

Making investments happen by making investors happy[®]

SEZ
STUPINO
QUADRAT



DEVELOPED BY GDP QUADRAT

RUSSIA'S INDUSTRIAL DRIVER



Who stands behind GDP Quadrat?

MR Group

The holding company

A market leading real estate development and management company



Moscow, Moscow region, Sochi

Ekaterina Evdokimova

Managing partner GDP Quadrat
Attorney-at-Law (DE), Lawyer (RU), LL.M. (USA)

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

Our approach

**INVESTOR CONCENTRATES ON
PRODUCTION AND SALES**

**The rest
IS OUR JOB**

SPEED

TRANSPARENCY

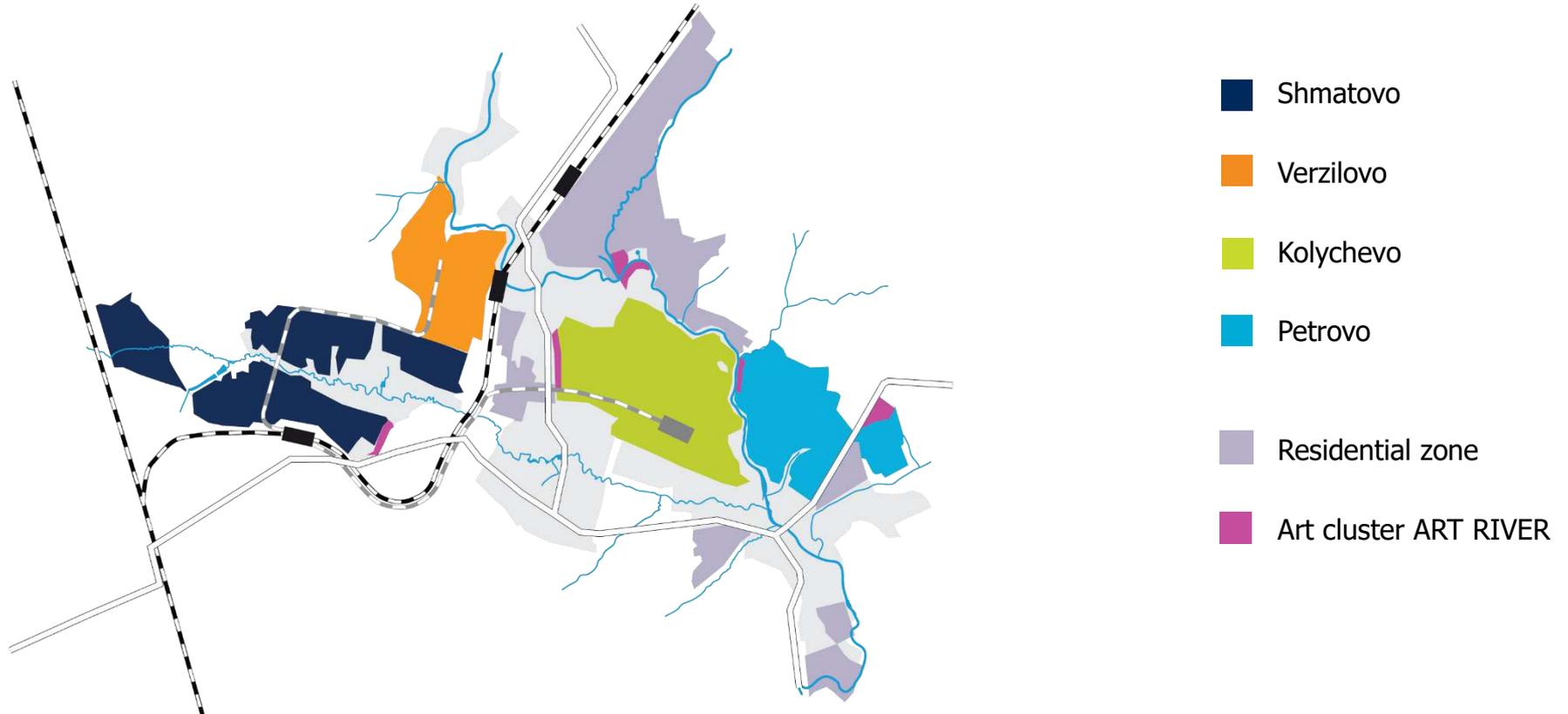
WITH US

COMFORT

SAFETY

What is STUPINO QUADRAT?

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



The right place to invest

STUPINO QUADRAT:

an excellent location to access main industrial centers of Russia



Access to the main market

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



Close to Moscow

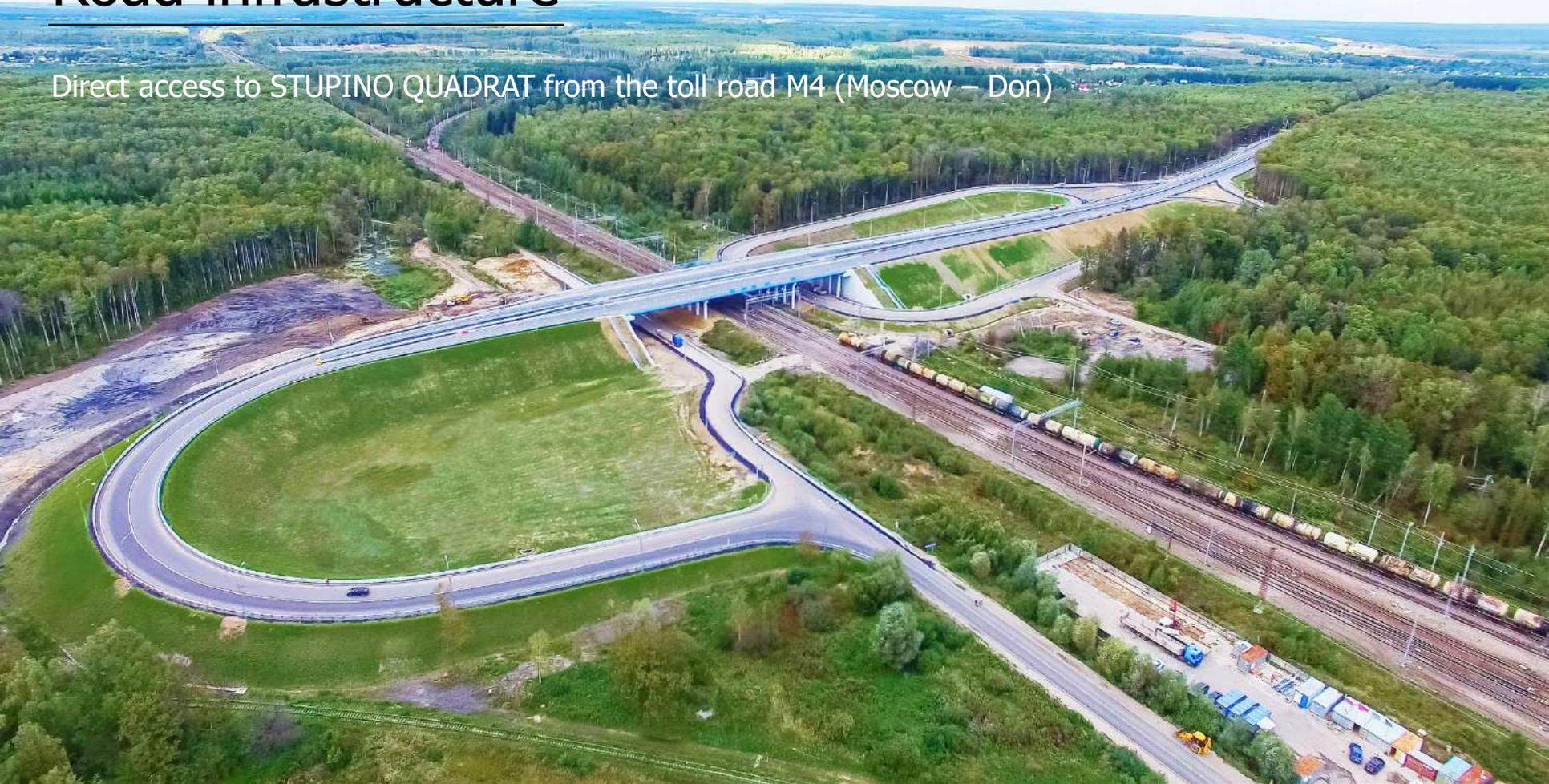
STUPINO QUADRAT: Close to Moscow
Country's main transport
and logistics hubs within reach



-  Aeroporti
-  Autostrade

Road infrastructure

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



Workforce and R&D source

STUPINO QUADRAT: Close to Moscow

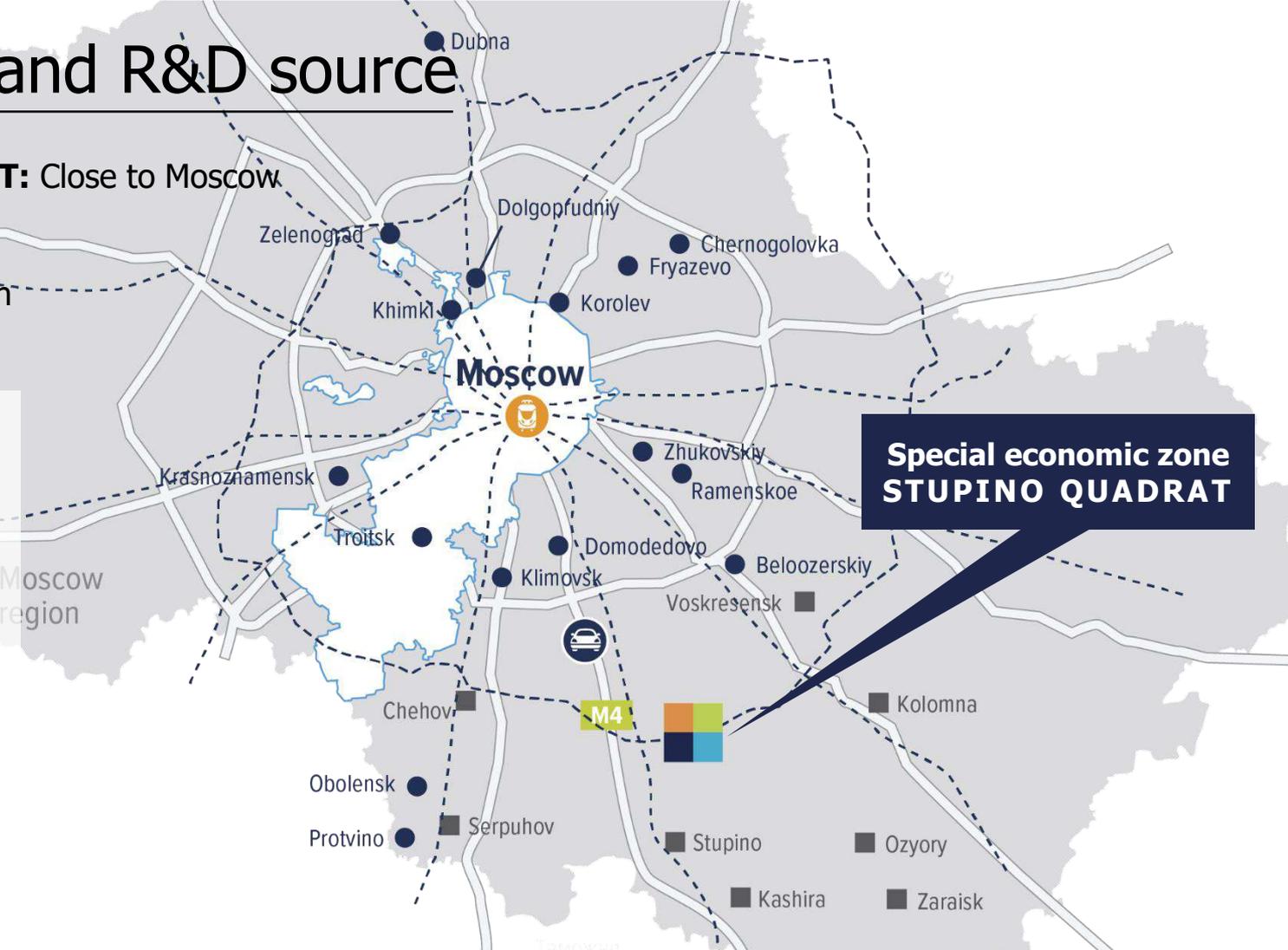
Close to workforce
and R&D potential
of the Moscow Region

Moscow Region Districts

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

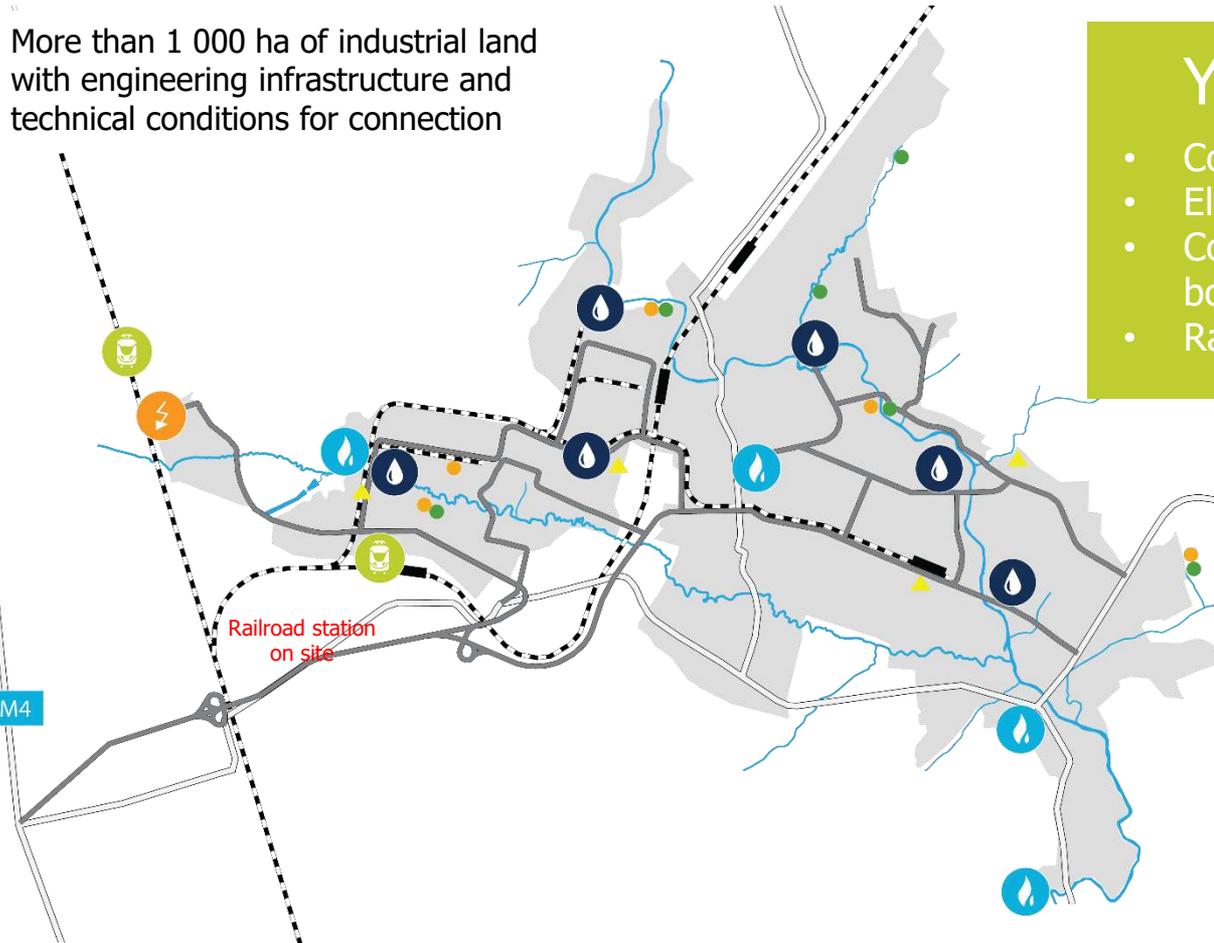
● R&D resources

■ Workforce resources



Prepared infrastructure

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



Your benefits

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

Supply Networks:

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

Prepared infrastructure

On site:

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



60 000 m³ gas



Water treatment 15 000 m³



Gas Transferring station



100 MW electricity



Direct exit to M-4



Destinations



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

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

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

Benefits of Special Economic Zone

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



0 %

customs duty, import
VAT and other taxes

Fast track for
construction permits

SEZ Project

Limited governmental
audit
Federal government
support

All products are
labelled as
"MADE IN RUSSIA"

✓ **Property type – private property**

✓ **Guarantee from unfavorable changes in the
legislation of the Russian Federation**

Non-SEZ Project

- ✗ NO customs privileges
- ✗ NO or less tax benefits
- ✗ NO guarantee against unfavorable changes
- ✗ NO fast track for construction
- ✗ NO limitations for governmental audit
- ✗ NO automatic labelling as "MADE IN RUSSIA"
- ✗ NO or less federal government support

SEZ

- Minimum investment - €2 million
- Step-by-step localization of production not mandatory
- Taxation privileges for 49 years
- Legal guarantee against unfavorable changes
- Product labelling "MADE IN RUSSIA" facilitated*
- NO state supervision of localization process

SIC (special invest contract)

- Minimum investment – €12 million
- MANDATORY step-by-step localization of production
- Taxation privileges for 10 years
- Legal guarantee against unfavorable changes
- Product labelling "MADE IN RUSSIA" for limited period
- State supervision of localization process

COMBINATION OF SEZ AND SIC IS POSSIBLE!

* Amendments to Federal Law N 116-F3 "On Special economic zones in the Russian Federation"

**Save up to 50-60% of
project costs**

**Package solutions for
investors of any level**

Construction optimization

**The "turnkey" project - from
9 months**

From 17.000 RUB per 1 m²

How to become a resident of the SEZ?

Establish a local SPV

- Authorised capital 10 000 RUB (less than €200)
- Local address in the municipal district of the SEZ
- One or two CEOs (new!)
- List of documents available upon request

Prepare a business plan

- Total investment min. 120 million RUB (appr. €2 million)
- 40 million RUB (less than €800 000 within the first three years)

Decision of the expert commission

Written agreement with RF, region and managing company of SEZ

- Business plan is the basis for investor's obligations
- Investor, region and managing company are liable for investor's performance
- Period of benefits begins with signing of the agreement

Verified by investors

17 manufacturers are investors and residents of Special economic zone «STUPINO QUADRAT»

Stupino District

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

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

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

ARVALUS

KRASKO

DELOGRO

MeSi

MUSTANG STUPINO

**FENIKS
CHIMNEYS**

ECO-FUTURE

INTEL BIO

DIGITAL TEXTILE

IRIS CERAMICA

AKRUS

GMP GROUP

APOLLO

**MISSION FOOD
STUPINO**

AVALON – STUPINO QUADRAT

SKS

PHOENIX CONTACT

Social infrastructure

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

For family

International school
Child care, park
Environment and holiday inns

For well-being

Sports center
Private clinics
Wellness center
Fitness center

For life

Comfortable
Cottages,
Townhouse, apartments, hotels

For entertainment

restaurants
cafe
cinema
museum
concert hall
exhibition complex

For professional education

Colleges, community colleges,
Scientific facilities, Universities

Central Federal Academic
University, cooperation with
the top-rated Universities*

* planned

Flexible decisions – low risks

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

Pure land plot sale

Optional services:

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

MAXIMUM
FLEXIBILITY

Turn-Key solution

Low risk solution:

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

MINIMAL
RISKS

Integrated services

BUSINESS INFRASTRUCTURE

- Personal drivers with foreign language skills
- Sale and rent of industrial sites
- Cooperation with authorities
- Office rental
- Preparation of business plans
- Account keeping
- Co-working center
- IT support
- Translations
- Advertisement

RECRUITMENT

- Development of incentive program
- Outsourcing / outstaffing
- Temporary management
- Stafftraining
- Staffsharing
- Recruitment of staff of various qualification

SOCIAL INFRASTRUCTURE

- School
- Kindergarten
- Hotel
- Restaurants
- Cinemas
- Houses, flats and dormitory accommodation for staff members



CONSULTING

- Assistance and getting the funding
- Legal and tax consulting
- Intellectual property protection
- Development of marketing strategies
- Tax and fiscal audit
- Search of channels of marketing
- Supplier search

OPERATING BUSINESS

- Service of engineering projects
- Check-Point
- Area cleanup operations
- CCTV monitoring
- Capital improvement

TRANSPORT AND LOGISTICS

- Lease of railroad engine
- Railway station at site
- Customs brokerage
- Temporary storage warehouse
- High speed air transportation
- Customs controlled zone on the resident sites

Hotline in
English
German



Fast document processing

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

We serve you with



Complete document package

Vendor due diligence

Environmental audit

Geological survey

Standard form contract

Turn-key development*

Full compliance

Service provider network*

Your business support

Market analysis

Recommendations on distribution channels

Raw materials and components suppliers

State financial aid

Direct subsidy

Interest rate subsidies

Government purchase preference

Custom Privileges

Quota

Special agreements



**We create
added value**

Governmental support

SMEs support

Special Economic Zone
Tax and customs reduction

Project financing on
discounted rates for new
facilities' construction

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

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

Territories of accelerated
growth – tax and
customs reduction

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

Special contract with
purchase guarantee

Bank programs for

- SME
- Industrial parks
- Residents of industrial
parks

Regional Support:

- grants
- discounted loans
- special taxation

Prerequisites

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

Need for SYSTEM INTEGRATION



INDUSTRY
TECHNOLOGY
DEVELOPMENT

Support on all levels

Governor of Moscow region Andrey Vorobyev opens the GRUMA plant, September 2017



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



Eco-town NOVOE STUPINO

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

Perfect ecology

Comfortable housing

A town for families



Vacation hotel



Kindergarten



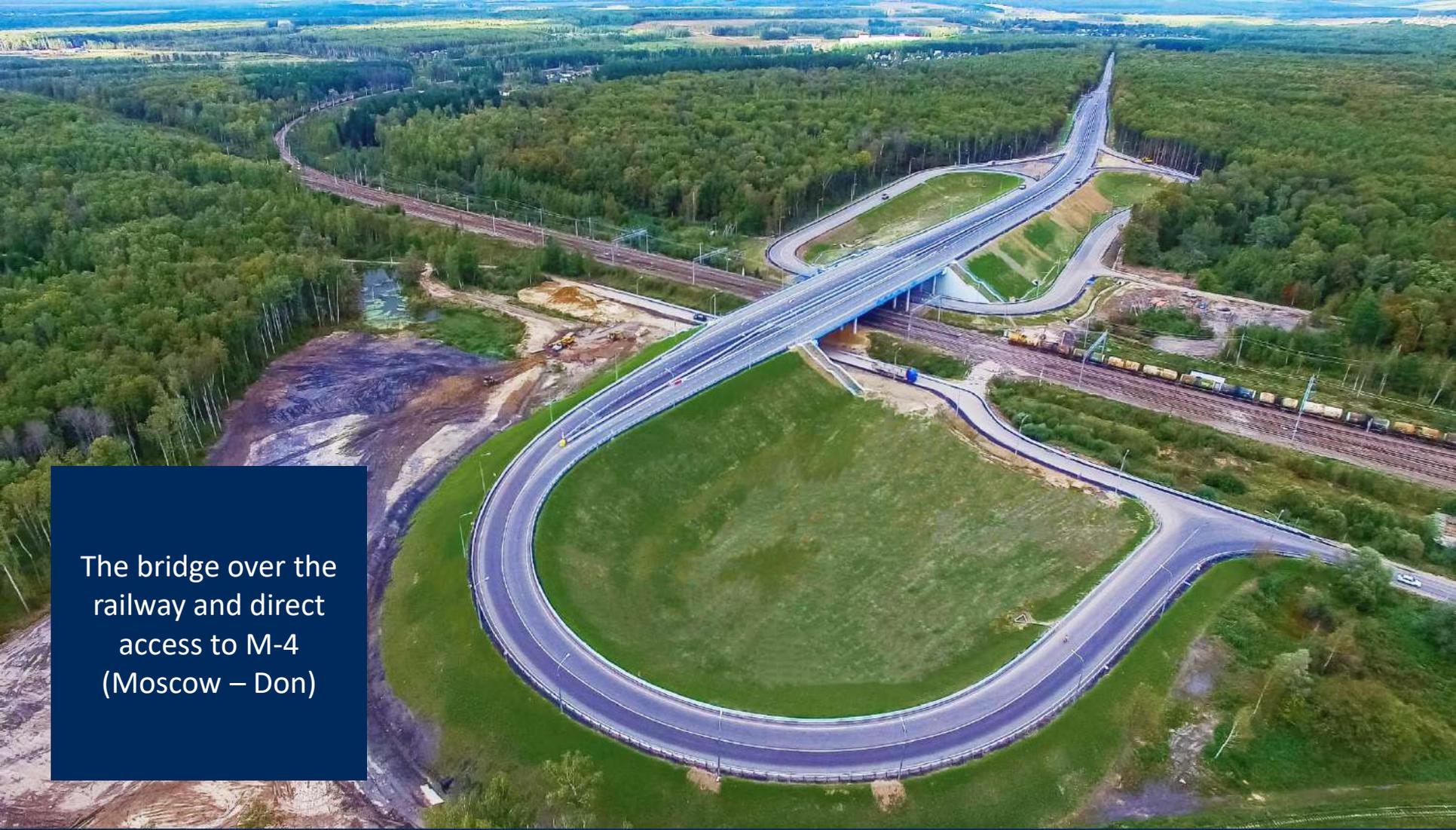
A town for life

Apartment buildings



Cottages and townhouses





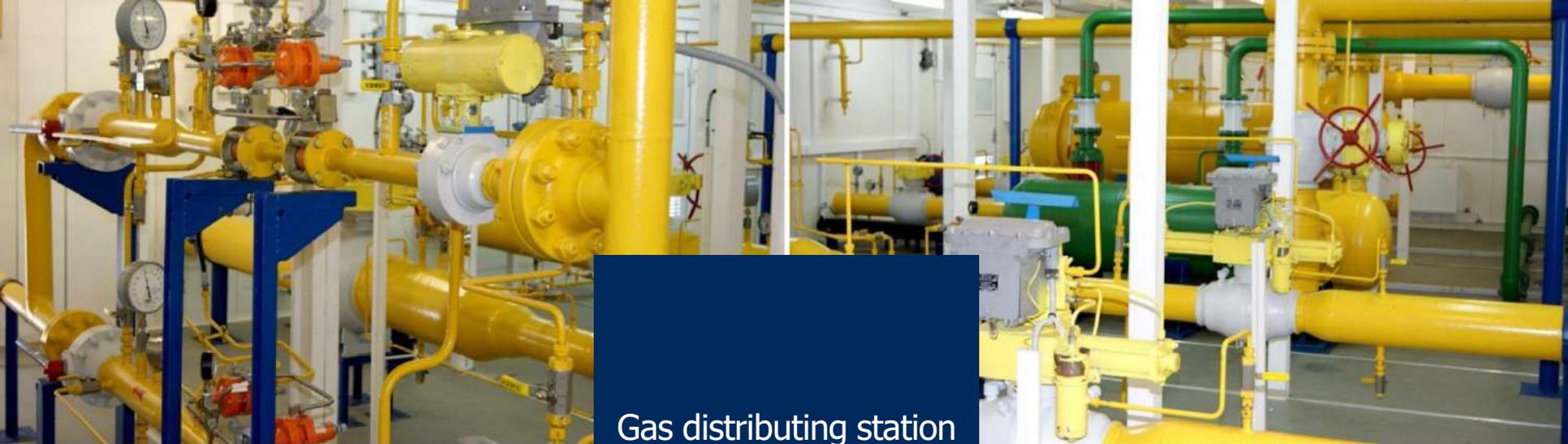
The bridge over the railway and direct access to M-4 (Moscow – Don)

Electricity
substation 220 MW



Gas distributing station
60 000 m³ per hour





Gas distributing station
60 000 m³ per hour



Gas distributing station



Water supply
facility: 15 000
m³/day





Sewage treatment facilities



Plants of
residents of SEZ
«STUPINO
QUADRAT»





Plant opening
ceremony of
ARVALUS





Plant opening ceremony of GRUMA





Laying of
foundation stone
for our resident's
factory





Laying of foundation stone for our resident's factory





Laying of foundation stone for our resident's factory





Our events





Our events





Our events



INFO-CENTER

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

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



Art cluster ART RIVER



ART RIVER is the culture center of the STUPINO QUADRAT.

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

Key elements of the cluster:

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



**ART
RESIDENCE**



Residences of
artists
Workshop for
craftsmanship



**Shops
Security house**



**Design studio
Recreation
zone**



**CULTURAL
RECREATION
AREA**



**Child care
Workshops**



**Eco bar
Bike rental**



**Conference
rooms
Authentic
cuisine
restaurant**



**FESTIVAL
TERRITORY**



Festival place



Summer cafe

**Open air
exhibition**



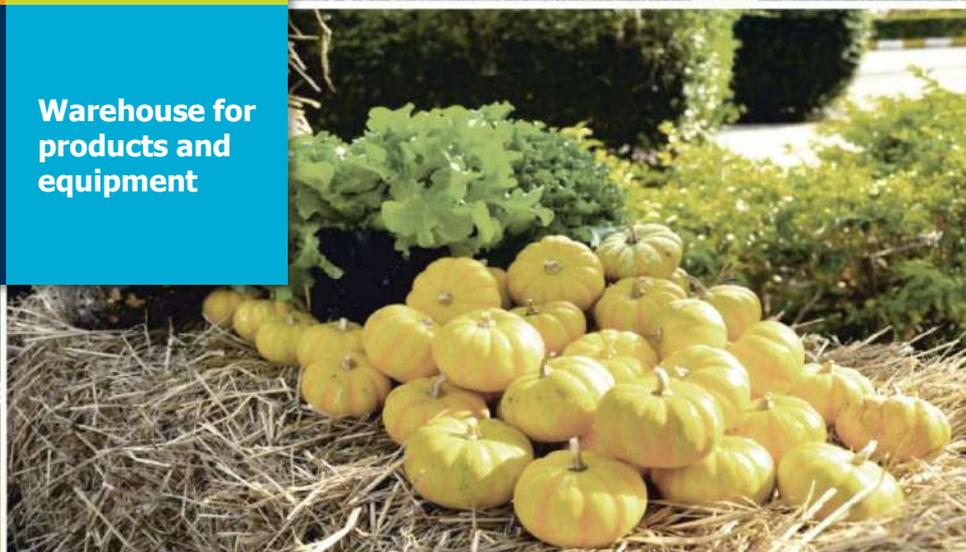


ECO FARM

Through
Greenhouse
Bakery, shops



Mini eco hotel
Stables
House for
support staff



Good social infrastructure

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

Special economic zone

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

Excellent location

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

Utilities included

Competitive and flexible land prices including utility limits

Best investment climate

Fast document processing, region's government support

Unique service offering

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

10 reasons to invest in STUPINO QUADRAT

Full energy supply

Existing hook-up points for electricity, gas and water

Turn-key / financing solutions

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

Reputable Developer

Shareholders of GDP Quadrat:

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

Verified by investors

33+ major international brands as established residents of Stupino District

Making investments happen by making investors happy[®]

SEZ



STUPINO

QUADRAT



Tel: +7 495 280 14 42

Fax: +7 495 280 14 43

hotline@gdpquadrat.com

www.gdpquadrat.com

DEVELOPED BY GDP QUADRAT

117105, Moscow, Varshavskoe shosse 1, BC «W Plaza-1», office B110