

# Industrial infrastructure and systematic integration of governmental support

*Making investments happen  
by making investors happy*



# Who stands behind GDP Quadrat?

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## MR Group

The holding company

A market leading real estate development and management company

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**5**  
Mln. sq. m.  
built

**12**  
Years of  
experience

**20**  
Complete  
projects

Moscow, Moscow region, Sochi

## Ekaterina Evdokimova

Managing partner GDP Quadrat

Attorney-at-Law (DE), Lawyer (RU), LL.M. (USA)

- 15 years of advisory on **industrial construction** and production localisation in Russia
- **10-years experience** as Head of Russia Desk and Partner with an international law firm
- Ranked in Chambers Global and Best Lawyers 2013, 2014

# Our approach

**INVESTOR CONCENTRATES ON  
PRODUCTION AND SALES**

**The rest  
IS OUR JOB**

# GDP



INDUSTRY  
TECHNOLOGY  
DEVELOPMENT

**SPEED**

**TRANSPARENCY**

**WITH US**

**COMFORT**

**SAFETY**



# What is STUPINO QUADRAT?

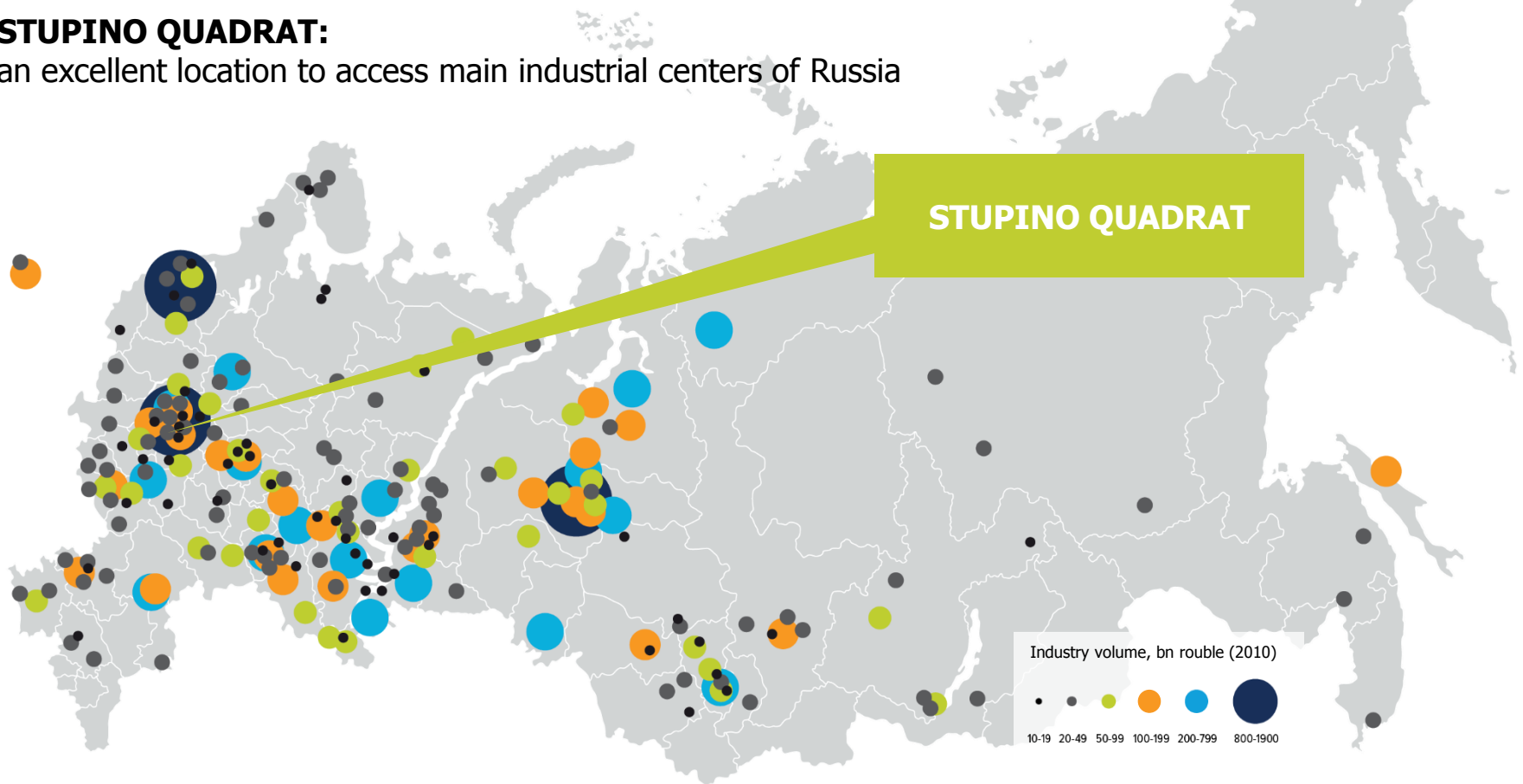
**STUPINO QUADRAT:** four industrial parks and a Special Economic Zone in Moscow region, a new residential area NOVOE STUPINO and an art cluster ART RIVER.



# The right place to invest

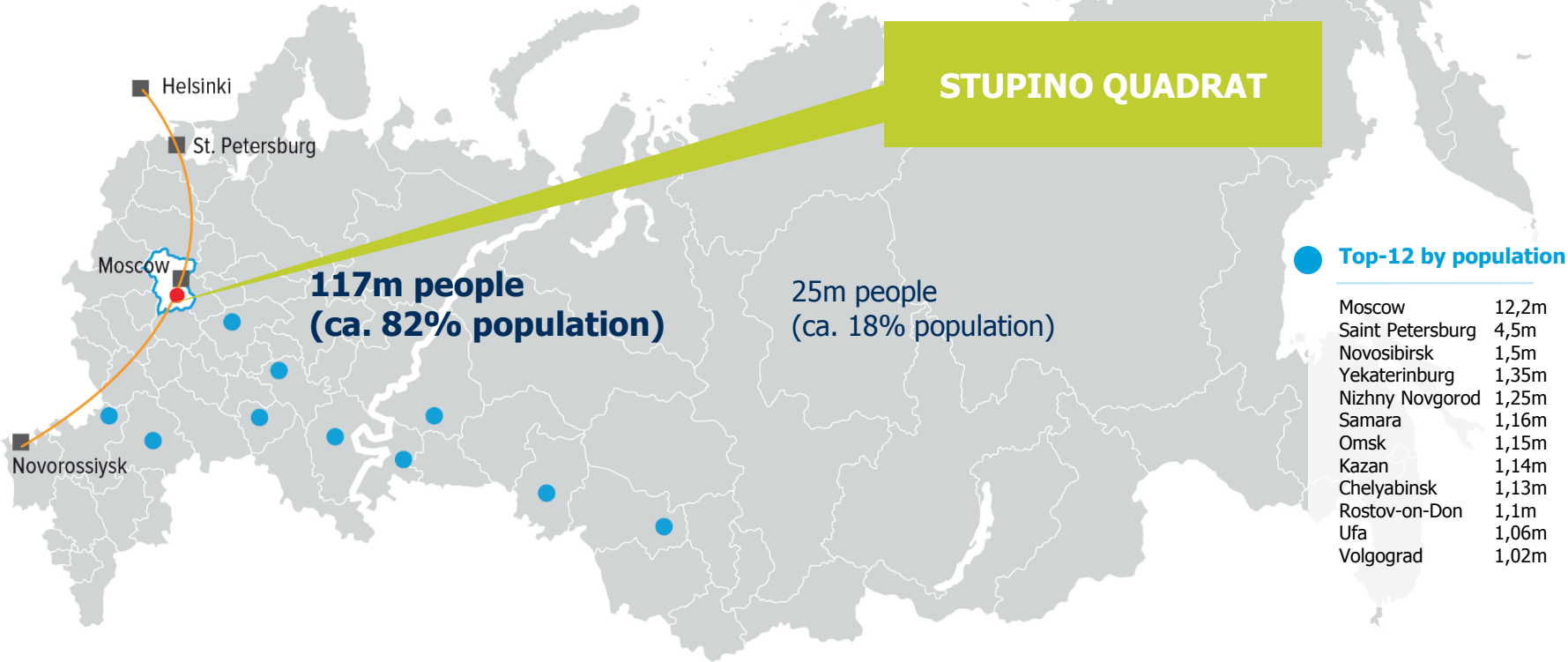
## STUPINO QUADRAT:

an excellent location to access main industrial centers of Russia



# Access to the main market



**STUPINO QUADRAT:** access to main market  
(European part of Russia with 82% of population) and the main trade routes



# Close to Moscow

**STUPINO QUADRAT:** Close to Moscow  
Country's main transport  
and logistics hubs within reach



-  Airport / Railway Station
-  Highway



# Road infrastructure

Direct access to STUPINO QUADRAT from the toll road M4 (Moscow – Don)





# Workforce and R&D source

## STUPINO QUADRAT: Close to Moscow

Close to workforce and R&D potential of the Moscow Region

### Moscow Region Districts

Stupino District	120 000
Ozery District	35 800
Kashira District	69 100
Zaraysk District	41 600
Serpuhov District	35 000
Kolomna District	45 300
Chehovskiy District	121 200
Voskresensk District	154 900
Domodedovo District	144 900
Ramenki District	269 100
Moskau	12 108 000

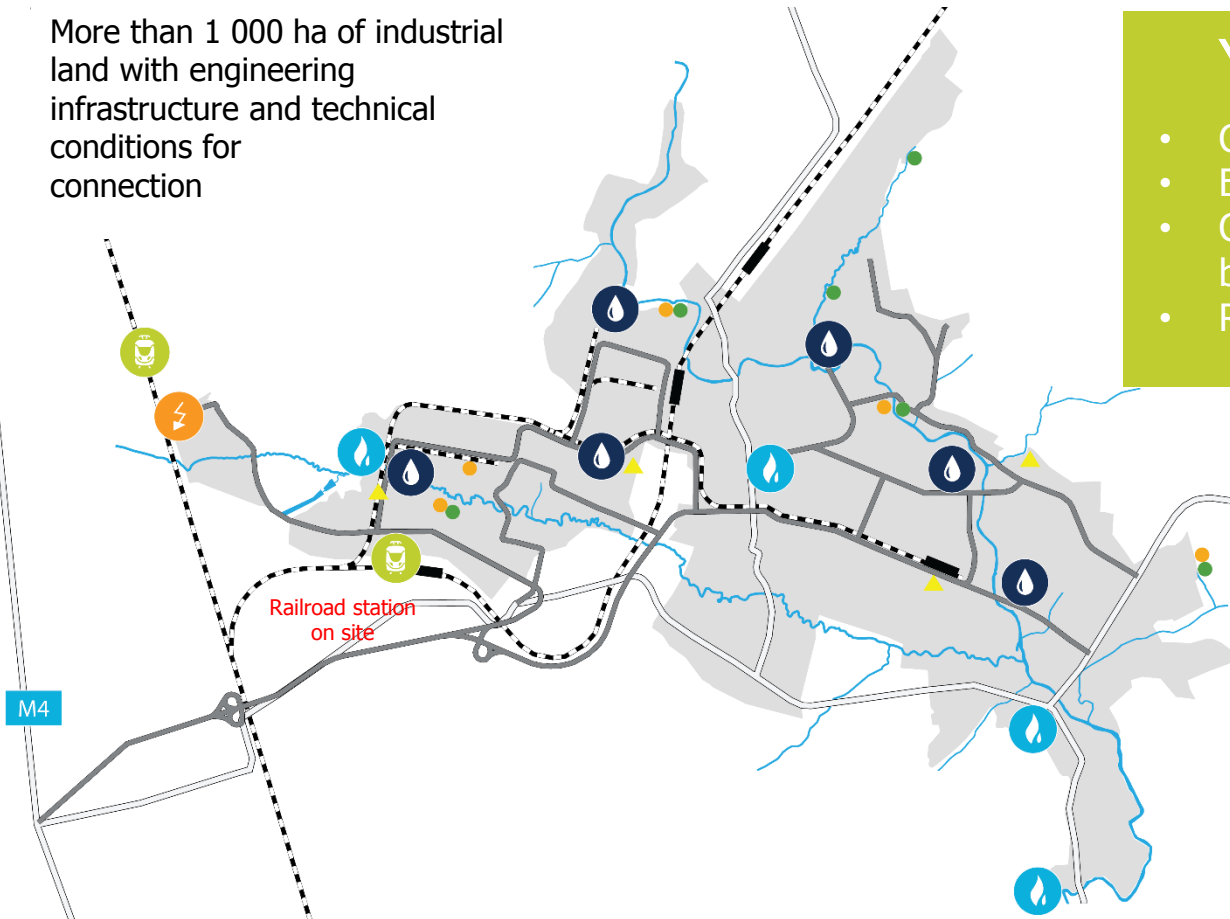
● R&D resources

■ Workforce resources



# Prepared infrastructure






More than 1 000 ha of industrial land with engineering infrastructure and technical conditions for connection



## Your benefits

- Convenient land plot location
- Electricity, gas and water
- Connection points on the land plot borders
- Railroad on site

### Supply Networks:

-  Water supply: **15.000 m3 per day**
-  Sewage treatment plants (industrial discharge)
-  Sewage treatment plants (rainwater)
-  Gas supply: **60.000 m3/h**
-  Electricity: **100 MW**

# Prepared infrastructure

On site:

Gas distribution station and electrical substation are ready to operate, the construction of the freight railway terminal is being complete



60 000 m<sup>3</sup> gas



Water treatment 15 000 m<sup>3</sup>



Gas Transferring station



100 MW electricity



Direct exit to M-4





# Destinations



Domodedovo International airport **71 km**  
Vnukovo International airport **110 km**  
Sheremetyevo International airport **140 km**  
Paveletsky railway station **1 hr 40 min (by train)**  
Moscow (centre) **110 km (app. 1.5 hrs by car)**

The Moscow Outer Ring (A108) **15 km**  
The Moscow Automobile Ring Road (MKAD) **73 km**  
The Federal Highway M-2 <Crimea> **47 km**  
The Federal Highway M-5 <Ural> **53 km**  
The Federal Highway M-3 <Ukraine> **110 km**

The Federal Highway M-4 <Don> **7 km**  
Kashira Highway (backup route for M4) **14 km**  
Central Ring Road (CKAD) **60 km** (from 2020)  
Shmatovo freight terminal (Moscow Railway) **on site**  
Stupino City, Customs terminal Stupino **18 km**

# Benefits of Special Economic Zone

Tax	STUPINO QUADRAT	In the rest of the RF
Profit tax	<b>2%</b> first 8 years <b>7%</b> next 6 years <b>15,5%</b> until 2064	<b>20 %</b>
Property	<b>0%</b> 10 years from the property registration	up to <b>2,2%</b>
Land	<b>0%</b> 5 years starting from the month of the title registration	up to <b>1,5%</b>
Transport	<b>0%</b> 10 years from the transport registration	up to <b>15%</b>
<b>VAT and customs free</b> import of production lines and raw materials		



# Verified by investors

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33 major international brands as established residents of STUPINO DISTRICT

## Stupino District

Population **130 000**  
Higher education **30%**

Technical colleges **7**  
Graduates per year **1000+**

Area **80 441 ha**  
Roads **1 511 km**

**Gruppo Concorde**

Karavai  
**Mars**  
Campina Scovo  
Plast Proekt  
Marazzi **Knauf**

FM Logistic

**Kimberly Clark**

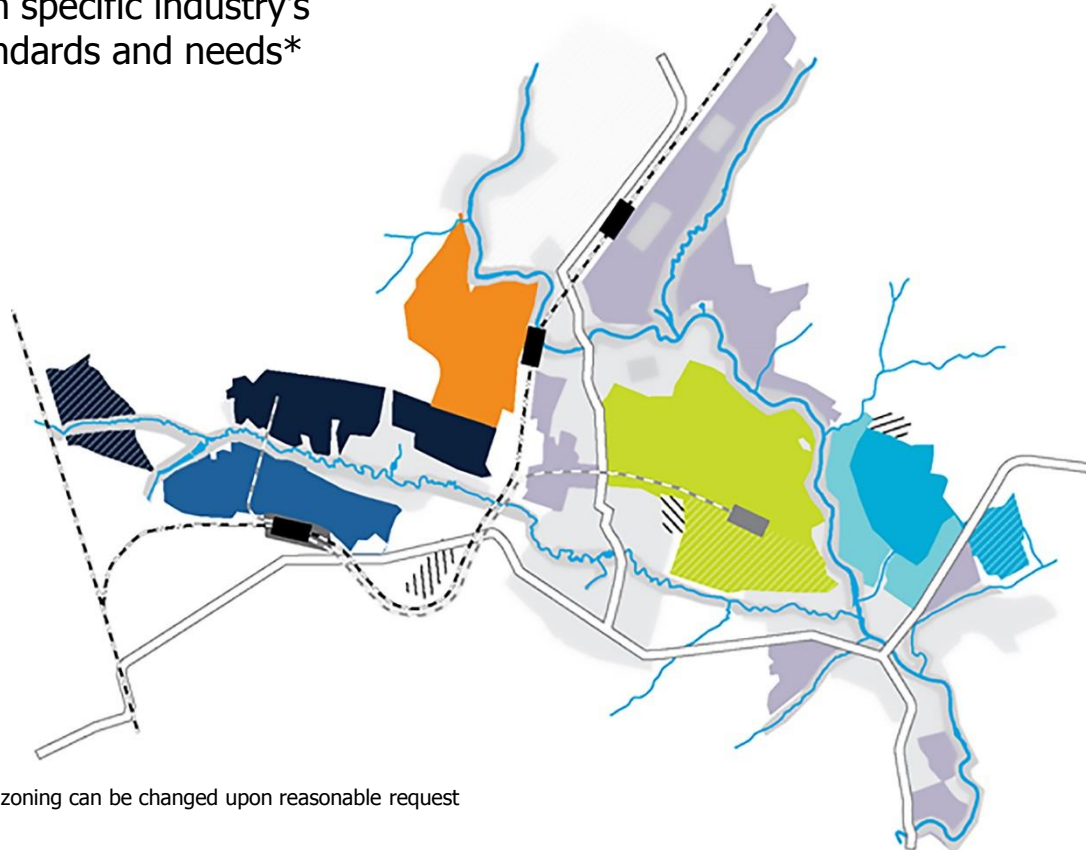
**La Fortezza**

Total volume of investments  
**\$2bn**

The planned establishment of the Central Federal Academic University on 20 thousand students

# Prepared industry clusters

Territory zoned in compliance with specific industry's standards and needs\*



\* The zoning can be changed upon reasonable request

## Zoning

- automotive, tools and machinery
- ▨ light industry & wood-working industry
- glass, ceramics, construction materials, logistics
- ▨ chemical industry
- food
- automotive
- high tech / electronics, pharmaceuticals
- ▨ light industry
- management companies' domain
- recreation/ education / R&D
- residential zones
- ▨ territory for prospective development
- ▨ truck parking
- railway cargo

# Social infrastructure

**NOVOE STUPINO** – comfortable and safe residential area for employees and their families

## For family

International school  
Child care, park  
**Environment and holiday inns**

## For well-being

Sports center  
**Private clinics**  
Wellness center  
Fitness-center

## For life

Comfortable  
**Cottages,**  
Townhouse, apartments, hotels

## For entertainment

restaurants  
cafe  
**cinema**  
museum  
concert hall  
exhibition complex

## For professional education

Colleges, community colleges  
Scientific facilities, Universities  
Central Federal Academic University, cooperation with the top – rated Universities\*

\* planned

# Flexible decisions – low risks

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Full range of services for greenfield projects from pure land plot sale to turn-key solutions

## Pure land plot sale

Optional services:

- Technical contractor services
- General contractor selection
- Design services
- Project management solution
- Project financing solution
- Property leasing solutions

**MAXIMUM  
FLEXIBILITY**

## Turn-Key solution

Low risk solution:

- Full project completion
- Timeline adherence
- Predictable budget
- Flexible financing
- Penalties for non-fulfilment
- Possible rental solution

**MINIMAL  
RISKS**

# Integrated services

## business infrastructure

Hotline in  
English  
German  
Chinese



outsourcing/ outstaffing  
office rent  
personnel sharing  
staff recruitment  
interim management  
English-speaking taxi and personal drivers  
IT

## rail transport

rail transport supply  
rail maintenance service  
our own locomotive

## management & operations

transport/logistics  
customs brokerage  
equipment rent  
advertisement  
translation services

## engineering / construction

geological surveys  
ecological audit  
technical customer services  
planning  
construction  
engineering  
built-to-suit

## Professional management company

## consulting / education

IP protection  
legal and tax advice  
tax & financial audit  
cross-cultural trainings for management  
staff training

## housekeeping

infrastructure up-keep  
cleaning  
garbage and snow removal  
industrial waste utilization  
security



# Fast document processing

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Best investment climate in the Moscow Region in consequence of comprehensive support from federal, regional and local government structures, inter alia with transparent legislative and decrease of administrative barriers

**We serve you with**



## **Complete document package**

Vendor due diligence

Environmental audit

Geological survey

Standard form contract

## **Turn-key development\***

## **Full compliance**

## **Service provider network\***



# Your business support

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**Market analysis**

**Recommendations on distribution channels**

**Raw materials and components suppliers**

**State financial aid**

Direct Subsidy

Interest rate subsidies

Government purchase preference

Custom Privileges

Quota

Special agreements



**We create  
added value**

# Governmental support

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SMEs support

Special Economic Zone  
Tax and customs reduction

Project financing on  
discounted rates for new  
facilities' construction

Governmental plan for  
competitiveness increase in  
national production -  
22 subprograms for different  
branches

Fund for support of  
production – low interest  
rates and direct subsidies

Territories of accelerated  
growth – tax and  
customs reduction

Return of the interest paid  
for the loans used for  
production infrastructure  
and facilities

Special contract with  
purchase guarantee

Bank programs for

- SME
- Industrial parks
- Residents of industrial  
parks

Regional Support:

- grants
- discounted loans
- special taxation

# Prerequisites

- **Reduction of import fails to catch up with the import substitution**
- **Economical and political issues dictate the necessity of localization for foreign investors**
- **Russian Federation and it's Federal States created a wide range of instruments for support of the local producer**

**Need for SYSTEM INTEGRATION**

**GDP**  **INDUSTRY  
TECHNOLOGY  
DEVELOPMENT**

# Support on all levels

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Governor of Moscow Region, A. Vorobyov opens the Gas station, December 2013



Vladimir Putin visits the eco-town NOVOE STUPINO, July 2011





# Eco-town NOVOE STUPINO

Residential part of **STUPINO QUADRAT**: secure territory, comfortable housing, beautiful nature

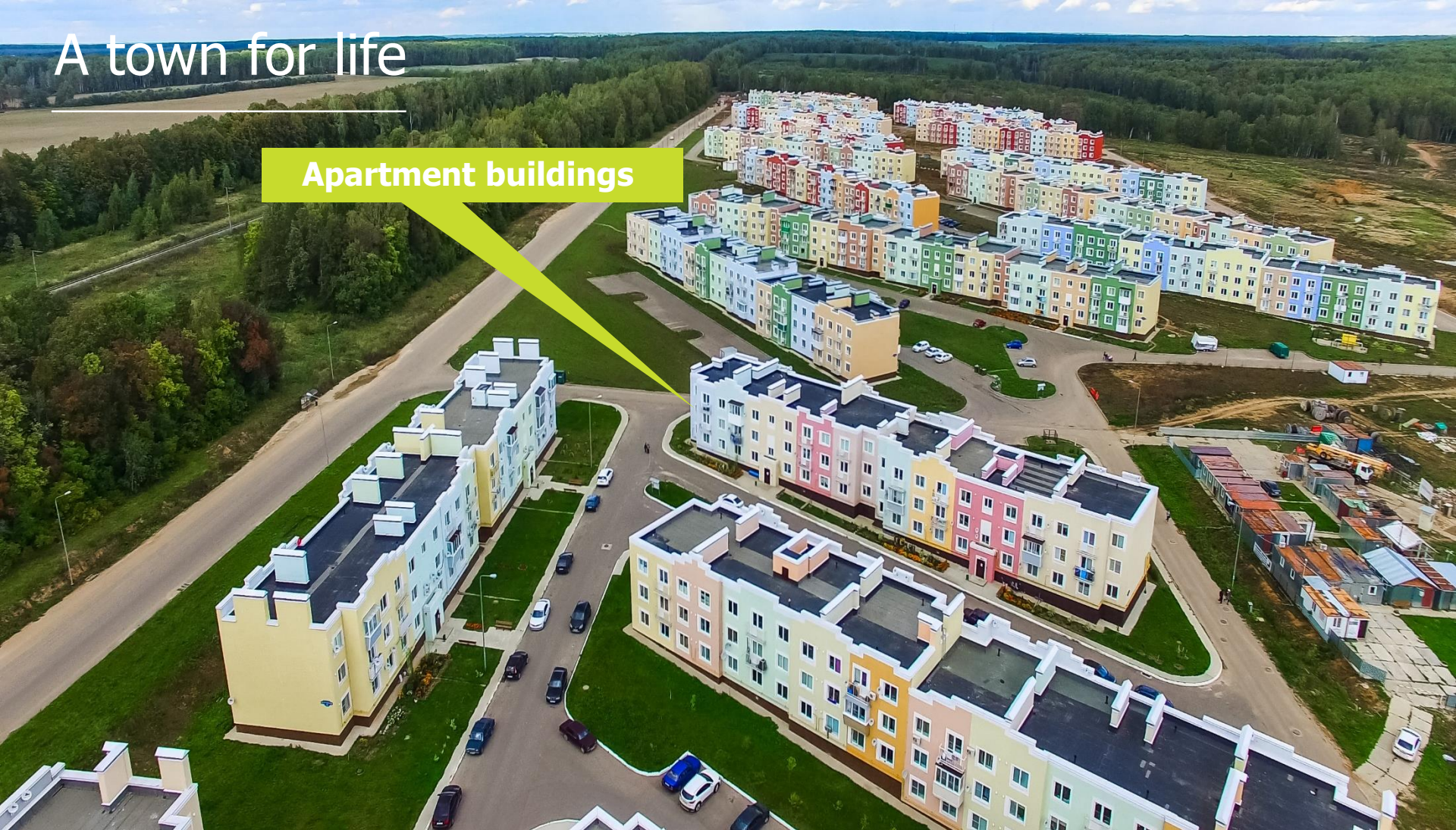
Perfect ecology

Comfortable housing



# A town for life

Apartment buildings





## Cottages and townhouses





# A town for families



Vacation hotel



Kindergarten







Central road  
in the industrial  
park "Shmatovo"





The bridge over the railway and direct access to M-4 (Moscow – Don)





Electricity  
substation 220 MW



Gas station  
60 000 m<sup>3</sup> per hour







Gas station  
60 000 m<sup>3</sup> per hour





Construction of the  
gas pipeline





## Gas transferring station







Water supply facility





Our residents'  
construction sites





Laying of foundation stone for our resident's factory







Laying of foundation stone for our resident's factory





# INFO-CENTER

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This building details the different stages in which the project was developed.

From the top of this structure an excellent view of this area opens up.



# Art cluster ART RIVER



ART RIVER is the culture center of the STUPINO QUADRAT.

The future art cluster is planned to be erected near village Petrovo, on the magnificent warp of the Kashirka river.

Key elements of the cluster:

- Culture center, including the watchtower, Info center with sales office, Children club and cafe.
- Art-residence with houses for artists, mini hotel and workshops.
- Territory for organizing festivals, with the summer camping spot.
- Eco-farm, for breeding organic products, with farmers, supporting infrastructure and cafe – restaurant.
- All-year cultural activity of the cluster residents may enable vivid and authentic center of cultural gravity for the industrial district and the whole Moscow region.





**CULTURAL  
RECREATION  
AREA**



**Child care  
Workshops**



**Eco bar  
Bike rental**



**Conference  
rooms  
Authentic  
cuisine  
restaurant**





**FESTIVAL  
TERRITORY**

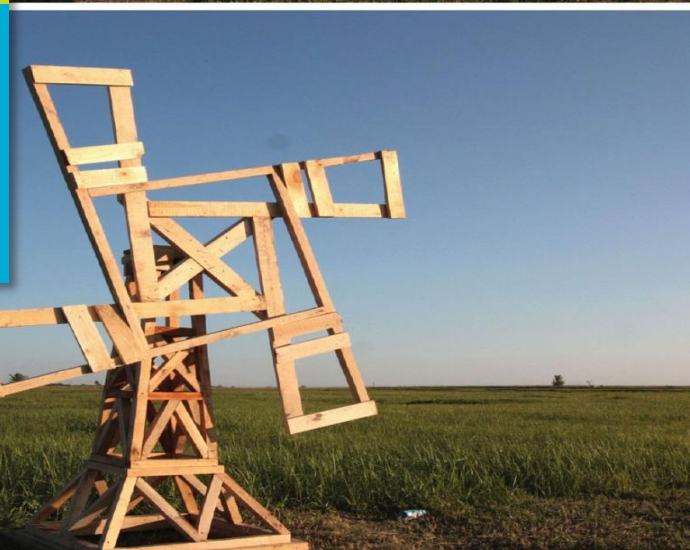


**Festival place**



**Summer cafe**

**Open air  
exhibition**







## ECO FARM



Through  
Greenhouse  
Bakery, shops



Mini eco hotel  
Stables  
House for  
support staff



Warehouse for  
products and  
equipment





**ART  
RESIDENCE**

**Residences of  
artists**  
**Workshop for  
craftsmanship**



**Shops**  
**Security house**

**Design studio**  
**Recreation  
zone**



## Good social infrastructure

High-comfort living spaces, medical and educational facilities, sports, entertainment and cultural opportunities

## Special economic zone

- Tax benefits
- Customs benefits
- «Single window»: range of state services in one place

## Excellent location

Close to Moscow, huge workforce and R&D resources, main product markets and transport hubs

## Utilities included

Competitive and flexible land prices including utility limits

## Best investment climate

Fast document processing, region's government support

## Unique service offering

Professional management company with the widest range of services on the Russian market

# 10 reasons to invest in STUPINO QUADRAT

## Full energy supply

Existing hook-up points for electricity, gas and water

## Turn-key / financing solutions

Full range of services for greenfield projects from pure land plot purchase (with optional services to choose) up to low risk turn-key solutions

## Reputable Developer

Shareholders of GDP Quadrat:

- MR Group LLC with 10-yr market experience, 20 real estate projects and 5 million sqm portfolio
- Ekaterina Evdokimova with 10-years experience as Head of Russia Desk and Partner with an international law firm in Germany

## Verified by investors

33+ major international brands as established residents of Stupino District

**GDP** 

**INDUSTRY  
TECHNOLOGY  
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