

Industrial infrastructure and systematic integration of governmental support

*Making investments happen
by making investors happy*



Who stands behind GDP Quadrat?

MR Group

The holding company

A market leading real estate development and management company



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 localization 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

DEVELOPED BY GDP QUADRAT

STUPINO 

SPECIAL ECONOMIC ZONE

**Developed
Infrastructure**

**Cost
optimization**

WITH US

**Investment
Guarantee**

**Tax & Customs
Benefits**

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.



Close to Moscow

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

On site:

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



60 000 m³ gas



Water treatment 15 000 m³



Gas Transferring station



100 MW electricity



Direct exit to M-4



Benefits of Special Economic Zone

Tax	STUPINO QUADRAT	In the rest of the RF
Profit tax	3% first 8 years 8% next 6 years 15,5% until 2064	20 %
Property	0% 10 years from the property registration	up to 2,2%
Land	0% 5 years starting from the month of the title registration	up to 1,5%
Transport	0% 5 years from the transport registration	up to 15%
VAT and customs free import of production lines and raw materials		



0 % custom duty,
import VAT and other
taxes

Fast track for
construction permits

SEZ Project

Limited governmental
audit
Federal government
support

All products are
recognised as „MADE
IN RUSSIA“

**GUARANTEE from unfavorable
changes for 10 years**

Non-SEZ Project

- × NO custom privileges
- × NO or less tax benefits
- × NO guarantees from unfavorable changes
- × NO fast track for construction
- × NO limitations for governmental audit
- × NO recognition for products as "MADE IN RUSSIA"
- × NO or less federal government support

SEZ

- Minimal investments - 2 mln. €
- No mandatory production localization
- Taxation privileges for 49 years
- Legal guarantee form unfavorable changes
- Products recognized as "MADE IN RUSSIA"*
- NO governmental control over localization

SIC

- Minimal investments – 12 mln. €
- MANDATORY production localization
- Taxation privileges for 10 years
- Legal guarantee form unfavorable changes
- Products recognized as "MADE IN RUSSIA" for limited period
- Governmental localization control

COMBINATION OF SEZ AND SIC IS POSSIBLE !

*Prepared Amendments to Federal Law # 116-FZ "On Special economic zones in Russian Federation"

**Up to 50 – 60% cost
reduction**

**Package solution for all
levels of investors**

Construction optimization

**Built-to-suit construction
period – starts from 9
months**

**Starts for 300 € per 1 sq.
m.**

How to become a resident of the SEZ?

- Establish a local SPV
 - Charter capital 10k RUR (less 200 €)
 - Local address in the municipal district of the SEZ
 - One or two CEOs (new!)
 - List of documents available upon request
- Prepare business plan
 - Total investment min. 120m RUR (appr. 2m €)
 - 40m RUR (less 800k € within the first tree years)
- Decision of the expert commission
- Written agreement with the RF, Region and Management Co of SEZ
 - Basis for the investor's obligations is the business plan
 - Liability for investor's performance not only investo but also Region and MC
- Beneficial period starts with the signing of the agreement

Verified by investors

36 major international brands as
established
residents of STUPINO DISTRICT

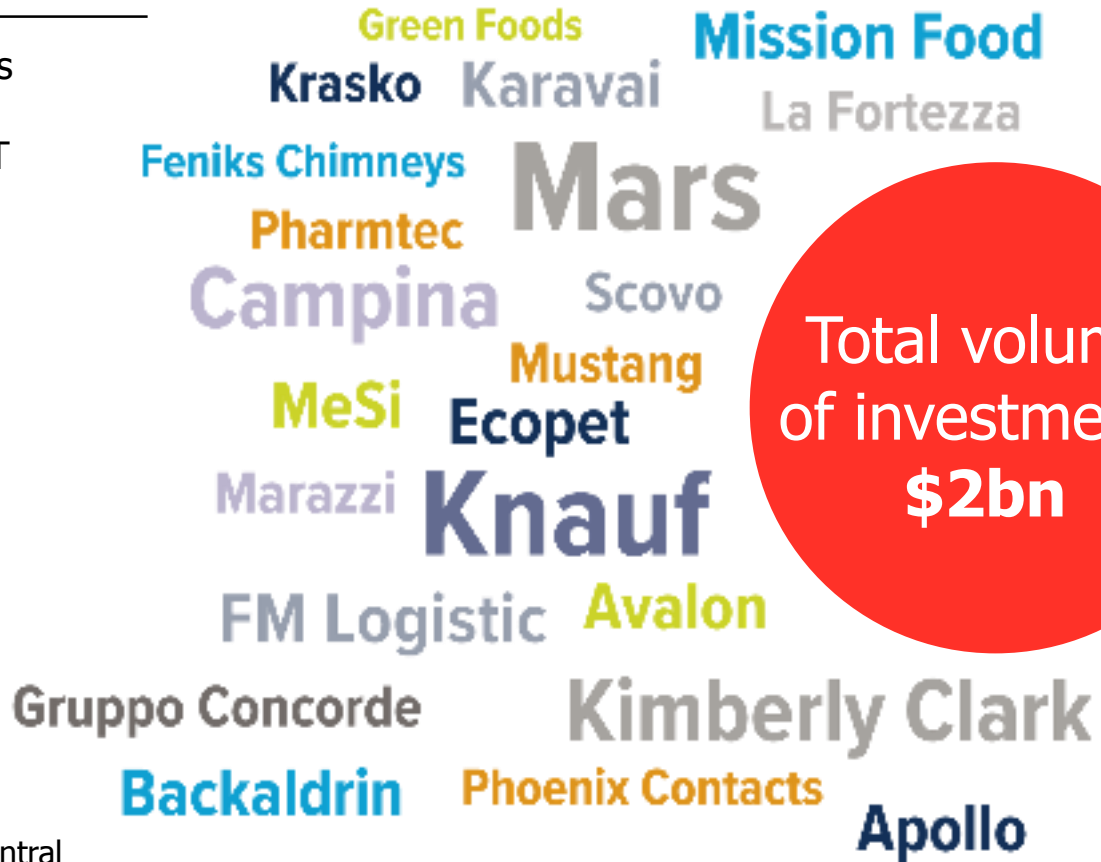
Stupino District

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

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

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

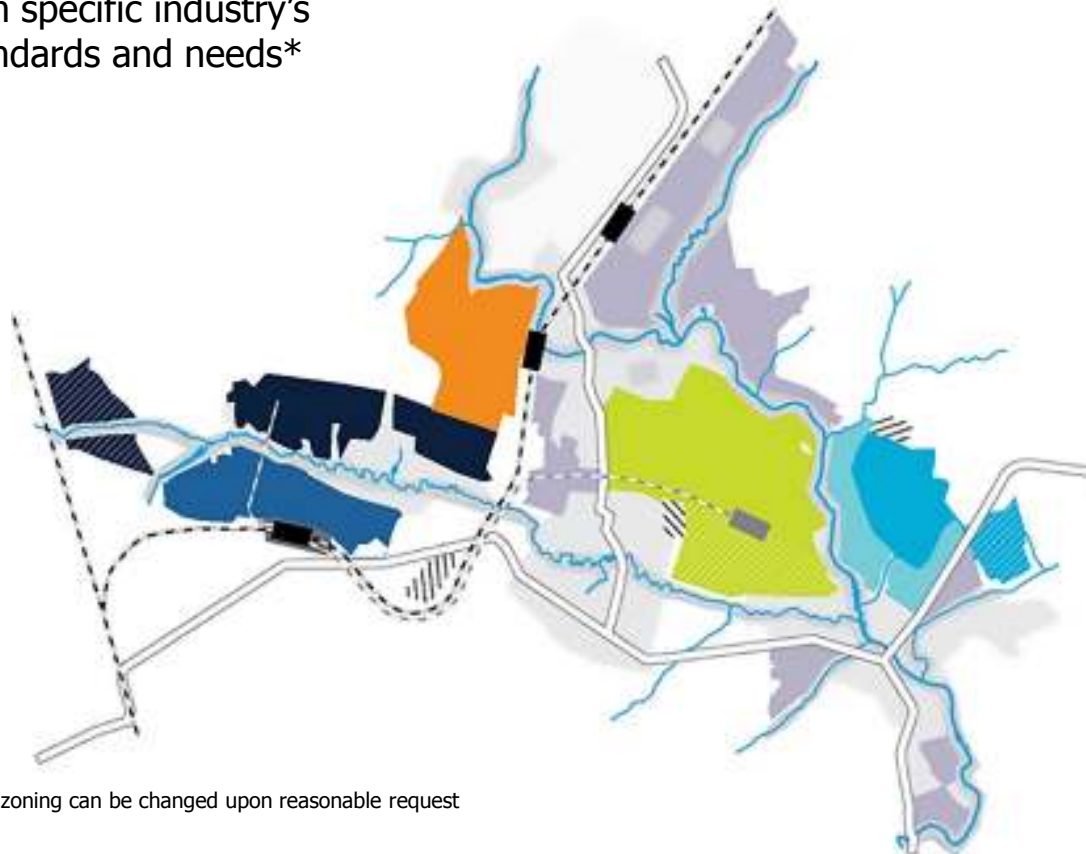
The planned establishment of the Central
Federal Academic University on 20 thousand students



Total volume
of investments
\$2bn

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

Flexible decisions – low risks

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

rail transport

rail transport supply
rail maintenance service
our own locomotive

management & operations

transport/logistics
customs brokerage
equipment rent
advertisement
translation services

housekeeping

infrastructure upkeep
cleaning
garbage and snow removal
industrial waste utilization
security



business infrastructure

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

engineering / construction

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

consulting / education

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

Hotline in
English
German
Chinese



Fast document processing

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

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

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

Special contract with
purchase guarantee

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

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

DEVELOPED BY GDP QUADRAT

STUPINO

SPECIAL ECONOMIC ZONE



INDUSTRY
TECHNOLOGY
DEVELOPMENT

Support on all levels

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 families

Kindergarten



Vacation hotel



A town for life

Apartment buildings

A town for life

Apartment buildings



Cottages and townhouses



Cottages and townhouses





Central road
in the industrial
park “Shmatovo”

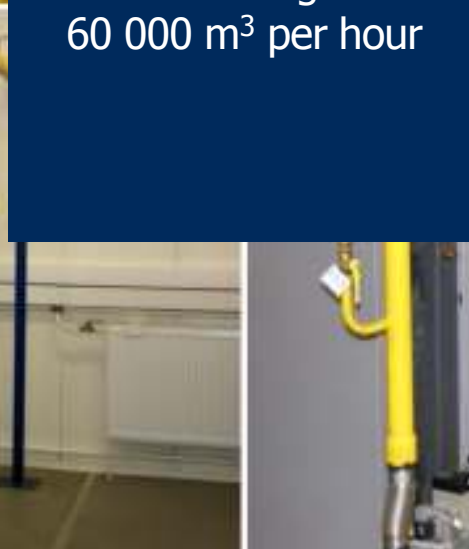


The bridge over the railway and direct access to M-4 (Moscow – Don)

Electricity
substation 220 MW

Gas distributing station
60 000 m³ per hour





Gas distributing
station





Water supply facility

Sewage treatment facilities





Our residents'
construction sites





Laying of foundation
stone for our
resident's factory





Laying of foundation
stone for our
resident's factory





Laying of foundation
stone for our
resident's factory





Our events





Our events





Our events



INFO-CENTER

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

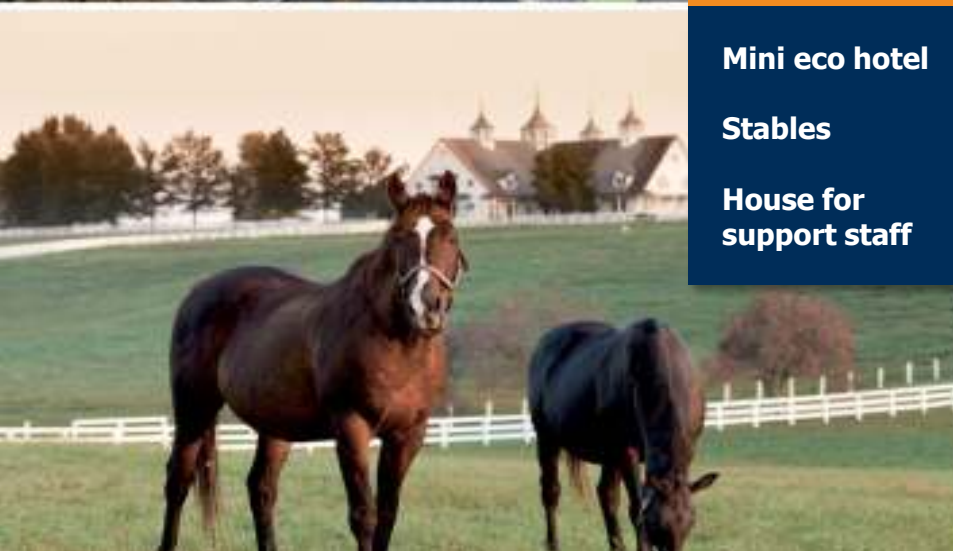
**Open air
exhibition**





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-yrs 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

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