



MARYINO Industrial Park

Saint Petersburg
2021



MARYINO

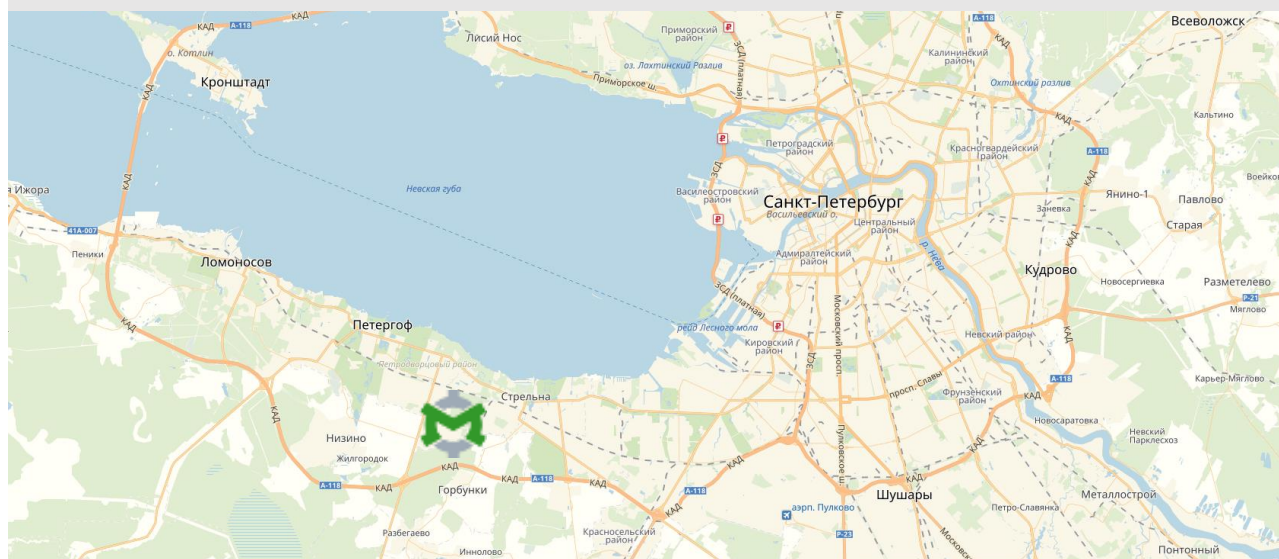


Main Advantages of Allocation

- ✓ Ownership Title for Land
- ✓ 3 exits to public roads
- ✓ Complete Infrastructure of the European Level
- ✓ All utilities on site
- ✓ Guaranteed connections of required capacities
- ✓ Technical Support of the own Facility Management Company
- ✓ Support of the Saint Petersburg Government

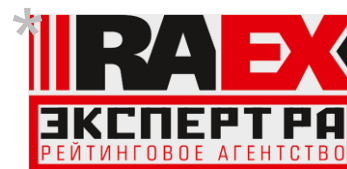
Maryino Industrial park: 130 ha

Address: Novyye Zavody street 50 buid.5, Peterhoff, Saint Petersburg



Member of the Association of Industrial Parks of Russia.

Certificate of operating industrial park No.12 AIP



Ratings of industrial parks and SEZ 2018
by EXPERT analytical center
1st place in clients services
3rd place in total investment attractiveness (class AA)



Saint Petersburg Governments Award
"The Investor of the year 2015"

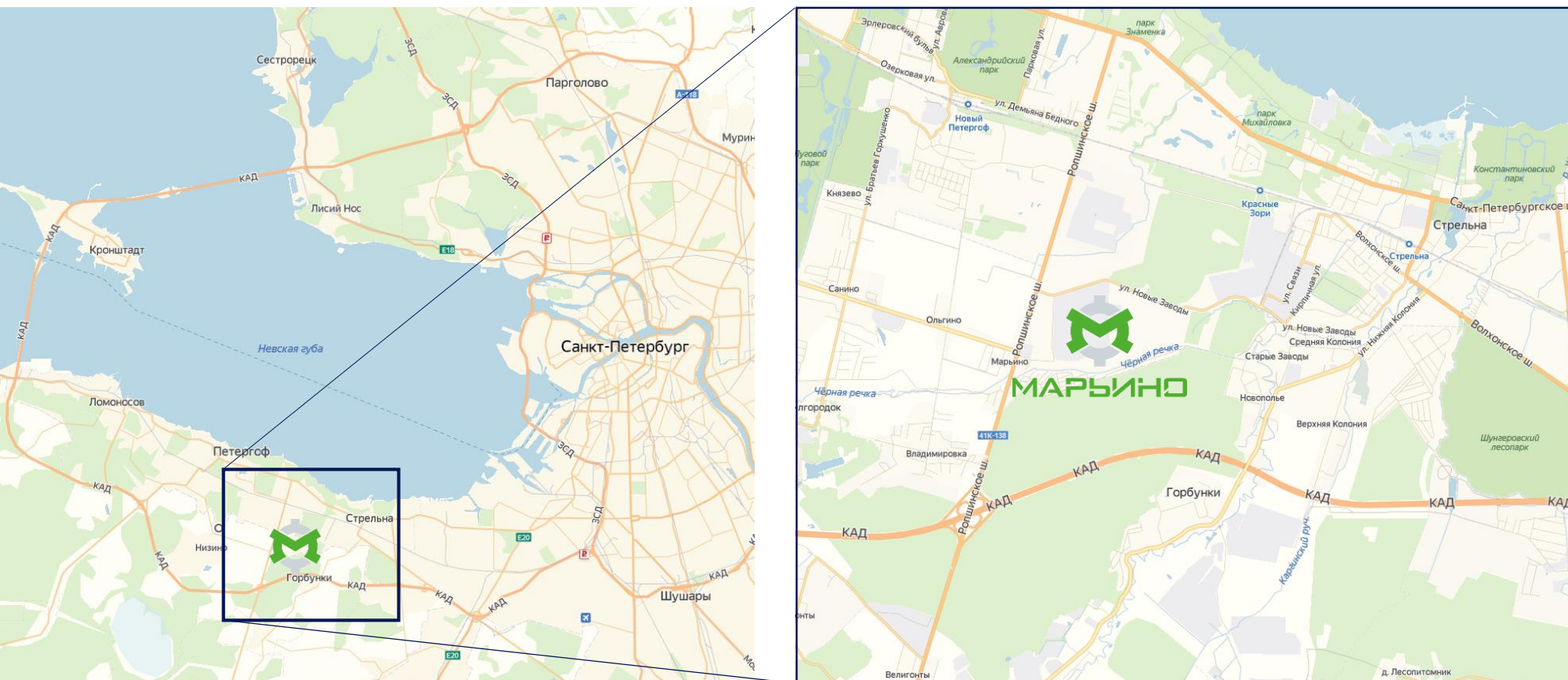


AmCham Awards 2015
Winner in Significant achievement in business



FIABCI Prix d'Excellence The best Russian industrial park, 2014

Maryino parks Location



Distances to Maryino park:

- ✓ 2 km to Ring Way (KAD)
- ✓ 200 m to Ropsha road
- ✓ 300 m to public transport stop
- ✓ 20 min drive to metro station «Prospect Veteranov»
- ✓ 30 km to M-11 motorway
- ✓ 35 km to St.-Petersburg Sea Port
- ✓ 23 km to Bronka Cargo Sea Port
- ✓ 32 to Pulkovo Airport

Total Investments Fixed Assets

Over 800 M Rub.
In total during 3 years



Profit Tax Rate

13,5%
for 5 years

Instead of 17%

Over 300 M Rub.
In total during 1 year



13,5%
for 10 years

Instead of 17%

Over 50 M Rub.
For regional investment projects*



10%

Instead of 17%

Total Investments Real Estate

Over 50 M* Rub. & over 300 M Rub.
In total during 3 years



Property Tax Rate

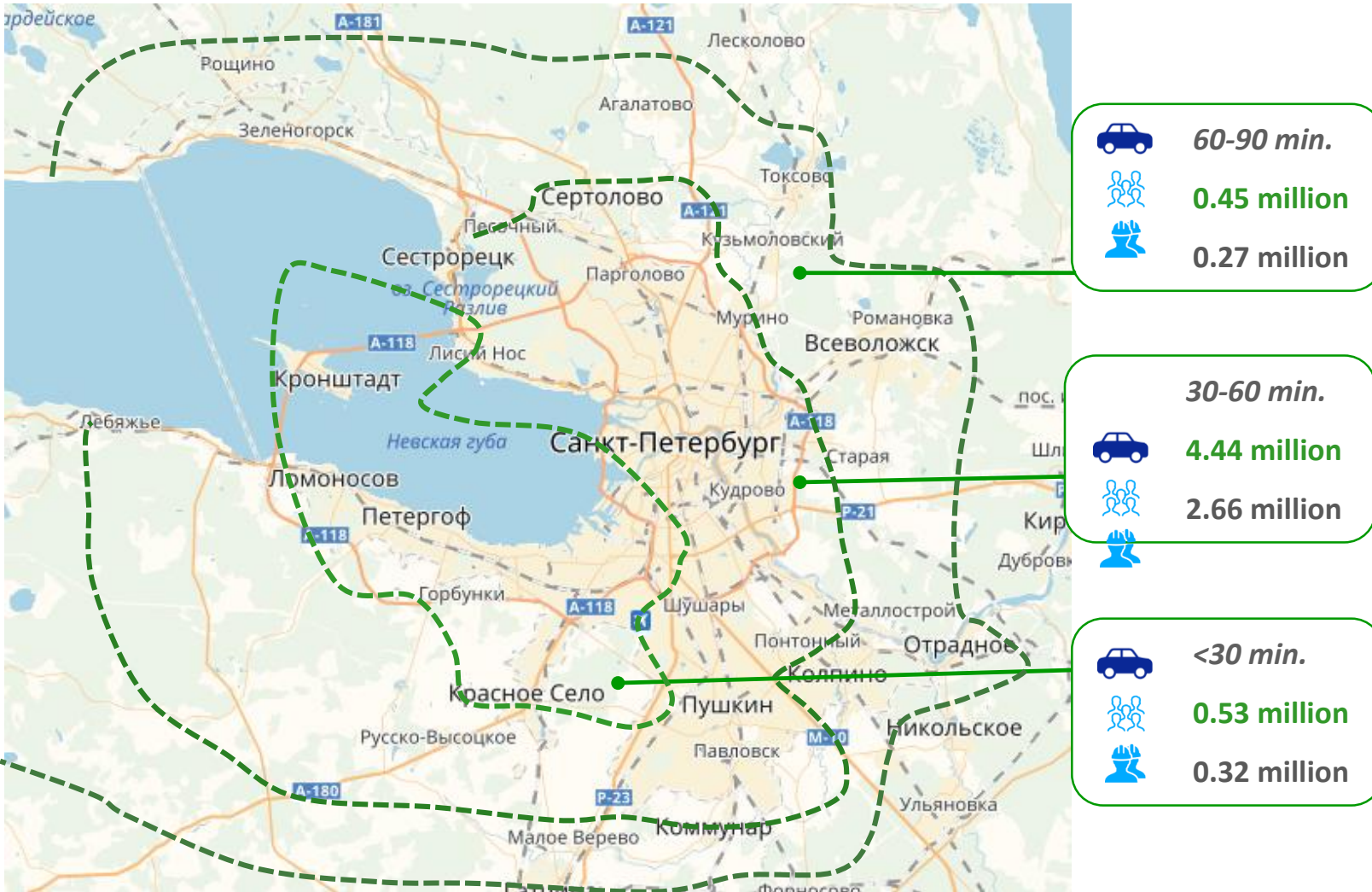
0%
For 2 years

Instead of 2,2 %

* For regional investment projects

* Full information about regional investment contracts on web site: <http://spbinvestment.ru/ru/gid/lgoty>

Availability of Labor Force



Saint Petersburg and surroundings:

Population – 5,4 mln.

Employable – 3,2 mln.

Potential labor force in the nearest districts – over 1 mln. people

General Plan of St.-Petersburg: **Production Activities**
Land Use & Construction Rules of SPb: **TPD 2_3 zone**
(production and storages)



Enterprises in the Industrial park Maryino



TEKNOS

Finnish family-owned company is one of Europe's leading suppliers of industrial coatings with a strong position in retail and architectural coatings.

Teknos factory in Maryino was opened on June 9th, 2015 and became the first newly built factory of Teknos in Russia.

www.teknos.com



DIPO

Joint venture of **Plastic Omnium** (France) and DSK (Russia) is one of the leading enterprises of automotive industry in Russia and CIS. The company is a leading producer of plastic fuel systems in Russia and a supplier of the biggest automotive OEMs.

www.dipoautomotive.com



ADMIRAL

Logistic group providing full range of transport, storage and logistic services in Russia and Kazakhstan. Since foundation in 1994 over 20 investment projects were successfully completed for Russian and foreign companies. The company is included in the register of federal customs services providers of the Russian Federation.

www.admiral-tsv.ru

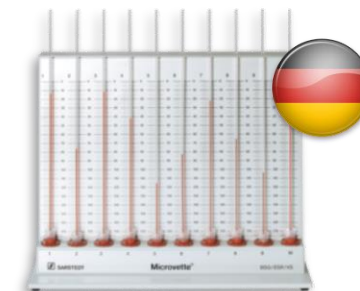




SARSTEDT

Family-owned German company Sarstedt is one of the world leaders in production of laboratory and medical devices. The company develops, produces and delivers the equipment and processed materials for medicine and science.

www.sarstedt.com



MagmaWeld

Magmaweld manufacturers the whole range of welding equipment and delivers it to more than 80 countries. The Company develops two main business trends: production of welding materials and production of welding equipment and consumables.

www.magmaweld.ru



SCHOTTEL

Schottel is a German based producer of propulsion and control systems for shipbuilding,

www.schottel.de



Energoprojekt






Energoprojekt Company is a design and construction group of companies with the own production of steel structures in the industrial park Maryino.

www.gk-energoproekt.ru



Engineering Networks and reserved capacities

Complete Engineering on Site

	<i>Facility</i>	<i>Total capacity</i>	<i>Available capacity</i>
	Power volume	30 MWt	21 MWt
	Gas Supply	4 966 m ³ /hour	4 500 m ³ /hour
	Water Supply	920 m ³ /day	780 m ³ /day
	Domestic Sewage	717 m ³ /day	750 m ³ /day
	Storm Water Sewage	528 800 m ³ /year	407 361 m ³ /year

Facility Management Company Capital-Energo

- maintains public areas (traffic management, cleaning, security, landscaping, etc.)
- maintains utility lines and systems (water supply, sewerage, gas supply, CCTV, etc.)
- approves with utility providers procedures of connection of new factories to utility lines
- supports of industrial parks residents during design and construction of their new factories
- leases offices and conference rooms in the administrative building to our clients
- provides additional services (shuttle bus services, private areas cleaning, private utility lines maintenance, etc.) upon our clients' requests







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MARYINO

