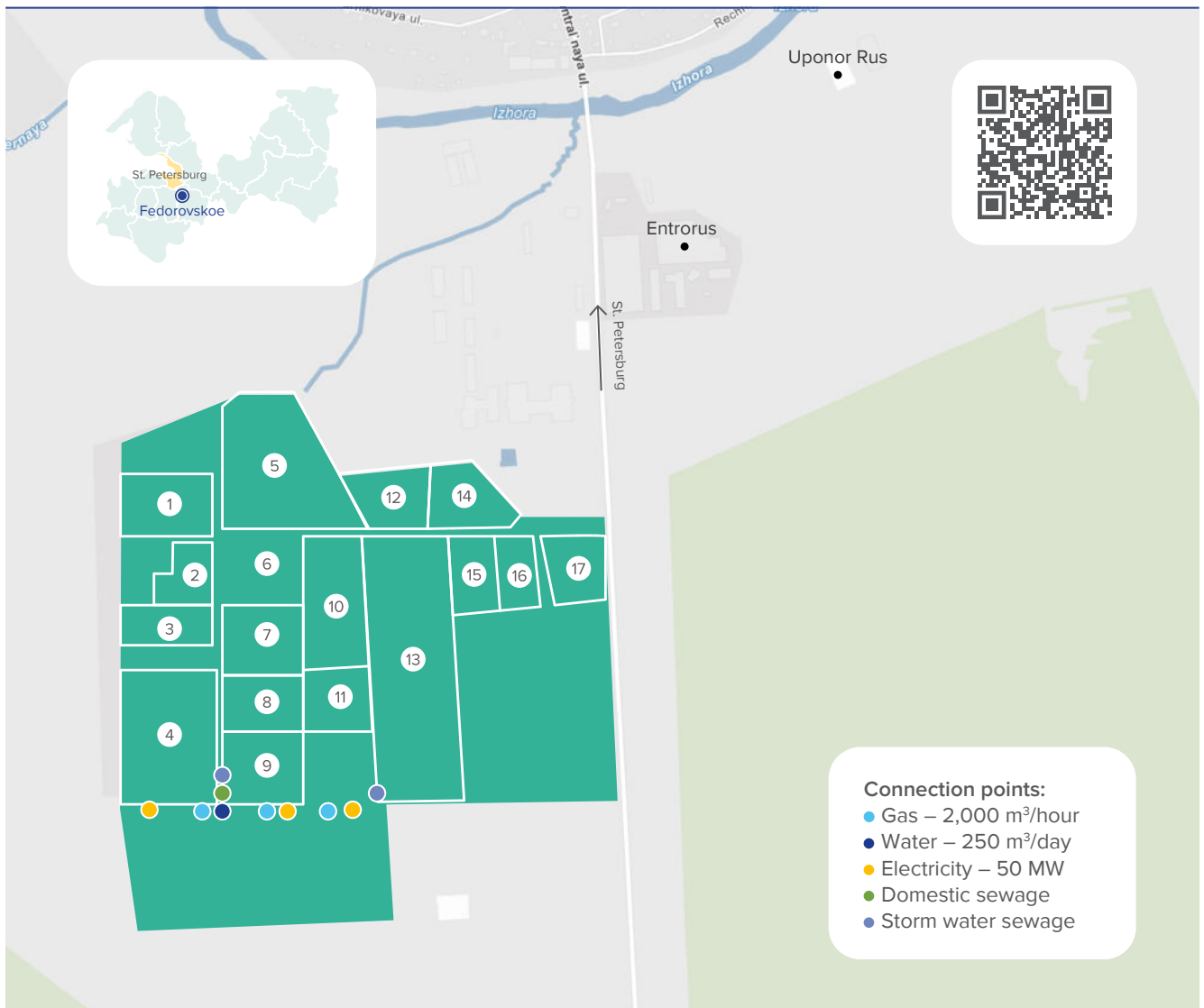
# Fedorovskoe Industrial Park

 Fedorovskoe urban settlement,  
Tosnensky district

 Distance to Saint Petersburg  
2 km

 Area of available plots  
14.2 ha

 Allowed hazard class  
4, 5




## Residents of the industrial park:


1. Old Mill Holding (Serioplast Rus)
2. Automation and Industrial Fittings
3. Attika
4. TECHNINICOL-SZ
5. AGRISOVGAS
6. SAITEC SPb


7. Lenprombeton
8. StroyTehAvto
9. MG ZHDSM
10. Traxis
11. Baltica Group
12. Park Technology


13. Jotun Paints
14. Glomaco
15. Management Company Bastion
16. Marine Propulsion Systems
17. OMK (Vulkan factory)

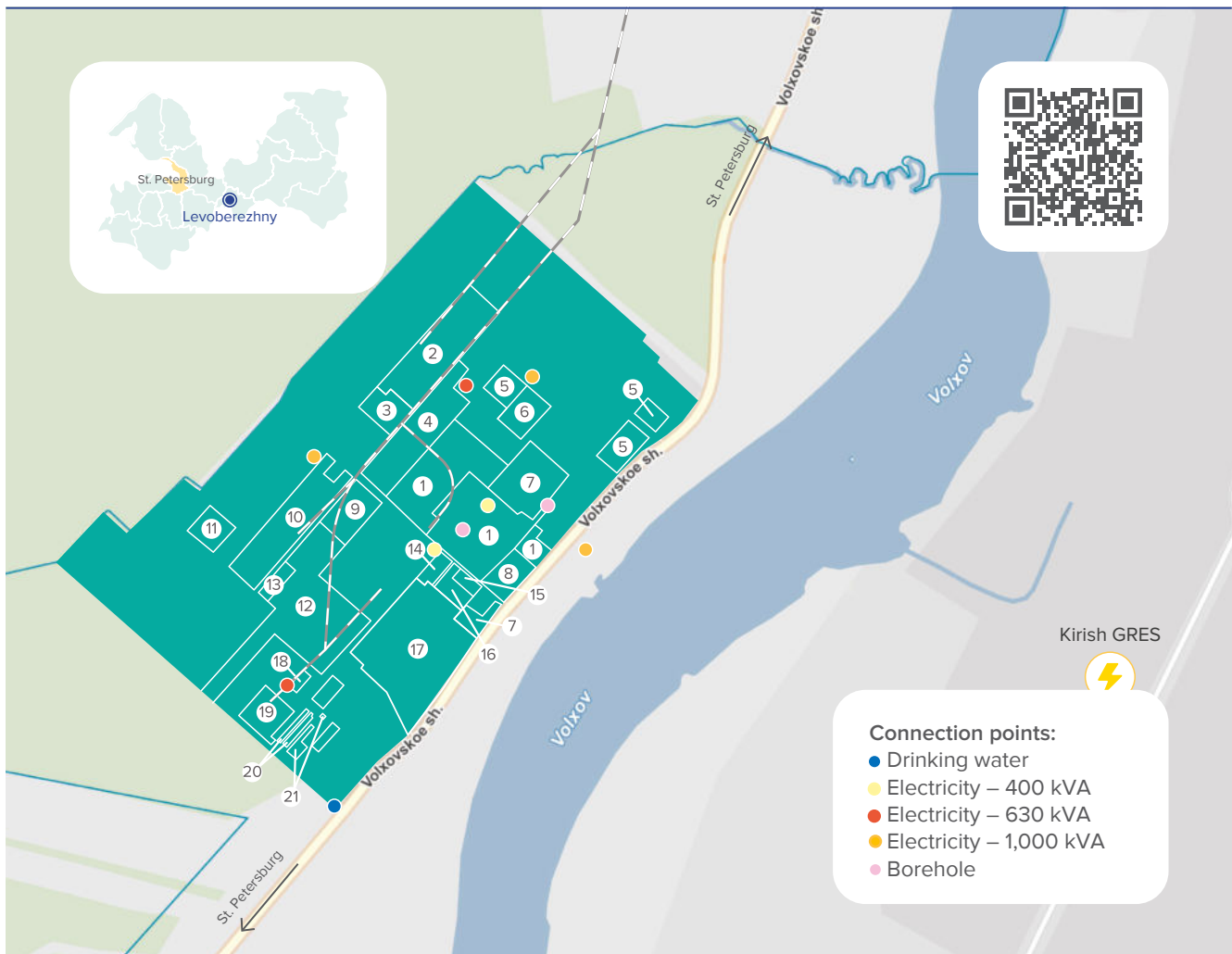
# Levoberezhny Industrial Park

 Kirishi,  
Kirishsky district

 Distance to Saint Petersburg  
150 km

 Area of available plots  
124 ha

 Allowed hazard class  
1–5




## Residents of the industrial park:


- |                                    |                                       |                                 |
|------------------------------------|---------------------------------------|---------------------------------|
| 1. Astor                           | Chagarov A.U                          | 15. Sole proprietor Nogtev I.L. |
| 2. First Wood Impregnation Plant   | Krylov A.E.                           | 16. Trigoda-Farm                |
| 3. Ros-Invest                      | Shimanov I.A.                         | 17. Ruscam                      |
| 4. Trans Complex Group             | 10. ADVANCE                           | 18. Crypto UNIVERSE             |
| 5. Sole proprietor Gabrielyan G.M. | 11. A-Leasing                         | 19. Duglass                     |
| 6. ABZ Dorstroy                    | 12. KZPP                              | 20. OPB Garage cooperative      |
| 7. Nikolsky Oil Recovery Factory   | 13. Sole proprietors:<br>Chagarov A.U | 21. Planeta                     |
| 8. Novaya Era                      | Krylov A.E.                           |                                 |
| 9. Sole proprietors:               | 14. Delta Tek                         |                                 |

# Pikalevo Industrial Park

 **Pikalevo,**  
Boksitogorsky district

 **Distance to Saint Petersburg**  
244 km

 **Area of available plots**  
9.4 ha

 **Allowed hazard class**  
4, 5

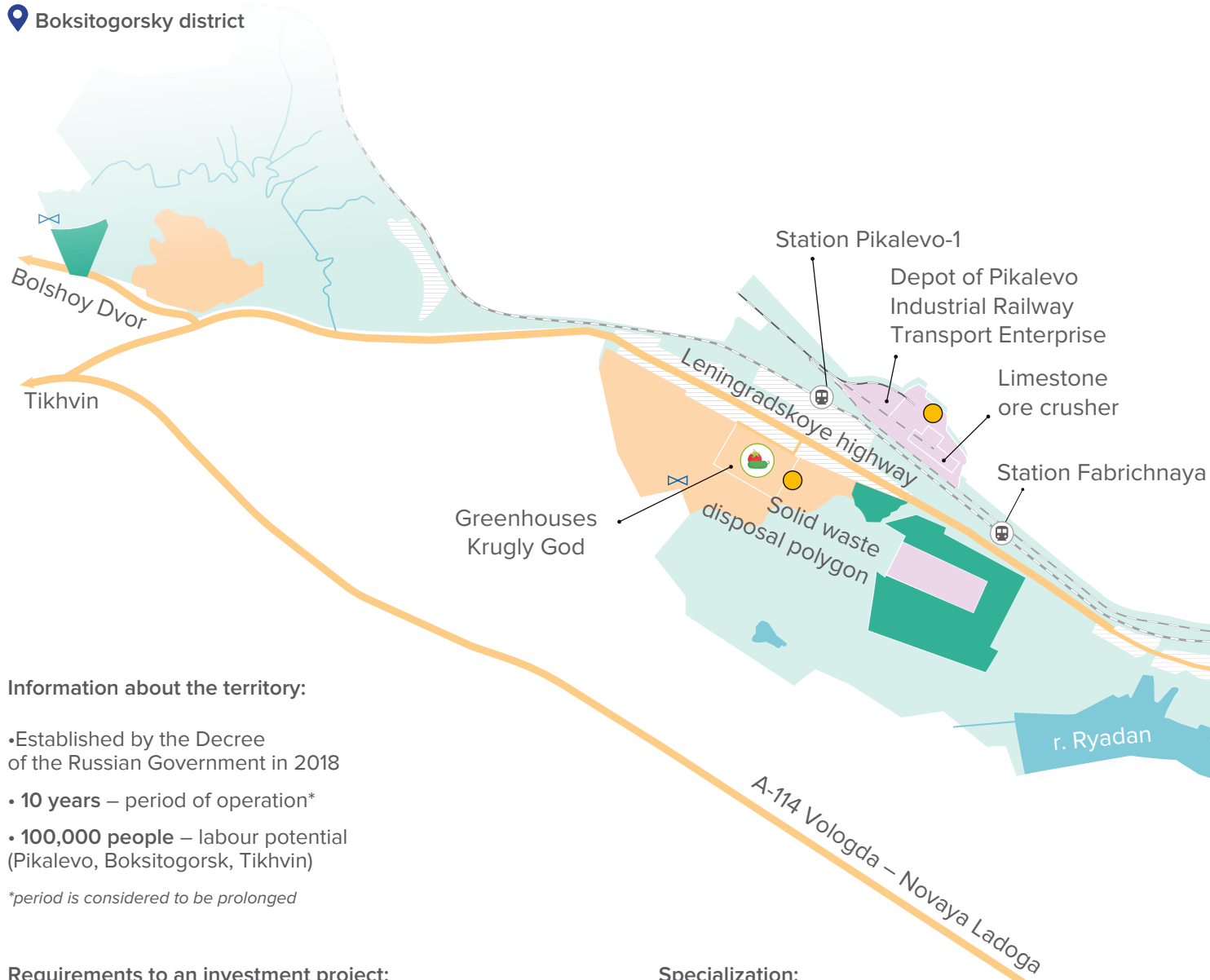


## Services:

- Sale of land plots provided with access to utilities, ready-made industrial premises, build-to-suit services
- Service, cleaning, handling, security, provision of resources

# Territory of advanced social and economic development Pikalevo

Boksitogorsky district



### Information about the territory:

- Established by the Decree of the Russian Government in 2018
- **10 years** – period of operation\*
- **100,000 people** – labour potential (Pikalevo, Boksitogorsk, Tikhvin)

*\*period is considered to be prolonged*

### Requirements to an investment project:

<b>&lt;25%</b> foreign labour force	<b>from 10</b> jobs	<b>&gt;2.5 million RUB</b> volume of investments

Taxes and payments	First 5 years	Next 5 years
Property tax	0% (instead of 2.2%)	1.1% (instead of 2.2%)
Income tax	5% (instead of 20%)	13% (instead of 20%)
Land value tax	0% (instead of 1.5%)	

### Specialization:

- Production of electric equipment
- Production of chemicals and chemical products (except for compressed gas)
- Production of machinery and equipment (not included in other groups)
- Provision of temporary accommodation (except for provision of other temporary accommodation)

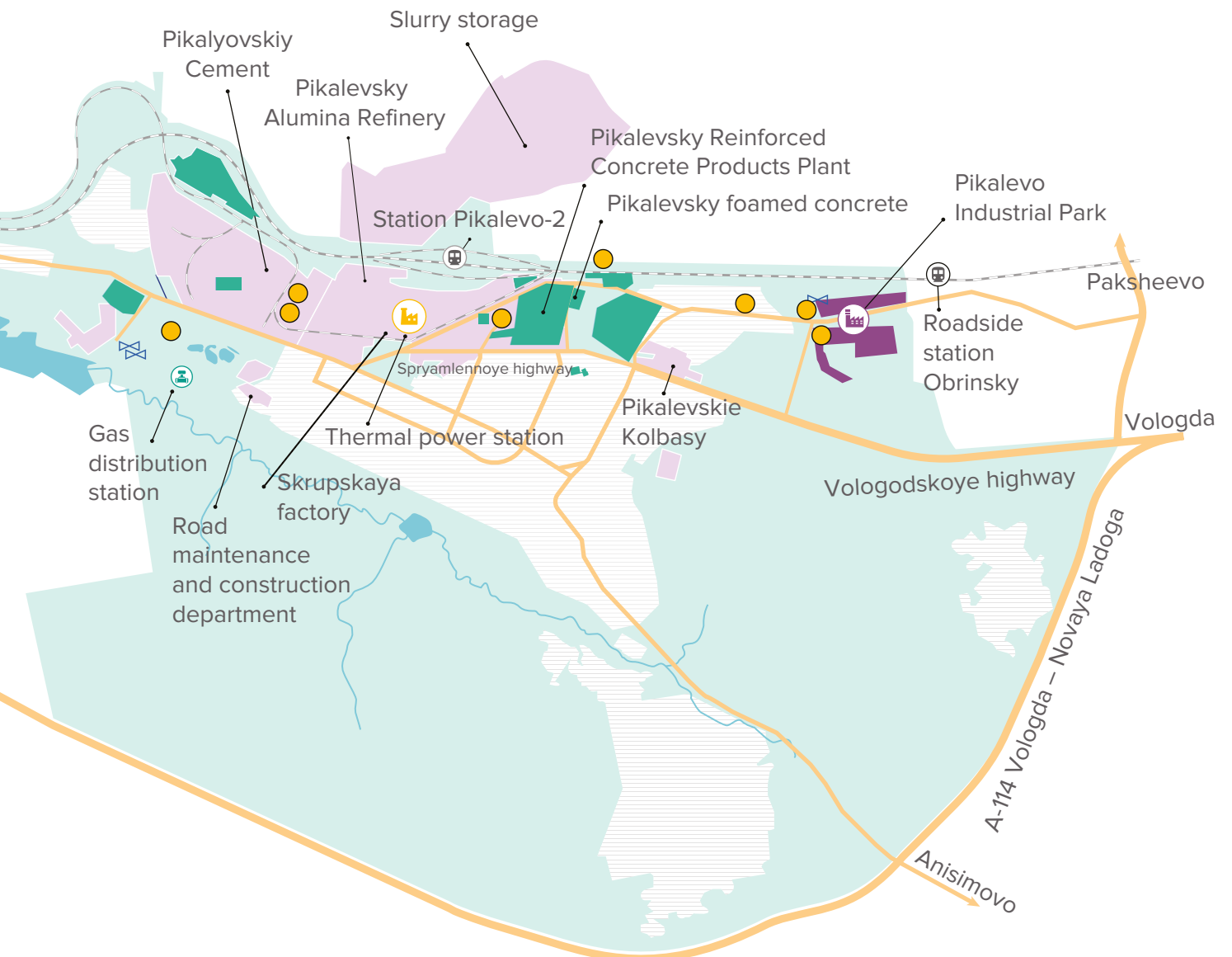
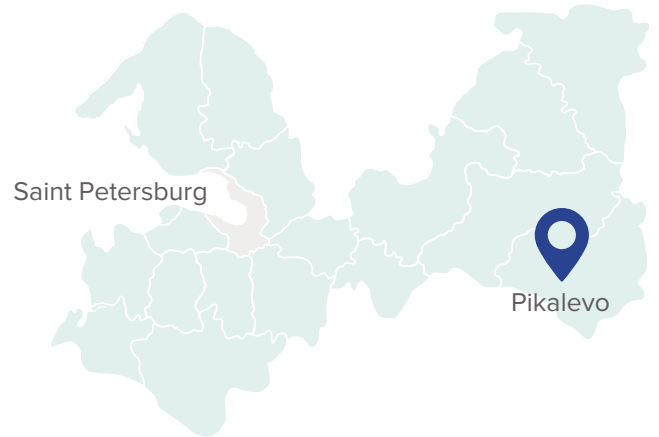
Full list of specialization is available here:














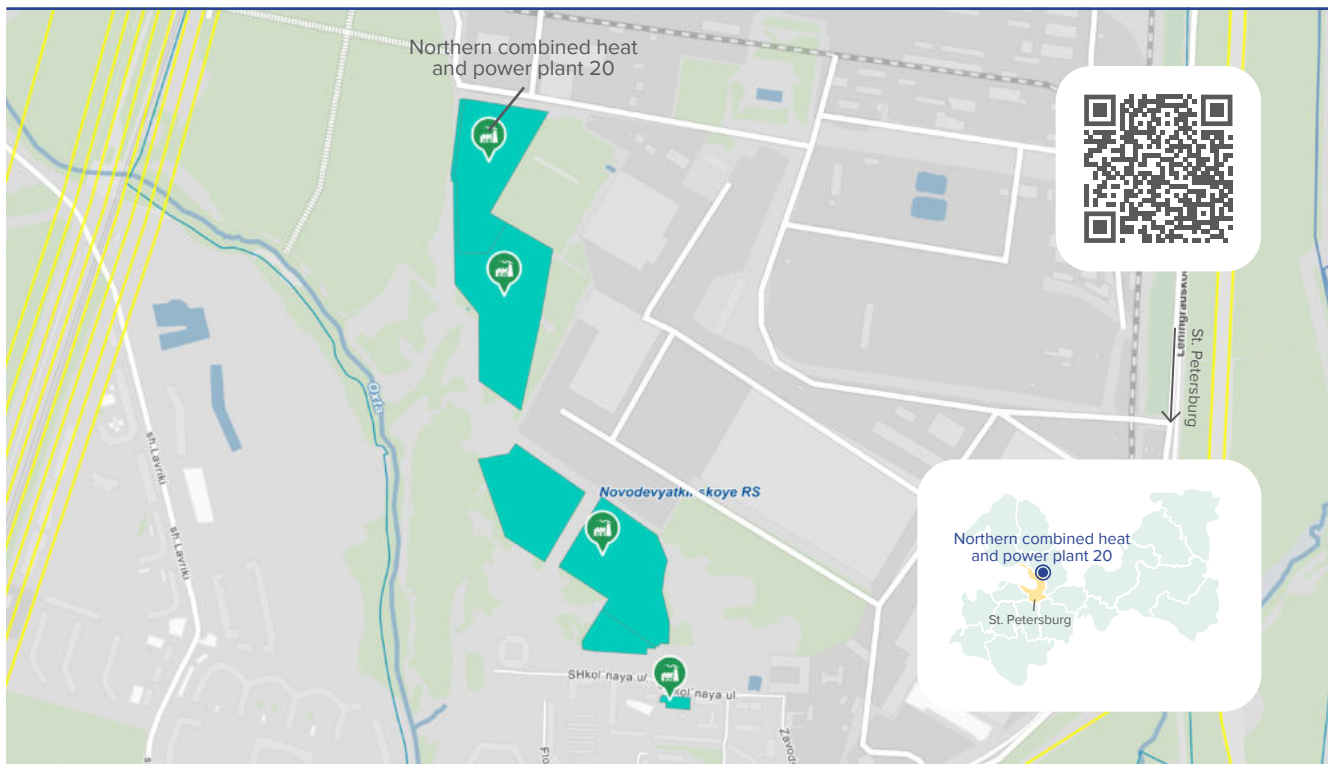
### Legend:

- Industrial area
- Agricultural area
- Residential areas and special purpose areas
- Investment sites
  
- Electrical substations
- Sewage treatment facilities
- Railway stations
- Thermal power station
- Gas distribution station



# Northern combined heat and power plant 20

 <b>Novodevyatkinskoe rural settlement, Vsevolozhsky district</b>	 <b>To Saint Petersburg</b> 3.4 km	 <b>Available area</b> 3.5 ha
 <b>Permitted use</b> Industry, warehouses	 <b>Hazard class</b> 4, 5	 <b>Land category</b> Residential area
 <b>Form of property</b> Municipal	 <b>Type</b> Greenfield	 <b>Acquisition options</b> Sale



## Water supply:

connection is possible, up to 2,000 m<sup>3</sup>/day (0.08 km to the facility)

## Waste water disposal:

connection is possible, up to 2,000 m<sup>3</sup>/day (0.06 km to the facility)

## Electric power supply:

connection is possible, capacity depends on the needs of a customer (0.1 km to the facility)

## Gas supply:

connection is possible (1 km to the facility)

## Heat supply:

connection is possible, capacity depends on the needs of a customer (0.1 km to the facility)

**Distance to a road, km: 1**

**Distance to a railway, km: 0.65**

## Nearby enterprises

- TGC-1
- Turboatomgas
- United Energy Company
- Sevensnergostroy Trust
- Acoustic Constructions Factory
- Ekotep
- Ganimed
- KRONA
- Technopark
- Galvanik Enterprise

## Contacts










Natalia Kolesnikova

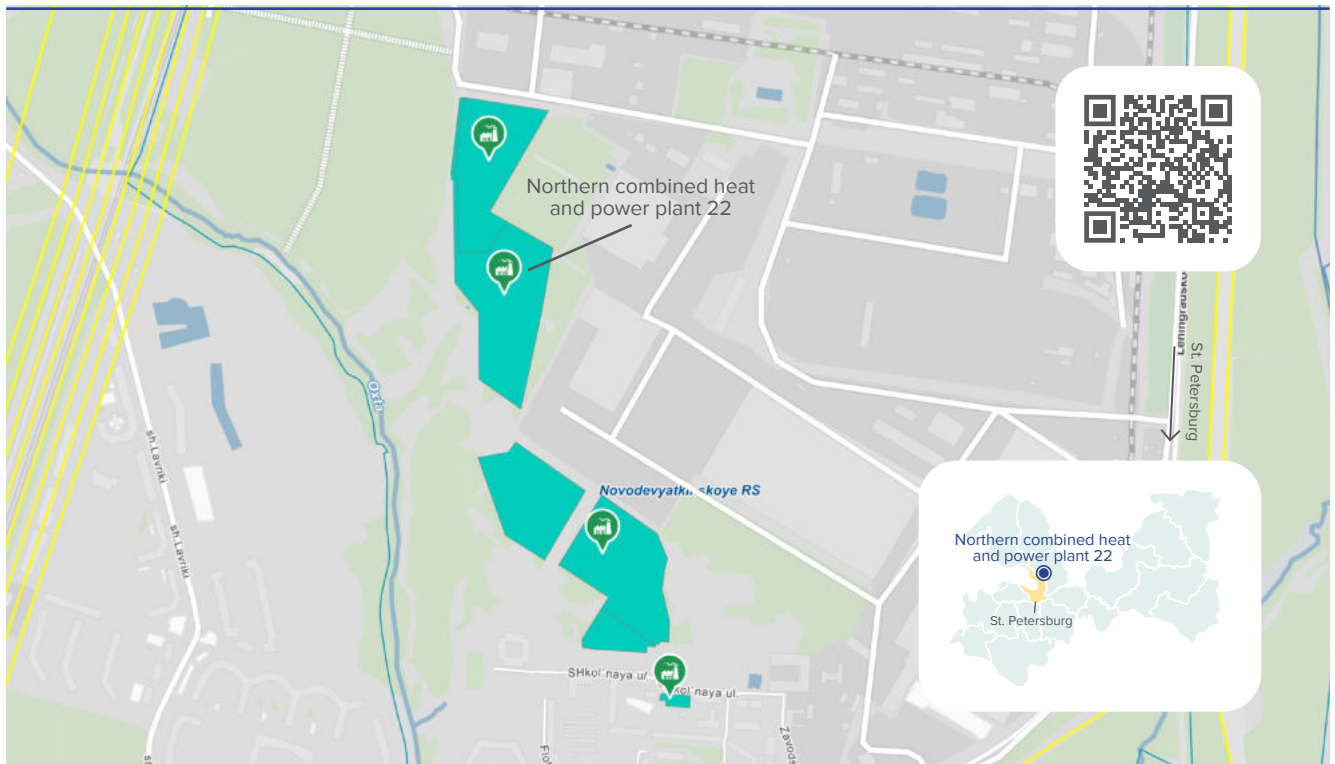
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 [administion@mail.ru](mailto:administion@mail.ru)

# Northern combined heat and power plant 22

 <b>Novodevyatkinskoe rural settlement, Vsevolozhsky district</b>	 <b>To Saint Petersburg</b> 3.1 km	 <b>Available area</b> 4.8 ha
 <b>Permitted use</b> Industry, warehouses	 <b>Hazard class</b> 4, 5	 <b>Land category</b> Residential area
 <b>Form of property</b> Municipal	 <b>Type</b> Greenfield	 <b>Acquisition options</b> Sale



## Water supply:

connection is possible, up to 2,000 m<sup>3</sup>/day (0.4 km to the facility)

## Waste water disposal:

connection is possible, up to 2,000 m<sup>3</sup>/day (0.4 km to the facility)

## Electric power supply:

connection is possible, capacity depends on the needs of a customer (0.1 km to the facility)

## Gas supply:

connection is possible (1 km to the facility)

## Heat supply:

connection is possible, capacity depends on the needs of a customer (1.3 km to the facility)

Distance to a road, km: 0.65

Distance to a railway, km: 0.76

## Nearby enterprises

- TGC-1
- Turboatomgas
- United Energy Company
- Sevennergostroy Trust
- Acoustic Constructions Factory
- Ekotep
- Ganimed
- KRONA
- Technopark
- Galvanik Enterprise

## Contacts










Natalia Kolesnikova

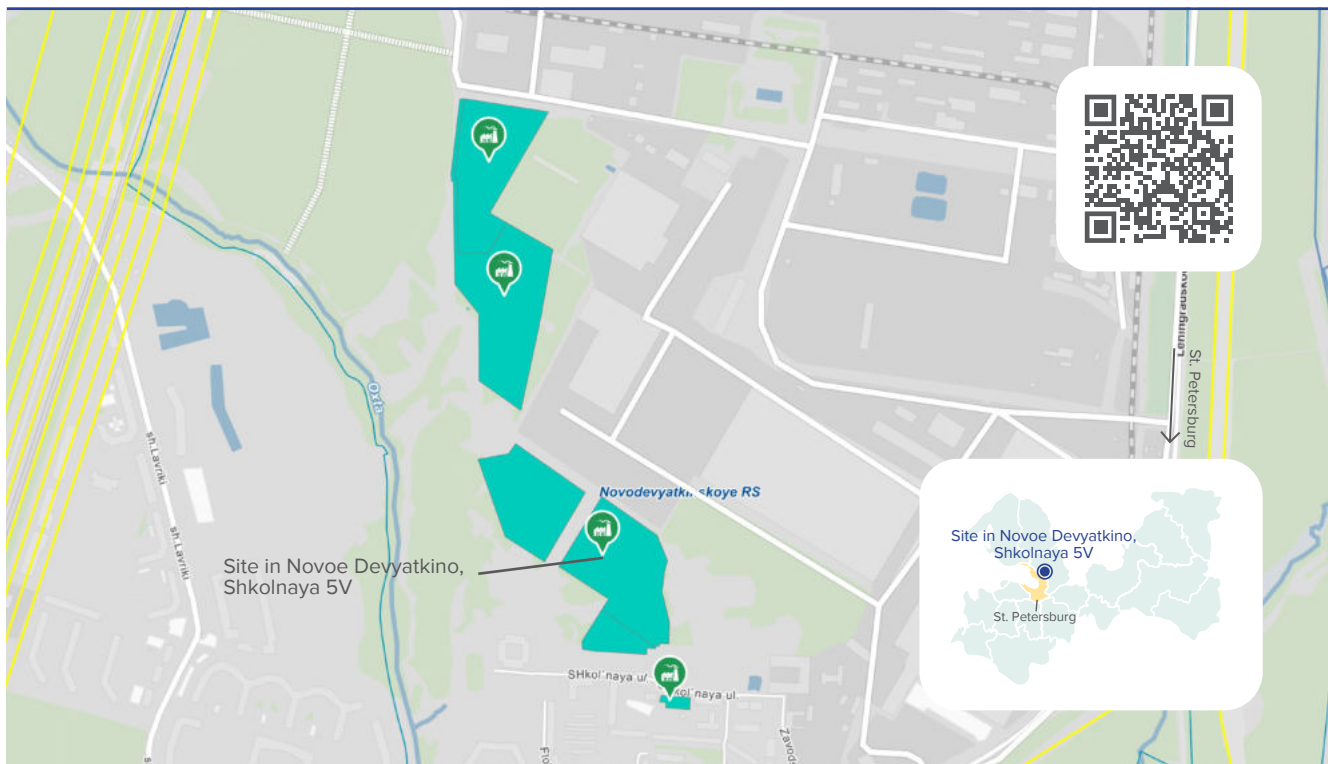
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# Shkolnaya 5V industrial site

 <b>Novodevyatkinskoe rural settlement, Vsevolozhsky district</b>	 <b>To Saint Petersburg</b> 3 km	 <b>Available area</b> 3.87 ha
 <b>Permitted use</b> Industry, warehouses	 <b>Hazard class</b> Not specified	 <b>Land category</b> Residential area
 <b>Form of property</b> Municipal	 <b>Type</b> Greenfield	 <b>Acquisition options</b> Rent



## Water supply:

connection is possible, up to 2,000 m<sup>3</sup>/day (0.03 km to the facility)

## Waste water disposal:

connection is possible, up to 2,000 m<sup>3</sup>/day (0.03 km to the facility)

## Electric power supply:

connection is possible, capacity depends on the needs of a customer (0.01 km to the facility)

## Gas supply:

connection is possible (1.7 km to the facility)

## Heat supply:

connection is possible, capacity depends on the needs of a customer (0.02 km to the facility)

Distance to a road, km: 0.15

Distance to a railway, km: 1.3

## Nearby enterprises

- TGC-1
- Turboatomgas
- United Energy Company
- Sevensnergostroy Trust
- Acoustic Constructions Factory
- Ekotep
- Ganimed
- KRONA
- Technopark
- Galvanik Enterprise

## Contacts


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# Dubrovka industrial zone

 Kirovsk,  
Kirovsky district

 Permitted use  
Industry, warehouses


 Form of property  
Private


 To Saint Petersburg  
35 km

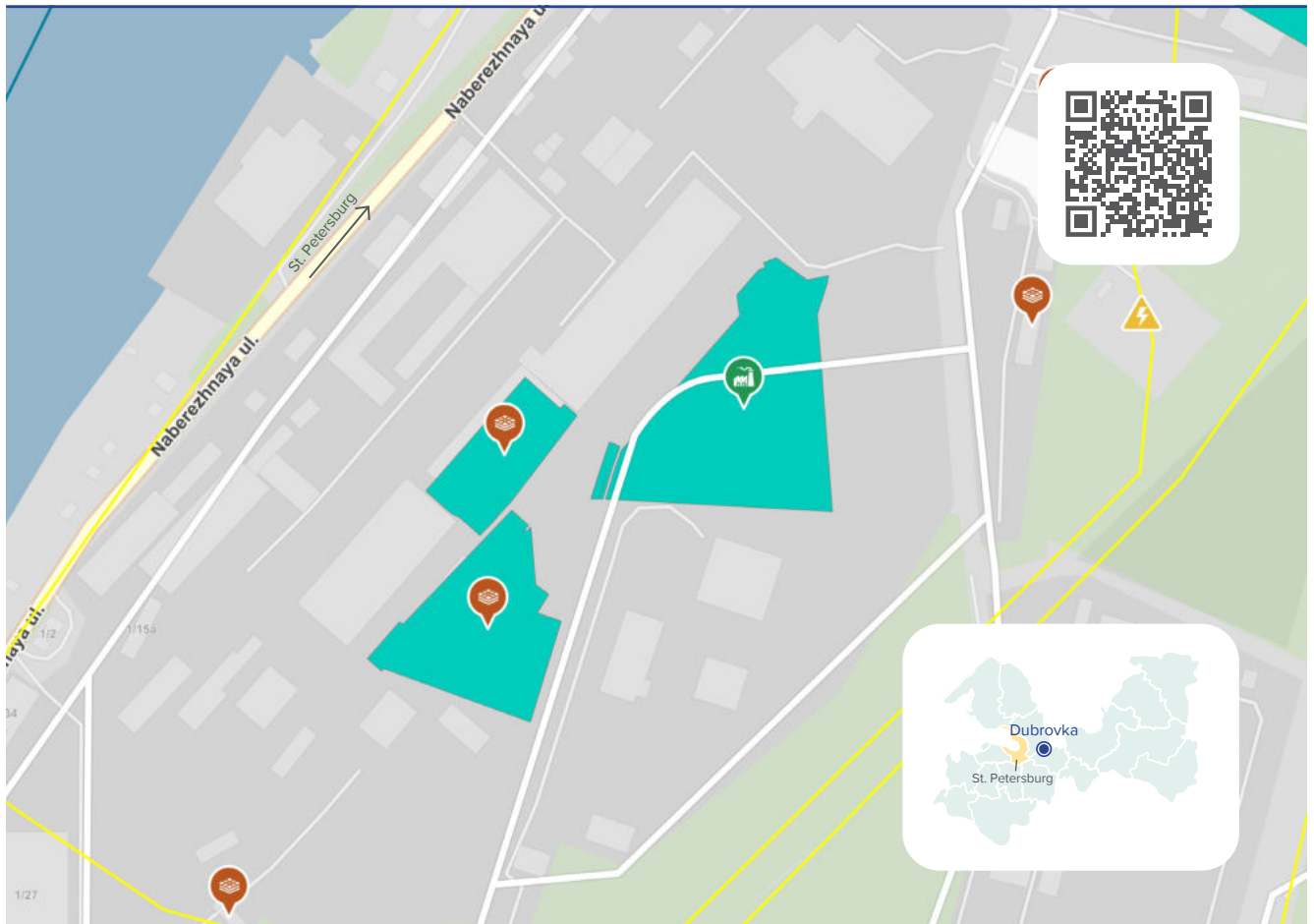
 Hazard class  
3–5

 Type  
Brownfield

 Available area  
1.64 ha

 Land category  
Residential area

 Acquisition options  
Rent, sale



**Water supply:**  
up to 50 m<sup>3</sup>/day

**Waste water disposal:**  
up to 50 m<sup>3</sup>/day

**Electric power supply:**  
up to 1,000 kW

**Gas supply:**  
connection is possible  
(0.5 km to the facility)

**Heat supply:**  
connection is possible  
(0.5 km to the facility)

**Distance to a road, km:** 0

**Distance to a railway, km:** 0.005

**Buildings area**  
3,000 m<sup>2</sup>


**Ceiling height**  
from 2 to 8 meters

### Nearby enterprises

- Spetsgasenergomash
- Kirovsk House-Building Plant
- Lenstroysnab


### Contacts


Alexander Lupeko


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 lupeko.49@mail.ru


# 42 Kola industrial complex

 Kirovsk,  
Kirovsky district


 Permitted use  
Industry, warehouses, roadside infrastructure

 Form of property  
Municipal


 To Saint Petersburg  
27 km

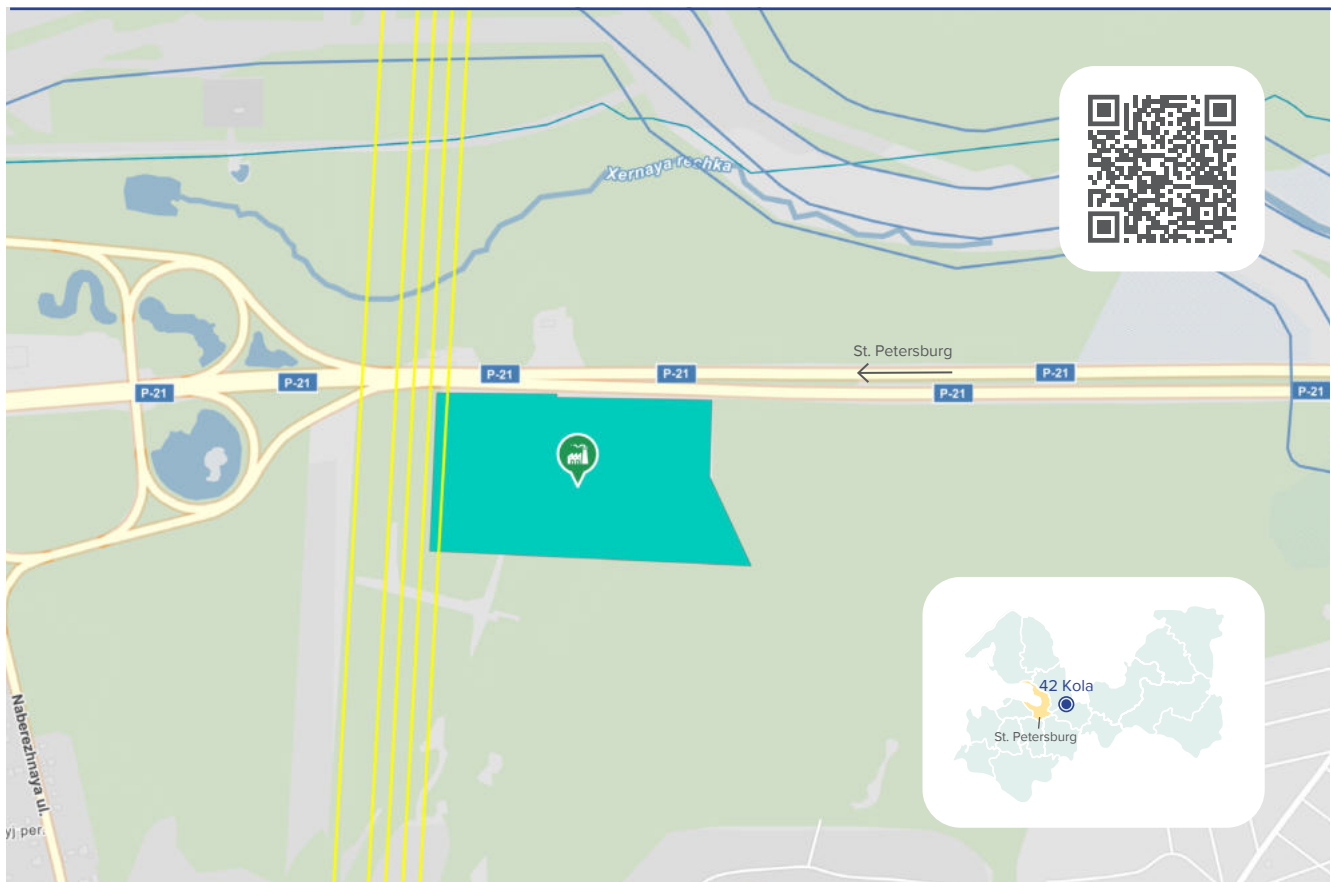
 Hazard class  
5

 Type  
Greenfield

 Available area  
10 ha

 Land category  
Industrial area

 Acquisition options  
Rent



**Water supply:**  
local borehole  
13 thousand m<sup>3</sup>/year

**Waste water disposal:**  
local treatment facilities  
58.4 thousand m<sup>3</sup>/year

**Electric power supply:**  
1.4 MW

**Gas supply:**  
technical specification –  
0.098 thousand m<sup>3</sup>/year

**Heat supply:**  
gas heat supply  
(3 km to the facility)

**Distance to a road, km:** 0

**Distance to a railway, km:** 6

### Nearby enterprises

- Severnaya Poultry Farm (breeding and processing of broiler chicken)
- Ladoga Plant (production of control and measuring instruments)
- Pit-Product (manufacture of meat products)

### Contacts


Tatyana Lagachina


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# Utkina Zavod Development industrial zone

 Sverdlovskoe urban settlement,  
Vsevolozhsky district

 Permitted use  
Industry, warehouses

 Form of property  
Private


 To Saint Petersburg  
3 km

 Hazard class  
4, 5

 Type  
Greenfield

 Available area  
21 ha

 Land category  
Industrial area

 Acquisition options  
Rent, sale



**Water supply:**  
1,170 m<sup>3</sup>/day

**Waste water disposal:**  
connection is possible,  
3,050 m<sup>3</sup>/day

**Electric power supply:**  
on request, declared  
capacity – 0.8 MW

**Gas supply:**  
on request, estimated  
gas consumption – 8,000 m<sup>3</sup>/year

**Heat supply:**  
autonomous gas boiler  
houses of residents

**Distance to a road, km:** 0

## Nearby enterprises

- VALFEX SPB
- Bioecologia Group of Companies
- LENWOOD
- Lumber manufacturer (SVM)

## Contacts










Denis Gladyshev

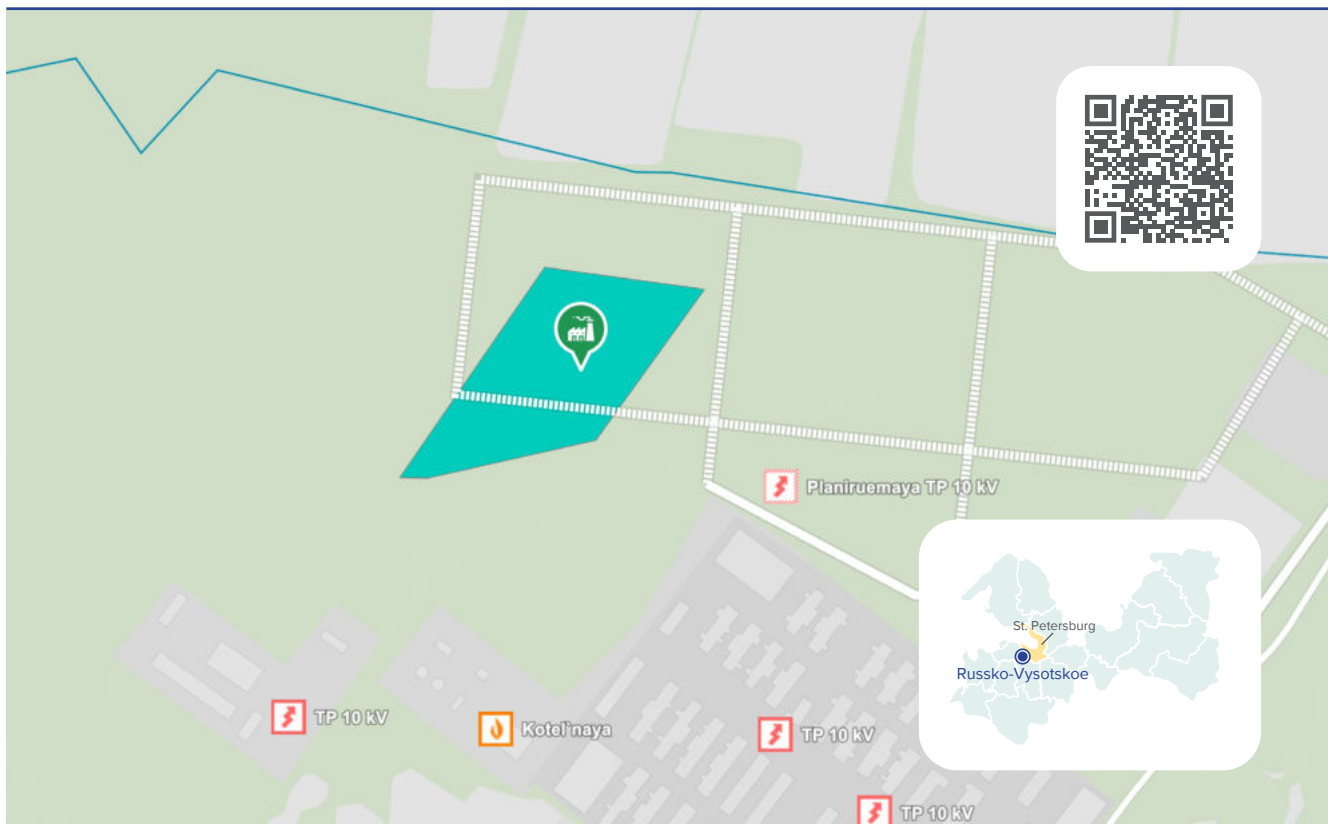
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# Russko-Vysotskoe industrial site

 Russko-Vysotskoe rural settlement, Lomonosovsky district	 To Saint Petersburg 17 km	 Available area 10 ha
 Permitted use Industry, warehouses	 Hazard class 4, 5	 Land category Industrial area
 Form of property Municipal	 Type Greenfield	 Acquisition options Rent, sale



## Water supply:

connection is possible, up to 2,200 m<sup>3</sup>/hour (0.1 km to the facility)

## Waste water disposal:

connection is possible (0.7 km to the facility)

## Electric power supply:

connection is possible, maximum capacity – 2.56 MVA (1.2 km to the facility)

## Gas supply:

connection is possible (0.3 km to the facility)

## Heat supply:

connection is possible (1.5 km to the facility)

Distance to a road, km: 1

Distance to a railway, km: 11

## Nearby enterprises

- Russko-Vysotskaya Poultry Farm (poultry production)
- Sole proprietor Mamedov (a motor transport enterprise)
- AVEN-SPB (production of playgrounds and sport grounds for children, benches, outdoor vases, metal fences, garden statues)
- Stoknot (a woodworking company)

## Contacts

Alexey Byrdin

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# Shpankovo industrial site



Elizavetinskoe rural settlement,  
Gatchinsky district



Permitted use  
Industry, warehouses, roadside infrastructure



Form of property  
Undifferentiated



To Saint Petersburg  
60 km



Hazard class  
4



Type  
Greenfield



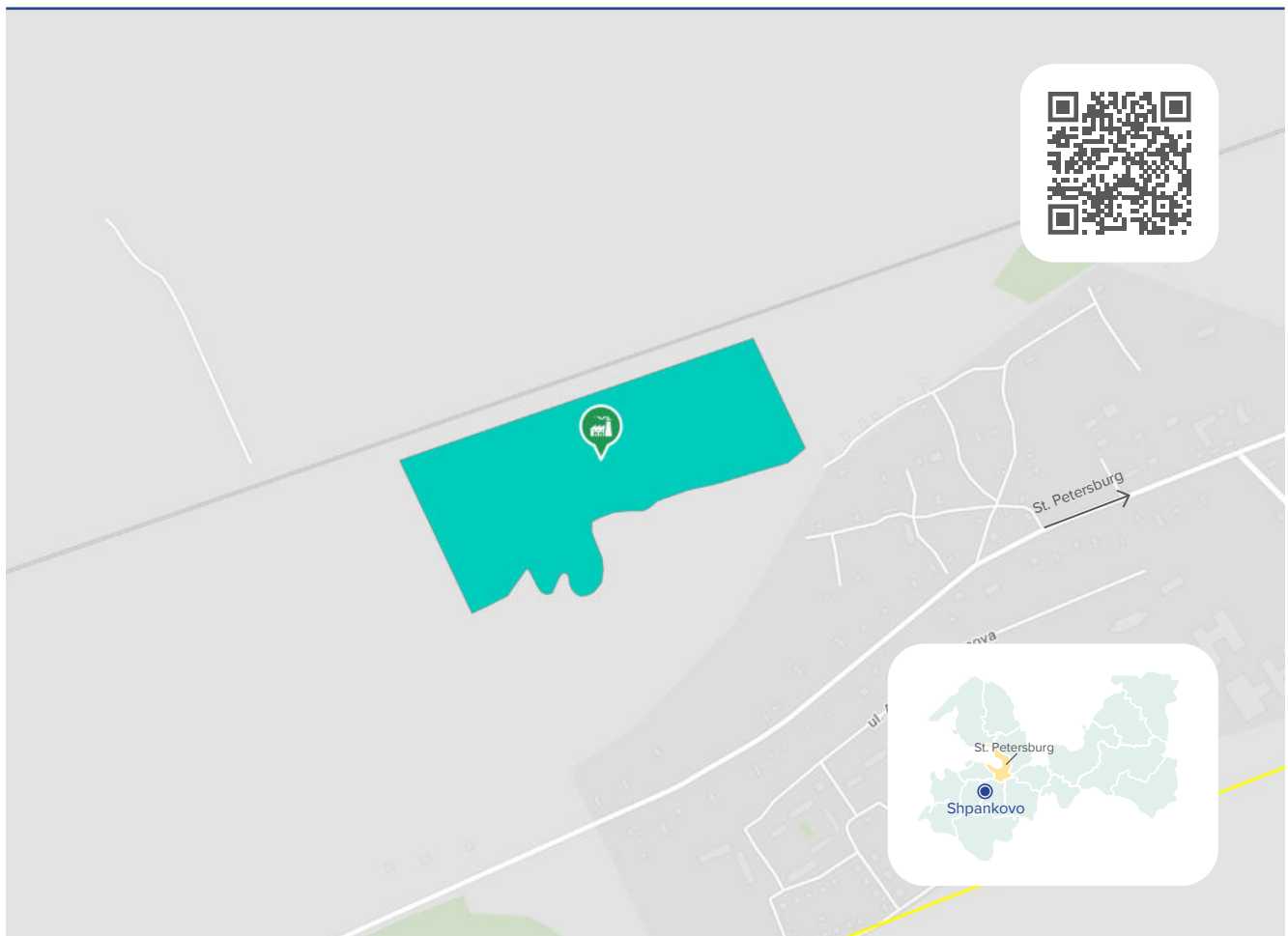
Available area  
15.5 ha



Land category  
Residential area



Acquisition options  
Rent, sale



**Water supply:**  
connection is possible,  
(0.4 km to the artesian well)

**Waste water disposal:**  
connection is possible  
(0.5 km to the wastewater facility)

**Electric power supply:**  
connection is possible  
(0.5 km to the facility)

**Gas supply:**  
connection is possible  
(1 km to the facility)

**Heat supply:**  
connection is possible  
(0.6 km to the facility)

**Distance to a road, km:** 0.4

**Distance to a railway, km:** 0.01

**Nearby enterprises**

- Niva-1 (animal husbandry and crop farming)










## Contacts

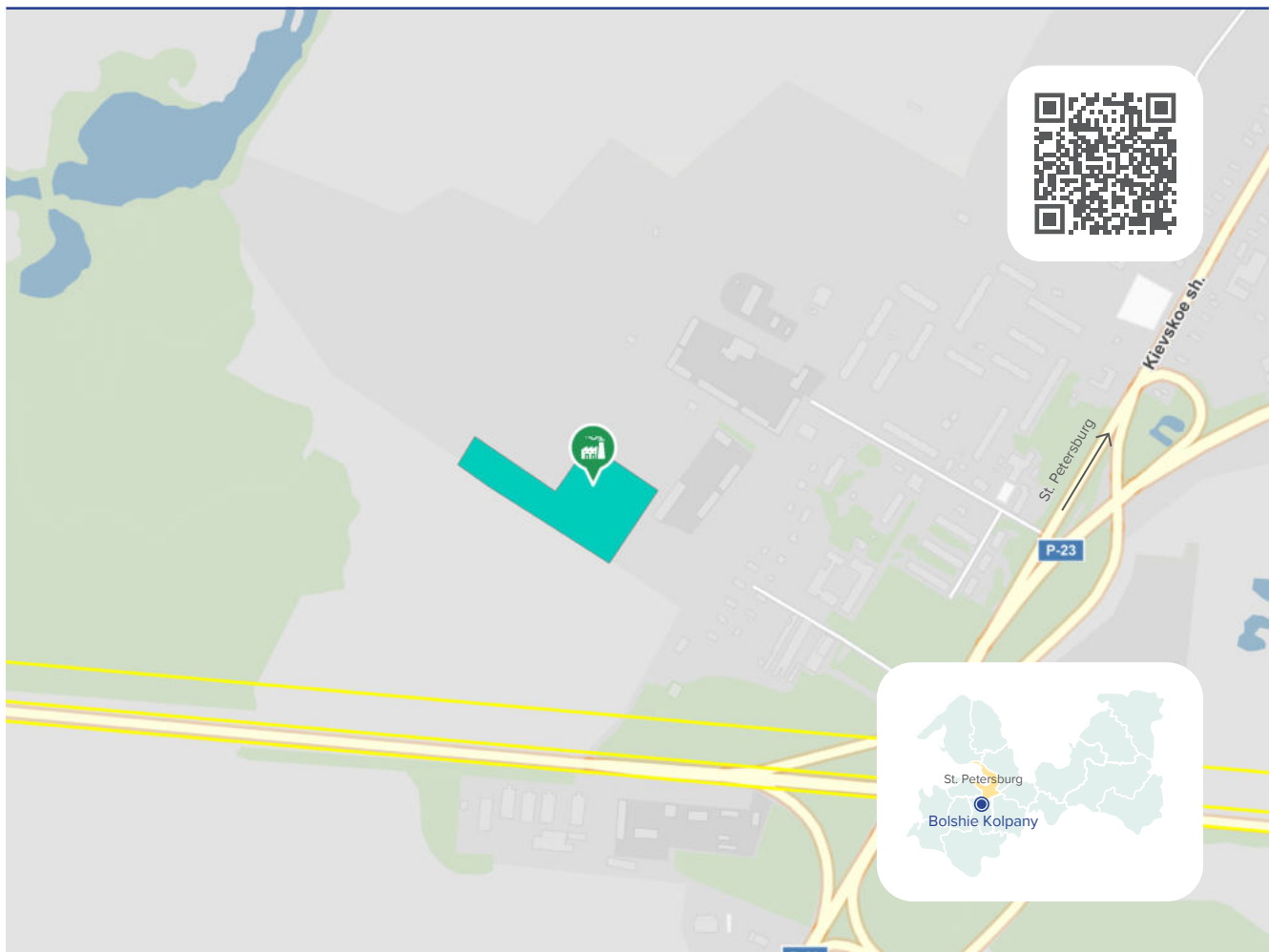
Olesya Smirnova

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elizavetinskoe@mail.ru

# Bolshie Kolpany industrial site

 Bolshekolpanskoe rural settlement, Gatchinsky district	 To Saint Petersburg 53 km	 Available area 2.5 ha
 Permitted use Industry, warehouses, roadside infrastructure	 Hazard class 4, 5	 Land category Residential area
 Form of property Undifferentiated	 Type Greenfield	 Acquisition options Rent, sale



## Water supply:

0.4 km to the source

## Waste water disposal:

0.25 km to the source

## Electric power supply:

capacity is not specified  
(0.1 km to the source)

## Gas supply:

connection is possible,  
capacity is not specified  
(0.25 km to the facility)

## Heat supply:

capacity is not specified  
(0.2 km to the source)

Distance to a road, km: 0


Distance to a railway, km: 0.3

## Nearby enterprises

- Gatchinskoe
- Rodnik Production Company










## Contacts

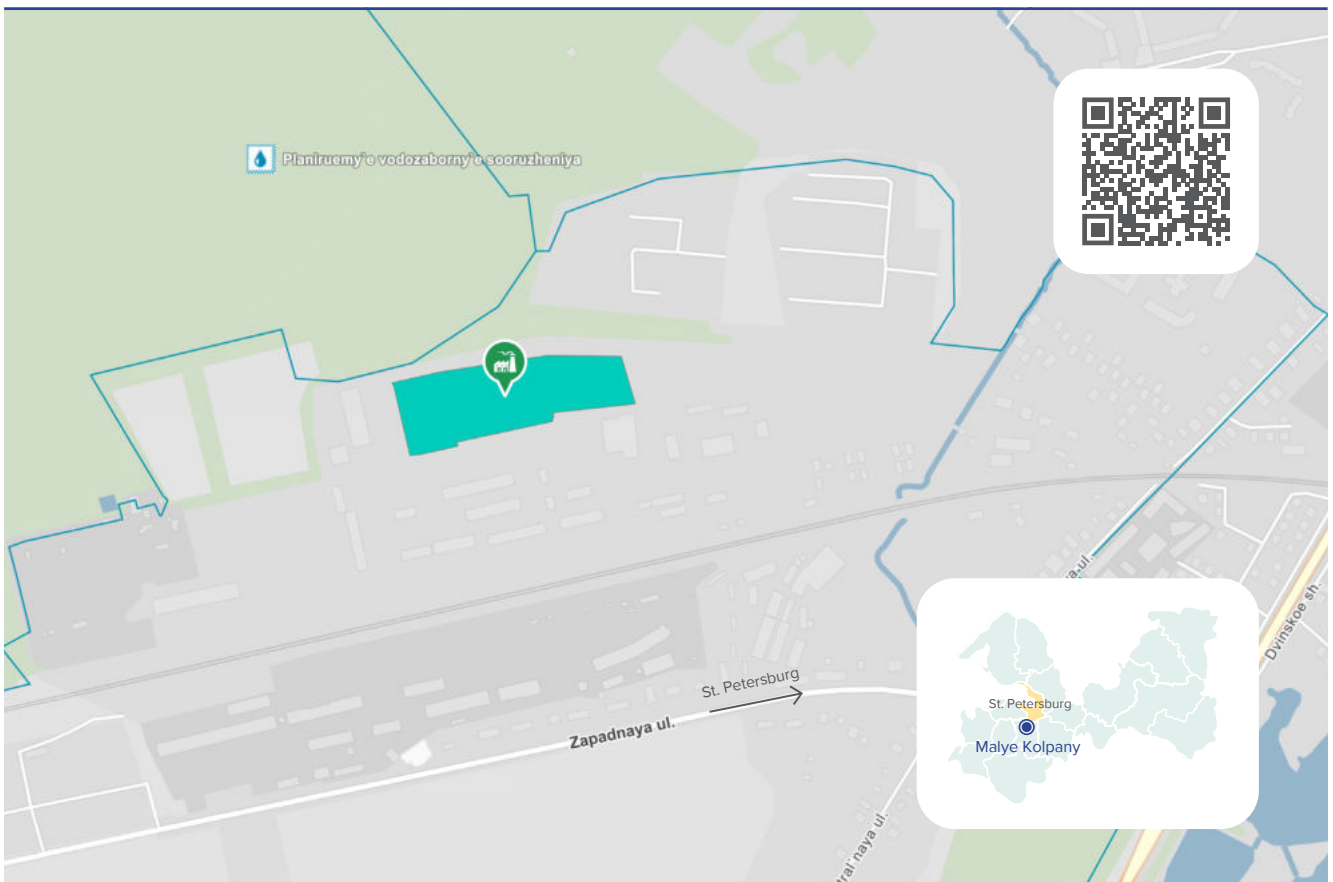
Natalia Guz

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# Malye Kolpany industrial site

 <b>Bolshekolpanskoe rural settlement, Gatchinsky district</b>	 <b>To Saint Petersburg</b> 50 km	 <b>Available area</b> 6 ha
 <b>Permitted use</b> Industry, warehouses, roadside infrastructure	 <b>Hazard class</b> 4, 5	 <b>Land category</b> Residential area
 <b>Form of property</b> Undifferentiated	 <b>Type</b> Greenfield	 <b>Acquisition options</b> Rent, sale



**Water supply:**  
centralized

**Waste water disposal:**  
centralized

**Electric power supply:**  
capacity is not specified

**Gas supply:**  
connection is possible,  
capacity is not specified

**Heat supply:**  
none

**Distance to a road, km: 0**

**Distance to a railway, km: 0.3**

## Nearby enterprises

- Kingspan
- LVG-701 Company
- SibRosPererabotka
- First Packaging Factory
- Selhoztehnika
- RZD










## Contacts

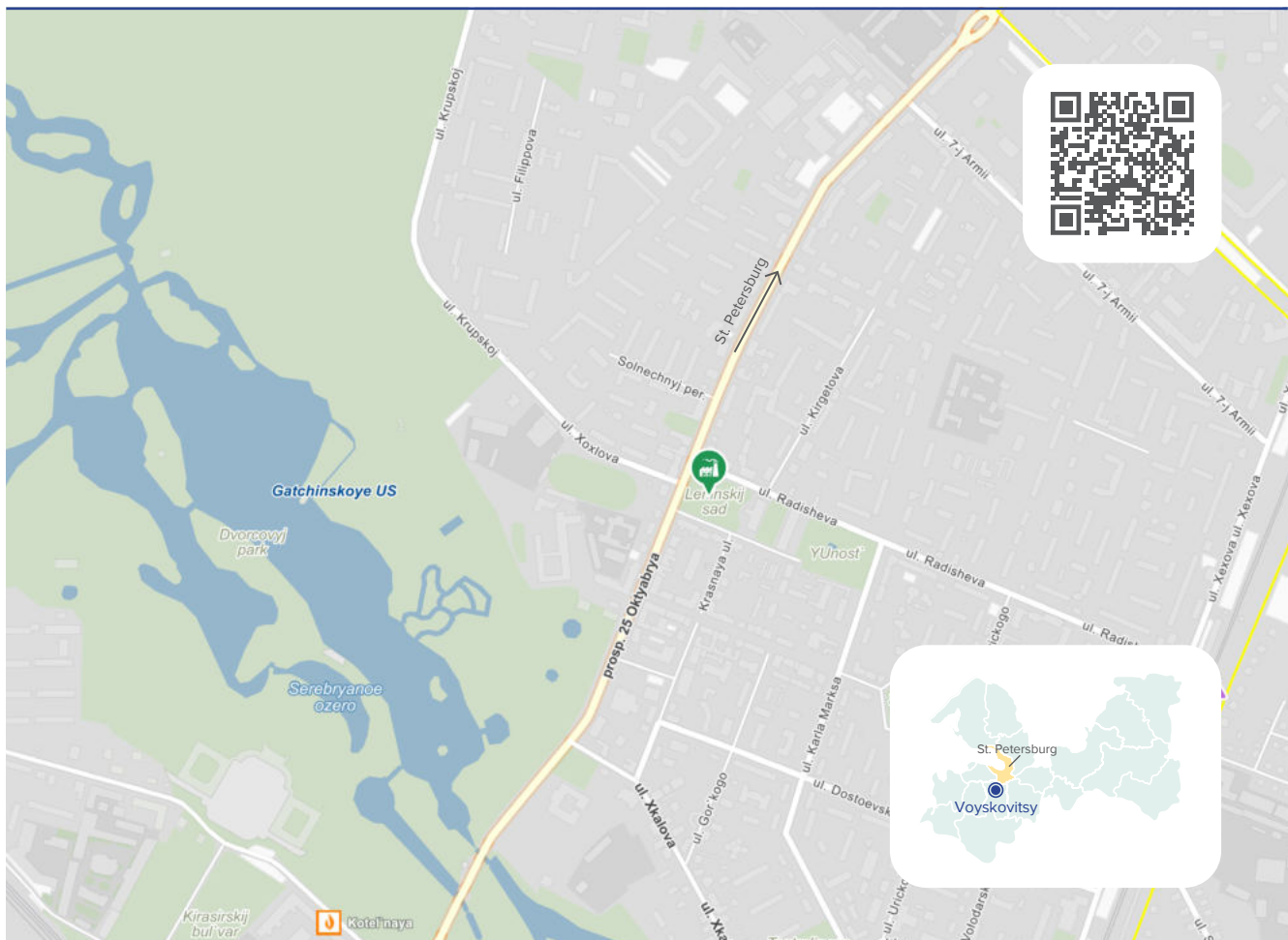
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# Voyskovitsy industrial site

-  Voyskovitskoe rural settlement, Gatchinsky district
-  Permitted use  
Industry, warehouses, roadside infrastructure
-  Form of property  
Undifferentiated
-  To Saint Petersburg  
50 km
-  Hazard class  
4, 5
-  Type  
Greenfield
-  Available area  
20 ha
-  Land category  
Agricultural area
-  Acquisition options  
Rent, sale



**Water supply:**  
connection is possible  
(1.5 km to the artesian well)

**Waste water disposal:**  
connection is possible  
(0.8 km to the wastewater facility)

**Electric power supply:**  
connection is possible  
(0.1 km to the facility)

**Gas supply:**  
connection is possible  
(0.1 km to the facility)

**Heat supply:**  
connection is possible  
(2 km to the facility)

**Distance to a road, km: 1.9**




**Distance to a railway, km: 0.2**

**Nearby enterprises**










- Baykal
- Forester

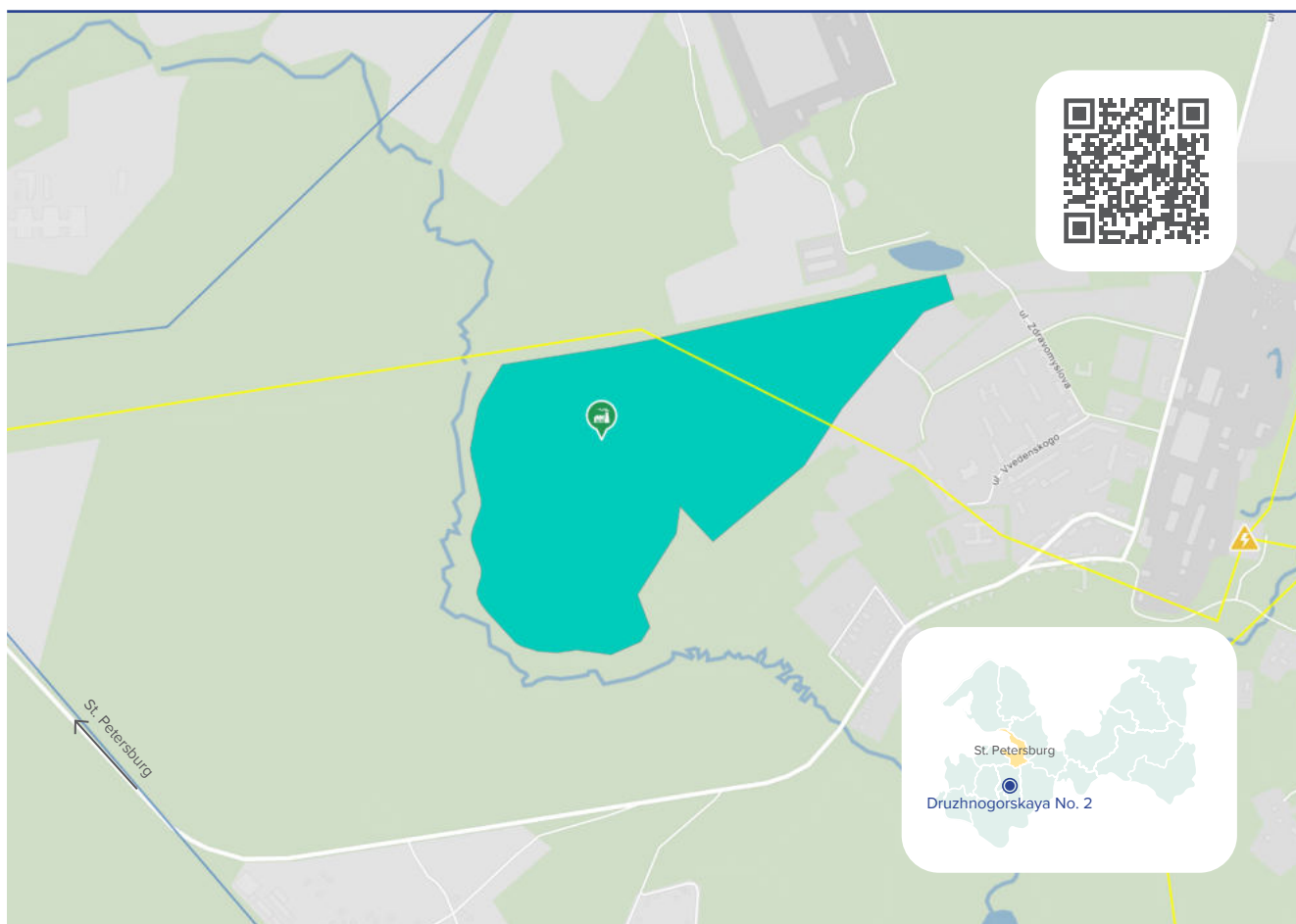
**Contacts**

Evgeny Voronin

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-  [voyskov@bk.ru](mailto:voyskov@bk.ru)

# Druzhnogorskaya No. 2 industrial site

 Druzhnogorskoe urban settlement, Gatchinsky district	 To Saint Petersburg 65 km	 Available area 52 ha
 Permitted use Industry, warehouses	 Hazard class 4, 5	 Land category Residential area
 Form of property Undifferentiated	 Type Greenfield	 Acquisition options Rent



## Water supply:

connection is possible (0 km to the source)

## Waste water disposal:

connection is possible (0 km to the source)

## Electric power supply:

0 km to the source

## Gas supply:

0.2 km to the source

## Heat supply:

0.8 km to the source

Distance to a road, km: a driveway is required

Distance to a railway, km: 0

## Nearby enterprises

- Neva Plant of Rosrezerv (storage and warehousing of other cargo)
- Tecos-Industria (manufacture of finished textile products)

## Contacts

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# Planned special economic zones

## Corporate income tax parameters in SEZ

**5%**  
within 5 tax periods

**11%**  
from 6th to 10th tax periods

**13,5%**  
from 11th to the last tax period of the functioning of SEZ

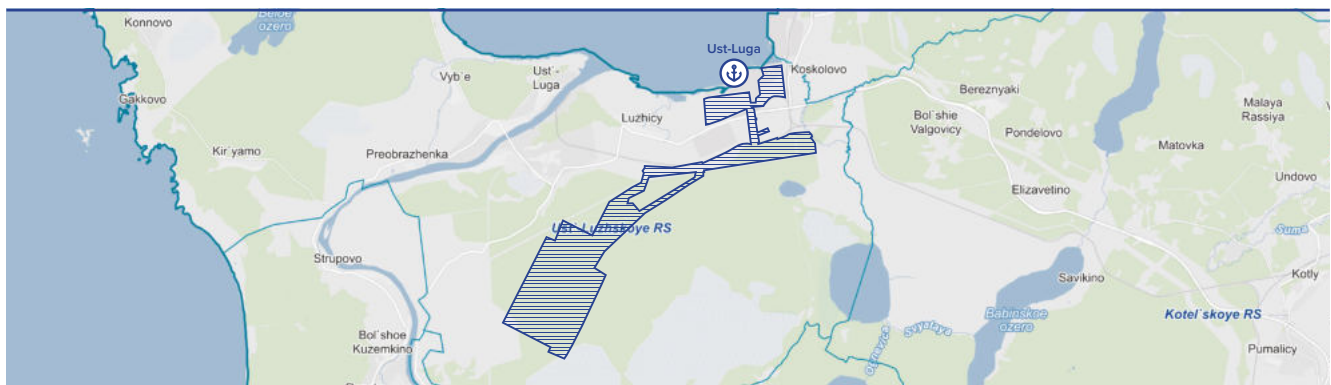
## Industrial and production special economic zone Ust-Luga

**Purpose:** contribution to the development of the economy of the Russian Federation and Leningrad region, in particular by means of the implementation of investment projects on the creation of one of the largest in the world complex for deep processing of hydrocarbon raw materials.

 **Area**  
1,116.1 ha

 **Anchor residents**  
Baltic Chemical Complex, RusKhimAlyans

 **Creation period**  
2023



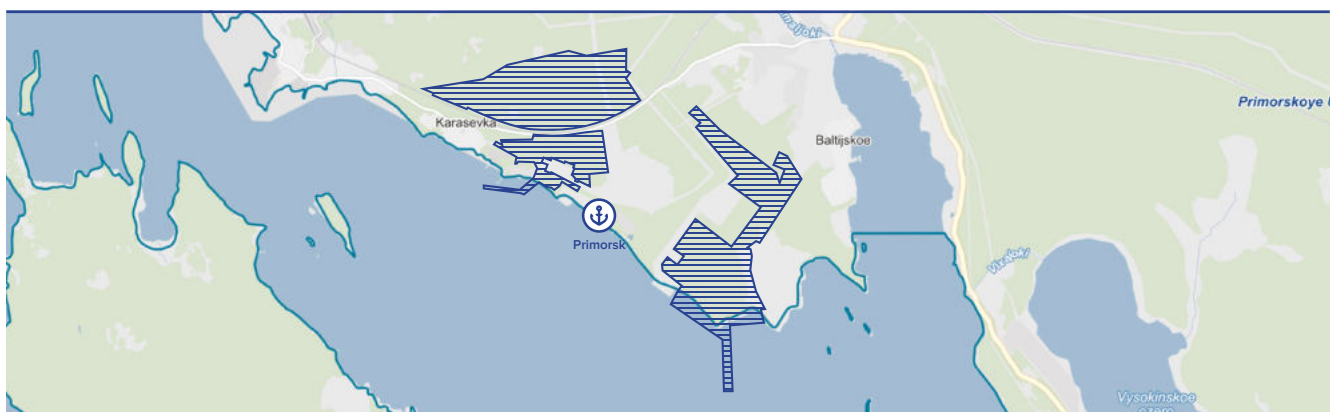
## Port special economic zone Primorsk

**Purpose:** contribution to the development of Russia in the sphere of the modernization of transport and logistics infrastructure, the implementation of the largest investment project among Russian Northwestern ports.

 **Area**  
600 ha

 **Anchor resident**  
Primorsk Universal Loading Complex

 **Creation period**  
2022








ECONOMIC  
DEVELOPMENT  
AGENCY  
Leningrad region

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