



Committee for industrial policy
innovation and trade of St.Petersburg

PASSPORT OF INDUSTRIAL ZONES OF ST. PETERSBURG



Content

1. Introductory section.....	4
1.1. “Pulkovo” Airport.....	9
1.2. Sea transport	11
1.3. Railway transport	13
1.4. Automobile transport	14
1.5. Western high-speed diameter	15
2. General characteristics of industrial areas taking into account urban planning documentation	16
2.1. General plan of St. Petersburg The procedure for making amandments to the General plan of St. Petersburg	16
2.2. Land use and development rules of St. Petersburg	18
3. Industrial zones of St. Petersburg.....	20
3.1. Izhora plants.....	20
3.2. Metallostroy	22
3.3. Parnas	24
3.4. Rzhevka.....	26
3.5. Krasnoselskaya	28
3.6. South West.....	30
3.7. Beloostrov.....	32
3.8. Rybatskoye.....	34
3.9. Kronstadt colony	36
3.10. Lomonosovskaya.....	38
3.11. Konnaya Lakhta.....	40
3.12. Shushary	42
3.13. Obuhovo.....	44
3.14. Pushkinskaya (Eastern)	46
3.15. Northwest.....	48
3.16. Military Harbor and Amber	50
3.17. Predportovaya-1	52
3.18. Production Dam Construction Area.....	54
3.19. Sapernaya.....	56
3.20. Pontonnaya	58
3.21. Kamenka.....	60
4. Special economic zone of St. Petersburg.....	62
4.1. “Novoorlovskaya” SEZ	64
4.2. “Neudorf” SEZ	65
5. Operations in the implementation of investments in the industry of St. Petersburg.....	66
5.1. The procedure for the selection of land for the implementation of industrial investment project	66
5.2. The procedure for making decisions on the provision of property for construction, reconstruction, adaptation for modern use.	68
5.3. The procedure for the acquisition of land in the property or for rent by the owners of buildings and structures.....	73
5.4. The procedure for obtaining a building permit.....	75
5.5. The procedure for the provision of land plots for rent for purposes not related to construction.....	76
5.6. Procedure of transfer of non-residential facilities for rent	78
5.7. State registration of property.....	80
6. Industry support infrastructure .	82
6.1. Saint-Petersburgs industry development Found	82
6.2. Industrial parks of St. Petersburg ..	84
7. Contact information	92

1. Introductory section

St. Petersburg is a major economic, transport, scientific, educational and tourist center of Russia. St. Petersburg, located in the center of the intersection of sea, river routes and land highways, is the European gateway of Russia, its strategic center — the closest to the countries of the European Community.

Historical information

St. Petersburg was founded on May 27, 1703.

Period	City name
1703–1914	St.Petersburg
1914–1924	Petrograd
1924–1991	Leningrad
Since September 1991	St.Petersburg

The capital of Russia in 1712–1728 and 1732–1918.

Ahe administrative center of the Leningrad Region since 1927.

Independent administrative and territorial unit since 1931.

According to the Constitution of the Russian Federation of 1993, it is a city of federal significance.

*Climate*¹:

- Average annual temperature: +5°C;
- Average temperature of the coldest month (February): -8–8,5°C;
- Average temperature of the hottest month (July): +17,4–18°C;
- Annual precipitation: 554mm.

St. Petersburg includes 18 districts and 111 municipalities.

“Sea gate”

The city is located on the shore of the Gulf of Finland of the Baltic sea and is the strategic center of the country, as well as the “European gate” because of its close location to the European Union. 20 % of the total volume of export-import cargo of the country pass through St. Petersburg, including 52 % of imported goods that are delivered to Russia by sea.

Population

It is the second largest city in the Russian Federation and the fourth in Europe. In the territory of 1439 sq. km more than 5 million people live.

The population of St. Petersburg numbered 5,381.7 thousand on 1 January 2019, up 1% from 2016. In the structure of the city population, men make up 46.3 %, and women account for 53.7%.

The main population growth is caused by natural growth, as well as by migration inflow.

The average life expectancy in St. Petersburg in 2016 was 74.6 years.

In the first quarter of 2019, the total economically active population of the city stood at 3,087.7 thousand. As of the end of March 2019, the unemployment rate was 1.4% of the labor force.

The average nominal wage accrued for May 2019 for the full range of organizations, including small businesses, was 60,752 rubles. Real accrued wages, calculated taking into account the consumer price index, in May 2019 amounted to 95.3% compared to April 2019 and 100.4% - compared to May 2018.

External communication

St. Petersburg is a city with extensive external relations. At present, bilateral agreements with 159 foreign cities and foreign regions have been signed and are in force. There are 31 Consulate General of the countries of the other world countries², the Interparliamentary Assembly of the CIS members, representative office of European Bank for reconstruction and development, branch of the Eurasian development Bank.

Foreign economic activity

St. Petersburg occupies a leading position in the structure of foreign trade turnover of the North — West Federal district (NWFD), whose share in the turnover of the NWFD compared to 2017 amounted to 55.1 %.

Foreign trade turnover of St. Petersburg in January–June 2018 amounted to 41 billion 851 million dollars. The ratio of exports and imports is 56 to 44. The ratio of import coverage by exports for the second quarter of 2018 amounted to 124%. Foreign trade of St. Petersburg in January-June 2018 was focused on the markets of foreign countries, the share of which in the total volume of trade was 92 %.

The number of exporters in January–June 2018 amounted to 5977. Major exporters: “Hyundai Motor manufacturing Rus” LLC, “Nissan manufacturing Rus” LLC, “Admiralty shipyards” JSC, “British American tobacco-SPb” JSC, “Toyota Motor” LLC³.

Investment activity

St. Petersburg is one of the most attractive regions of Russia and Europe for investment.

Currently, the city is characterized by a stable macroeconomic situation and a highly diversified structure of the economy.

The main advantages of the city’s economy for investors:

- high diversification of the region’s economy;
- high level of city infrastructure development;
- direct access to the global logistics network;
- direct access to the largest markets of the European Union and Central regions of Russia;
- one of the largest industrial sectors of the Russian Federation;
- developed service sector of the region;
- leading positions in the ratings of investment attractiveness of Russian regions;
- developed system of project support and investor support;
- financial and tax incentives for investment and innovation.

The rate of investment in fixed capital in the share of GRP of St. Petersburg is on a par with such European cities as Stockholm, Madrid and Hamburg.

According to the Federal State Statistics Service (Rosstat), investments in fixed assets of the economy’s organizations totaled 658,549 million rubles (2017);

in 2018, St. Petersburg accounted for 22% of Russia’s total real estate investment transactions. This is the highest value since 2011, when transactions involving the Galeria Shopping and Entertainment Center and Macromir facilities were concluded. The interest in St. Petersburg’s real estate is related primarily to the expected growth of rental income against the background of minimal construction volumes and low share of vacant space. In addition, developer risks amidst macroeconomic uncertainty and a possible change of governor were difficult to assess, so investors considered existing buildings with a potential for increasing rental income

² www.kvs.spb.ru

³ Customs statistics of foreign trade of St. Petersburg. The collection for the 2nd quarter of 2018, the Federal customs service of the North-West. SPb. — 2018.

Substantial volume of investments at the end of 2016:

- transport and communications — more than 176 billion rubles;
- industrial production — about 119 billion rubles.;
- operations with property, rent and provision of services-more than 77 billion rubles.

Such major international companies as Coca-Cola, “Pepsi”, “Gillette”, “Wrigley”, “British American Tobacco”, “Bosch&Siemens Hausladen” have placed their production facilities in the city. Toyota, Nissan and Hyundai automobile plants have been built and are operating.

A platform for innovation

St. Petersburg is considered to be one of the most innovative cities of the Russian Federation. For 2018, the city ranks first among Russia’s regions in terms of innovation. Annual rating compiled since 2012 by the Association of innovative regions of Russia together with the Ministry of economic development of Russia on the basis of official statistics.

The city occupies 48th place in the ranking of innovative cities of the world “Innovation cities global rating”, prepared by the International innovation Agency “2thinkNow” (Australia), scoring 49 points out of 57 possible.

Today in St. Petersburg there are more than 300 scientific organizations, 65 of which are members of The Russian Academy of Sciences, 250 state organizations engaged in research and development and 10 are state research centers.

More than 10% of the country’s scientific potential is concentrated in the city.

In 2016, the level of innovation activity in the industry of St. Petersburg was 13.8% (the share of enterprises engaged in technological innovations), which exceeds the same rate for the Russian Federation — 7.3%.

Over the past few years there has been an increase in the cost of research and development of city enterprises in St. Petersburg.

Currently, the city has 68 enterprises that create advanced production technologies, the total number of created advanced production technologies is 218.

North-West Federal district

St. Petersburg is the center of the North-Western Federal district (NWFD), which includes 11 subjects of the Russian Federation of different status with a population of 13.9 million people and a total area of 1.7 million square kilometers, including the Republic of Karelia, the Republic of Komi, Arkhangelsk region, Vologda region, Kaliningrad region, Leningrad region, Murmansk region, Novgorod region, Pskov region, St. Petersburg and the Nenets Autonomous district. The district is adjacent to the Arctic zone, which belongs to the sphere of interests of the Russian Federation.

The territory of the North-West Federal district is a socio-economic space, which is a community of natural, economic, demographic, geopolitical and other conditions, within which a region-wide socio — economic complex is formed, including infrastructure of Federal importance, ensuring the satisfaction of the common interests and needs of the subjects of the Russian Federation that are part of the district.

Economy of the NWFD

The North-West Federal District, and, above all, St. Petersburg, remains one of the most important bases of scientific and technological progress and innovative development of the Russian economy, the production of high-tech products and means of modern transport. The value of the district in the development of the timber and fishery complexes is quite big.

The contribution of the constituent entities of the Russian Federation, members of the North-West Federal District, to the overall economic potential of the Russian Federation is significant. They account for 10% of the total gross domestic product of the country, 12% of industrial production and 10% of the total number of people employed in the national economy of Russia.

Almost 72% of apatite reserves are concentrated in the North-Western Federal District, about 77% — titanium, 45% — bauxite, 19% — mineral water, about 18% — diamonds and nickel in Russia. An important place in the economy of the district is occupied by the extraction of oil and coal.

The main industries and agriculture of the district:

- mechanical engineering, including radio electronics, instrument making, shipbuilding;
- fuel and energy complex (oil, gas, coal, shale, power generation);
- harvesting and processing of wood;
- ferrous and nonferrous metallurgy;
- food and light industries;
- shipbuilding;
- production of building materials;
- fishing and fish processing;
- electric power industry;
- transport and logistic.

The largest enterprises of the Northwest Federal district: “Severstal” JSC, “Power machines” JSC, “United shipbuilding Corporation” JSC, “Ilim Pulp” JSC, “Yantarengo” JSC, “Apatite” JSC, Kolsky mining and metallurgical company, “Sevkabel” JSC.

Machine-building enterprises focused on the maintenance of port infrastructure and transport are located in St. Petersburg, Leningrad and Kaliningrad regions.

There are enterprises for the production of E class cars “Toyota Camry”, “Nissan Teana” and “Nissan X-Trail” in St. Petersburg, “YAROVIT” trucks production for various purposes, as well as large class buses production.

There are 59 industrial and scientific organizations of the radio — electronic industry on the territory of the district, which employ more than 32 thousand people, which is 12.5% of the total number of employees of the radio — electronic industry of Russia, 45 of which with the number of employees 26 thousand people are located in St. Petersburg.

Transport

Transport system of the district, which includes all types of transport: sea, river, rail, air, road and pipeline is highly developed.

There are major Russian ports — Saint-Petersburg, Murmansk, Kaliningrad and Arkhangelsk — in the district. The Murmansk port is mainly connected with the transportation of energy resources, both from Russia and from other countries, in particular Norway, along the Northern sea route.

A major railway junction is the capital of the district — St. Petersburg, from which the highways to Kaliningrad, Moscow, Helsinki, Minsk, Kiev and many other cities start, providing foreign economic relations with other Federal districts of Russia and other countries⁴.

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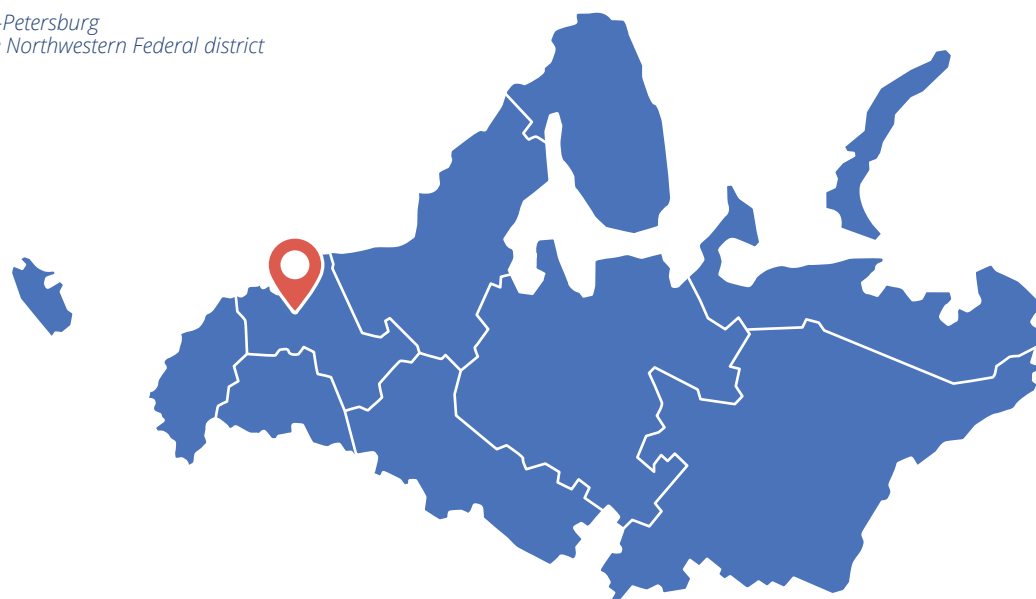
Order of the government of the Russian Federation of 18.11.2011 No.2074 «On approval of the strategy of socio-economic development of the North-West Federal district for the period up to 2020»



Saint-Petersburg
in Russian Federation



Saint-Petersburg
in the Northwestern Federal district



1.1. “Pulkovo” Airport



INFRASTRUCTURE

✓ 88

Check-in
desks

110

Passport control
cabins

16

Boarding
bridges

110

Parking
for aircrafts

7

Baggage
carousels

60

Elevators

24

Escalators

37

Boarding
gateways

Indicators of the airport:

Total area of the airport: 1350 ha;

Number of runways: 2 runways:

- South, 3780x60 m;
- North, 3397x60 m.

Pulkovo is the fourth largest passenger airport in Russia after the Moscow air hub. It is 23 km from Palace square. The nearest metro station is Moskovskaya. LED1 airport code was assigned when the city was named Leningrad, survived the Soviet era and has survived to the present day.

Since April 29, 2010 Pulkovo airport is managed by “Air Gates of the Northern Capital” limited liability company. The company is implementing the first project in the aviation industry in Russia on the basis of public-private partnership without attracting budget funds.

The total investment in the development of the 1.2 billion Euro5.

In the first seven months of 2018, St. Petersburg airport served 10.1 million people, which is 11% more than in the same period of 2017.

Along with the management of the airport operational activities, an important task in the work of Air Gates of the Northern Capital LLC was the reconstruction and modernization of the airport, which provides passenger service at the C level according to the IATA classification. In the period from 2011 to 2013, a new international passenger terminal with an area of 145 thousand square meters, a passenger and cargo apron, a hotel and a business center on the forecourt, a complex of Parking lots and other airport infrastructure facilities were built and put into operation.

The members of the international consortium “Air Gates of the Northern Capital” are: “VTB Capital”, Fraport AG and Copelouzos Group.

The airport has about 4,000 employees.

The single air terminal (since March 2014) is located at the following address: St. Petersburg, Pulkovo highway, 41, lit. 3A.

Public-private partnership agreement

The agreement on the creation, reconstruction and operation on the basis of public-private partnership of facilities (PPP Agreement) that are part of the property of Pulkovo airport is the fundamental document on the basis of which "Air Gates of the Northern Capital" LLC (AGNC) performs the functions of the main operator of Pulkovo airport and simultaneously implements the strategic investment project of St. Petersburg for the development of the airport.

The PPP agreement:

- Signed by three parties – AGNC, the Government of St. Petersburg, Pulkovo Airport JSC (the company, 100% of whose shares belong to the city of St. Petersburg);
- Entered into force – 29 April 2010.;
- Valid for 30 years from the date of entry into force.

The terms of the PPP Agreement

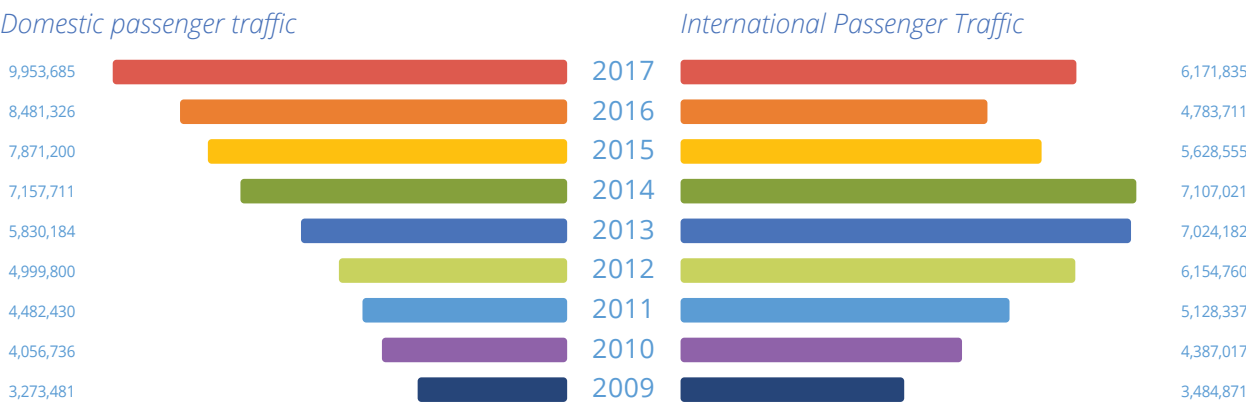
St. Petersburg and Pulkovo Airport transferred the airport property complex to AGNC for the long-term lease for a period of 30 years for the implementation of large-scale reconstruction of existing and construction of new airport infrastructure facilities. Throughout this period, AGNC will manage Pulkovo airport, provide airport services and invest in the development of the airport in accordance with the PPP Agreement. AGNC is granted the exclusive right to provide airport services on the territory of Pulkovo airport.

AGNC is obliged to ensure the creation of a modern airport with a capacity corresponding to the "C" level of passenger service according to IATA classification. It is expected that by 2039 the airport's capacity will be at least 35 million passengers per year.

Control over the provision of high quality airport services by AGNC and the fulfillment of its obligations for the development and operation of Pulkovo airport, prescribed by the PPP Agreement, is carried out by Pulkovo Airport.

Under the terms of the agreement, AGNC annually pays a concession payment in favor of Pulkovo Airport and St. Petersburg, consisting of two parts-a constant and a variable, and after the completion of the project returns the property complex to St. Petersburg and Pulkovo Airport.

INTERNATIONAL AND DOMESTIC PASSENGER TRAFFIC



Pulkovo official site



www.pulkovoairport.ru

5 In the period 2010 to 2015 inclusive

1.2. Sea transport



The big port of St. Petersburg

The big port of St. Petersburg belongs to the Baltic sea port system and it is the largest port in the North – West of Russia. Located in the Neva Bay of the Gulf of Finland, most areas of the port are located on islands and moles in the mouth of the Neva River, some areas are located near the Bronka railway station, in the town of Lomonosov, and also in the harbor of the Litke base of Kotlin Island. The total area of the port is 629.9 square km, the total length of the mooring line is 31 km.

Sea port "Big port of St. Petersburg" handles containers, cars, metal and pipes, timber, coal, grain and many other goods. Ship navigation in the port is possible throughout the year.

Sea channel

The port's main sea route consists of the Large ship fairway, the Kronstadt ship fairway and the St. Petersburg sea channel with a total length of 33 miles from the Western border of the water area to the inner part of the port.


The Kronstadt Korabelny fairway passes through the S-1 navigation structure of the St. Petersburg flood protection complex of structures. To the West of the S-1 it has a width of 150 m, depth from 14 to 16 m, to the East of the S-1 fairway has a width of 80 to 100 m with depths of 11.8 to 14 m.

In recent years, the intensity of navigation through the port of St. Petersburg has increased significantly. The number of ship calls has increased almost threefold, which is a consequence of the organizational measures carried out by the port administration and the construction of new transshipment complexes on both banks of the Gulf of Finland.

The sea port "Big port of St. Petersburg" includes raids, terminals, warehouses, wharfs leased by stevedoring companies within the boundaries of the port water area and adjacent waters, defined by Federal and regional legislative acts.

Port water area "The big port of St. Petersburg" is about 629.9 sq. km. The port has more than 200 wharfs with total length of about 31 km.

The list of wharfs
www.pasp.ru/shemy_porta



25 stevedoring companies carry out cargo operations in the territory of the Big Port, in accordance with the received licenses for the production of cargo handling operations.

The port is open to vessels all year round. Normal working time in port C is from 8:30 to 17:00, except weekends and holidays. Holidays are the days declared by the State.

Loading and unloading operations are carried out around the clock, seven days a week and holidays, except for a break from 20:00 on December 31 to 24:00 on January 1. Navigation does not stop all year round. In winter, in ice conditions, the ship escort is carried out by icebreakers.

The wharfs of the port are equipped with all necessary reloading equipment.

Most wharfs can accommodate vessels with a draft of 9.8 m, but there are facilities in the port where vessels with a draft of up to 11 m and a length of up to 320 m can be handled.

24 shipping lines connect the Big port of St. Petersburg with many ports of the world.

Sea port “the Big port of Saint-Petersburg” includes the following areas: 1, 2, 3, 4 cargo areas, passenger area, Vasileostrovsky cargo area, the cargo area in the harbour of Litke base (Kronstadt), the cargo area in Lomonosov.



The port accepts vessels with dimensions not exceeding any of the following parameters:

- Length — up to 320 m;
- Width — up to 42 m;
- Draft — up to 11 m (in fresh water).

The port complex of St. Petersburg is a modern system that provides customers and users with services for transshipment and transportation of goods at the level of world standards.

In 2017, the port handled 6.9 million tons of cargo.

The port's cargo turnover in January-December 2018 increased by 11% year on year, to reach 59.32 million tons.

The boundaries of the seaport “Big Port St. Petersburg” (defined by procedure of the Government of the Russian Federation dated August 20, 2009 No. 1225).

Passenger Port of St. Petersburg “Sea facade”

Passenger Port of St. Petersburg “Sea facade” is the first and the only specialized passenger port in the North-Western region of Russia, located on the alluvial territories of Vasilevsky island. The Port complex includes seven wharfs with a total length of 2171.06 m for the reception of ocean liners up to a length of 340 m, three cruise and one specialized cruise ferry terminal.

“Sea facade” is an active participant of the world cruise market who takes part in annual exhibitions and meetings of associations: the Association of sea trade ports, Cruise Lines International Association (CLIA), Cruise Europe, the Association of Maritime tourism of St. Petersburg and the Association of cruise market participants.

1.3. Railway transport



St. Petersburg is the largest railway junction in the North-West of Russia, the second largest one after the Moscow railway junction. The total length of Railways is 10,440.9⁶ km.

The cargo turnover of the railway junction reaches 280⁷ million tons/year. Currently, the St. Petersburg railway junction serves as a sorting center for foreign economic cargo flows and enterprises of other regions directed towards Finland, the Baltic countries and the Baltic sea ports.

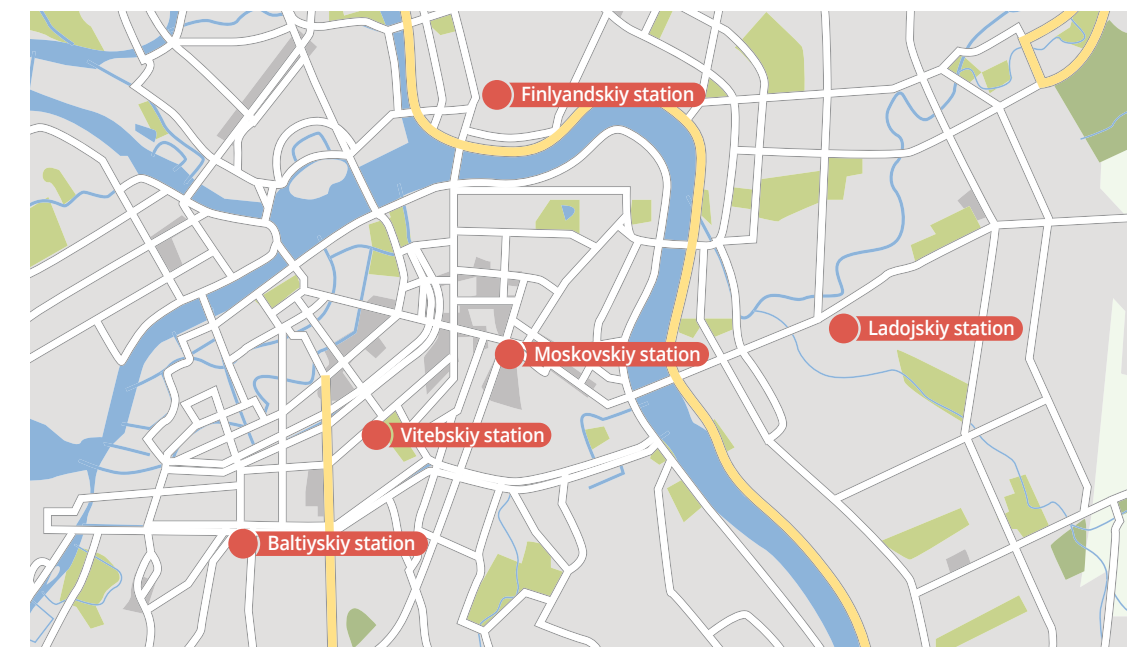
The system of interconnection “railway — port” is actively developing, including container transportation, which allows to significantly reduce the time of delivery and departure of cargo.

As part of the development of the logistics potential of the region, “Russian Railways” JSC plans to build a new terminal and logistics center “Baltic” for the transportation of goods in carriage and containers on the basis of the city's Shushary commodity station.

The junction consists of 5 stations (Baltiyskiy station, Vitebskiy station, Moskovskiy station, Ladojskiy station, Finlyandskiy station), 2 sorting stations (St. Petersburg—Moscow sorting, Shushary), 2 port stations (Avtovo and New Port), 10 passenger destinations (Baltic, Luga, Vitebsk, Moscow, Volkhovstroevskoye, Ladoga, Irinovskoye, Priozersk, Vyborskoye, Sestroretsk).

St. Petersburg has a high-speed railway system. Travel time to Moscow is 3 hours 30 minutes (by high — speed train “Sapsan”), to Helsinki — 3 hours 27 minutes (by high-speed train “Allegro”).

RAILWAY STATIONS OF ST. PETERSBURG



⁶ Data on the October railway

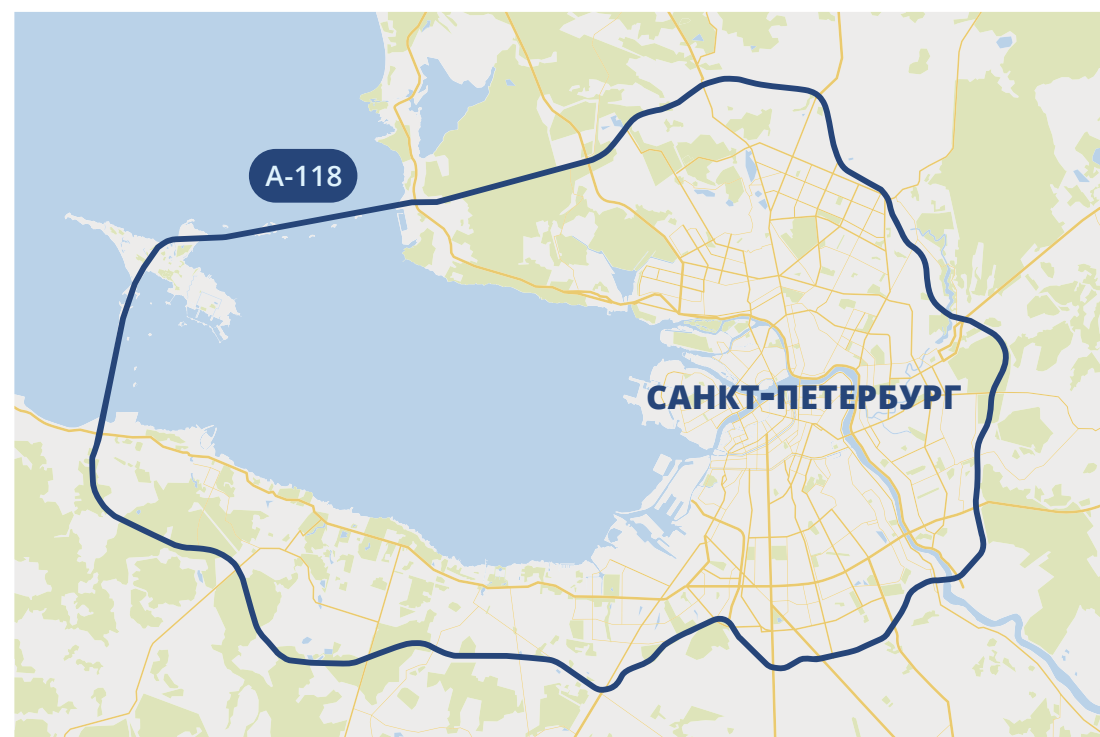
⁷ Data for 2017 on the October railway

1.4. Automobile transport



Ring road

СХЕМА КАД



A-118 or RR — the ring road of St. Petersburg is a public road of Federal importance, passing through the territory of the Northern capital and the Leningrad region.

- The length of the route is 116.75 km, and taking into account the part of the highway passing through the protective dam of St. Petersburg, the road has a length of 142.15 km;
- Permissible speed — 110 km/h;

- Number of traffic interchange — 26;
- Number of lanes — from 4 to 8;
- Roadway width — from 15 to 32 m.

The main advantages of driving on the highway:

- Lack of left turns, traffic lights and intersections;
- Large turning radius create the impression of a straight road.

1.5. Western high-speed diameter

Western high-speed diameter (WHSD) is a strategic investment project of the city, which determines its development as a major world-class transport hub. The Western High-Speed Diameter represents the toll city highway of the high-speed movement.

The construction project of the WHSD road is carried out using the mechanism of public — private partnership. On December 23, 2011, St. Petersburg and “Western high-speed diameter” JSC signed a PPP Agreement with a validity of 30 years.

In accordance with the PPP Agreement, the Company attracts funding for the construction of the WHSD Central section and is entitled to operate the entire trunk pipeline in concession for thirty years. The terms of the Agreement contain minimum guaranteed by the Government of St. Petersburg income from the operation of the WHSD in the amount of 9.6 billion rubles per year. If the annual revenue of the project exceeds this amount, the “Highway of the northern capital” will pay



90% of the difference to the government of St. Petersburg.

The highway starts from the junction with the Ring road in the southern part of the city, goes to the area of the sea port of St. Petersburg, then to Vasilievsky island and then — to the North to the E-18 “Scandinavia” highway.

Currently, traffic is open on the Northern and Southern section of the WHSD.

In the medium term, it is planned to put into operation the Central section of the WHSD. As part of the WHSD provides for the construction of unique bridge structures. This is primarily related to the transport facilities of WHSD, located in the waters of the Neva Bay, the construction of which is an integral part of the formation of the sea facade of St. Petersburg.

Main technical indicators of the project:

- 46.6 km — the total length of the highway, including: on artificial structures (racks, bridges, overpasses and tunnels) — 59%; on the roadbed — 41 %;
- 4–8 lanes depending on the area;
- 14 road junctions;
- 110 km/h — allowed speed;
- More than 100 thousand cars per day — the average traffic intensity.

2. General characteristics of industrial areas taking into account urban planning documentation

2.1. General plan of St. Petersburg. The procedure for making amandments to the General plan of St. Petersburg

Territorial planning of St. Petersburg is carried out through the development and approval of the General plan of St. Petersburg and its amendments. The latest version of the General plan of St. Petersburg approved by the law of St. Petersburg from 24.06.2015 No. 421-82 on amend-ments to the Law of St. Petersburg “on the General plan of St. Petersburg”.

The General plan of St. Petersburg is implemented within the boundaries of the subject of the Russian Federation — the city of Federal importance of St. Petersburg with the inclusion of the Gulf of Finland, adjacent to St. Petersburg, and taking into account the development of the adja-cent territory of the Leningrad region.

In accordance with the current General plan of St. Petersburg, the area of non-residential zones of St. Petersburg is:

No.	District of St. Petersburg	with the General Plan of St. Petersburg (PD*), ha
1	Admiralteysky	86.87
2	Vasileostrovsky	132.74
3	Vyborgsky	875.59
4	Kalininsky	352.76
5	Kirovsky	617.09
6	Kolpinsky	2310.00
7	Krasnogvardeysky	854.56
8	Krasnoselsky	1091.52
9	Kronstadtsky	210.84

No.	District of St. Petersburg	with the General Plan of St. Petersburg (PD*), ha
10	Kutortny	455.62
11	Moscovsky	589.56
12	Nevsky	922.15
13	Petrogradsky	32.47
14	Petrodvortsovy	665.66
15	Primorsky	640.92
16	Pushkinsky	2789.06
17	Frunzensky	583.76
18	Tsentralny	28.52
Total		12,144.52

**PD — zone of industrial, transport and logistics, warehousing facilities, engi-neering infrastructure with the inclusion of public business facilities related to the maintenance of the area.*

The procedure for amending the General plans of settlements is defined in article 24 of the Town — Planning code of the Russian Federation. Also the procedure for making amandments to the General plan of St. Petersburg is determined by articles 10–12 of the Law of St. Petersburg.

“About town-planning activity in St. Petersburg” from 24.11.2009 No.508-100 on the basis of which the Government of St. Petersburg takes a decision on the draft Law of St. Petersburg on amendments to the General plan of St. Petersburg.

Implementation of the General plan is carried out in accordance with the objectives of socio-eco-nomic development of St. Petersburg, defined by the Strategy of socio-economic development of St. Petersburg until 2025”, approved by the government of St. Petersburg 13.05.2014 No. 355. In accordance with this Strategy, the proposed changes to the General plan of St. Petersburg should be aimed at improving the urban environment, creating an optimal balance between the territories of residential, public, industrial and business development, improving the environ-mental situation and creating comfortable conditions for all residents of the city.

The developer of the draft amendments to the General Plan of St. Petersburg, materials for its substantiation and the Land Use and Buildings Rules of St. Petersburg is the St. Petersburg State Institution “Research and Project Center of the General Plan of St. Petersburg”.

In accordance with the Annex to the decree of the government of St. Petersburg of 17.08.2012 No. 869 “About the Commission for the preparation of amendments to the General plan of St. Pe-tersburg”, includes representatives of the Executive bodies of the state power of St. Petersburg, the Legislative power of St. Petersburg, local governments, public and non-commercial organi-zations, territorial bodies of the Federal Executive power.

The Committee for industrial policy, innovation and trade of St. Petersburg is constantly working on the reception and consideration of proposals of industrial enterprises to the new General plan of St. Petersburg.

2.2. Land use and development rules of St. Petersburg

The main document of the city planning zoning of St. Petersburg is the Land Use and Development Rules of St. Petersburg. The latest revision of the Land Use and Development Rules of St. Petersburg was approved by the Decree of the Government of St. Petersburg of June 21, 2016 No. 524.

The Land Use and Development Rules of St. Petersburg reflect the boundaries of territorial zones and subzones, the boundaries of the limit parameters of permitted construction, the reconstruction of capital construction objects in terms of the maximum height of buildings, structures and constructions, the boundaries of zones with special conditions for the use of territories, the boundaries of zones protection of cultural heritage in St. Petersburg.

As part of the Land Use and Development Rules of St. Petersburg, city planning regulations were developed for land plots and capital construction facilities located in the aisles of the respective territorial zones. In turn, city planning regulations include: types of permitted use of land plots and capital construction objects, maximum (minimum) sizes of land plots and limit parameters of permitted construction, reconstruction of capital construction objects.

The town planning regulations were developed on the basis of the classifier of the types of permitted use of land plots approved by the Order of the Ministry of Economic Development of the Russian Federation of September 1, 2014 No. 540.

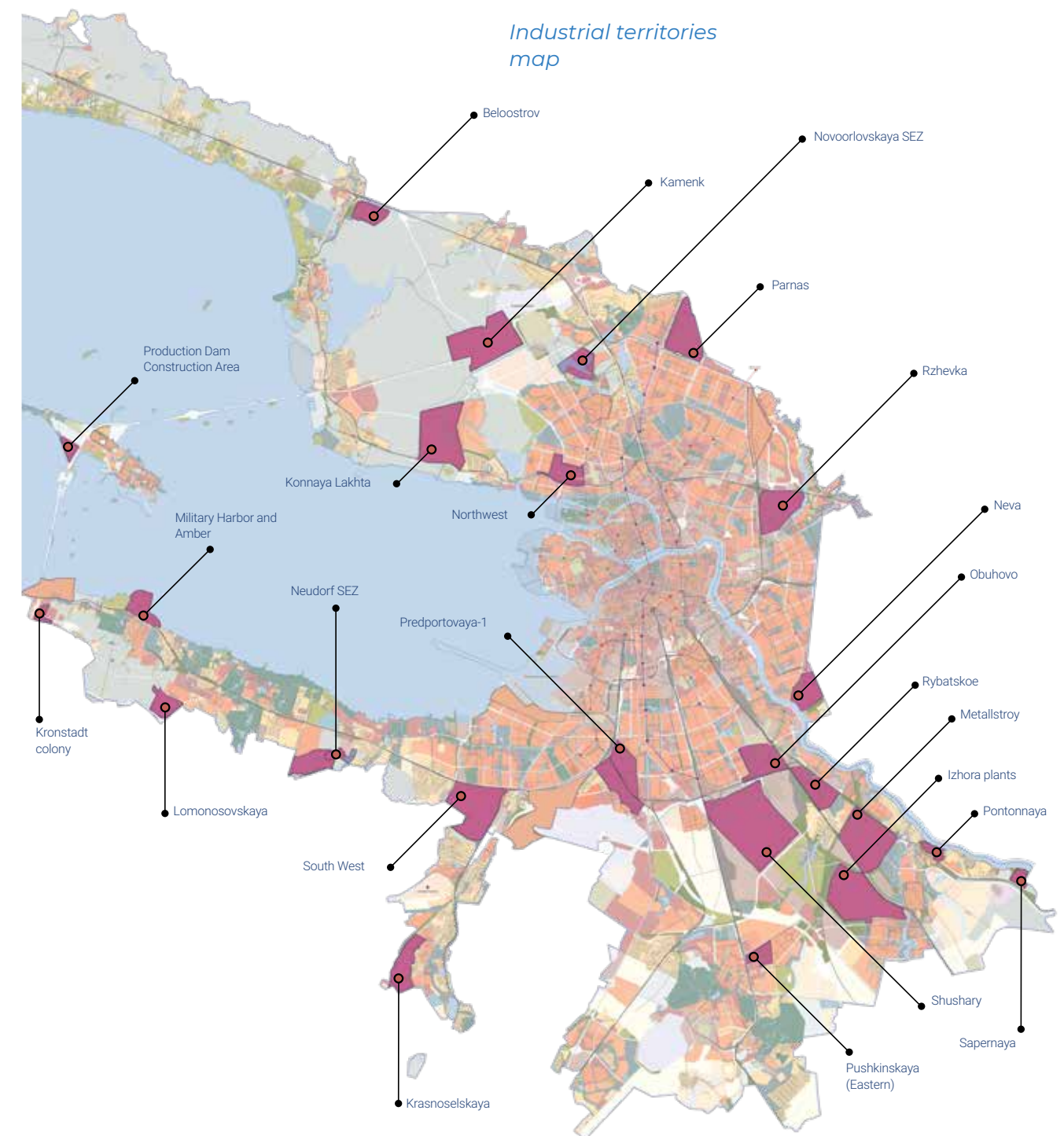
The following types of production zones are established by the rules of land use and building of St. Petersburg:

1. TP1 — the production area of food industry facilities, as well as light and pulp and paper industry with the inclusion of engineering infrastructure facilities;
2. TP2 — production area of automotive industry facilities, as well as heavy industry facilities with the inclusion of engineering infrastructure facilities;
3. TP3 — production zone of pharmaceutical industry facilities, as well as petrochemical and construction industry facilities with the inclusion of engineering infrastructure facilities;
4. TP4 — production area of heavy industry facilities, as well as construction industry facilities with the inclusion of engineering infrastructure.

In addition, the Land Use and Development Rules of St. Petersburg established town planning regulations for multifunctional zones with the inclusion of industrial, warehouse, engineering infrastructure and public business facilities — TPD1 and TPD2.

In the town-planning regulations of these territorial zones, the type of permitted use “production activity” is introduced, which provides for a significant expansion of the possibility of locating any production facilities within the boundaries of the specified territorial zones.

The determination of the conformity of the types of permitted use of land with the classifier of the types of permitted use of land is carried out by the Committee on City Planning and Architecture in accordance with Order No. 1341 of August 17, 2015.



3. Industrial zones of St. Petersburg

3.1. Izhora plants

Description of industry area

The production zone “Izhora Plants” is located between the railway section “Slavyanka River”—PTL—Izhorka Popov River (the Moscow railway direction) and the Slavyanka River in the Kolpino District of St. Petersburg. Despite the distance from the center of St. Petersburg, the district is actively developing and has a high investment attractiveness.

The main highways of the street and road network of the Kolpinsky District of St. Petersburg,



TOTAL AREA
1303.9 HA

TERRITORIAL RESERVE
56.31 HA

INDUSTRY SPECIALIZATION
TP4, TE1–2

providing transport accessibility of industrial zones located in the district, are st. Sofiyskaya, Petrozavodskoe highway, st. Zagorodnaya, st. Sevastyanova. The railway branch of the Minsk direction of the Russian Railways and the railway branch of the Moscow direction of the Russian Railways pass through the territory of the Kolpinsky District of St. Petersburg; there are 4 railway platforms: Slavyanka, Metallostroy, Izhora Plant, Pontonny. There is an exit from the Ring Road to Sofiyskaya Street in this area.

Industry specialization

It assumes the placement of the following types of objects:

- objects of heavy industry, as well as objects of construction industry with the inclusion of engineering infrastructure;
- objects of engineering and transport infrastructure, municipal facilities, objects of sanitary cleaning of II and III hazard classes.

Logistic characteristics

Distance from the city-centre — 31 km, port — 36 km, Pulkovo Airport — 21 km, Ring Road — 13 km.

Large residents

- Izhora Plants JSC;
- Izhora Pipe Mill;
- Magnitogorsk Iron and Steel Works;
- “Victory” — a brick factory of the “Pobeda LSR” association;
- Knauf Gips Kolpino — a plant for the production of gypsum-based building materials (owned by the German company Knauf);
- MMK-Interkos (1st stage) — a plant for the delivery of stamped components to manufacturers of automobiles and household appliances (owned by the Magnitogorsk Iron and Steel Works).



Large investment projects

- Etafon LLC — construction of an industrial complex for the production of electronic equipment is planned;
- «Silovye mashiny» JSC — metallurgical production;
- “Chemical Reagents Plant” SPA in the framework of the creation of water supply and sanitation cluster plans to build a plant in the production area for the production of mineral salts for wastewater treatment.

Planning documentation

The Committee for Industrial Policy and Innovations of St. Petersburg is developing a design plan for locating the linear object “Roads with associated networks: highway No. 1 in the section from the designed highway No. 2 to the projected continuation of Sofia Street, passage No. 1 in the area from projected highway No. 1 to projected passage No. 2, passage No. 2 from projected passage No. 1 to the projected continuation of Sofia Street”. The planned date for approval of documentation is 2020.

3.2. Metallostroy



TOTAL AREA 724.7 HA	TERRITORIAL RESERVE 191.5 HA	INDUSTRY SPECIALIZATION TPD2_2
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Description of industry area

The territory is located in the municipality "Metallostroy Settlement" of Kolpinsky district of St. Petersburg in the South-East of St. Petersburg at the mouth of the Izhora river, between the railway branches to Moscow and Murmansk. The industrial zone "Metallostroy" is one of the dynamically developing industrial zones of the district.

The main highways of the street and road network of the Kolpinsky district of St. Petersburg, providing transport accessibility of the industrial zones located in the territory of the district, are st. Sophia, Petrozavodsk highway., st. Zagorodnaya, st. Sevastyanova. On the territory of the Kolpinsky district of St. Petersburg there is a railway line of the Minsk direction of Russian Railways and a railway line of the Moscow direction of Russian Railways; there are 4 railway platforms: Slavyanka, Metallostroy, Izhora Plant, Pontoon., there is the exit from the Ring road to Sofia street in this area.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of II and III hazard classes, as well as public business facilities located in the peripheral and suburban areas of St. Petersburg outside the zone of influence of the main highways of freight road transport with limited transport accessibility.

Logistic characteristics

Distance from the city-centre — 32 km, port — 37 km, Pulkovo airport — 25 km, RR — 11 km.

Large residents

- "D.V.Efremov Scientific Research Institute of Electrophysical Apparatus" FSUE (development of large experimental facilities created in Russia to study ways of obtaining controlled thermonuclear reaction);
- Weener Plastic Packaging Group (packaging manufacturer);
- Plant of High Frequency Installations JSC (production of power supplies for induction heating);
- "NII-EFA-ENERGO" LLC (production and installation of electrical equipment of low and medium voltage high power; complete supply of electrical equipment on a turnkey basis for power supply of electrified transport, oil and gas complex, energy systems, industrial enterprises);
- Power Machines plant JSC.

Large investment projects

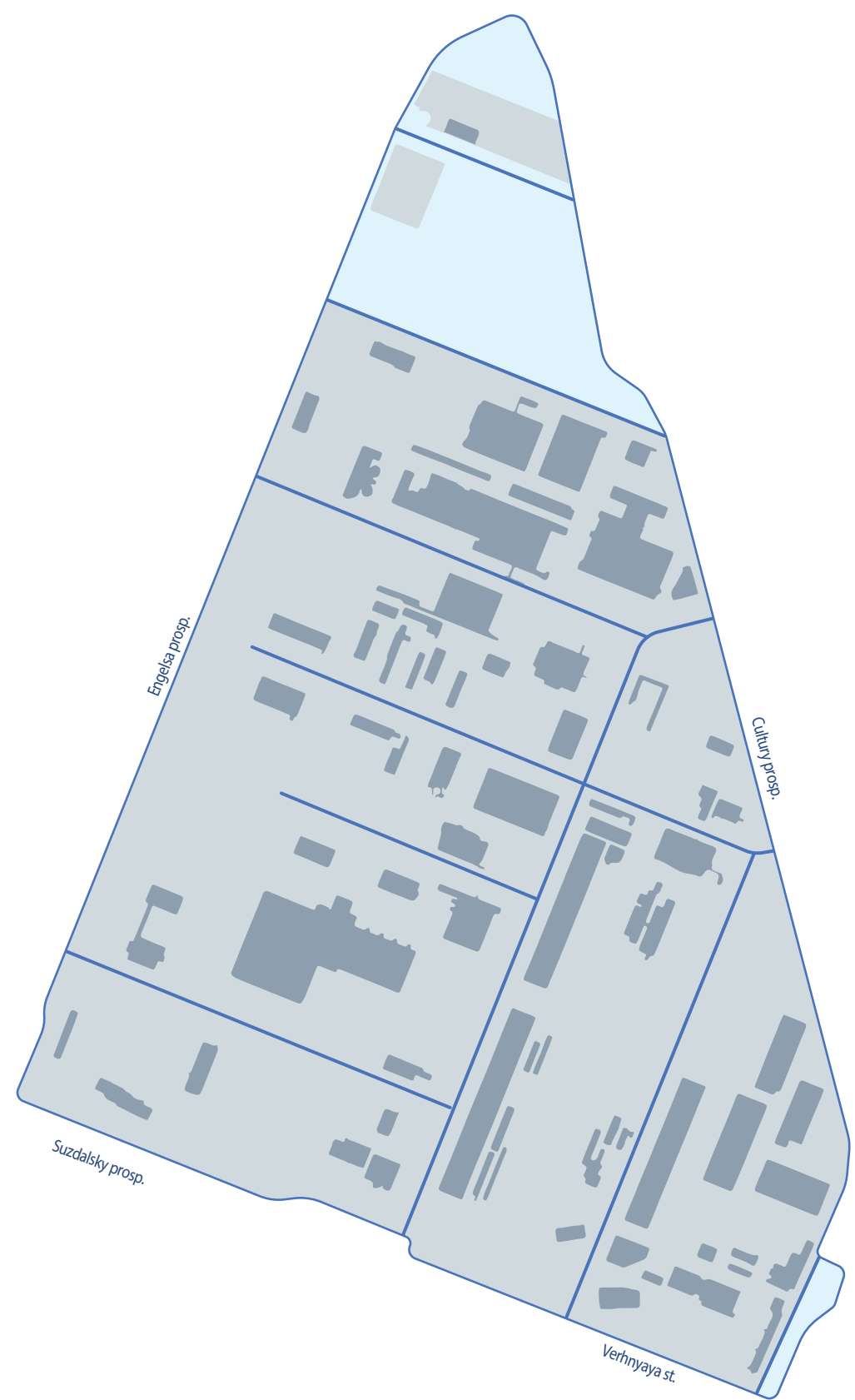
On the territory of the production area of A GROUP, one of the largest metal holdings in Russia, it is planned to implement a project for the construction of a metal service center using high-tech equipment.

Planning documentation

The documentation was approved by the Decree of the Government of St. Petersburg of 03.02.2009 No. 126.



3.3. Parnas



Description of industry area

The Parnas production zone is located in the Vyborgsky district of St. Petersburg at the intersection of Engels pr. and RR. It borders with the Leningrad Region and is located near one of the largest areas of mass housing construction in the northern part of St. Petersburg, it has good transport links and some reserve of free territory for industrial development within the zone. The main profile of the zone is food industry and logistics. On the territory of the production area there are more than 75 enterprises. Transport infrastructure is well developed. The zone is adjacent to the RR, road network, railway. In 2003, a viaduct was built across the railway, which connected Engels pr. with RR. Public transport (bus, trolley bus, tram) passes along the southern border of the zone. In the southwest, the zone is bordered by the Parnas metro station.

The length of the road network of the Vyborg district is 300 km.

There are 6 metro stations in the district: Vyborgskaya, Lesnaya, Udelnaya, Ozerki, Prospect Prosveshcheniya, Parnas.

Vyborg district is a transit corridor for St. Petersburg — through Bolshoy Sampsonievsky pr., Engels pr. and Vyborg highway passes the way to Scandinavia. Highways such as RR (intersection with Komendantsky pr. in the direction of st. Parachutnaya, with Vyborgsky highway to Pargolovo settlement, from Engels pr. in the direction of Priozersk and from Kultury pr.) WHSD (intersection with the Ring Road on the northern section of the WHSD), Suzdal pr., interchange of the Sampsonievsky Bridge. There are 6 railway platforms here: "Lanskaya", "Ozerki", "Shuvalovo", "Pargolovo", "Levashovo", "Pesochnaya".

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehouse, engineering infrastructure facilities of II and III hazard classes, as well as public business facilities located in peripheral and suburban districts of St. Petersburg in the zone of influence of the main highways of freight transport.

Logistic characteristics

Distance from the city-centre — 18 km, port — 23 km, Pulkovo airport — 50 km, RR — adjacent to the production area. The closest industrial zones: "Ruchyi" — 9 km, branch of "Novoorlovskaya" SEZ — 13 km, "Kolomyagi" — 13 km. "Parnas" railway station.

Large residents

- "Brewing company "Baltika" JSC;
- "Pepsi Botling Group St. Petersburg" LLC;
- "Soufflet St. Petersburg Malt Plant" CJSC;
- "House-building factory" Block" CJSC;
- Lenstroydetal JSC;
- Branch "Dairy Plant "Petmol" of "DANONE RUSSIA" JSC;
- Electronmash JSC — design, development and production of transformer substations, complete switchgear, operational direct current systems.

Large investment projects

- "Compressor" JSC.

Planning documentation

Documentation is not being developed.

TOTAL AREA
507.4 HA

TERRITORIAL RESERVE
UP TO 50 HA

INDUSTRY SPECIALIZATION
TPD2_3

3.4. Rzhevka

Description of industry area

The production area “Rzhevka” is located in the northeast of the Krasnogvardeysky district of St. Petersburg, in the basin of the Okhta River. From the north and west the territory is bounded by a railway, from the south — the Revolution highway, from the south-east — by the Okhta river. In the production area there are Okhta spill and gardening partnerships. The Rzhev-Porokhovy residential area is located to the south. “Rzhevka” is one of the promising production areas. Since 2014, St. Petersburg has been taking measures to build engineering and transport infrastructure facilities as part of the development of the investment attractiveness of the city.



TOTAL AREA 374.0 HA	TERRITORIAL RESERVE 31.52 HA	INDUSTRY SPECIALIZATION TPD1_3, TPD2_2, TE1-1
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The length of the road network of Krasnogvardeysky district is 335.4 km.

Krasnogvardeysky district is located on the outskirts of the city and has a good system of highways. The exit to the Ring road is on Kosygina prospect, Shafirovsky prospect, Piskarevsky prospect, Toksovskoe highway in the district of Murino (the road to Matoksa) and Ryabovskoe highway in the direction of Vsevolozhsk.

There are 2 metro stations in the area: “Novocherkasskaya” and “Ladozhskaya”. There are also five railway stations on the territory: “Dacha Dolgorukova” (Ladoga station), “Ruchyi”, “Rzhevka”, “Murino”, “Post-Kovalevo”. Most of the railway is used for freight transport, but it is also used for passenger transport.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the IV and V hazard class, as well as public and business facilities in the peripheral and suburban areas of St. Petersburg, located in the zone of influence of RR around St. Petersburg and departure highways;
- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities located in the peripheral and suburban districts of St. Petersburg outside the zone of influence of the main highways of the movement of freight road transport with limited transport accessibility;
- facilities of engineering and transport infrastructures, utility facilities, sanitary facilities with the inclusion of storage and production facilities IV and V hazard class.

Logistic characteristics

Distance from the city-centre — 13 km, port — 20 km, Pulkovo airport — 30 km, RR — 2.5 km. Ladozhsky station — 6.5 km.

Railway: “Piskarevka” railway station — 3.7 km, “Rzhevka” railway station — 4.5 km. Distance to the nearest industrial areas: “Ruchyi” — 8 km, “Neva” — 11 km, industrial zone in the area of st. Salova — 13 km.

Large residents

- “Fortis” LLC;
- Logistics complex TRP Trading LLC;
- Construction plant “Krist-AI” LLC;
- “Plant “Electropult” JSC;
- “Sloteks” JSC Furniture factory;
- Soyuzslavprom LLC Metal processing company;
- “City Animal Cemetery” LLC (an animal disposal and biological waste disposal company);
- St. Petersburg Piskarevsky Dairy Plant CJSC.

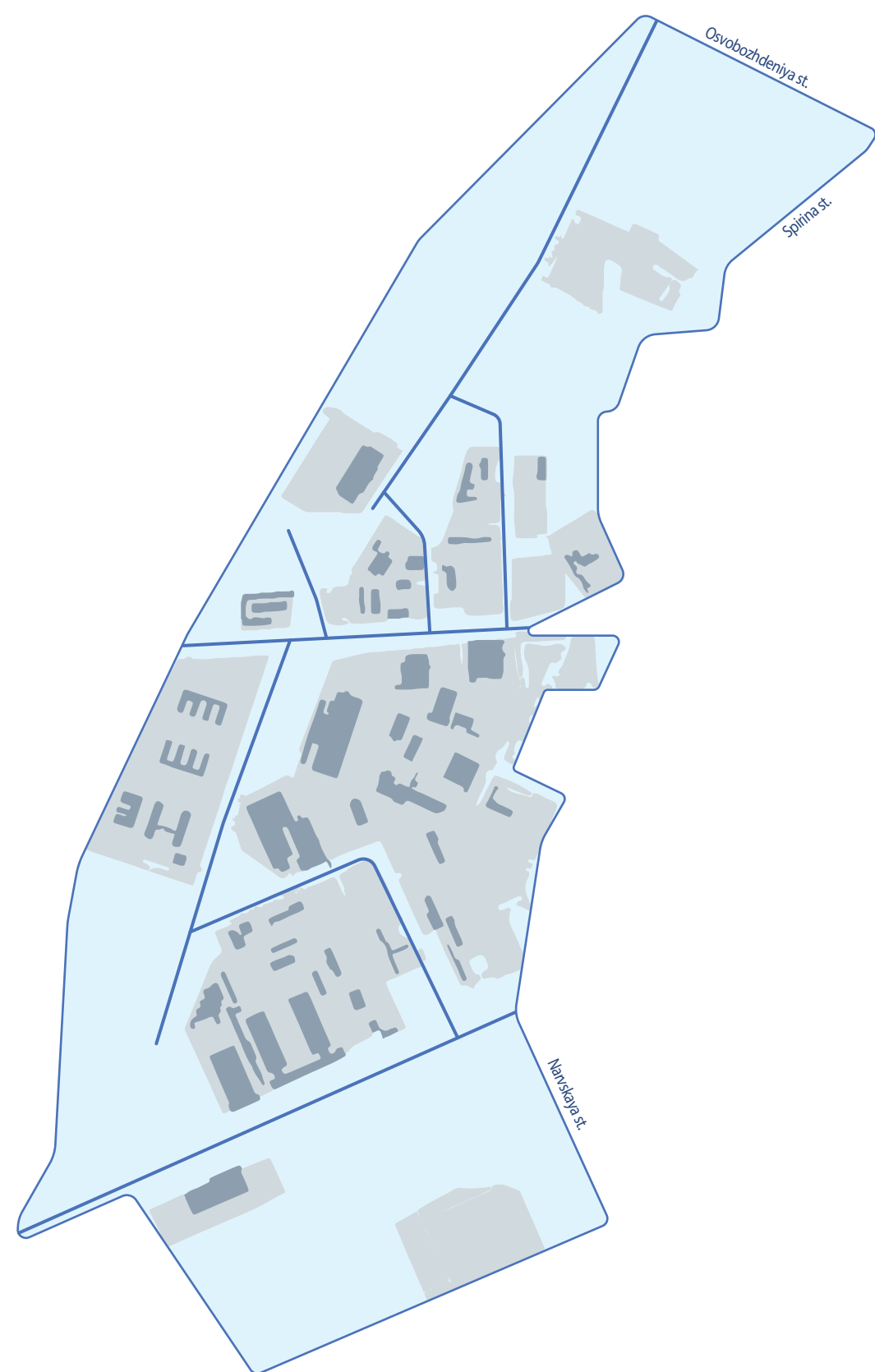
Large investment projects

- “Furniture Technopark” LLC — an industrial complex of furniture and woodworking products;
- “Groteks” LLC (Solofarm) — pharmaceutical plant.

Planning documentation

Documentation approved by the government of St. Petersburg from 27.04.2010 No. 518. In 2018 the Committee for industrial policy, innovation and trade of St. Petersburg are working on the amendments to the project of planning and developing the project plan for the placing of linear object “Perspective continuation of Marshal Blucher pr. from Industrialny pr., Zybinskaya st., the No. 4 planned road. The completion date is 2020.

3.5. Krasnoselskaya



Description of industry area

Production zone “Krasnoselskaya” is located in Krasnoselsky district of St. Petersburg. The priority of the territory is the location of enterprises for the production of food, beverages and tobacco products. The territory has a reserve for the development of industrial development. Within the boundaries of the territory, it is planned to pass the highway of continuous movement — transport bypass of the Krasnoye Selo. Residential development is closely adjacent to the production area from the South and Eastern side.

The length of the road network of Krasnoselsky district is about 340 km.

There are seven railway stations in the area: “Mozhaisk”, “Krasnoye Selo”, “Skachki”, “Gorelovo”, “Sergievo”, “Sosnovaya polyana” and “Ligovo”, besides, nearby there are major highways of the city: Kingisepp, Tallinn and Peterhof highway. The ring road intersects with Tallinn highway and Volkhonsky highway. It is possible to drive to the southern section of the Western High-Speed Diameter. Currently the construction of the “Southwestern” metro station is underway.

Industry specialization

It assumes the placement of the following types of objects:

- food industry facilities, as well as light and pulp and paper industry facilities with the inclusion of engineering infrastructure facilities;
- engineering and transport infrastructure facilities, utility facilities, sanitary cleaning facilities with the inclusion of storage and production facilities of IV and V hazard classes.

Logistic characteristics

Distance from the city-centre — 30 km, port — 36 km, Pulkovo airport — 25 km, RR — 10 km., Kingisepp highway Krasnoye Selo railway station — 2.5 km. Distance to the nearest production areas: “South-West” — 11 km, “Predportovaya-3” — 15 km; “Neudorf” SEZ branch — 22 km.

Large residents

- Chipita Company (production and promotion of salted snacks, the range is represented by such brands as 7DAYS, Bake Rolls, Chipita Chips, Tsipers, Extra Cheesy, Curls, Extra Spicy Stars and other);
- “AMCOR TOBACCO PACKAGING SAINT PETERSBURG” LLC (packaging production for tobacco products) is one of more than 300 enterprises of the Amcor group — the world leader in the production of packaging for food and non-food products;
- “PiterLADA” JSC;
- “Eleat” LLC;
- “Krasnoselskoye enterprise providing petroleum products” LLC;
- Avtogazstroy JSC;
- “Silماشintorg” CJSC;
- “Complect” JSC;
- “Orion” Plant (mechanical engineering and metalworking without the industry of medical equipment);
- “Rainbow” SPE.

Planning documentation

The documentation was approved by the Decree of the Government of St. Petersburg dated November 13, 2007 No.1474.

TOTAL AREA
309.5 HA

TERRITORIAL RESERVE
92.9 HA

INDUSTRY SPECIALIZATION
TP1, TE1-1

3.6. South West



TOTAL AREA 741.1 HA	TERRITORIAL RESERVE 283.5 HA	INDUSTRY SPECIALIZATION TPD2_3, TE1-2, TE1-1
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Description of industry area

The South West production zone is located in the Krasnoselsky district of St. Petersburg. To-day investors are actively building it up. In the immediate vicinity there is an active housing construction, as well as the construction of social infrastructure, shops, shopping and parking complexes).

The length of the road network of Krasnoselsky district is about 340 km.

There are seven railway stations in the area: "Mozhayskaya", "Krasnoye Selo", "Skachki", "Gorelovo", "Sergievo", "Sosnovaya Polyana" and "Ligovo". In addition, there are nearby major highways of the city: Kingisepp, Tallinn and Peterhof highway. Ring road intersects with Tallinn highway and Volkhonsky highway section of the Western high-speed diameter. Currently the construction of the "South West" metro station is underway.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities, located in the peripheral and suburban areas of St. Petersburg in the zone of influence of the main highways of freight transport;
- engineering and transport infrastructure facilities, utility facilities, sanitation facilities with the inclusion of storage and production facilities II–V hazard class.

Logistic characteristics

Distance from the city-centre — 24 km, port — 29 km, Pulkovo airport — 19 km, RR — the territory of the production zone. Proximity to the largest highways of the city: Volkhonsky highway — 0.5 km, Tallinn highway — 0.5 km.

Railway: railway station Ligovo/Ligovo-Export (north-eastern border of the production area). Distance to the nearest production areas: "Predportovaya-3" — 4 km, a part of the Sea Port Industrial Zone — 8 km, "Neudorf" SEZ Branch — 11 km.

Large residents

- OKS No. 1 CJSC (production of optical cables based on the new generation of single-mode optical fiber by Corning Inc.).
- Plastcom CJSC (production and complex supply of plastic pipes, accessories, optical cables for linear communication structures).
- "Ekostroy" St. Petersburg State Unitary Enterprise (waste company of all hazard class waste. Examination of land plots and workplaces to identify health hazardous effects. Cleaning and ecological restoration of water bodies).

Planning documentation

Documentation is not being developed.



3.7. Beloostrov



TOTAL AREA 185.8 HA	TERRITORIAL RESERVE 130 HA	INDUSTRY SPECIALIZATION TPD2_2
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Description of industry area

The territory is located in the Kurortny area of St. Petersburg and adjacent to the New highway in close proximity to the territory passes WHSD, on the border is planned to interchange WHSD – New highway with the exits to the production area. The territory is a large reserve for industrial development.

The distance of the Resort area from the city center – 35 km, port – 60 km, Pulkovo airport – 70 km.

The main transport arteries of the Kurortny area are: Zelenogorsk and Primorsky highway, the section of the Scandinavian highway, the section of the Western High-speed diameter and the section of the Ring road.

Among the objects of transport infrastructure in the Resort area can be identified Sestroretsky and Zelenogorsk railway stations, the station in the Beloostrov settlement, as well as 9 railway platforms. Also on the territory of the district there is an airfield "Gorskaya".

Industry specialization

It assumes the placement of the following types of objects:

- production facilities, warehouse facilities, engineering infrastructure II and III hazard class, as well as public and business development facilities located in the peripheral and suburban areas of St. Petersburg outside the zone of influence of the main highways of freight road transport with limited transport accessibility.

Logistic characteristics

Distance from the city-centre – 40 km, port – 44 km, Pulkovo airport – 60 km, RR – 15 km., WHSD – the border of the territory of the production zone. Proximity to major highways: Primorskoyskoye highway, Zelenogorsk highway.

Railway station: the railway station "Beloostrov". Distance to the nearest production areas: "Kamenka" – 12 km, "Neudorf" SEZ branch – 23 km, "Konnaya Lakhta" – 27 km.

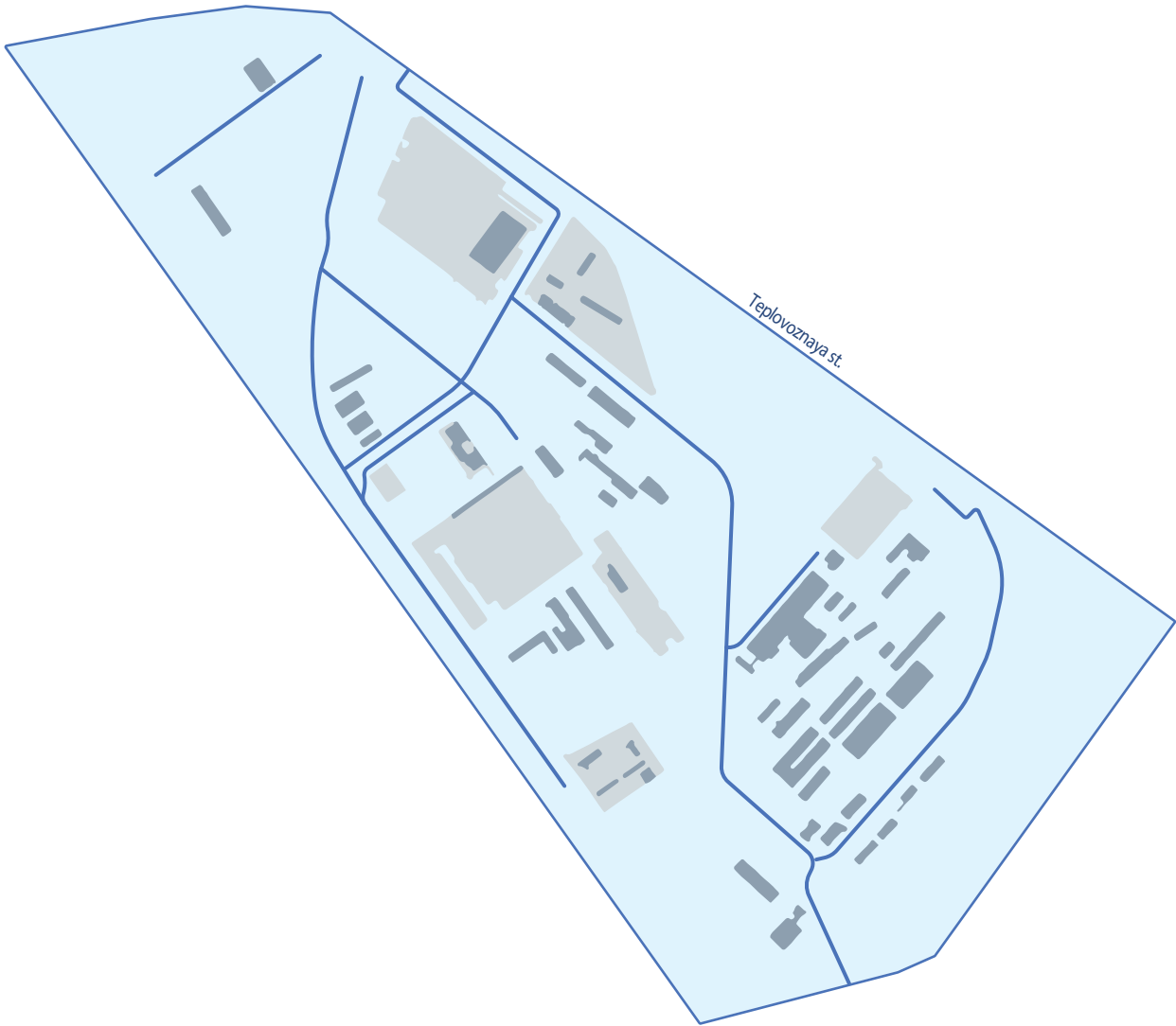
Large residents

- "RosProdTorg" LLC (production of household chemicals and perfumery-cosmetic products based on alcohol);
- Vasco LLC (furniture factory);
- "Nomanal" LLC (electric installation company);
- Energotrans LLC (motor transport, transportation of goods);
- Northern Gates LLC is one of the largest and fastest growing customs and transport logistics complexes in the North-West region of Russia.

Planning documentation

Documentation is not being developed.

3.8. Rybatskoye



TOTAL AREA 312.6 HA	TERRITORIAL RESERVE 70.5 HA	INDUSTRY SPECIALIZATION TP2, TE1-1, TE1-2, TPD2_3
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Description of the production area

Production area “Rybatskoe” is located on the right Bank of the Neva river in the Nevsky district. The territory is limited by two railway branches, the river Slavyanka and the road to Petro-slavyanka. Most of the territory of the production zone is occupied by maintenance of the rolling stock of the Oktyabrskaya railway and Volodarsky’s tramway park. There are also collective car parks in the area.

Nevsky district is a major transportation hub: the city’s largest berth of the passenger river port is located on the Neva bank. On the territory of the district there are 7 metropolitan stations, 12 bridges (one of which is a new non-detachable cable-stayed passage included in the Ring Road system), 4 viaducts. The Volodarsky Bridge connects both banks.

Along the Western boundary of the district the railway to Moscow passes, where the Navalochnaya station, Farforovsky post², 5 km, Sortirovochnaya, Obuhovo, and in the direction of Volkhovstroy – Rybatskoe stations are located. On the right Bank along the border with Krasnogvardeysky district there is a line from Ladoga station to Finland railway bridge and further to Navalochnaya station, along the border with Vsevolozhsky district of Leningrad region – the line to Neva station. The ring road intersects with Obukhov defense Avenue.

Industry specialization

It assumes the placement of the following types of objects:

- objects of the automotive industry, as well as objects of heavy industry;
- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities located;
- in the peripheral and suburban districts of St. Petersburg in the zone of influence of the main highways of freight road transport;
- engineering and transport infrastructure facilities, utility facilities, sanitation facilities with the inclusion of storage and production facilities II–V hazard class.

Logistic characteristics

Distance from the city-centre – 19 km, port – 26 km, Pulkovo airport – 18 km, RR – 3 km. Proximity to the largest highways of the city: Moscow highway – 5 km, Murmanskoe highway E-105 – 9 km.

Railway: Rybatskoe railway station (on the territory of the industrial zone). Distance to the nearest production areas: “Obuhovo” – 5 km, “Metallostroy” – 6.5 km, “Shushary” – 10 km, “Neva” – 11 km.

Large residents

- LST-Metal CJSC (Russian-Swiss production) – production of secondary aluminum alloys, corresponding to GOST 1583–93, and foundry production of consumer goods);
- Avtokolonna 1989 CJSC (transport services for the delivery of goods from anywhere in Europe to Russia, the company has its own fleet of vehicles);
- Woodworking Plant No. 5 CJSC;
- “Petersburg Metro” St. Petersburg State Unitary Enterprise”.

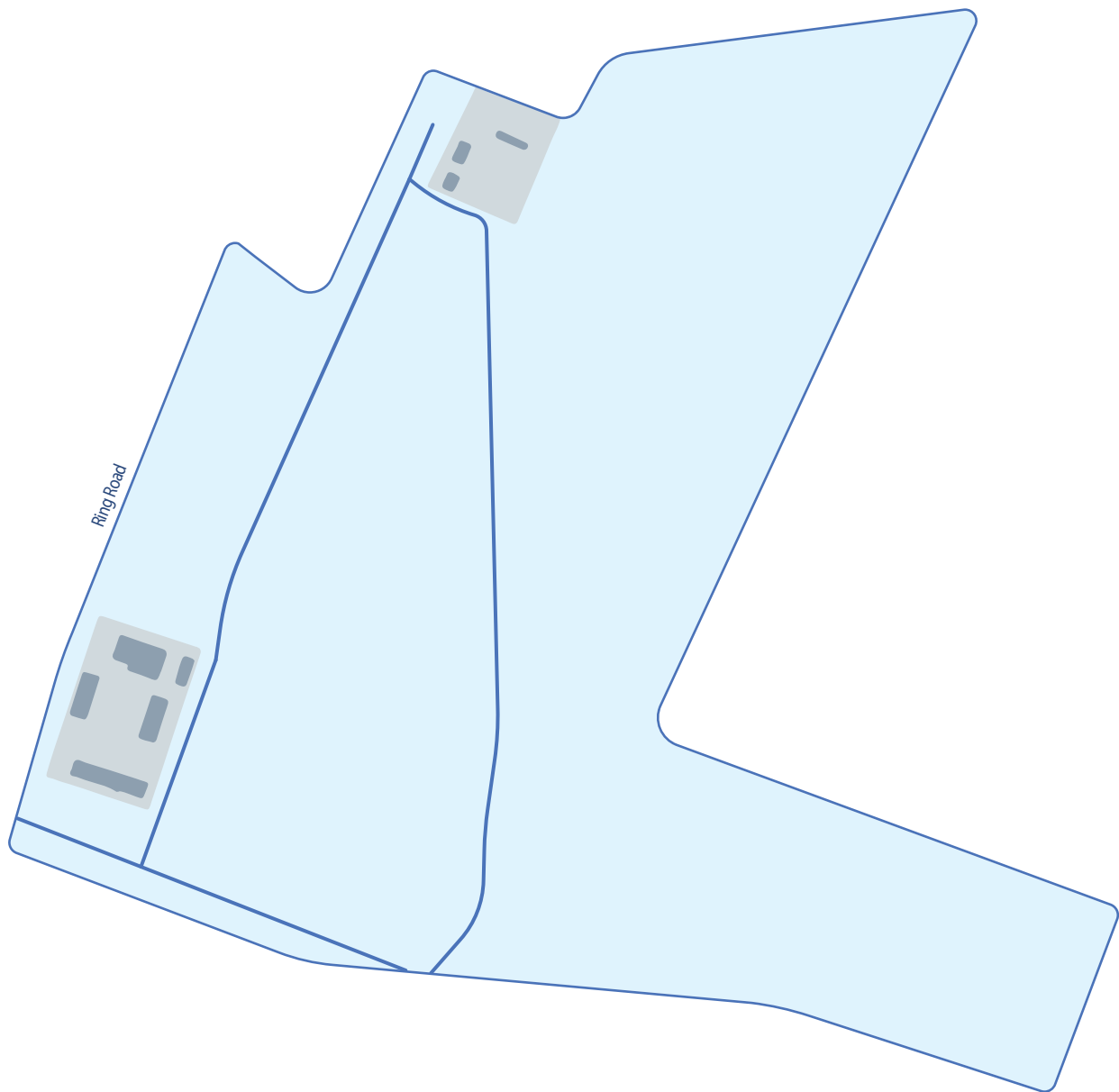
In accordance with the Address Investment Program of St. Petersburg, by order of the St. Petersburg State Treasury Institution “Directorate for the Support of Industrial Projects”, construction of engineering and transport infrastructure of the Rybatskoe industrial zone is performed.

Planning documentation

Development of the documentation is planned for 2019.



3.9. Kronstadt colony



TOTAL AREA 70.4 HA	TERRITORIAL RESERVE 68.7 HA	INDUSTRY SPECIALIZATION TE4_2, TPD2_3
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Description of the production area

The production zone “Kronstadt colony” is located in the Petrodvortsovy district at the intersection of RR and Krasnoflotsky highway. The territory is free from buildings, as it is a city reserve for industrial production.

Petrodvortsovy District has a developed transport infrastructure. Transport links are provided by social buses, as well as route taxis. Nearest metro station is “Prospect veteranov.” From St. Petersburg to the Strelna tram line passes. There are several exits to the Ring Highway: Krasnoflotskoe highway, Oranienbaumsky pr., Gostilitsky highway and Krasnoselskoye highway. Railway provides transport links from the Baltiysky railway station to the platforms: “Strelna”, “New Petergof”, “Old Peterhof”, “Martyshkino”, “Oranienbaum”, “Bronka”, “Kronstadt Colony”, “Universitetskaya”, “Krasnye zori”. The total length of roads is more than 243 km.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities, located in the peripheral and suburban areas of St. Petersburg in the zone of influence of the main highways of freight transport;
- water transport facilities located in the newly built and promising areas of the sea port with the inclusion of public business facilities related to the maintenance of the main function of this zone, and engineering infrastructure facilities.

Logistic characteristics

Distance from the city-centre — 57 km, port in St. Petersburg — 60 km, Pulkovo Airport — 48 km, RR passes through the territory of the production area. Proximity to the major highways of the city: Krasnoflotskoe highway.

Railway: railway station “Kronstadt colony”.

Distance to the nearest production areas: “Bronka” — 2 km, “Military Harbor and Amber” — 5 km, industrial dam construction zone — 12 km.

Large residents

- In close proximity to the eastern border of the production area are the facilities of the “Morteploekhniki” Research Institute JSC.

Planning documentation

Documentation is not developed.

3.10.Lomonosovskaya



TOTAL AREA 205.1 HA	TERRITORIAL RESERVE 129.5 HA	INDUSTRY SPECIALIZATION TPD2_3, TE1-2
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Description of the production area

Production area Lomonosovskaya is located in the Petrodvortsovy district of Pernice — Institute of Astronomical and Gostilitskoe highway, adjacent to the RR junction and RR — Gostilitskoe highway territory has provisions for industrial development, however, the vacant land encumbered by the presence within their borders of urban forests. The issue of excluding urban forests from the boundaries of the production zone was resolved by the inventory Commission under the Government of St. Petersburg.

Petrodvortsovy District has a developed transport infrastructure. Transport links are provided by social buses, and taxis. Nearest metro station — “Prospect veteranov.” A tram line leads from St. Petersburg to Strelna. The district has several exits on the Ring road: Krasnoflotskoe highway, Oranienbaumsky pr., Gostilitskoe highway, Krasnoselskoe highway. The railway transport provides transport from the Baltic station platforms: “Strelna”, “New Peterhof”, “Old Peterhof”, “Martyshkino”, “Oranienbaum”, “Bronka”, “Kronstadt Colony”, “University”, “Krasnye Zori”. The total length of roads is more than 243 km.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities, located in the peripheral and suburban areas of St. Petersburg in the zone of influence of the main highways of freight transport;
- objects of engineering and transport infrastructures, utility objects, sanitary facilities II and III hazard class.

Logistic characteristics

Distance from the city-centre — 40 km, port in St. Petersburg — 40 km, from port in Lomonosov — 8.5 km, Pulkovo airport — 40 km, RR — 2.8 km. Proximity to the largest highways of the city: Gostilitskoe highway — part of the P35 highway (Peterhof — Keikino).

Railway: “Universitet” railway station— 2.3 km, “Old Petergof” — 2.8 km.

Distance to the nearest production areas: “Military Harbor and Amber” — 8.5 km, “Kronstadt colony” — 13 km, “Bronka” — 14 km.

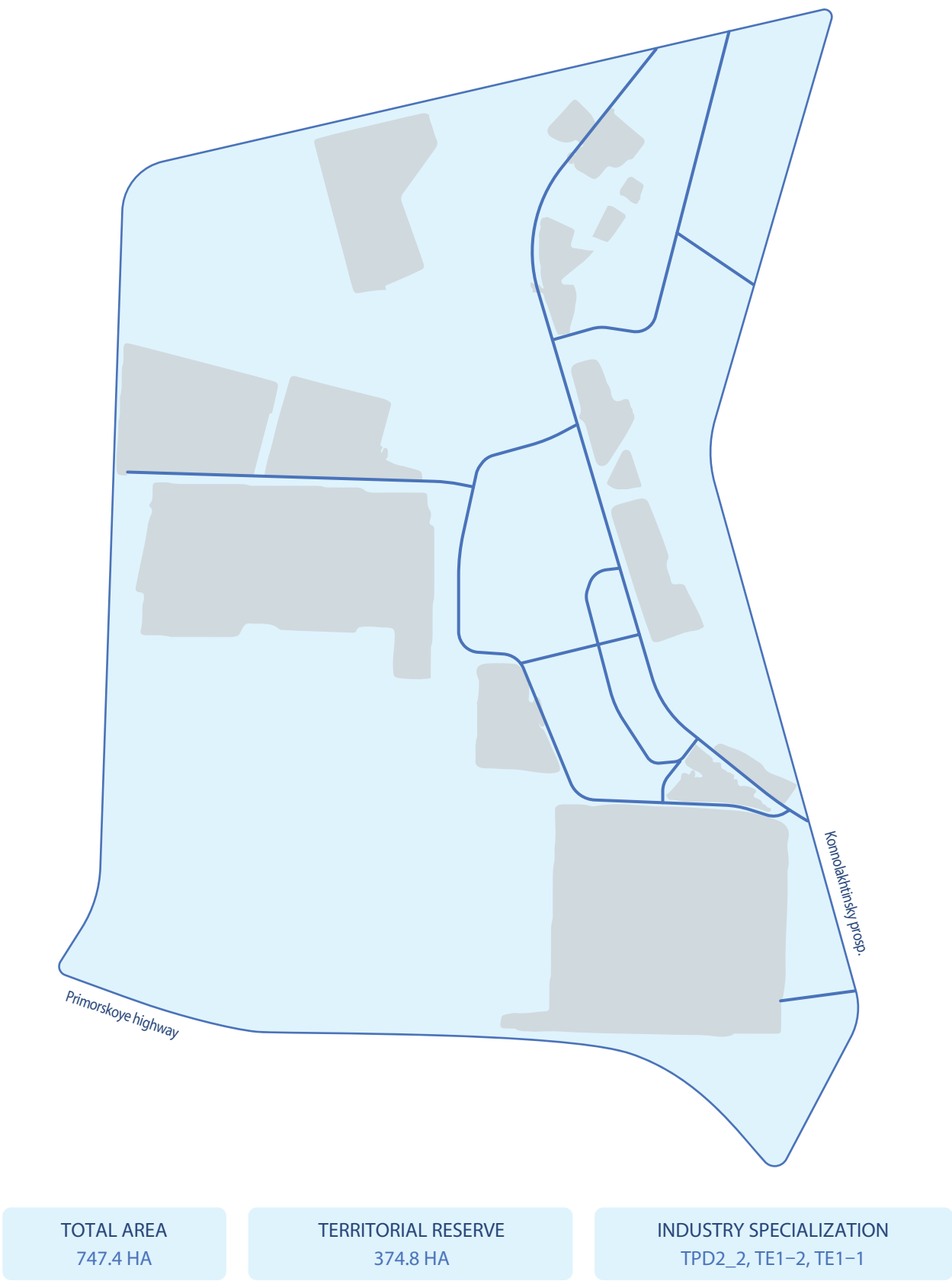
Large residents

- Federal Pipe Company ROSTR (FTC ROSTR) — an innovative company for the production of plastic pipes and fittings (the largest manufacturer of plastic pipes and fittings in the North-West and the third on the production capacity of the enterprise in Russia. The range of manufactured pipes has a wide range of applications: for external networks of drinking and household water supply, gas pipelines, sewage and drainage, domestic networks of cold and hot water supply, heating, as well as heating and cooling surfaces. The range of diameters of products — from 14 to 1200 mm);
- “PeterAuto” transport company.

Planning documentation

Documentation is not developed.

3.11.Konnaya Lakhta



Description of the production area

The production area “Konnaya Lakhta” production area is located in the Primorsky district on the northern shore of the Gulf of Finland near the Olgino settlement. Most of the territory designated for industrial development is not developed. Due to its good geographical location, it is considered one of the most promising areas for the implementation of projects in the field of industrial production.

There are 5 metro stations in the district: “Begovaya”, “Pionerskaya”, “Chernaya Rechka”, “Komen-dantsky pr.”, “Staraya Derevnaya”.

The Primorsky highway passes through the district territory leading to the Federal highway “Scandinavia”. The ring road intersects with the Primorsky highway in the area of the Gorskaya railway station. Western high-speed diameter intersects with Primorsky pr. and Bogatyrsky pr.

The railway infrastructure is represented by 11 stations of the Sestroretsk direction of the Ok-tyabrskaya railway: “Gorskaya”, “Lysii Nos”, “Olgino”, “Lakhta”, “Yakhtennaya, Staraya Derevnaya, Novaya Derevnaya, Lanskaya, Ozerki, “Shuvalovo”, “Platforma Udelnaya”.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities located in the peripheral and suburban districts of St. Petersburg outside the zone of influence of the main highways of the movement of freight road transport with limited transport accessibility;
- objects of engineering and transport infrastructures, utility objects, sanitary facilities II–V hazard class.

Logistic characteristics

Distance from the city-centre — 15 km, port — 25 km, Pulkovo airport — 30 km, RR — 5 km.

Proximity to the largest thoroughfares of the city: in the south, the production zone is adjacent to the Primorsky highway, which is part of the M10 (St. Petersburg — Veliky Novgorod — Tver — Moscow) and Scandinavia E-18 (Russia — Finland — Sweden — Norway United Kingdom of Great Britain and Northern Ireland).

Railway: the nearest railway station is Olgino.

Large residents

- British American Tobacco-SPb CJSC is part of British American Tobacco Russia Concern, one of the leaders in the Russian tobacco industry. Company brand portfolio includes such famous international and Russian brands as Dunhill, Kent, Vogue, Pall Mall, Rothmans of London, Lucky Strike, Viceroy, Java Golden, Alliance and Java;
- “SPACE MOTOR” CJSC. The organization’s work profile is the design of gas cleaning systems, gas cleaning and gas cleaning equipment in various industries; implementation of integrated solutions and perform the entire cycle of work at the industrial enterprises, beginning from inspection, development of the decision and delivery of the installed equipment “on a turn-key basis”; delivery of accessories for bag filters and other gas cleaning systems and aspiration equipment.

Large investment projects

Within the boundaries of the production zone, it is planned to implement the Production Association “St. Petersburg Diesel Parts Plant” for the construction of machine-building plants for the production of components for medium-speed engines and cast iron.

Planning documentation

Documentation is not developed.

3.12.Shushary

Description of industry area

The "Shushary" production zone in the north is adjacent to the Frunzensky district along Balkanskaya Street, in the west — to the Moscow highway, in the south it is limited to peat extraction, in the east — Sophia Street and Yuzhnaya TES. The production zone unites six smaller non-residential zones on a functional basis: "Shushary-1" — enterprises engaged in cargo transportation; Toyota and General Motors enterprises were built on the territory of the "Shushary-2" zone. In the "Shushary-3" non-residential zone, the infrastructure of the Oktyabrskaya railway was introduced from the Moscow-Tovarnaya and Izmaylovskaya perspective. Terminal complexes are being created. In the zones "Shushary-4" and "Shushary-5" (near the Moscow highway), wholesale warehouses, terminals, and also enterprises of the food industry are built. The "Shushary-4" zone is mainly formed from small enterprises. The territories "Shushary-5" and "Shushary-6" develop as zones with a predominant "logistics" and "transport" profile.



TOTAL AREA
1779.4 HA

TERRITORIAL RESERVE
245.02 HA

INDUSTRY SPECIALIZATION
TP2, TPD1_3, TE1-2

Pushkin district is located in the southern part of St. Petersburg. There are several major highways across the district: Moscow, Pulkovo, Vitebsk highways and "Russia" and "Pskov" routes. Also on the territory there are two branches of the Oktyabrskaya railway: the Luga (stations: Aleksandrovskaya, Lesnoe, Kondakopshino) and the Vitebsk directions (stations: Shushary, the Parovozny Museum, Detskoslenskaya, Tsarskoye Selo, Pavlovsk).

On the northern border of the district the section of the Ring Road passes from the interchange with the Pulkovo highway to the interchange with Sofia Street.

The nearest metro stations are Kupchino, Zvezdnaya, Moskovskaya. Through the Pulkovo highway, the district has an exit to the Pulkovo airport.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the IV and V hazard class, as well as public and business facilities in the peripheral and suburban areas of St. Petersburg, located in the zone of influence of RR around St. Petersburg and departure lines;
- objects of the automotive industry, as well as objects of heavy industry with the inclusion of engineering infrastructure;
- objects of engineering and transport infrastructures, utility objects, sanitary facilities II and III hazard class.

Logistic characteristics

Distance from the city-centre — 20 km, port — 29 km, Pulkovo airport — 10 km, RR — boundary of the production area.

Proximity to the largest highways of the city: Moscow highway (part of the M10 and E105 highways) — territory of the production area.

Railway: Shushary railway station.

Distance to the nearest production areas: "Obukhov" — 5 km, "Rybatskoe" — 10 km, "Predportovaya-2" — 11 km.

Large residents

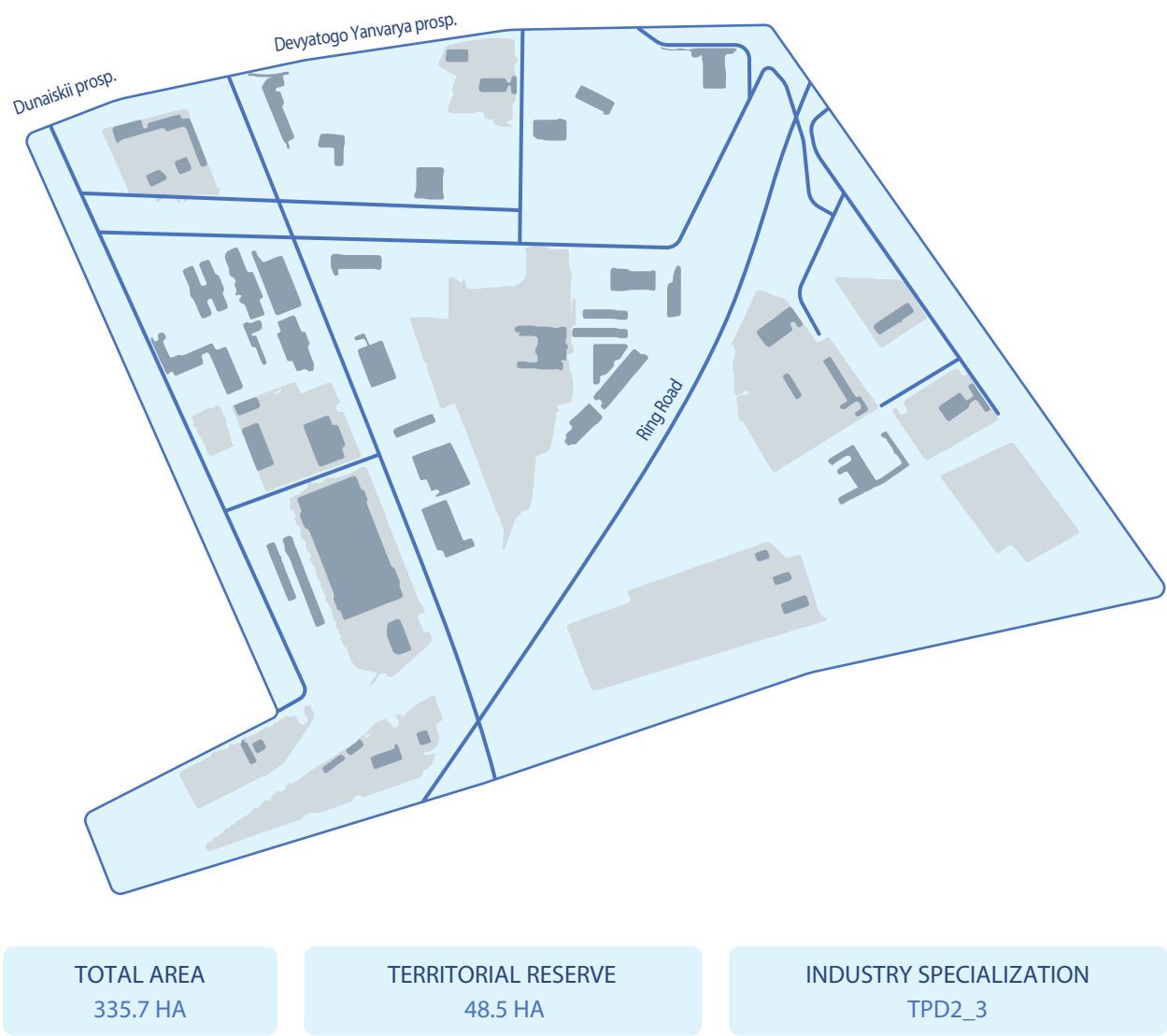
- General Motors Auto LLC;
- "Toyota Motor Manufacturing Russia" LLC;
- Plant for the production of automotive components of the Canadian company Magna International;
- Automobile plant of the Swedish concern Scania;
- Plant of the Foxconn company (production of computers of the Hewlett-Packard american concern);
- Agricultural Production Co-operative "Shushary" PC — a producer of vegetables and meat and dairy products.



Planning documentation

Documentation approved by the government of St. Petersburg from 19.06.2007 No. 704.

3.13.Obuhovo



Description of the production area

Obuhovo production area is located in the southern part of Frunzensky district of St. Petersburg. In the North, the border of the territory runs along the street on the Ninth of January, in the South — on the border with Kolpinsky district. From the West, the zone is limited by residential areas, from the East — the border with the Nevsky district. The whole area is well suited for industrial and warehouse activities.

The total length of the Frunzensky district roads is 122 km.

There are 5 metro stations in the area: “Kupchino”, “Obvodny channel”, “Volkovskaya”, “Bucharest”, “International”. In the South of the district, three more metro stations are currently under construction. The district has 6 train stations: Borovaya, Navalochnaya, Farforovskaya³, KupchiNo. RR interchange intersects with Sofia stree.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehouse facilities, engineering infrastructure II and III hazard class, as well as public and business development facilities located in the peripheral and suburban areas of St. Petersburg in the zone of influence of the main high-speed highways of freight transport.

Logistic characteristics

Distance from the city-centre — 20 km, port — 25 km, Pulkovo airport — 15 km, RR — the territory of the production zone.

Proximity to the largest highways of the city: Moscow highway — 8 km.

Railway: nearest railway station “Obuhovo” and “Kupchinskaya”.

Distance to the nearest production areas: “Rybatskoe” — 5 km, “Shushary” — 5 km, “Neva” — 8 km.

Large residents

- “St. Petersburg Plant Elevatormelmash” LLC (a company that produces lifting equipment and machines for continuous transport);
- “LTS — Opytny zavod” LLC (a subsidiary of Lentefonstroy JSC);
- Obukhov Building Materials and Constructions Plant JSC;
- “Kupchino Fruit and Vegetable Plant” CJSC;
- “Frunzensky trading terminal” LLC;
- “Fincolor” CJSC;
- “Rubezh Plus Region” LLC;
- “Buer” CJSC;
- “Revival” (metalworking) LLC;
- “Head Plant” (production of aerated concrete) JSC;
- “Sterh” LLC.

Planning documentation

Documentation approved by the government of St. Petersburg from 05.10.2010 No. 1339.

3.14.Pushkinskaya (Eastern)



TOTAL AREA 144.6 HA	TERRITORIAL RESERVE UP TO 15 HA	INDUSTRY SPECIALIZATION TP3
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Description of the production area

“Pushkinskaya” production zone (“East”) is located in the “Pushkin” municipality to the East of the “Detskoe Selo” railway station. Not far from the production zone there are protected areas and protected landscape areas of the city of Pushkin. It is planned to create a pharmaceutical cluster on the territory of the non – residential zone.

Pushkin district is located in the southern part of St. Petersburg. The district has several major highways: Moscow, Pulkovo, Vitebsk highway and the Russia and Pskov highways. Also on the territory there are two branches of the Octyabryskaya railway: Luga (railway station: Alexandrovskaya, Lesnoye, Kondakopshino) and Vitebsk directions (station: Shushary, Parovozny Museum, Detskoselskaya, Tsarskoye Selo, Pavlovsk).

On the Northern border of the district there is a section of the Ring road from the junction with Pulkovo highway to the junction with Sofia street.

Nearest metro stations: Kupchino, Zvezdnaya, Moskovskaya. Via Pulkovskoye highway the area has access to Pulkovo airport.

Industry specialization

It assumes the placement of the following types of objects:

- objects of the pharmaceutical industry, and also objects of petrochemical and the construction industry with the inclusion of engineering infrastructure.

Logistic characteristics

Distance from the city-centre – 30 km, port – 35 km, Pulkovo airport – 18 km, RR – 17 km.

Proximity to the largest highways of the city: M10 Moscow highway (exit through Kolpino highway), Vitebsk pr., Petersburg highway.

Railway: “Detskoe Selo” railway station.

Distance to the nearest production areas: “Shushary” – 14 km, “Izhora plants” – 18 km, “Predportovaya-2” – 20 km.

Large residents

- “Pushkin Machine Building Plant” CJSC;
- Pushkin Meat Cannery;
- “Neva-holding” Construction Plant;
- “Ocean Trading Company-T” fish Industry LLC.

Large investment projects

- “Geropharm” LLC;
- “Samson-Med” LLC;
- «Biocad» CJSC.

In accordance with the Address Investment Program of St. Petersburg, by order of the St. Petersburg State Treasury Institution “Directorate for the Support of Industrial Objects”, construction of engineering and transport infrastructure facilities of the Pushkinskaya (Eastern) industrial zone was performed.

Planning documentation

The documentation was approved by the Decree of the Government of St. Petersburg dated January 18, 2011 No. 46.



3.15.Northwest

Description of industry area

“North-West” production zone is part of the municipality No.65 of Primorsky district of St. Petersburg. Located to the West of the Serafimovskoe cemetery (along the Torfyanaya road), between Sitcevaya street, Bogatyrskiy prospect in the North and the railway to the South. The production area is in close proximity to the WHSD. Residential quarters are located to the North and West of the production zone.

There are 5 metro stations in the area: “Begovaya”, “Pionerskaya”, “Chernayz rechka”, “Komen-dantsky pr.”, “Staraya Derevnaya”.

Through the territory of the district passes the seaside highway leading to the “Scandinavia” federal highway. The ring road intersects with the Seaside highway near the Gorskaya railway station. Western high-speed diameter is crossed with Primorsky pr. and Bogatyrsky pr.



TOTAL AREA
217.5 HA

TERRITORIAL RESERVE
UP TO 10 HA

INDUSTRY SPECIALIZATION
TPD2_2, TD1-2_2, TE1-1

The railway infrastructure of the district is represented by 11 stations of the Sestroretsky di-rection of the Ocitybrskaya railway: “Gorskaya”, “Lisiiy nos”, “Olgino”, “Lakhta”, “Yachtennaya”, “Staraya Derevnaya”, “Novaya Derevnaya”, “Lanskaya”, “Ozerki”, “Shuvalovo”, “Platforma Udelnaya”.

Industry specialization

It assumes the placement of the following types of objects:

- production facilities, warehouse facilities, engineering infrastructure II and III hazard class, as well as public and business buildings, located in the peripheral and suburban areas of St. Petersburg outside the zone of influence of the main highways of freight road transport with limited transport accessibility;
- production facilities, warehouse facilities, engineering infrastructure II and III hazard class, as well as public and business development facilities located in the peripheral and suburban areas of St. Petersburg in the zone of influence of the main highways of freight road transport;
- social and business development located in the peripheral and suburban areas of St. Petersburg outside the zone of influence of the main highways of the cargo road transport part with limited transport accessibility.

Logistic characteristics

Distance from the city-centre — 15 km, port — 20 km, Pulkovo airport — 35 km, RR — 10 km, WHSD passes across the territory of a zone.

Proximity to the largest highways of the city:

The Primorskoye highway, which is part of the M10 highways (St. Petersburg — Veliky Novgorod — Tver — Moscow), Scandinavia E-18 (Russia — Finland — Sweden — Norway — United Kingdom of Great Britain and Northern Ireland) and the Vyborg highway (A122).

Rail transport: the nearest railway station is “Yachtennaya”. Metro: “Staraya Derevnaya”, “Komen-dantsky pr”.

Distance to the nearest production areas: Kolomyagi — 5 km, Novoorlovskaya SEZ branch office — 9 km, Konnaya Lakhta — 15 km.

There are storage facilities on the territory of the industrial zone.

Large residents

- Eastern European Lead Research and Design Institute of Energy Technologies JSC (design of nuclear fuel cycle facilities and radioactive waste management);
- ARMATEK CJSC (production of pipeline valves);
- “Gizeke & Devrient — LOMO” CJSC (Russian-German enterprise for the production and main-tenance of banknote sorters and money receiving terminals).

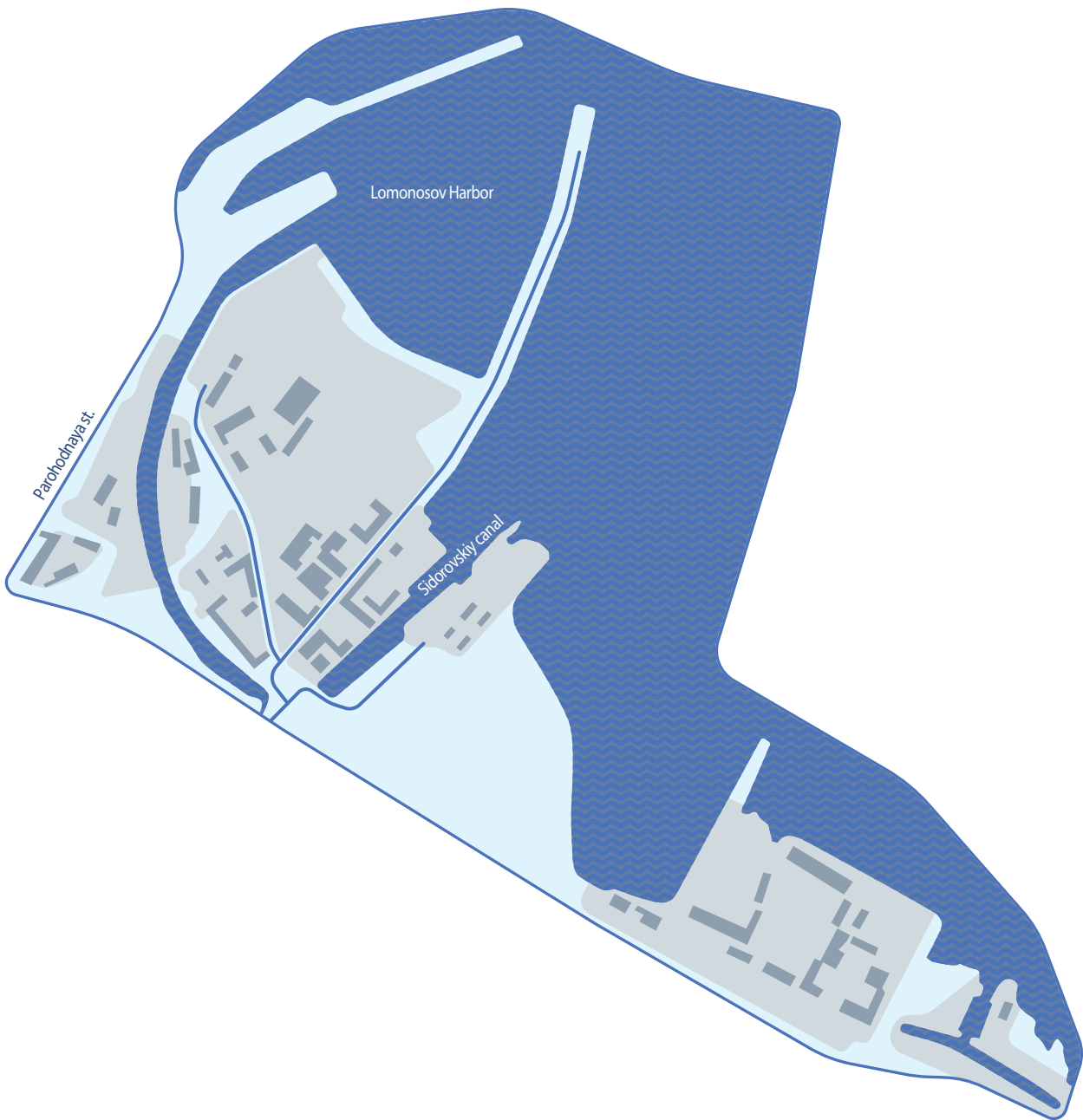
Large investment projects

Within the boundaries of the production zone, it is planned to implement a strategic investment project of St. Petersburg for the construction of a machine — building plant for the production of packaging equipment, implemented by “Taurus-Phoenix” CJSC.

Planning documentation

The documentation is developed by the Committee for industrial policy, innovation and trade of St. Petersburg.

3.16.Military Harbor and Amber



TOTAL AREA 91 HA	TERRITORIAL RESERVE UP TO 10 HA	INDUSTRY SPECIALIZATION TK3, TE4_2
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Description of the production area

The territory is located in the Petrodvortsovy district of St. Petersburg on the southern shore of the Gulf of Finland in the city of Lomonosov on the territory of the naval harbor (Lomonosov harbor) and further east along the coast. The zone is one of the promising large transport and logistics hubs.

Petrodvortsovy District has a developed transport infrastructure. Transport links are provided by social buses, as well as route taxis. Nearest metro station is "Prospect veteranov". Tram line leads from St. Petersburg to Strelna. There are several exits to the Ring Road: Krasnoflotskoe highway, Oranienbaumsky pr., Gostilitsky highway and Krasnoselsky highway. Railway provides transport links from the Baltiysky railway station to the platforms: "Strelna", "Novy Petergof", "Old Peterhof", "Martyshkino", "Oranienbaum", "Bronka", "Kronstadt Colony", "Universitetskaya", "Krasnye zori". The total length of roads is more than 243 km.

Industry specialization

It assumes the placement of the following types of objects:

- a special purpose zone — military and other sensitive facilities with the inclusion of public business and residential buildings related to the maintenance of this zone, as well as engineering infrastructure facilities;
- water transport facilities located in the newly built and promising areas of the sea port with the inclusion of public business facilities related to the maintenance of the main function of this zone, and engineering infrastructure facilities.

Logistic characteristics

Distance from the city-centre — 50 km, port in St. Petersburg — 53 km, Pulkovo airport — 49 km, RR — 6 km.

Proximity to the largest highways of the city: Krasnoflotskoe highway. The General plan of St. Petersburg envisages the construction of a transit freight road north of the railway with a junction over the railway and connection to the Krasnoflotsky highway and St. Petersburg highway and further to RR in both directions.

Railway: Orienbaum railway sorting station, Orienbaum-2 railway station.

Distance to the nearest production areas: "Kronstadt colony" — 5 km, "Bronka" — 6 km, "Lomonosovskaya" — 8.5 km.

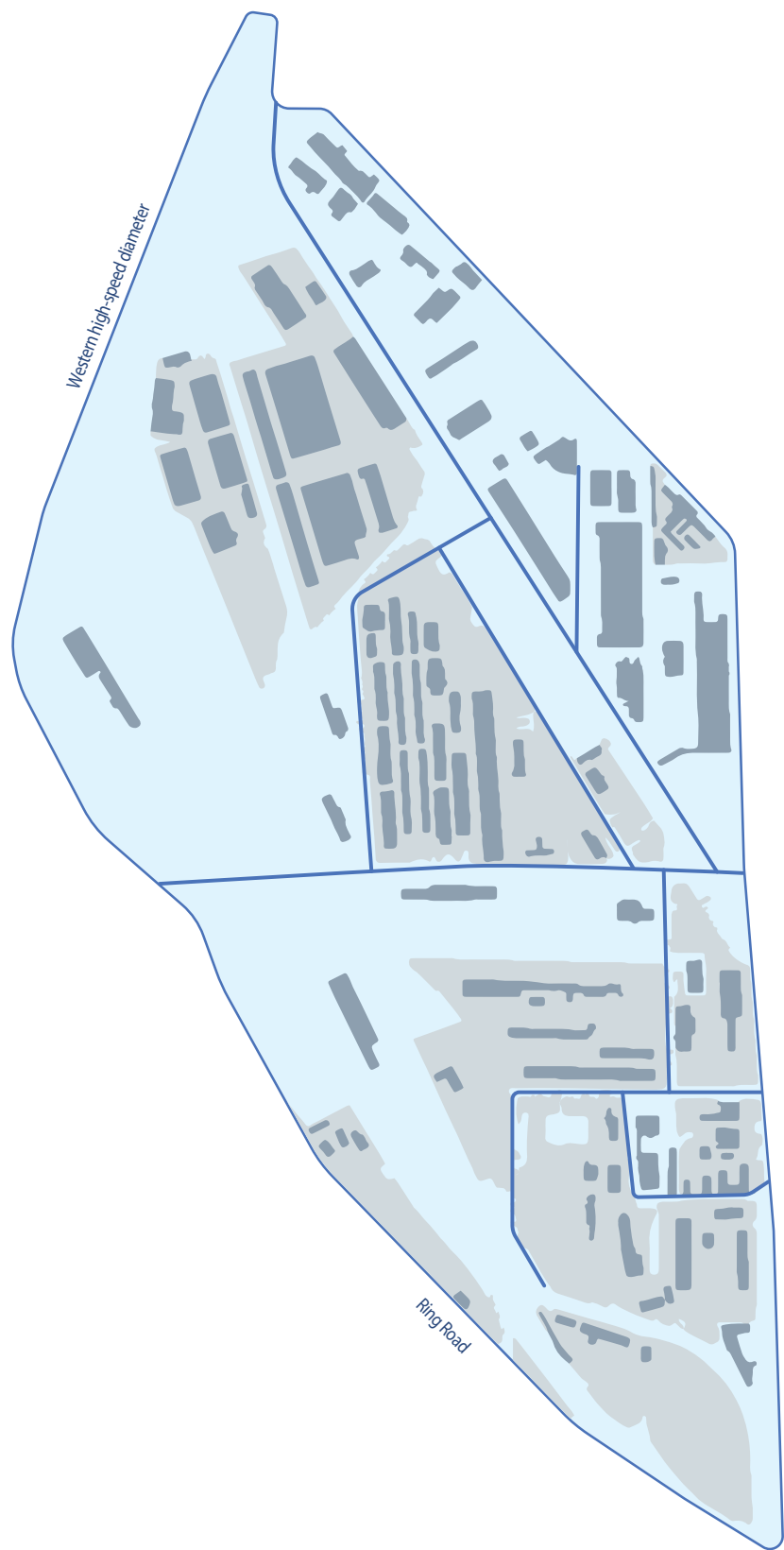
Large residents

- "Rescue complexes and aquatics — 28 Military Plant" JSC;
- Research Institute (rescue and underwater technologies) of the "Naval Academy" Navy military training and research center;
- Marine Hydrometeorological Station of II level.

Planning documentation

Documentation is not developed.

3.17.Predportovaya-1



TOTAL AREA 166.7 HA	TERRITORIAL RESERVE UP TO 10 HA	INDUSTRY SPECIALIZATION TPD1_3, TPD2_3
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Description of the production area

Production area "Predportovaya-1" is located in the Moscow district of St. Petersburg, limited by Cubinskaya street and WHSD. There is a reserve for industrial development in this area. On the territory of the Predportovaya-1 industrial zone, a complex of terminal-warehouse infrastructure facilities with signs of a logistic village was formed.

The length of the street network of the Moscow district is 192 km.

There are 6 metro stations in the Moscow district of St. Petersburg: "Moskovskiye Vorota", "Electrosila", "Park Pobedy", "Moskovskaya", "Zvezdnaya" and "Kupchino".

In the near future on the territory of the district is planned the construction of three metro stations: Borovaya, Bronevaya, Chernigovskaya.

Moskovsky district is the "southern gate of St. Petersburg", Moscow and Pulkovo highway pass here, linking St. Petersburg with the Central and South-Western part of Russia, through the Western high – speed diameter (intersection with Blagodatnaya street in the area of the railway station "Bronevaya" and the intersection with RR on the southern section) and the Ring road (intersection with Pulkovo highway) can be reached to the West, North-West. In addition, the international airport Pulkovo is located on its territory, as well as two major roads of the North – West of Russia-"Russia" and "Pskov" (Kiev highway).

Moskovsky district is located between two railway lines: Vitebsk and Baltic, which provides access to the countryside (Luga, Petrodvorets, Pushkin) by train. The district has railway stations: Airport, Prospect Slavy, Predportsovaya, Shosseynaya (near the boundary of the district: Dachnoye, Bronevaya, Leninsky prospect, Borovaya, Kupchino, Vozduhoplavitelnaya).

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the IV and V hazard class, as well as public and business facilities in the peripheral and suburban areas of St. Petersburg, located in the zone of influence of RR around St. Petersburg;
- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities located in the peripheral and suburban districts of St. Petersburg in the zone of influence of the main highways of freight road transport.

Logistic characteristics

Distance from the center to the city center – 13 km, port – 19 km, Pulkovo airport – 5 km. The intersection of RR and WHSD – the territory of the production area. Proximity to the largest highways of the city: Murmanskoe highway E-105 – 1.5 km.

Railway: "Predportovaya" base railway station (territory of the production area), Leninsky Prospect railway station, Airport railway Station. The distance to the nearest production zones: Predportovaya-2 – 0.5 km, Predportovaya-3 – 12 km, part of the territory of the port industrial zone – 12 km.

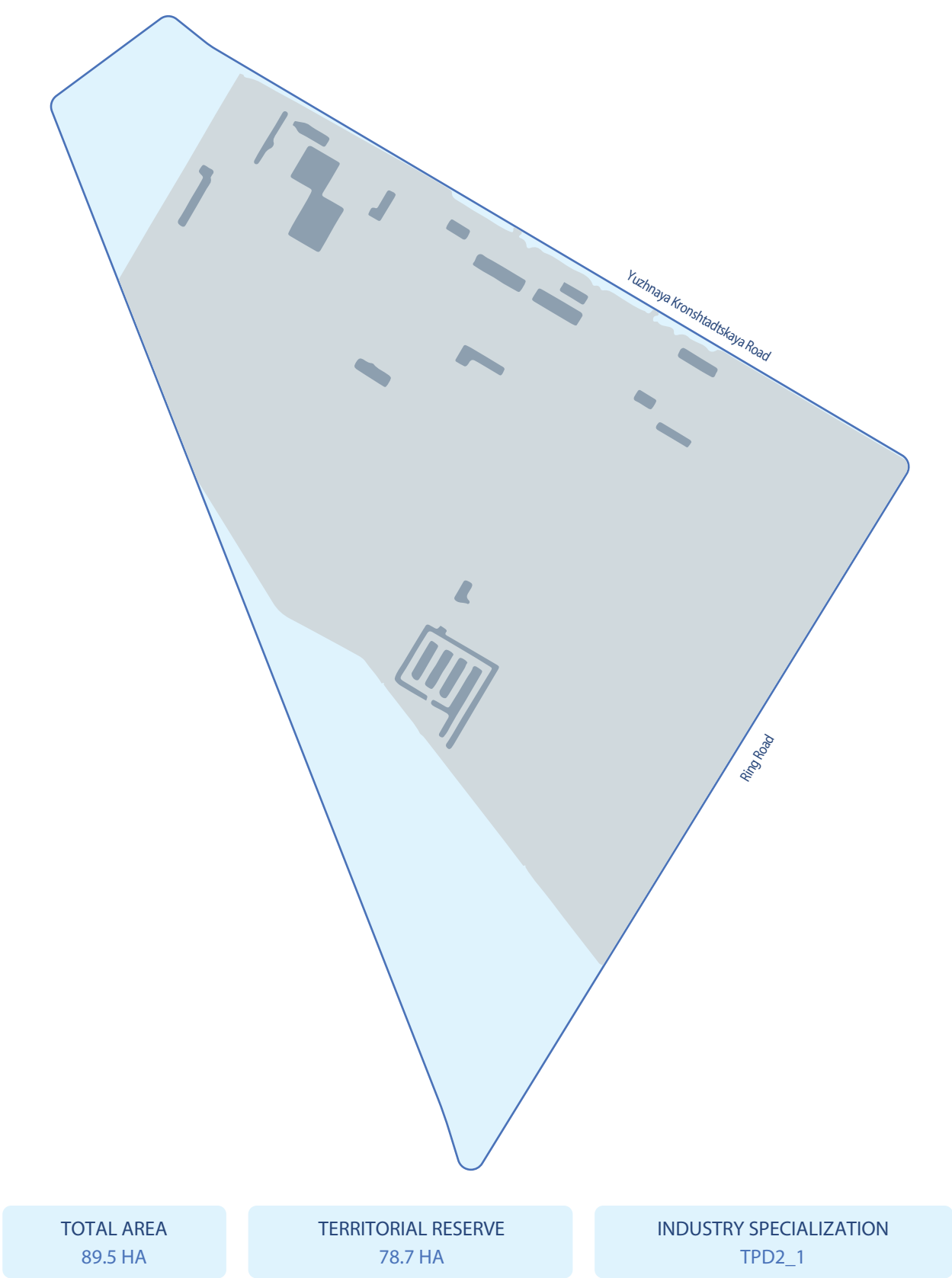
Large residents

- Petersburg Mill Plant;
- Rosex LLC;
- "Agro-industrial concern" LLC;
- Petrolink Projects LTD International Commercial Company;
- "Pulkovo warehouse complex" LLC;
- "Moscow wholesale and retail Association" JSC;
- "Machine-Building Plant".

Planning documentation

Development of the documentation is planned for 2019.

3.18.Production Dam Construction Area



Description of the production area

The territory is located in the Kronstadtsky district of St. Petersburg. The production area of the dam is located on the southern section of the St. Petersburg Flood Protection Complex (FPC) – a complex of dams and adjacent hydraulic structures (culverts and sewers) stretching across the top of the Gulf of Finland from Bronka to Gorskaya through Kotlin Island. In the north, the territory of the production zone is limited by the South Kronstadt road and garden plots, in the south and west by the Gulf of Finland, and in the east it adjoins RR. The territory is almost developed.

Kronstadtsky district of St. Petersburg is located on Kotlin island in the Gulf of Finland at a distance of 48 km from St. Petersburg. In 2011, the construction of the FPC connecting the island with St. Petersburg was completed. Public transport is represented by buses (social and commercial routes). Bus routes connect Kronstadt with the metro stations ("Staraya Derevnya", "Prosveshcheniya pr." and "Chernaya rechka") and nearby settlements: Sestroretsk city, Lisiy Nos settlement, Lomonosov, Peterhof. On the territory of the Kronstadt region there is an intersection of the RR with the Kronstadt highway leading to Kronstadt.

Industry specialization

It assumes the placement of the following types of objects:

- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as public business facilities located in the peripheral and suburban districts of St. Petersburg outside the zone of influence of the main highways of the movement of freight road transport with limited transport accessibility.

Logistic characteristics

Distance from the city-centre – 50 km, Saint Petersburg port – 53 km, Lomonosov port – 19 km, Pulkovo airport – 62 km, RR – passes through the territory of the production area.

Loading terminal: the eastern border of the production area is adjacent to the ferry-loading terminal "Moby Dick" LLC (specializes in the transshipment of containerized cargo). The terminal has a checkpoint at the Baza Litke border, Kotlin Island, and a Baltic customs post.

Distance to the nearest production areas: industrial zone north of the Kronstadt highway – 2 km, "Bronka" – 11 km, "Kronstadt colony" – 13 km.

Railway: railway approaches in the area of the "Bronka" settlement.

Large residents

- "Directorate of the complex of protective structures" FSE.

Planning documentation

Documentation is not developed.

3.19.Sapernaya



TOTAL AREA 76 HA	TERRITORIAL RESERVE 20 HA	INDUSTRY SPECIALIZATION TP4, TPD2_2
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Description of the production area

The production zone is located in the Kolpinsky district of St. Petersburg on the border with the Leningrad region, bounded by the river Neva and the Petrozavodsk highway. There is a reserve for industrial development by mechanical engineering enterprises. On the part of the Leningrad Region, the site where the work on the design and construction of investment objects of the Pella Leningrad Shipbuilding Plant JSC is carried out is adjacent to the industrial zone.

The main highways of the street and road network of the Kolpinsky District of St. Petersburg, providing transport accessibility of industrial zones located in the district, are Sofiyskaya st., Petrozavodsk highway, Zagorodnaya st., Sevastyanova st. The railroad branch of the Minsk direction of the Russian Railways and the railway branch of the Moscow direction of the Russian Railways pass through the territory of the Kolpinsky District of St. Petersburg; there are 4 railway platforms: Slavyanka, Metallostroy, Izhora Plant, Pontonny. In this area, there is an exit from the Ring Road to Sofiyskaya Street.

Industry specialization

It assumes the placement of the following types of objects:

- objects of heavy industry, as well as objects of the construction industry with the inclusion of engineering infrastructure objects;
- industrial, warehousing facilities, engineering infrastructure of the II and III hazard class, as well as objects of social and business development, located in peripheral and suburban districts of St. Petersburg outside the zone of influence of the main highways of freight road transport with limited transport accessibility.

Logistic characteristics

Distance from the city-centre — 37 km, port — 45 km, Pulkovo airport — 35 km, RR — 20 km.

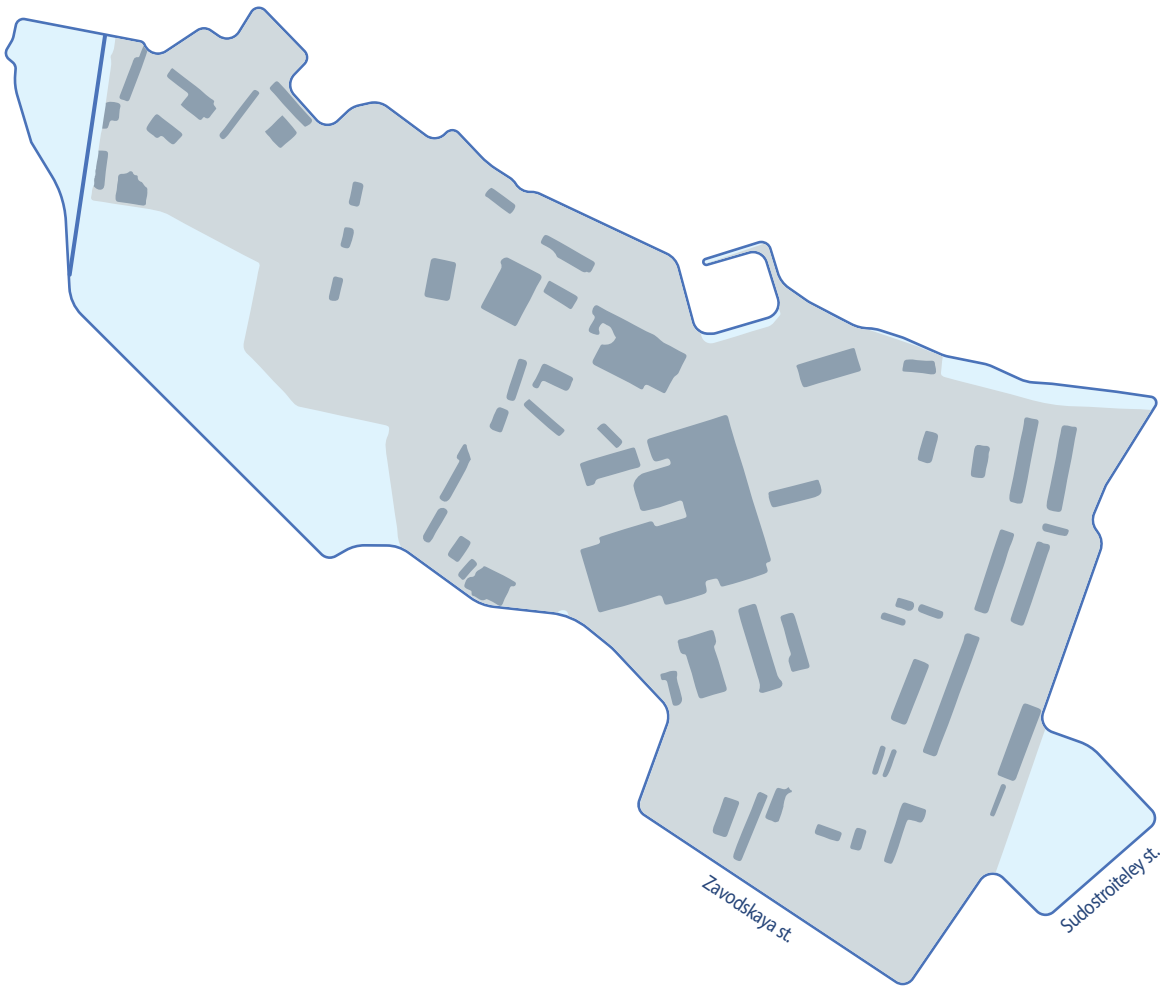
Large residents

- Leningrad Furniture Plant No. 1 — Baltika-Mebel furniture factory;
- Within the boundaries of the territory there are objects of the oil infrastructure of the Baltika enterprise.

Planning documentation

Documentation is developed by private investor.

3.20.Pontonnaya



TOTAL AREA 73.9 HA	TERRITORIAL RESERVE 19.6 HA	INDUSTRY SPECIALIZATION TP4
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Description of industry area

The industrial zone "Pontonnaya" is located on the bank of the Neva River in the northern part of the Kolpinsky district of St. Petersburg, borders on the Leningrad Region, in the south Zavodskaya Street and Petrozavodskoye highway adjoin the production zone, in the west — Proletarskoy Pobedy street, in the east — Sudostroiteley st.

The main highways of the street and road network of the Kolpinsky District of St. Petersburg, providing transport accessibility of industrial zones located in the district, are Sofiyskaya st., Petrozavodsk highway, Zagorodnaya st., Sevastyanova st. The railroad branch of the Minsk direction of the Russian Railways and the railway branch of the Moscow direction of the Russian Railways pass through the territory of the Kolpinsky District of St. Petersburg; there are 4 railway platforms: Slavyanka, Metallostroy, Izhorsky Plant, Pontonny. In this area, there is an exit from RR to Sophia Street.

Industry specialization

It assumes the placement of the following types of objects:

- objects of heavy industry, as well as objects of the construction industry with the inclusion of objects of engineering infrastructure.

Logistic characteristics

Distance from the city-centre — 20 km, port — 40 km, Pulkovo airport — 35 km, RR—15 km. Proximity to the largest highways of the city: Petrozavodskoe highway (southern border of the production area).

Large residents

- "Sredne-Nevsky Shipbuilding Plant" JSC.

Large investment projects

The enterprise "SPE Geotechnika" LC plans to build a plant for the production of non-standard metal structures on the territory of the production zone.

Planning documentation

Development of the documentation is planned for 2019.



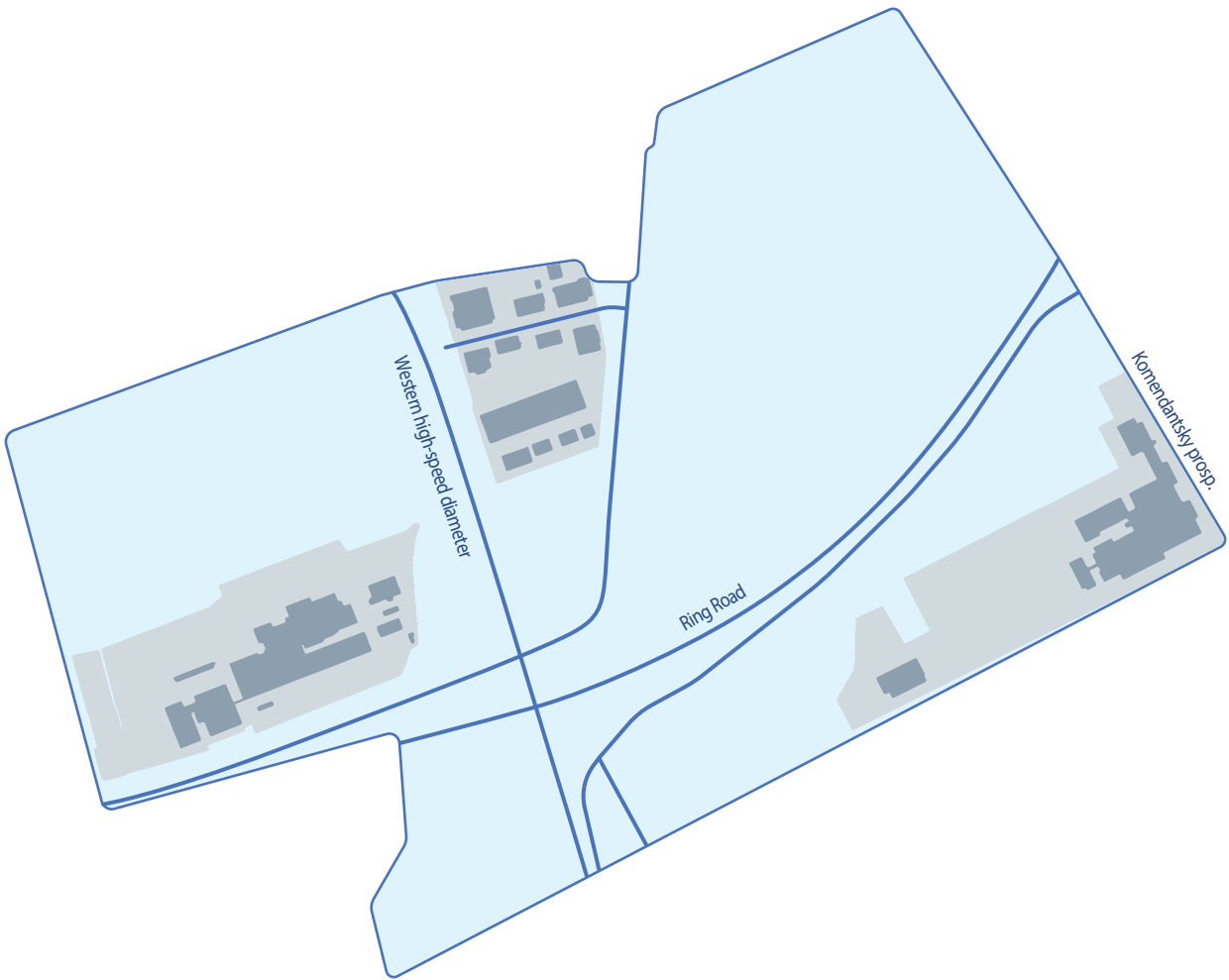
3.21.Kamenka

Description of industry area

The Kamenka production zone is located in the south-western part of the Vyborgsky district of St. Petersburg on the border with the Primorsky and Kurortny districts; this is the only production area of St. Petersburg within whose borders the RR and WHSD intersect. The project on the development of the territory of the Kamenka industrial zone is recognized as a strategic investment project.

The length of the road network of the Vyborg district is 300 km.

There are 6 metro stations in the district: "Vyborgskaya", "Lesnaya", "Udelnaya", "Ozerki", "Prosveshcheniya pr.", "Parnas".



TOTAL AREA 860.1 HA	TERRITORIAL RESERVE 52.6 HA	INDUSTRY SPECIALIZATION TP2
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Vyborg district is a transit corridor for St. Petersburg — through Bolshoy Sampsonievsky pr., Engels pr. and Vyborgsky highway passes the way to Scandinavia. There are highways such as Ring Road (intersection with Komendantsky pr. in the direction of Parachutnaya st., from Vyborgsky Highway to Pargolovo Village, from Engels prospect in the direction of Priezorsk and from Kultury Avenue), WHSD (intersection with f the Ring Road on the northern section of the WHSD), Suzdal pr., interchange of the Sampsonievsky Bridge here. There are 6 railway platforms here: "Lanskaya", "Ozerki", "Shuvalovo", "Pargolovo", "Levashovo", "Pesochnaya".

Industry specialization

It assumes the placement of the following types of objects:

- objects of the automotive industry, as well as objects of heavy industry with the inclusion of engineering infrastructure objects.

Logistic characteristics

Distance from the city-centre — 27 km, port — 30 km, Pulkovo airport — 43 km, RR and WHSD in the production area. Proximity to the largest highways of the city: Levashovskoye highway, Primorskoye highway, "Scandinavia" E-18, Vyborg highway (A122). Distance to the nearest industrial zones: "Konnaya Lakhta" — 13 km, SEZ Novoorlovskaya branch — 13 km, Kolomyagi — 15 km.

Large residents

- "Hyundai Motor Manufacturing Rus" LLC — construction of an industrial park of a group of suppliers of the company "Hyundai Motor Company" for the production of automotive components;
- Nissan Automobile Plant (Nissan Manufacturing Rus);
- Magna company (production of automotive components from plastic and metal).

A waste recycling plant and wastewater treatment plants are also located on the territory of the production area.

Large investment projects

- Gazprom Gas Motor Fuel LLC — a strategic investment project for the construction of an automobile gas filling compressor station is planned;
- "Orion" LLC — placement of production and warehouse complex is planned;
- Expanding the supplier fleet of Hyundai Motor Manufacturing Rus LLC: Donkhi RUS LLC, Devon Rus LLC, Peterform LLC.

Planning documentation

Documentation and changes in the draft plan with the draft land survey approved by the Government of 19.09.2018 No.742.



4. Special economic zone of St. Petersburg

In January 2006, a special economic zone of technical and innovative type (SEZ) was established and now operates in St. Petersburg. SEZ is a unique environment for the active development of innovative business, production of scientific and technical products and its output to the Russian and international markets. The combination of state preferences, qualified personnel and growing needs in high technologies makes the technical-implementation zone attractive for manufacturers of high-tech products.

The SEZ territory is endowed with a special legal status and economic (tax, customs, infrastructure) benefits to attract direct Russian and foreign investments in priority sectors of the Russian economy. According to experts, the implementation of the investment project within the SEZ allows to save up to 30% of investment capital.

The evaluation of economic development of the Russian Federation in 2018, the SEZ “St. Petersburg” has shown 100% effectiveness. The total volume of investments and revenues received by residents is 250% and 290% of the planned indicators, respectively.

The total area of the special economic zone — 182.32 hectares, including:

- The plot “Neudorf” — 18.99 ha (vil. Strelna, Petrodvortsovy district of St. Petersburg);
- Novoorlovskaya plot — 163.33 ha (Primorsky district of St. Petersburg).

Resident performance:

- Number of residents — 49 (including 3 foreign);
- The volume of announced investments — 71.89 billion rubles;
- The volume of investments made — 39.03 billion rubles;
- Number of jobs created — 3442;
- The amount of received tax and customs benefits — 3.5 billion rubles.

Land and premises for rent

Land	The “Neudorf” site	“Novoorlovskaya” site
Total area, ha	18.99	163.33
Free area, ha	0	43
Average cost of rent for 1 ha per year, thousand rubles	from 133	from 239
Average cost of redemption for 1 ha per year, thousand rubles	4000	7500

Premises	The “Neudorf” site	“Novoorlovskaya” site
Total area, sq. m	15,000	15,000
Free area, sq. m	0	0
Average rental price per 1 sq. m per month, rubles	office — 720–855	office — 800–950 production — 600

Tax and customs benefits for investors

Tax	Russia	SEZ
Profit	20%	14.5% — till 31.12.2020 15.5% — from 01.01.2021 until the end of existence of the SEZ
Property	2.2%	0% within 10 years from the date of registration of property
Land	1.5%	0% within 5 years from the date of registration of ownership
Transport	1–200 rubles/h. p.	0 rubles/h. p. within 5 years from the date of registration of the vehicle
Insurance premiums	30%	For residents of leading technology and innovation activities: 21% — 2018 28% — 2019

Free customs zone regime: exemption from import duties and VAT

Procedure for granting resident status

1. Submission of application and documents to Committee for industrial policy, innovation and trade of St. Petersburg

Attached to the application:

- Copy of state registration certificate
- The copy of the certificate on registration in tax authority
- Copy of constituent documents
- Business plan

The application must contain the following information:

- A description of the proposed activities
- State and (or) municipal property necessary for its existence
- The area of the required land plot
- The volume of investments and capital investments in the period of the applicant’s activity in the SEZ
- within three years from the date of the agreement on the implementation of activities
- The size of the required connected capacity of power receiving devices, types, volume, size of the connected load in relation to the resources necessary to carry out activities in a special economic zone
- Other technical parameters of the leased property

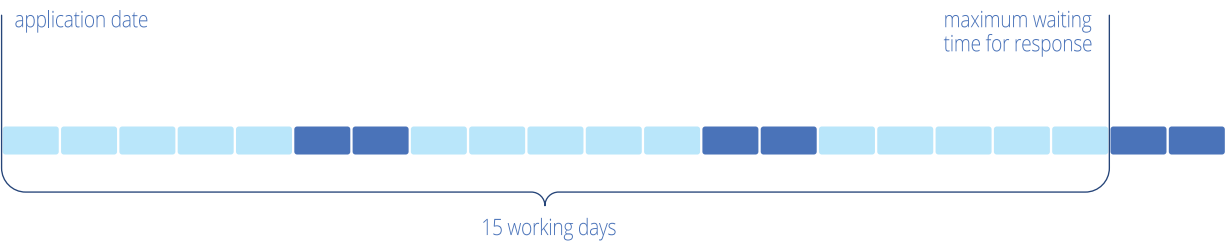
Resident can be:

1. Individual entrepreneur
2. A commercial organization (with the exception of a unitary enterprise), registered in accordance with the legislation of the Russian Federation in the territory of the municipality, within the boundaries of which the SEZ is located

2. Consideration of the application at the Expert Council of the SEZ

3. The decision of the Expert Council of the SEZ on the registration of the applicant as a resident of the SEZ

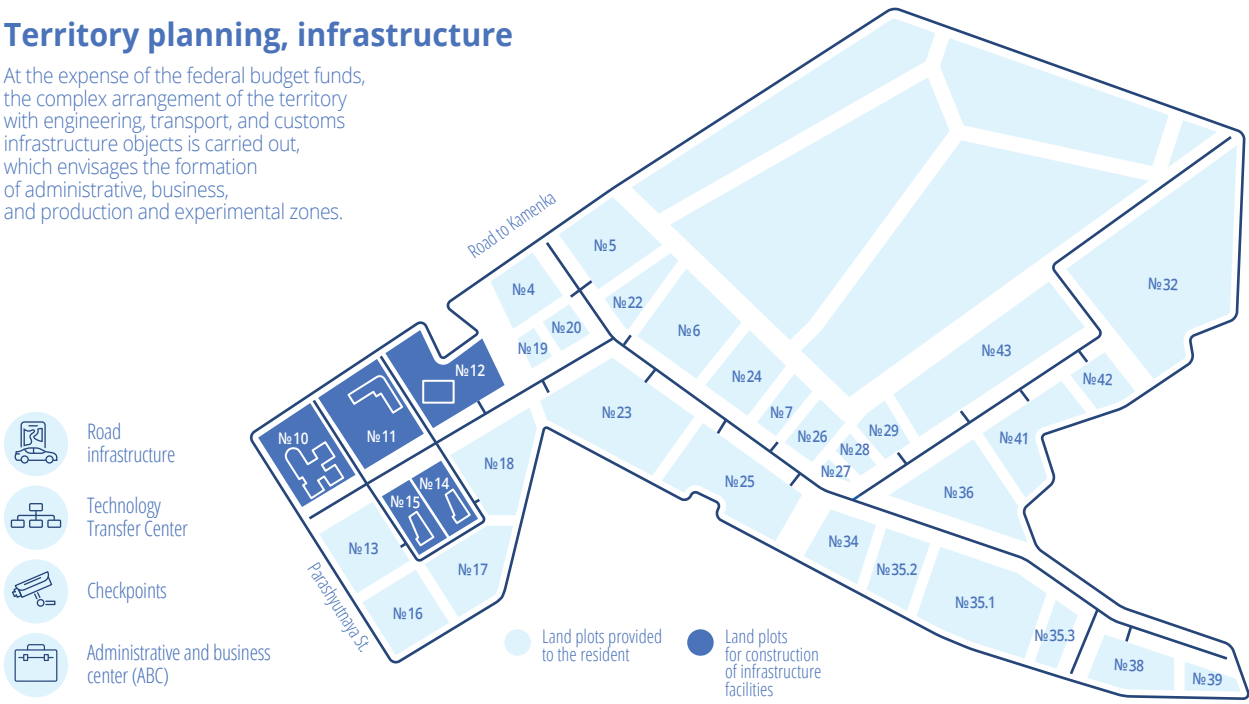
Not later than fifteen working days from the date of receipt of the documents, the authorized body shall send to the applicant a decision on the transfer of the application for the conclusion of an agreement to the Expert Council of special economic zones of a technical implementation type or on the refusal to consider the reasons for refusal



4.1. “Novoorlovskaya” SEZ

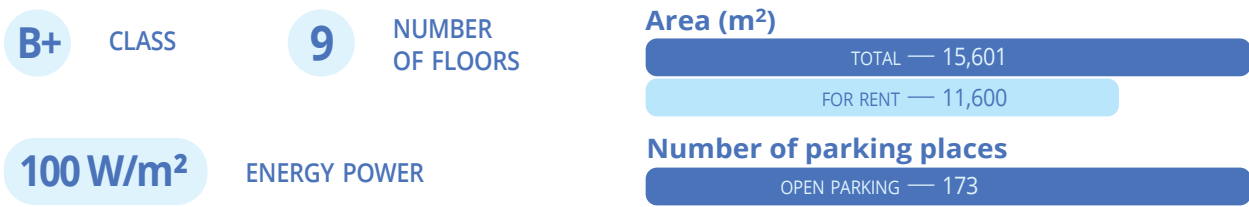
Territory planning, infrastructure

At the expense of the federal budget funds, the complex arrangement of the territory with engineering, transport, and customs infrastructure objects is carried out, which envisages the formation of administrative, business, and production and experimental zones.



Technology transfer center

SEZ offers for business fully ready-made modern office space in the Technology transfer Center, located in an investment-attractive, developing seaside area at the intersection of Parashyutnaya street and the road to Kamenka.



Technology Transfer Center

Security

- Video surveillance
- Round-the-clock security point
- Burglar alarm
- Access control system
- Fire safety warning system

Accomplishment

- Green surroundings
- Waiting area for visitors
- Round-the-clock access of the tenant's employees
- Offices with finishing
- Supply and exhaust ventilation system
- Centralized air conditioning system
- Wi-Fi zone

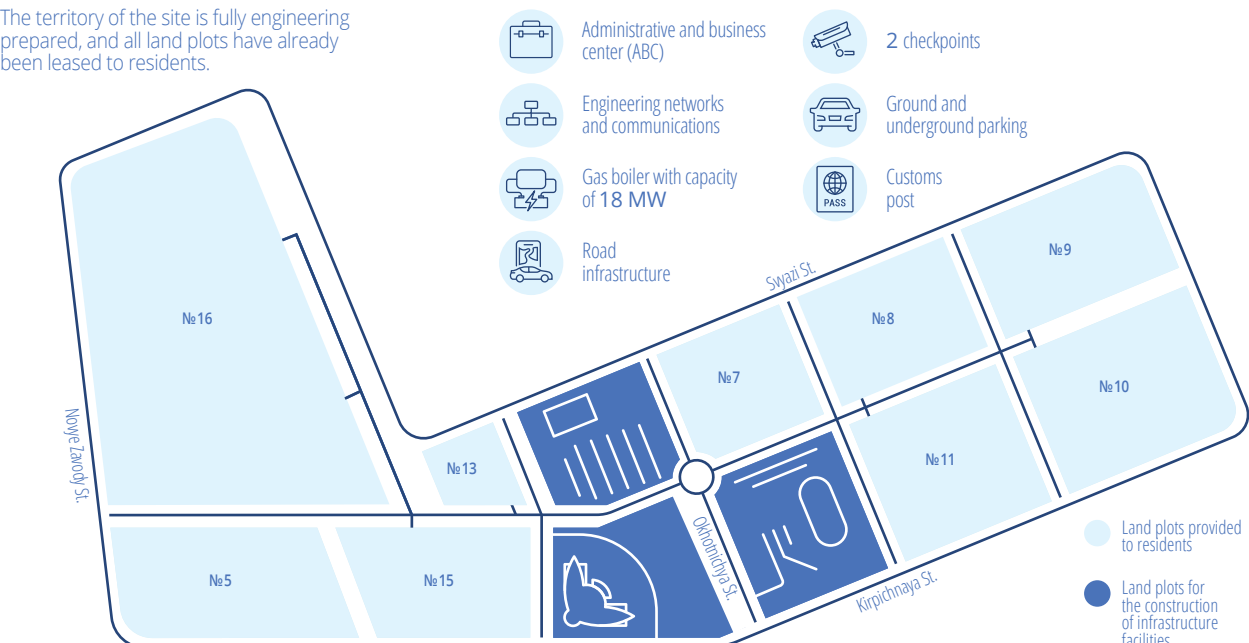
Services

- Office rental
- Telephony, Internet from several providers, rent of IT infrastructure
- Outdoor Parking space rental
- Meeting room
- Cafe-restaurant
- Professional cleaning of offices

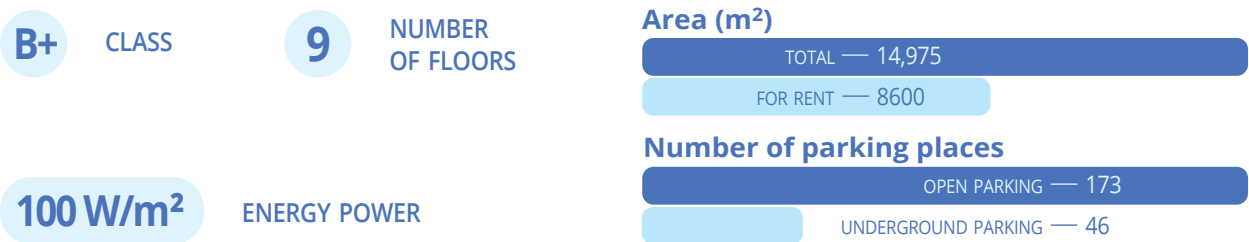
4.2. “Neudorf” SEZ

Territory planning, infrastructure

The territory of the site is fully engineering prepared, and all land plots have already been leased to residents.



Administrative business center



Public and business zone of ABC

- Conference room with simultaneous translation system
- Cafe for tenants
- Office rental
- Meeting room
- Data center (DC)

Data center

- Ready-to-use virtual infrastructure (IaaS) for tenants
- Direct data channels of the largest operators in the region
- Round-the-clock monitoring and technical support

Data center services

- Equipment placement
- Equipment rental
- Rent of virtual IT infrastructure

5. Operations in the implementation of investments in the industry of St. Petersburg

5.1. The procedure for the selection of land for the implementation of industrial investment project

In the case of an investor's decision to build a new industrial facility is required to carry out the selection of land for the implementation of the investment project.

For the preliminary selection of the land plot in the business plan of the project, the main parameters of the future object are determined on the basis of the planned technological process, namely: the total area of the building, internal planning, the need for engineering resources (water supply, sanitation, heat supply, etc.).

On the basis of the technological process by the investor in accordance with SanPiN 2.2.1/2.1.1.1200-03 "Sanitary protection zones and sanitary classification of enterprises, structures and other objects" is determined by the planned hazard class of the object.

In accordance with the general plan of St. Petersburg (Law of St. Petersburg from 22.12.2005 No. 728-99) for the placement of objects of production, transport and logistics, warehouse, engineering infrastructure, with the inclusion of objects of social and business development associated with the maintenance of this zone, a functional zone "PD" is provided.

At the next stage, it is required to carry out the selection of the territorial zone in accordance with the Rules of land use and building of St. Petersburg (RLUB) (Resolution of the Government of St. Petersburg of June 21, 2016 No. 524), based on the compliance of the capital construction object with the territorial planning regulations:

- Determine the type of permitted use (TPU) of the land in accordance with the Order of the Ministry of economic development of Russia of 01.09.2014 No. 540 "on approval of the classifier of types of permitted use of land";
- Implement the choice of the land within the boundaries of the production areas of St. Petersburg on the basis of town-planning regulations TPU and limiting parameters of building.

The following types of territorial zones have been established in accordance with the RLUB:

- TP1 — the production area of food industry facilities, as well as light and pulp and paper industry with the inclusion of engineering infrastructure facilities;
- TP2 — production area of automotive industry facilities, as well as heavy industry facilities with the inclusion of engineering infrastructure facilities;

- TP3 — production zone of pharmaceutical industry facilities, as well as petrochemical and construction industry facilities with the inclusion of engineering infrastructure facilities;
- TP4 — production area of heavy industry facilities, as well as construction industry facilities with the inclusion of engineering infrastructure.

In addition, urban planning regulations for multifunctional zones with the inclusion of industrial, warehousing facilities, engineering infrastructure and public and business buildings — TPD1 and TPD2 are established in the RLUB.

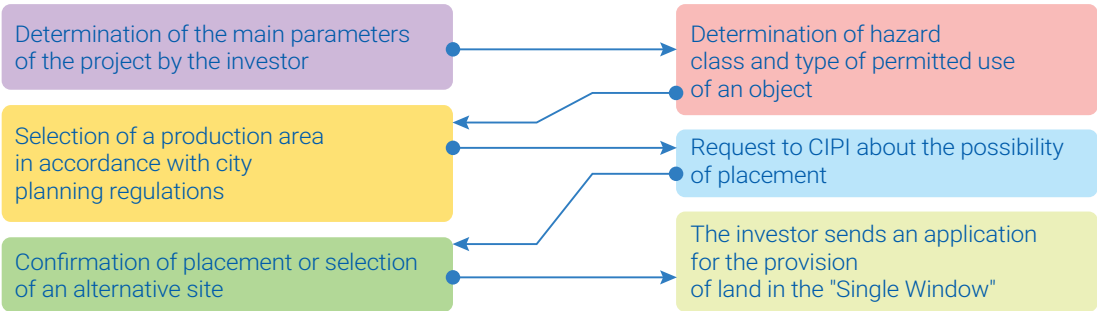
The town-planning regulations of these territorial zones introduced the type of permitted use of "production activities", which provides for a significant expansion of the possibility of placing any production facilities within the boundaries of these territorial zones.

Area code according to the RLUB	Name of the production area
TP 1	Krasnoselskaya
TP 2	Kamenka, Rybatskoye
TP 3	Pushkinskaya
TP 4	Izhora Plants (part of the territory), Pontonnaya, Sapernaya
TPD 1	Izhora Plants (part of the territory), Rzhevka (part of the territory), Predportovaya-1 (part of the territory), Neva, Kolomyagi, Severo-Zapadnaya, Shushary
TPD 2	Parnas, Metallostroy, industrial zone near Sevostyanov St., Rzhevka (part of the territory), Yugo-Zapadnaya, Production Dam Construction Area, Beloostrov, Predportovaya — 1 (part of the territory), Bronka, Kronstadt colony, Lomonosovskaya, Konnaya Lahta, Severo-Zapadnaya, Obukhovo

After selecting the production zone, the investor should send a request to the Committee for industrial policy, innovation and trade of St. Petersburg (CIPI) on the possibility of placing the production facility, based on certain parameters of the planned object, to determine the availability of land reserve.

After confirming the possibility of placing or offering another site (in case of impossibility of placement), the investor must send an application to the "single window" of the investor on the provision of land.

The procedure for the selection of land for the implementation of industrial investment project



5.2. The procedure for making decisions on the provision of property for construction, reconstruction, adaptation for modern use.

The procedure for granting property objects owned by St. Petersburg for implementation of investment activities, if the result of this activity is newly created property is governed by the provisions of the Land code of the Russian Federation (RF LC) and the Law of St. Petersburg from 17.06.2004 No. 282-43 "About procedure of granting property objects owned by St. Petersburg for construction, reconstruction and adaptation for modern use" (the Law of St. Petersburg).

Land plots in state ownership, as a general rule, are provided for the implementation of investment projects on the right of lease (an exclusive list of grounds for the sale of land plots is presented in article 39.3 of the Land code of the Russian Federation) by bidding.

Grounds for granting of the property without competitive bidding set forth in article 39.6 of the Land code of the Russian Federation.

The criteria for classifying the object as objects of social, cultural, municipal and domestic purposes or for the implementation of large-scale investment projects are established by the Law of St. Petersburg.

Article 8 of the Law of St. Petersburg establishes the following criteria for classifying an object to a particular type:

1. Criterion of reference of object of social and cultural appointment to objects is reference of object to the objects placed on the basis of the following types of the permitted use of the parcel of land:
 - social service;
 - health;
 - education and awareness;
 - cultural development;
 - provision of scientific activities;
 - sport;
 - ensuring internal law and order.
2. The criterion of reference of the object of household purpose to objects is reference of object to the objects placed on the basis of the following types of the permitted use of the parcel of land:
 - utilities;
 - consumer service;
 - land plots (territories) of common use.
3. The criterion for classifying an investment project as a large-scale investment project is:
 - recognition of the investment project as a strategic investment project of St. Petersburg and its inclusion in the list of strategic investment projects of St. Petersburg in accordance with the requirements of the legislation of St. Petersburg;
 - construction and (or) reconstruction of the sports and (or) culture facility, the ownership of which will belong to St. Petersburg, with an investment of at least 15 billion rubles and construction and (or) reconstruction on the adjacent parcels of land in relation to the parcel of land on which construction and (or) reconstruction of object of sports and (or) culture according to this paragraph, property objects on condition of reference of such property objects to the objects placed on the basis of the following types of the permitted use of the parcel of land is carried out: residential development, public use of capital construction objects, rest (recreation).



In accordance with article 9 of the law of St. Petersburg grounds for refusal to provide land without bidding are:

- on the grounds stipulated by the land legislation of the Russian Federation and the legislation of St. Petersburg;
- the land plot is included in the targeted plan for the preparation of documents for tenders for the right to construction, reconstruction, devices for modern use, approved in the manner established by the Government of St. Petersburg;
- non-compliance of the investment proposal with the town-planning regulations of the territorial zone established by the RLUB, within the boundaries of which the proposed location of the investment result is located, special conditions for the use of territories, requirements for the protection of cultural heritage, other requirements established by the legislation of the Russian Federation;
- the presence within the boundaries of the land plot of capital construction objects that are not in state ownership of St. Petersburg.

The procedure for making decisions on the provision of property objects that are owned by St. Petersburg for construction, reconstruction and work on adaptation for modern use is approved by the government of St. Petersburg from 21.07.2015 (resolution No. 656).

The provision of the property without bidding

The grounds for providing the property without bidding are listed in article 39.6 of the RF Land code, as well as in article 8 of the law of St. Petersburg.

In accordance with resolution No. 656, the following procedure for the provision of property without bidding is in force in St. Petersburg.

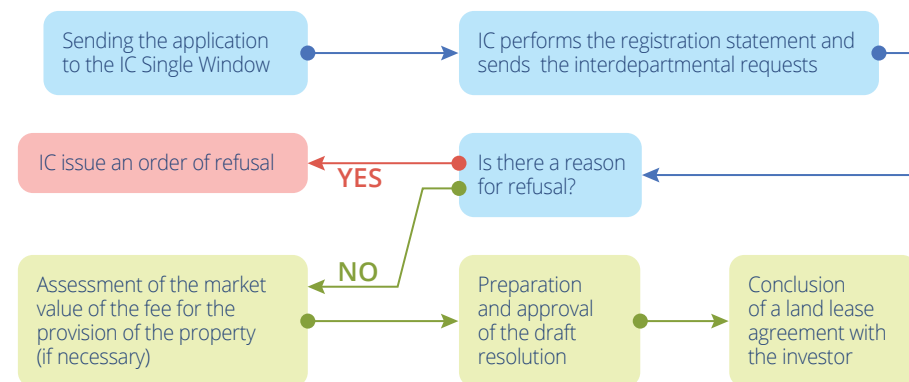
- The investor's application for the provision of land without bidding in a single window of the Investment Committee of St. Petersburg (IC);
- With the list of documents in accordance with the Order of the Ministry of economic development of Russia dated 12.01.2015 No. 1;
- Preparation, submission and response to inter-agency requests;
- Assessment of the market value of the fee for the provision of the property (if necessary);
- In the absence of grounds for the decision to reject the investment proposal approval of the draft resolution of the government of St. Petersburg on the provision of property:

- a) at a meeting with representatives of the Executive bodies of state power of St. Petersburg;
 - b) at a meeting with the Vice-Governor of St. Petersburg;
 - c) at a meeting of the government of St. Petersburg.
- Publication of the decree of the government of St. Petersburg on the provision of property.

If the land plot did not pass the cadastral accounting, it is necessary to carry out preparation of the scheme of the arrangement of the land plot according to the requirements established by procedure of the Ministry of economic development of Russia of 27.11.2014 No. 762.

A sample application is presented in the “Documents” section of the investment portal of St. Petersburg www.spbinvestment.ru

The General scheme of the land plot without tender



The provision of the property through the bidding process

Participation in tenders

The investor can take part in the announced tenders held by “Property Fund of St. Petersburg” JSC. Information about the conditions and terms of trading in St. Petersburg published in the official Bulletin “Bulletin of the property Fund of St. Petersburg”, as well as on the official websites of “Property Fund of St. Petersburg” JSC property-fund.ru and investment by the portal of St. Petersburg in the section “Objects of the auction” spbinvestment.ru

Submission of an investor’s application for the preparation of an auction for a particular property

Submission of an application in accordance with the decree No. 656 for the preparation of the auction is carried out in the following order:

- An investor applies to the IC single window with a statement about holding an auction for the sale of a land plot on investment terms, an auction for the right to conclude a land lease agreement on investment terms;
- Registration of application in IC;
- Preparing and sending interdepartmental requests, as well as receiving answers to them;
- Assessment of the market value of the annual rent for the property to establish the initial bid price;
- Approval of the draft resolution of the government of St. Petersburg on the auction:

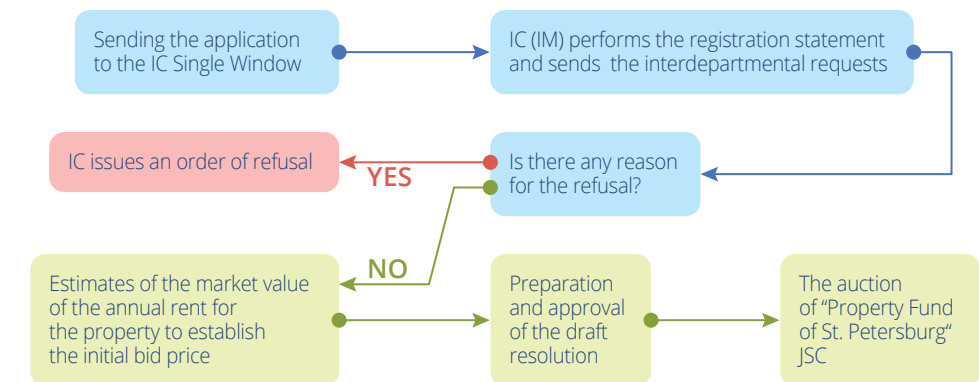
1. At a meeting with representatives of the Executive bodies of state power of St. Petersburg;
2. At a meeting with the Vice-Governor of St. Petersburg;
3. At a meeting of the government of St. Petersburg.
 - Publication of the decree of the government of St. Petersburg on the auction;
 - Organization of the “Property Fund of St. Petersburg” JSC auction.

The lease agreement of the land plot on investment conditions is signed:

- with the winner defined following the results of an auction;
- with the only participant of an auction.

The application form is presented in the section “Documents” of the investment portal of St. Petersburg www.spbinvestment.ru

The General scheme of the land plot by bidding



Order of decision-making on the conclusion of the agreement on reconstruction, adaptation for modern use of the building, structure, construction

With whom the agreement on reconstruction is concluded:

- With the potential investor if he along with St. Petersburg is the participant of share ownership of the building, the structure, the construction, object of incomplete construction (is the owner of one or several rooms in the building, the structure, the construction) in the absence of other participants of share ownership or received permission from all other participants of share ownership (owners of rooms), or the general consent of residents in addition to St. Petersburg to carry out investment activity concerning the specified property objects;
- With a religious organization, whom the building, structure, construction is provided for free use;
- With the lessee of the property object, if the lease agreement of the property object is concluded for a period of not less than ten years and does not provide for the possibility of its termination in connection with the reconstruction (adaptation for modern use) of the property object.

In accordance with the decree No. 656 in St. Petersburg the following procedure for making a decision on the conclusion of an agreement on the reconstruction, adaptation for modern use of buildings, structures, constructions:

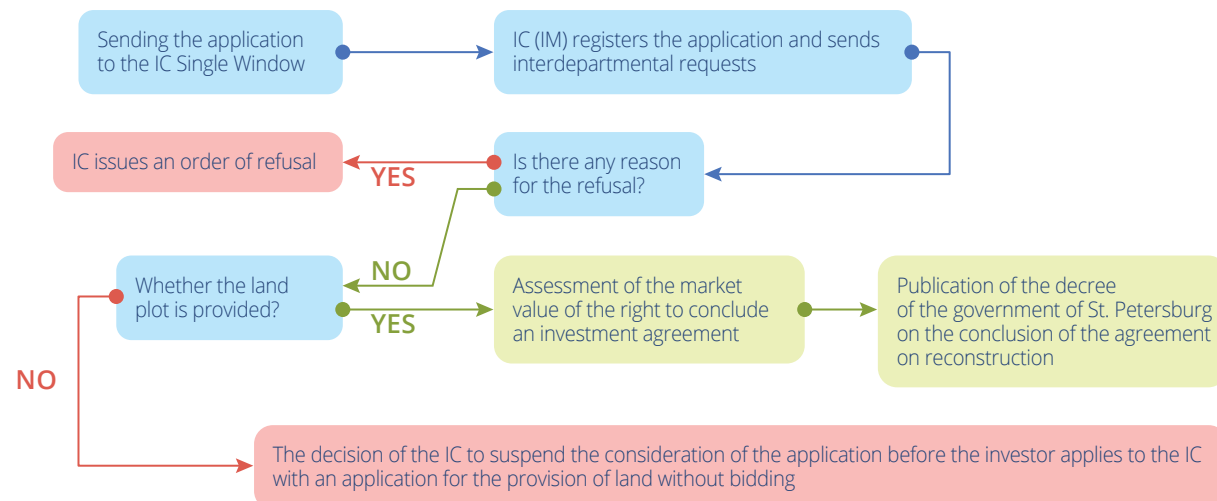
- The investor (right holder) applies to the IC single window with the application for the conclusion of the agreement on reconstruction, works on adaptation for modern use of the building, structure, construction;
- Registration of application in the IC;
- Preparing and sending interdepartmental requests, as well as receiving answers to them;
- In the absence of grounds for the decision to reject the investment proposal, the IC decision to suspend the period of consideration of the application before the investor applies to the IC with an application for the provision of a land plot without bidding (after receiving, if necessary, the IC order) is sent to the investor on preliminary approval of the provision of land);
- Assessment of the market value of the right to conclude an investment agreement;
- Approval of the draft resolution of the government of St. Petersburg on the conclusion of the agreement on reconstruction:

1. At a meeting with representatives of the Executive bodies of state power of St. Petersburg;
2. At a meeting with the Vice-Governor of St. Petersburg;
3. At a meeting of the government of St. Petersburg.

- Issuance of the decree of the government of St. Petersburg on the conclusion of the agreement on reconstruction.

A sample application is presented in the “Documents” section of the investment portal of St. Petersburg www.spbinvestment.ru

Scheme of conclusion of the agreement on reconstruction



The procedure for making a decision on the conclusion of an agreement on the construction of a land plot

In the case of expansion of production capacity through the construction of a new object of capital construction on a land plot owned by the state of St. Petersburg, it is required to conclude an agreement on the construction of such land plot with the owner of the land plot.

Right holder is a person who has the right to conclude an agreement on the construction of a land plot, an agreement with the owners of the property object (owners of premises in the property object, users, owners) on reconstruction, work on adaptation for modern use of buildings, structures, constructions in order to establish the procedure for investment activities in respect of the said property object in accordance with the law of St. Petersburg.

The agreement on the construction of the land plot is concluded:

- with the lessee if the agreement is concluded in respect of the land plot on which the building, structure, structure owned, economic management of such lessee is located, and the documents of title to the specified land plot do not contain permits to build up the land plot;
- with the person owning on the right of permanent (indefinite) use of the land plot on which the building, the structure, the construction which is in operational management of such person if the documents of title to the specified land plot do not contain permissions to build up the land plot is located.

Documents confirming the applicant's right to conclude an agreement (as documents confirming the applicant's right to conclude an agreement, may be provided in respect of the land):

- lease agreement of the land plot on which the building, the structure, the construction which is in property, economic management of the applicant is located;
- certificate of state registration of the right of permanent (indefinite) use of the land on which the building, structure, structure, located in the operational management of the applicant.

In accordance with the decree No.656 in St. Petersburg, the following procedure for making a decision on the conclusion of an agreement on the construction of a land plot:

- The investor (right holder) applies to the IC single window with a statement on the conclusion of an agreement on the construction of a land plot;
- Registration of application in the IC;
- Preparing and sending interdepartmental requests, as well as receiving answers to them;
- In the absence of grounds for the decision to reject the investment proposal, the IC decision to suspend the period of consideration of the application before the investor applies to the IC with an application for the provision of a land plot without bidding (after receiving, if necessary,

the IC order) is sent to the investor on preliminary approval of the provision of land);

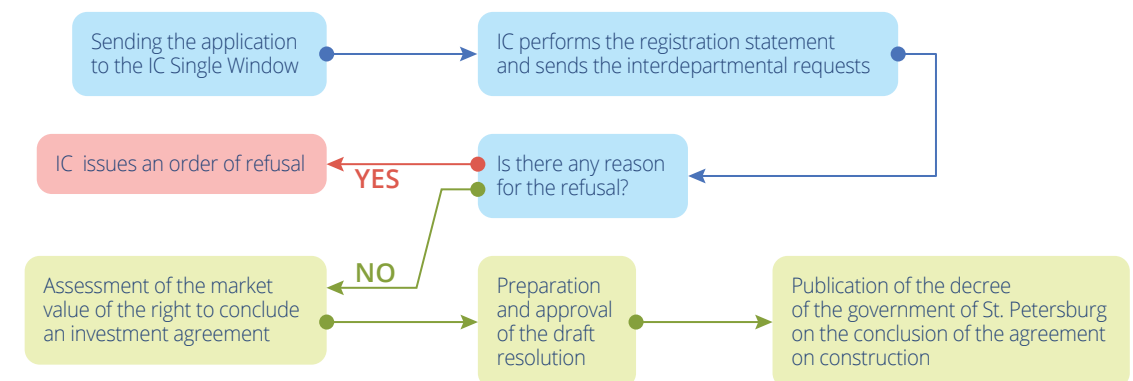
- In the absence of grounds for the decision to reject the investment proposal, the market value of the right to conclude an investment agreement shall be assessed;
- Approval of the draft resolution of the government of St. Petersburg;

1. At a meeting with representatives of the Executive bodies of state power of St. Petersburg;
2. At a meeting with the Vice-Governor of St. Petersburg;
3. At a meeting of the government of St. Petersburg.

- Issuance of a decree of the government of St. Petersburg on the conclusion of a construction agreement.

A sample application is presented in the "Documents" section of the investment portal of St. Petersburg www.spbinvestment.ru

Scheme of conclusion of the agreement on building



5.3. The procedure for the acquisition of land in the property or for rent by the owners of buildings and structures

In accordance with article 39.20 of the Land code of the Russian Federation, citizens, legal entities that own buildings and structures located on such land plots have the exclusive right to acquire land plots for ownership or lease.

If the building, the construction located on the parcel of land which section cannot be performed without violations of requirements to the formed or changed parcels of land (further — indivisible land plot), or premises in the specified building, construction belong to several persons on the right of private property or on such land plot there are several buildings, constructions belonging to several persons on the right of private property, these persons have the right to purchase such land plot in the general share property or in rent with plurality of persons.

Procedure of decision-making on granting land plots to the owners of the buildings, structures, premises located on them, to ownership or lease is approved by procedure of the Committee of property relations of St. Petersburg (CPR) of 28.02.2018 No. 15-s.

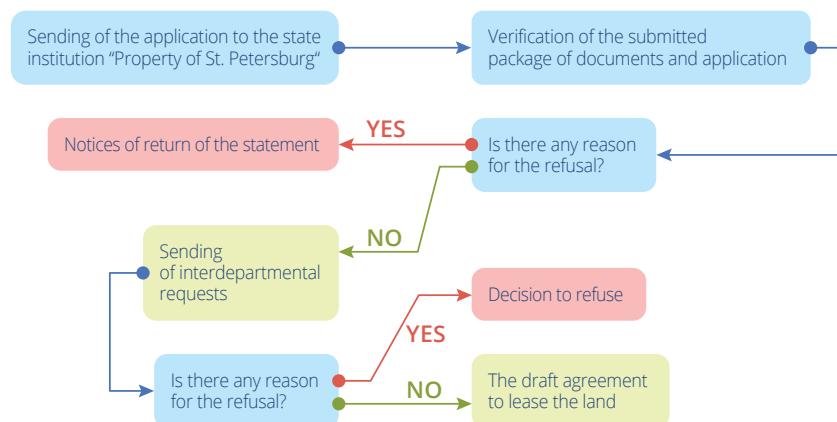
The procedure for granting a land plot for lease to the owner of the buildings, structures or premises located on it

According to paragraph 2.17 of the decree of the government of St. Petersburg dated 12.07.2011 No. 939 the land plot is provided to the owners of the buildings, structures or premises located on them, on the right of lease for up to 49 years.

- The owner of the building refers to the state institution "Property of St. Petersburg" (SI) with a statement and documents;
- The SI checks the content of the application and the set of attached documents;
- The SI prepares and sends interdepartmental requests, as well as answers to them;
- In the absence of grounds for refusal to provide the land owner receives the draft lease agreement and the SI sends it to the applicant.

The form statement provided in section "Making decisions on granting land plots to owners of buildings, structures and premises located in it" is on portal "St. Petersburg public services" www.gu.spb.ru

The scheme of the conclusion of the lease agreement of the land plot with the owner, the building located on it, constructions or premises in it



The procedure of privatization (ownership) of the land plot to the owner of the buildings, structures or premises located on it

Legal entities — owners of buildings, structures, constructions have the exclusive right to privatization of the land plots.

Land plots are not subject to privatization:

- Of common use — streets, roads, embankments, parks, gardens, ponds, beaches;
- Contaminated with hazardous substances;
- Specially protected areas (water protection, sanitary-protective areas of the monuments).

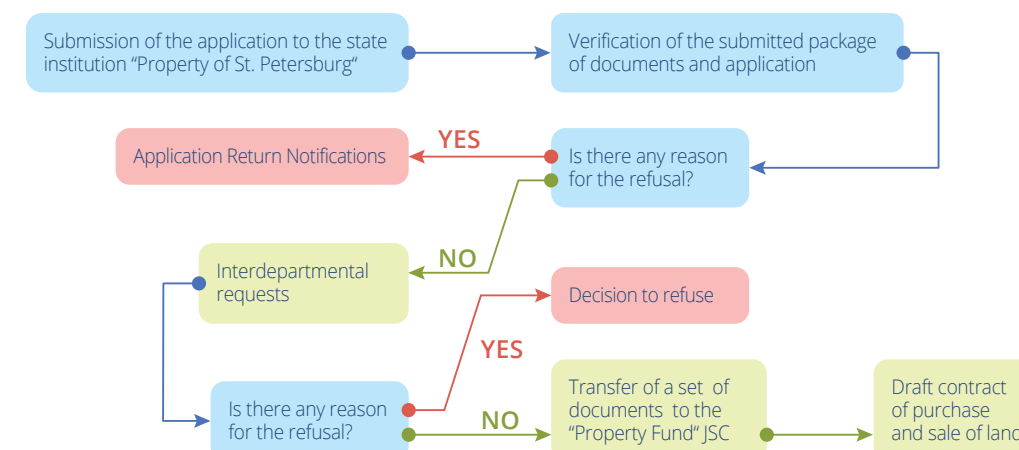
The price of land plots in St. Petersburg, which are in the state ownership of St. Petersburg or state ownership of which is not delimited, on which buildings, structures, constructions are located, is established in accordance with the law of St. Petersburg from 15.02.2010 No. 59-19.

- The owner of the building refers to the SI with a statement and a package of documents;
- The SI sends a package of documents to the PRC for consideration;
- PRC checks the content of the application and the set of attached documents;
- In case of absence of grounds for decision of refusal, PRC provides preparation and sending of the interdepartmental requests, and getting responses to them;

- In the absence of grounds for refusal to grant a land plot, PRC ensures the transfer of a set of documents to "Property Fund" JSC;
- "Property Fund" JSC is preparing a draft contract of sale and a draft notice on the provision of land ownership to the applicant.

Application forms are presented in the section "Decision making on granting land plots to the owners of the buildings, structures and premises located in them" on the portal "St. Petersburg state services" www.gu.spb.ru

The scheme of privatization of land by the owner, located on it buildings, structures or premises in them



5.4. The procedure for obtaining a building permit

For the purpose of implementation of construction or reconstruction of capital construction object the builder according to article 51 of the Town-Planning code of the Russian Federation (TPC of the Russian Federation) requires obtaining the construction permit.

The service of state construction supervision and expertise of St. Petersburg (Gosstroynadzor) on the applications of developers provides a state service for issuing permits for the construction or reconstruction of capital construction projects.

A building permit is a document confirming compliance of the project documentation with the requirements of the urban development plan of the land plot or the project of the territory planning and the project of land surveying (in the case of construction, reconstruction of linear objects) and giving the developer the right to carry out construction, reconstruction of the objects of capital construction, except for the cases provided by the Town-Planning Code of the Russian Federation.

The construction permit is issued for the period provided by the project of the organization of construction of the object.

The criteria for the decision to issue a building permit (reconstruction) is the compliance of the project documentation with the requirements of the town-planning plan of the land plot, the project planning and land surveying of the territory, the presence of a permit to deviate from the limit parameters of the permitted construction (if necessary), as well as the consent of all owners of the capital construction object in the case of reconstruction of such object.

The construction permit is not required in the case of:

- construction of a garage on a land plot provided to an individual for purposes not related to the implementation of entrepreneurial activity, or construction on a land plot provided for gardening, country economy;
- construction, reconstruction of objects that are not capital construction objects (kiosks, canopies and others);

- construction on the land of buildings and structures of auxiliary use;
- changes in capital construction projects and (or) their parts, if such changes do not affect the structural and other characteristics of their reliability and safety and do not exceed the limits of permitted construction, reconstruction, established by the town-planning regulations;
- overhaul of capital construction projects;
- other cases, if in accordance with the Town-Planning code of the Russian Federation, the legislation of the subjects of the Russian Federation on urban development is not required to obtain a construction permit.

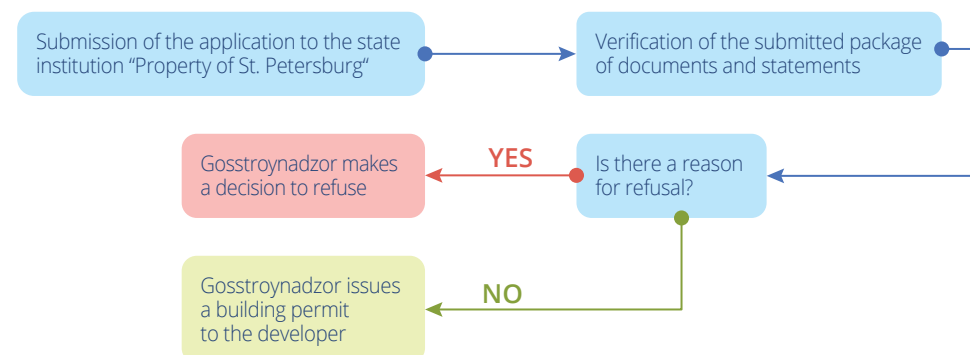
The period of validity of the construction permit in the transition of the right to land and capital construction objects is preserved.

The state service for issuing construction permits is provided electronically on the portal “St. Petersburg state services” section “Issuance of permits for construction of capital construction projects” www.gu.spb.ru

The procedure for obtaining a building permit

- To obtain a construction permit the developer must submit an application for the issuance of a building permit and (or) the application for grant of permission to carry out works on creation of the artificial land plot with the application the required documents through the Portal of “State and municipal services (functions) in St. Petersburg” (www.gu.spb.ru);
- Gosstroy nadzor registers applications and sends interdepartmental requests for the provision of documents (information) necessary for making a decision;
- In the absence of grounds for deciding on refusal, Gosstroy nadzor issues a construction permit to the developer.

Scheme for issuing building permits



5.5. The procedure for the provision of land plots for rent for purposes not related to construction

The land legislation of the Russian Federation provides for a general rule for the provision of land plots in state or municipal ownership at auctions held in the form of an auction, except for the cases listed in paragraph 2 of article 39.6 of the RF Land code.

Provision of land plots for lease for purposes not related to construction without bidding

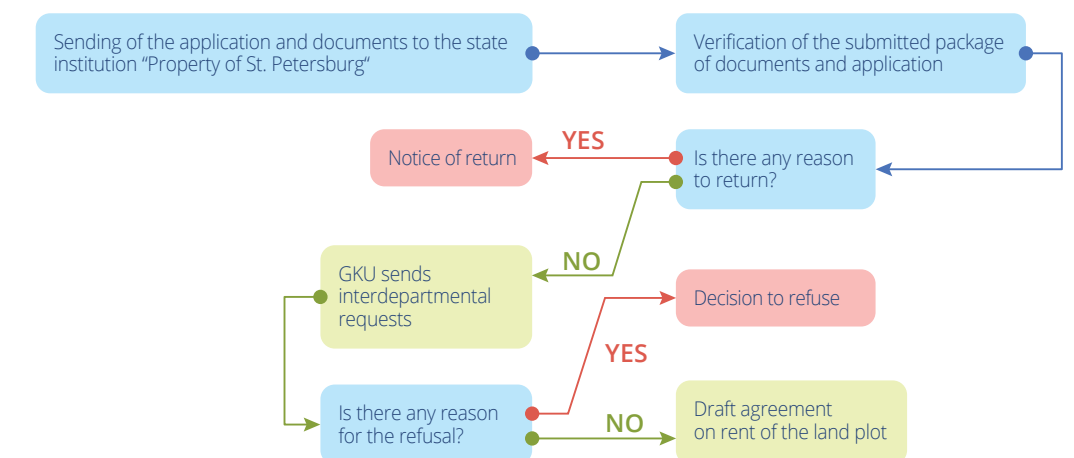
The criteria that must be met by the objects of social, cultural and communal purposes, which are not property objects, for the placement of which land plots are leased without bidding are listed in the Law of St. Petersburg from 03.06.2015 No. 288-48 (hereinafter — the Law of St. Petersburg).

The procedure for the provision of land without bidding for purposes not related to construction

- The applicant applies to the state institution “property of St. Petersburg” (SI) with a statement and a package of necessary documents;
- The SI checks the content of the application and the set of attached documents;
- In case of absence of grounds for decision of refusal, SI provides preparation and sends the interdepartmental requests, and getting responses to them;
- In the absence of grounds for a decision to refuse, after receiving the answers, the MCU sends a package of documents to the PRC for verification;
- In case of absence of grounds for decision of refusal, the SI shall prepare the draft contract of lease of the land.

The application form is presented in the section “leasing without bidding of land plots not for construction purposes” on the portal “St. Petersburg state services” www.gu.spb.ru

The scheme of the land plot without an auction, for purposes not connected with construction



Provision of land plots by means of tenders for lease for purposes not related to construction

The lease agreement of the land plot which is in the state or municipal property is signed at the auction which is carried out in the form of auction, except for the cases provided by point 2 of article 39.6 of the Land code of the Russian Federation.

Tenders for the right to conclude land lease agreements are held by JSC “Property Fund of St. Petersburg”.

The rent for land plots is determined by the results of trading in rubles.

The lease agreement on the results of the auction is concluded with:

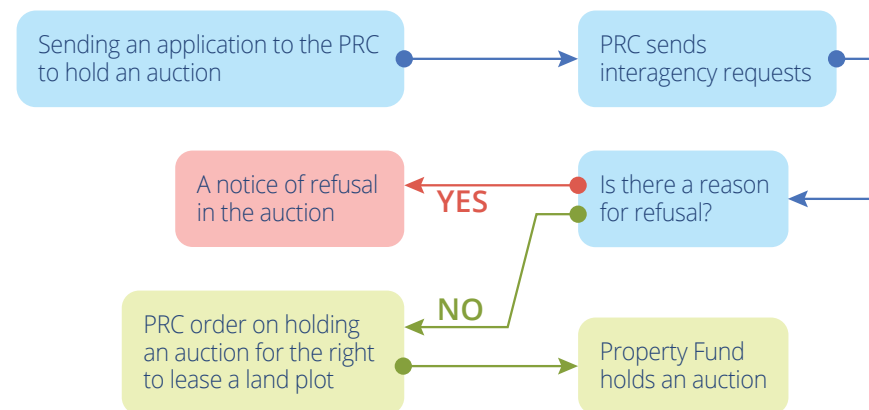
1. Auction winner.
2. The person who submitted the only application for participation in the auction.
3. The applicant recognized as the only participant of the auction/the only participant who took part in the auction.

4. The bidder who made the penultimate offer on the price of the auction item (in case of evasion of the winner of auction from signing of the contract of the arena of the parcel of land).

The lease agreement is concluded for a period of up to five years inclusive.

The provision of land plots by bidding is regulated by the law of St. Petersburg from 22.04.2015 No. 219-37 on the grounds of decision-making on refusal to hold an auction for the sale of land or auction for the right to conclude a land lease agreement, refusal to provide preliminary approval of the land plot or the provision of land without bidding” and procedure of the Committee of property relations of St. Petersburg from 08.10.2015 No. 51-s.

The scheme of granting land by bidding for purposes not related to construction



The procedure for the provision of land by bidding for purposes not related to construction

- The applicant shall send to the PRC an application for holding an auction indicating the cadastral number of the land plot and the purpose of use of the land plot;
- PRC prepares and sends interdepartmental requests and receives responses to them;
- In the absence of grounds for the decision to refuse, PRC decides to hold an auction for the right to conclude a land lease agreement;
- “St. Petersburg property Fund” JSC holds an auction and enters into a lease agreement with the winner of the auction.

The application form is presented in the section “Provision of land plots to individuals and legal entities for lease following the results of bidding for the right to conclude land lease agreements, except for land plots provided for construction, reconstruction, adaptation” on the portal “St. Petersburg state services” www.gu.spb.ru

5.6. Procedure of transfer of non-residential facilities for rent

In accordance with the provisions of paragraph 1 of article 17 of the Federal law of 26.07.2006 No. 135-FL “on protection of competition” (Federal law of 26.07.2006 No. 135-FL) as a general rule, the conclusion of lease agreements of non-residential facilities owned by the state of St. Petersburg, can be carried out on the results of competitions or auctions for the right to conclude these contracts.

The procedure for the provision of non-residential facility without bidding

Real estate can be provided without an auction in order to obtain state preferences (article 19 of the Federal law of 26.07.2006 No. 135-FL).

State preference is granted¹ solely for the purpose of:

- development of education and science;
- conducting scientific research;
- development of culture, art and preservation of cultural values;
- development of physical culture and sports;
- ensuring the country’s defense and state security;
- agricultural production;
- support for small and medium-sized businesses.

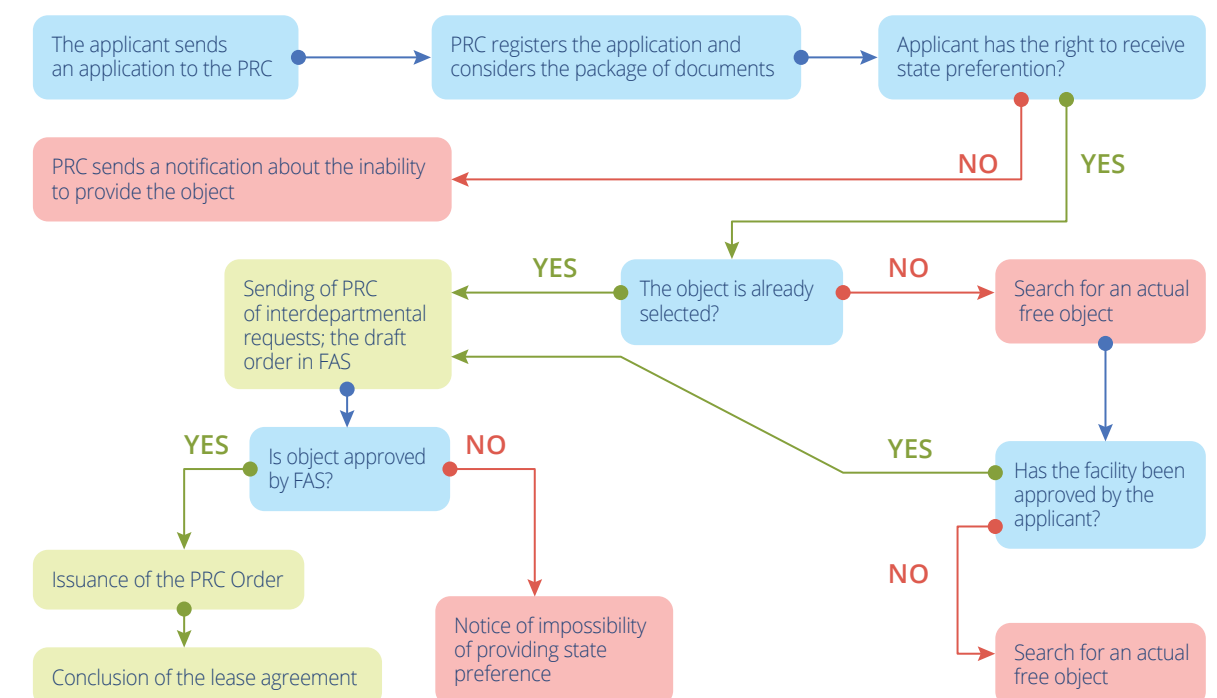
In St. Petersburg, the state preference is granted with the prior approval of the Federal Antimonopoly service of St. Petersburg (FAS of St. Petersburg).

Procedure of providing is regulated by orders of Committee on management of city property of the Government of St. Petersburg of 24.03.2010 No. 31-s and of 01.02.2000 No. 187-s.

- The applicant shall send to the PRC an application for granting a state preference in the form of lease of a non-residential facility with a set of documents confirming the right to grant a preference;
- In the absence of grounds for a decision to refuse:

- if the non-residential facility is chosen by the applicant independently, PRC prepares a package of documents for sending requests;
- if the applicant has the right to state a preference, but it has no information about actually free the object, PRC within three months selects the required facilities in accordance to the requirements. If within three months from the date of receipt of the application is not found the object corresponding to the characteristics specified in the application, or selected object(s) is not agreed upon by the applicant, PRC sends a notification to the applicant about the impossibility of providing state preferences in accordance with the application.

Scheme of providing non-residential facility without bidding



¹

The full list of state preferences is presented in article 19 of the Federal law of 26.07.2006 No. 135-FL

The procedure for the provision of non-residential facility by bidding

Procedure of granting is regulated by procedure of Committee on the City Property Management of the Government of St. Petersburg of 01.06.2010 No. 76-s.

- Application for an auction for the right to enter into a lease agreement for a non-residential facility owned by the state of St. Petersburg;
- In case of absence of grounds for the decision about the refusal of the PRC provides training and direction of the interdepartmental requests, and getting responses to them;
- In the absence of grounds for the decision to refuse, the PRC decides to hold an auction for the right to conclude a land lease agreement for lease of non-residential facilities owned by the state of St. Petersburg;
- "PropertyFundofSt. Petersburg" JSCholdsanauctionfortherighttoconcludeleaseagreements for non-residential facilities owned by the state of St. Petersburg.

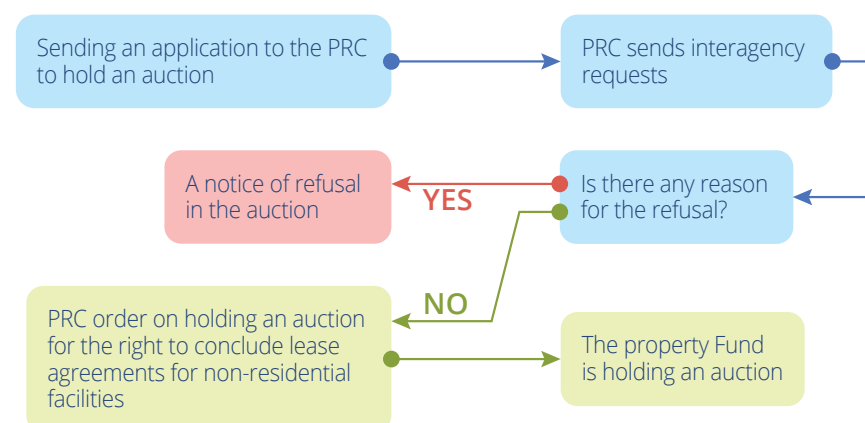
Information on available premises intended for lease without the use of rent benefits is published on the official website of the Russian Federation on the Internet — www.torgi.gov.ru, in the official print edition — the journal "Official Bulletin of the Property Fund of St. Petersburg" magazine and on the website of the Property Fund of St. Petersburg — www.property-fund.ru

After placing information on the date, time and conditions of the auction in the indicated sources, the Organization may, in accordance with the established procedure, take part in tenders for the right to enter into a lease agreement (the procedure is published in the above sources when publishing information about the objects).

Information on vacant premises rented with the use of rental benefits is posted weekly on the Committee's website www.commim.spb.ru/home

The application form is presented in the section "Making a decision to hold an auction for the right to conclude a lease agreement for a non-residential facility located in St. Petersburg's state-owned property" on the St. Petersburg State Services portal www.gu.spb.ru

Scheme for the provision of a non-residential facility by bidding



5.7. State registration of property

State registration of rights to immovable property is a legal act of recognizing and confirming the occurrence, modification, transfer, termination of the right of a certain person to immovable property or the restriction of such right and encumbrance of immovable property.

State cadastral registration of immovable property — entering into the Unified State Register of Real Estate (hereinafter — USRT) information about land plots, buildings, facilities, premises, machine places, construction in progress, unified immovable complexes, and in cases estab-

lished by federal law, and about other objects that are firmly connected with the land, that is, the movement of which without disproportionate damage to their purpose is impossible, which confirm the existence of such a property with characteristics that allow it to be defined as an individually specific thing, or confirm the termination of its existence, as well as other information provided by this Federal Law on property objects.

The right to registered property must be registered with the USRT by making an entry in the USRT about registered rights to property, the grounds for their occurrence, right holders, as well as other information.

The state registration of the right in the USRT is the only evidence of the existence of the registered right, which can be challenged only in court.

State registration of rights in the USRT is carried out in accordance with the provisions of the Federal law "on state registration of property" dated 13.07.2015 No. 218-FL.

The application for state cadastral registration and (or) state registration of rights can be sent by the applicant in electronic form, through multifunctional centers in any region, in offices of Rosreestr and cadastral chambers.

It is possible to submit one application to the registration authority and at the same time within 10 days both cadastral registration and registration of rights will be performed. If the applicant wants to receive one of Rosreestr service, on registration of the rights will leave no more than 7 days, and on statement on cadastral accounting — no more than 5 days.

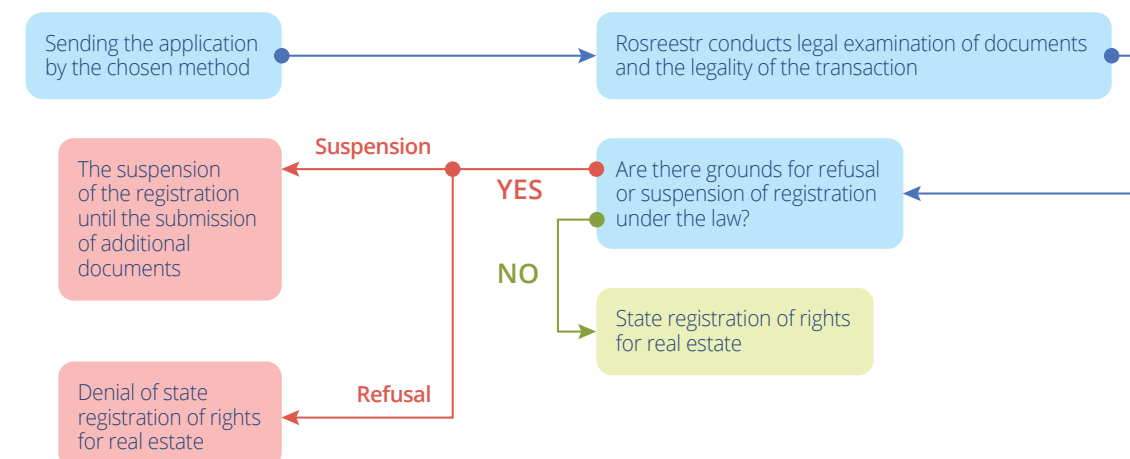
You can submit documents for registration of rights and cadastral registration of property in any region, regardless of where your property is located. The service is also available in electronic form.

The application form and other documents are presented in the section "State registration of rights and cadastral registration of property" on the official website of the Federal service for state registration, cadastre and cartography (Rosreestr) www.rosreestr.ru

The procedure of state registration of rights for property:

- The applicant sends the application and the set of documents in the chosen way (in electronic form, through multifunctional centers in any region, in offices of Rosreestr and cadastral chambers) for the state registration of the right in USRT;
- Rosreestr conducts legal examination of documents submitted for the state registration of rights in the USRT, and the legality of the transaction;
- In the absence of grounds for a decision to refuse or suspend, Rosreestr carries out state registration of rights in the USRT.

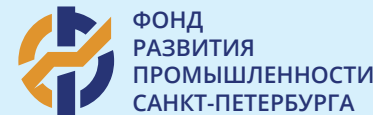
Scheme of state registration of rights to real estate



6. Industry support infrastructure

6.1. Saint-Petersburgs industry development Found

The fund was established to achieve a socially useful goal: the organization and implementation of regional innovation programs and projects, promoting manufacture of import substituting products in St. Petersburg.



The Fund issues target loans for the following programs:

1. Development Projects Program

- Conditions:**
- rate 3–5% per annum;
 - up to 5 years;
 - amount from 30 to 150 million rubles.

2. The program “Loans for equipment purchase”

- Conditions:**
- rate 3–5% per annum;
 - up to 5 years;
 - amount from 5 to 100 million rubles;
 - loan size not more than 85% of the project cost.

3. The program “Loans for the first payment on the lease”

- Conditions:**
- rate 3–5% per annum;
 - up to 5 years;
 - volume from 5 to 150 million rubles;
 - loan size from 10% to 90% of the amount of the first installment and not more than 27% of the total cost of the purchased equipment.

4. The program “Loans for the purchase of equipment in leasing”

- Conditions:**
- rate of 5% per annum (for lessee up to 8%);
 - up to 5 years;
 - volume from 10 to 150 million rubles.

5. The program “Loans for the acquisition of Russian equipment in leasing”

- Conditions:**
- rate of 3% per annum (for lessee up to 6%);
 - up to 5 years;
 - volume from 10 to 150 million rubles.

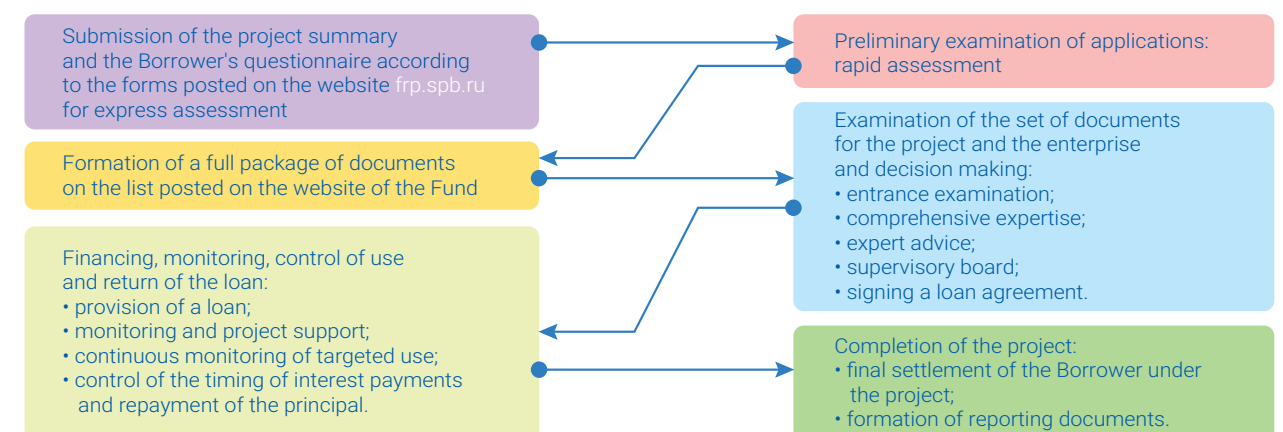
6. “Refinancing equipment purchase loans” programme

- Conditions:**
- rate of 5% per annum (for lessee up to 8%);
 - up to 5 years;
 - RUB 5 to 100 million rubles;
 - loan size not more than 85% of the project cost.

* — 3% per annum in the first three years of using the loan and 5% per annum in the remaining period of use of the loan

Detailed information about the terms of the preferential loan and the programs can be found on the website of the Fund www.frp.spb.ru

The process of issuing and use of loan



6.2. Industrial parks of St. Petersburg

Geo-information system of industrial parks, technology parks and clusters of the Russian Federation

The industrial park is the complex of property objects managed by uniform operator (specialized management company) consisting of the land plots with production, administration, warehouse and other premises and constructions (or without) provided with energy carriers, engineering and transport infrastructure, administrative and legal conditions for placement of productions.



In order to develop the industry of the Russian Federation, the Ministry of industry and trade of the Russian Federation created a geo-information system of industrial parks, technology parks and clusters of the Russian Federation (GISIP) (www.gisip.ru).

GISIP is a system of input, storage, systematization, analysis and graphical visualization on a map-scheme of spatial data and related information about industrial parks, technology parks and clusters of the Russian Federation.

Maryino industrial Park

The industrial Park in Maryino is the only one in St. Petersburg, which was created from scratch, in the greenfield format. The participants of the project — the management company VTB development, engineering company, "Capital-Energo" LLC and financial partner, VTB Bank (PJSC). The total area of the industrial Park is 130 hectares.

Key advantages of the "Maryino" Industrial Park:

- One of the important advantages of the Park is its location. In half an hour drive there are three major hubs — two sea ports and an international airport. The southern and South-Western parts of St. Petersburg are well-endowed with human resources: more than 800 thousand people of working-age population live in these areas;
- The territory of the Park — industrial land, fully provided with engineering and road transport infrastructure and intended for the construction of industrial enterprises and warehouse complexes;
- All areas of industrial use can be purchased in the property;
- An additional opportunity is the construction of industrial property facilities "under procedure" in accordance with the client's technical specification (build-to-suit), which allows the customer to avoid the risks associated with the construction and commissioning of the enterprise. The availability of a coordinated urban planning documentation and a fully completed engineering preparation of the territory allow the residents of the park, after completing the acquisition of land in the industrial park, to immediately begin designing their plant and fully implement the project in 1.5–2 years;
- Centralized management.

According to the Rules of land use and development, the territory of the industrial park "Maryino" is assigned to the multifunctional zone TPD2–3, which implies the following uses:

- mechanical engineering;
- automotive industry;
- production of electronic equipment;
- petrochemical industry;
- pharmaceutical industry;
- food industry;
- production of building materials;
- metallurgical industry;
- textile industry;
- pulp and paper industry;
- warehouses.



The first stage of the industrial park is 97% full. In 2015, on the territory of "Maryino", the first production started — the factory of Teknos company — a Finnish manufacturer of paints and varnishes; in May 2016, a factory of the Russian-French manufacturer of automotive components DIPO was put into operation. On May 24, 2017, the opening of the logistics complex of the Admiral-Terminal-SV Group took place. On May 24, 2018, a Memorandum on the construction of a medical equipment manufacturing plant of the German company Sarstedt on the territory of Marino was signed.

In May 2018, the park received the 1st place in terms of customer service in the rating of Russian industrial parks and the special economic zone compiled by the Expert Center.

Address 191144, St. Petersburg, Degtyarny Lane, 11A, "Nevskaya Ratusha" BC

Tel. +7 (812) 329-84-46;

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Fax +7 (812) 329-22-18

E-mail maryino@vtbd.ru

Site www.maryino-spb.ru

Industrial parks A plus Development

"A Plus Development" is a federal-level development company that has been implementing projects for the creation, modernization and development of industrial and warehouse property since 2008.

Property M is a management company that is a part of A Plus Development Group of Companies.

In St. Petersburg, the company implemented projects of three industrial parks:

Industrial Park "A Plus Park St. Petersburg-1"

Location: St. Petersburg, pos. Shushary, Moscow highway.

Land area: 72 hectares.

Total area of the complex: 300000 sq. m.

Residents: Distribution Centers Auchan, Redmond, Decathlon, x5 retail group, Man.

Industrial Park "A Plus Park St. Petersburg-2"

Location: Russia, St. Peterburg, Kolpino, Finland st., 35.

Land area: 13 hectares.

Total area of the complex: 100,000 sq. m.

Industrial Park "A Plus Park St. Petersburg-3"

Location: Russia, St. Peterburg, Pushkin, Tinkov Lane, 7.

Land area: 8.3 hectares.

Total area of the complex: 40,000 sq. m.

Residents: Production complex of the Darnitsa Group of Companies, Lindstrom, ABC of Taste.

Address 196626, St. Petersburg, pos. Shushary, Moscow highway, 179, b. 2, lit. A

Tel. +7 (812) 401-61-84

Fax +7 (812) 401-61-85

E-mail office@aplusdevelopment.ru

Site aplusdevelopment.ru

Industrial Park "Zvezda"

SP "Zvezda" is a diversified industrial Park in the city, with a total area of 22 hectares. The Management company provides rental services for industrial, office and warehouse premises. The Park specializes in production and storage companies.

Residents: Foreman, Swank, Northern Technopark, Treves-ergon, Attica.

Address 192012, Russia, St. Petersburg, st. Babushkina, 123

Tel. +7 (812) 703-00-74

Fax +7 (812) 703-00-75

E-mail park@zvezda.spb.ru
office@zvezda-park.com

Site www.zvezda-park.com

Innovative infrastructure of St. Petersburg

Technopark of St. Petersburg



St Petersburg Technopark is a joint stock company owned 100% by the city of St Petersburg. The company's work is supported by the Committee for Industrial Policy, Innovations and Trade of St Petersburg.



Since 2008, St Petersburg Technopark has been successfully implementing federal and regional programmes for supporting innovation and technological enterprise. Technopark's confirmed efficiency and results are inextricably linked with the company's development model, the support instruments it uses, its own and external resources. In 2019, the Association for the Development of Clusters and Technology Parks of Russia ranked St Petersburg Technopark among the top three technoparks by the amount of services provided by the managing company and in the top five technoparks with the largest volume of attracted direct investment per 1 sq.m. of total area.

The Technopark has six subdivisions:

- Ingria Business Incubator was launched in 2008 as "the Technopark's pilot project."
- The St Petersburg Cluster Development Centre was established in late 2014.
- The Prototype Development Centre was founded in 2015.
- The Regional Engineering Centre for Microreactor Synthesis of Active Pharmaceutical Ingredients (REC API) was founded in 2016.
- The Regional Engineering Centre for Information Security and Cyber-Physical Systems (REC SafeNet) of the "Development of Information Technologies, Radioelectronics, Engineering, Communication and Infotelecommunication Means in St Petersburg" cluster was launched in 2017.

The Regional Engineering Centre for Radio-electronic Production (REC REP) of the Development of Information Technologies, Radioelectronics, Engineering, Communication and Infotelecommunication Means in St Petersburg cluster was launched in 2018

Legal entities and sole traders working primarily in the processing industry, R&D, information and computer, and other technologies relevant to the Technopark may become its residents. The services the Technopark provides to promising technological companies and cluster projects are divided into two main blocks: "Business" and "Industry."

"Business" area – #T2B

If residents are interested in developing new high-performance business and manufacturing, they work with the Ingria Business Incubator and the Prototype Development Center.

"Industry" area – #T2I

If industrial enterprises and St Petersburg clusters have projects that are geared toward a complex high-tech market, they work with the Cluster Development Centre and regional engineering centres in such areas as radioelectronics, synthesis of active pharmaceutical ingredients, information security and IT.

More on the Technopark's projects

Visit <https://ingria-park.ru> or enter #spbtech, #T2B or #T2I in any search engine or social network to learn about the Technopark's latest innovations and success stories!

Ingria Business Incubator



ORGANIZING TECHNOLOGICAL AND BUSINESS PROCESSES

Ingria Business Incubator offers small innovative companies competent advice on organizing technological and business processes, fine-tuning business models, raising capital, and organizing training in technology transfer, and also offers business services and access to the infrastructure. These services are included in the “Residency” programme.

The advantages enjoyed by the business incubator residents:

- Individual advice on maintaining an individual work plan; assistance in preparing investment, financial and marketing presentations; preparation for participating in meetings and events; assistance in finding potential customers, partners, and investors.
- Access to the business incubator’s mentoring (expert assessment) and partnering (discounts, preferences) network.
- Access to educational programmes, investment and presentation sessions, demo days, and other events held by the business incubators and its partners.
- The possibility of working 24/7 in the business incubator’s co-working area.
- Business services: conference room, meeting rooms, an opportunity to rent additional work places.

In November 2019, UBI Global international research agency included Ingria’s residency programme in its global ranking of the Top 10 best non-university business incubators.

The Prototype Development Centre



DEVELOPING PRODUCTION TECHNOLOGIES

The Prototype Development Centre allows developers and production companies to implement and test their innovative products and projects in St Petersburg, thereby preparing them for future industrial manufacturing within the urban economy. To handle those tasks, the Prototype Development Centre has equipment for 3D printing using FDM/SLA and SLM technologies, 3D scanning, prototyping automatics and electronics; the Centre also has software for project and industrial design.

The Prototype Development Centre offers the following services:

- engineering services (engineering and consulting, project and design, and experimental technology services in developing and implementing technological projects);
- manufacturing prototypes, limited production and one-off production of developmental prototypes and batches using additive technologies;
- 3D scanning for digitizing current products;
- organizing and holding workshops, roundtables and training programmes for popularizing and introducing innovative technologies in various sectors (manufacturing and innovative work, design and restoration, souvenirs).

The St Petersburg Cluster Development Centre



DEVELOPING FEASIBILITY STUDIES, RAISING CAPITAL

The principal objective of the CDC is to create conditions for forming and developing territorial clusters in St Petersburg, advance project coordination between territorial cluster participants, and improve the competitive edge of small- and medium-sized enterprises.

The CDC works in the following areas:

Raising SME’s awareness of the current government support, legislation, laws and statutory instruments:

- advisory services in legal support for their work;
- advisory services in government support.

Improving the competitive edge and export-orientation of the clusters’ enterprises:

- assisting cluster participants in obtaining government support;
- promoting goods (work and services) at congresses and exhibitions.
- developing feasibility studies and business plans for implementing joint cluster projects and a cluster’s infrastructure projects;
- assisting territorial cluster participants in launching new products (work, services), including product certification services;
- assisting territorial cluster participants in launching new products (work, services), including product certification services.

Increasing cooperation between cluster’s enterprises:

- developing or upgrading a territorial cluster’s programme documents.
- assisting in positioning products (work, services);
- marketing services (marketing studies of cluster participants’ markets);
- media information campaigns;
- holding conferences, webinars, roundtables, strategic sessions and other communications events.

Improving employee competencies in cluster enterprises:

- organizing programmes for training and internships, holding training sessions and workshops.

Regional development centres (developing technological processes engineering introduction of technologies)

The Technopark's Regional Engineering Centres (REC) are an effective instrument for technological development of the crucial sectors of the city's industry. St Petersburg Technopark's REC's equipment and competencies allow SME participants in St Petersburg clusters to check their technological preparedness, gain access to cutting-edge technologies, calculate the parameters of future production processes and, depending on the sector, cut by 2–5 years the time required for launching new products.

REGIONAL ENGINEERING CENTRE API

The Regional Engineering Centre API has high-tech, state-of-the-art equipment and specialized GMP-compliant facilities. The REC API improves the technological preparedness of St Petersburg enterprises by developing technological processes and providing solutions for project, engineering, technological, organizational and implementation tasks in the pharmaceutical, chemical, perfume and cosmetics, and food industries.

The work of the REC API is interdisciplinary and comprehensive; the REC attracts companies from related areas such as pharmaceuticals, chemistry, food, medicine, perfumery and cosmetics, biotechnology, and other sectors.

REGIONAL ENGINEERING CENTRE SAFENET

The task of the Regional Engineering Centre SafeNet is to create and develop an appropriate national security platform for information and cyber-physical systems.

The REC SafeNet promotes development and introduction of new cyber-physical and telecommunications technologies, including for quantum encryption, secure computing, storage systems and bio-identification, which will enable technological improvement of SME entities by providing comprehensive services in expanding project, engineering, technological, organizational and implementation tasks.

Top-level project initiatives supported by the REC SafeNet include the Trusted Execution Environment sociotechnical complex, the Eurasian Quantum Road infrastructure project, the Smart Safe Block pilot area and the Standardization of cyber-physical systems.

The REC SafeNet is Russia's leading centre for developing and introducing the SafeNet trusted execution environment. Expanded technological capabilities improve competencies and significantly reduce the time and material expenditures required for introducing technologies into production, which increases the REC SafeNet's appeal for SME entities and big companies in the relevant sectors.

REGIONAL ENGINEERING CENTRE REP

The Regional Engineering Centre for Radio-electronic Production of Development of Information Technologies, Radioelectronics, Engineering, Communication and Infotelecommunication Means in the St Petersburg cluster (REC REP) improves technological preparedness of SME entities by developing (designing) technological and technical processes and providing solutions to the project, engineering, technological, organizational and implementation tasks SME entities face.

The principal task of the REC REP is to assist in the introduction of cutting-edge technologies and equipment in compliance with the requirements of today's market for given products and services. The REC REP offers SME entities the following services

- Engineering advice, work and services in project, design, computing and analytics related to creating (improving) products, industrial goods, technological equipment, individual units and parts, industrial equipment, including creating design and technological documentation for SME entities.
- Manufacturing prototypes of industrial goods, technological equipment, individual units and

parts, and industrial equipment for SME entities.

- Technological, engineering, advisory, project, design, computing and analytical services (work) in the REC REP's line of work. This stage involves conducting mechanical and climatic prototype testing, providing equipment for fine-tuning technological processes, performing X-ray and optical inspections of radioelectronic equipment and devices, and providing equipment for measuring device parameters.
- Assisting in SME development investment projects (modernization programmes / technical re-equipment / reconstruction of production facilities, equipment upgrade).

7. Contact information

Committee for industrial policy, innovation and trade of St. Petersburg

Chairman of the Committee Yuri Kalabin
Deputy Chairman of the Committee Vadim Khrabrov
Deputy Chairman of the Committee Aleksei Yakovlev
Deputy Chairman of the Committee Mikhail Tkachev
Deputy Chairman of the Committee Sergei Muravyov

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Head of Department for Industrial Area Development Elena Strakh
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St. Petersburg State Institution “Directorate for the Support of Industrial Projects”

Director Dmitry Buryakov

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