

Industrial district Stupino Quadrat: The right place to invest

GDP 

Making Investments Happen
by Making Investors Happy

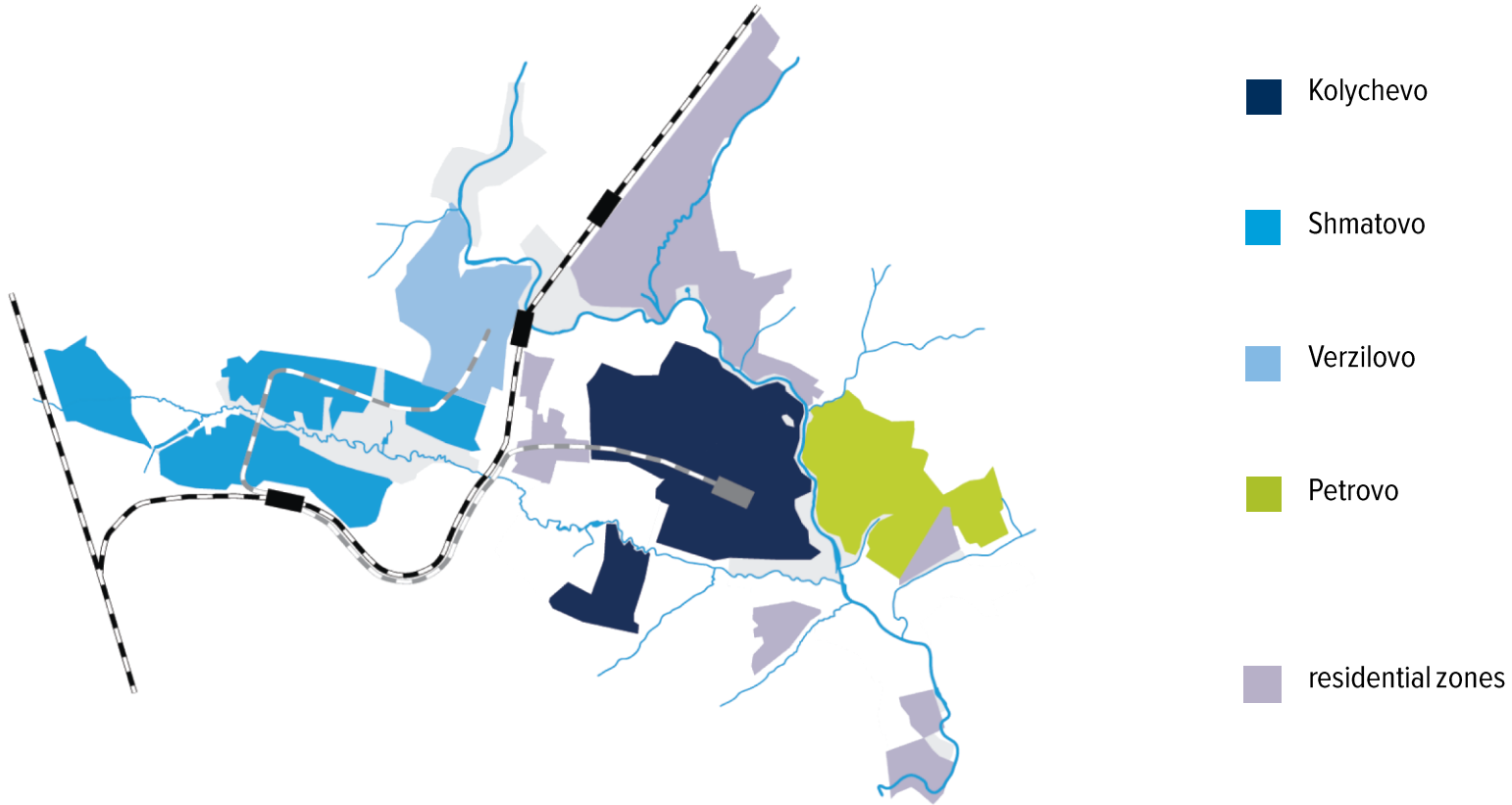


What is Stupino Quadrat?

Industrial district Stupino Quadrat: four industrial parks in the Moscow Region under one management and with unique for Russia service offering – from a single source, in your own language

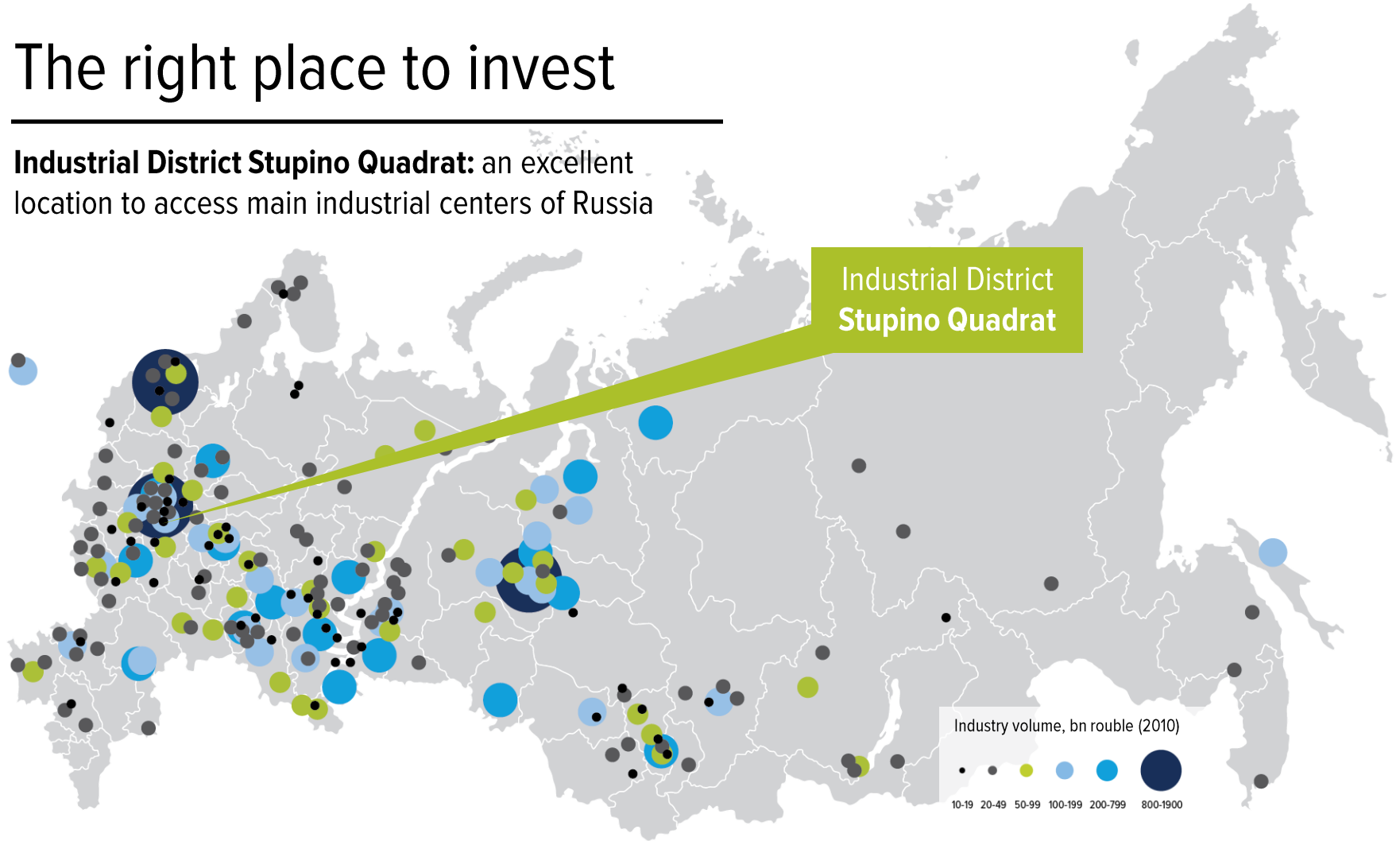


4 industrial parks of Stupino Quadrat



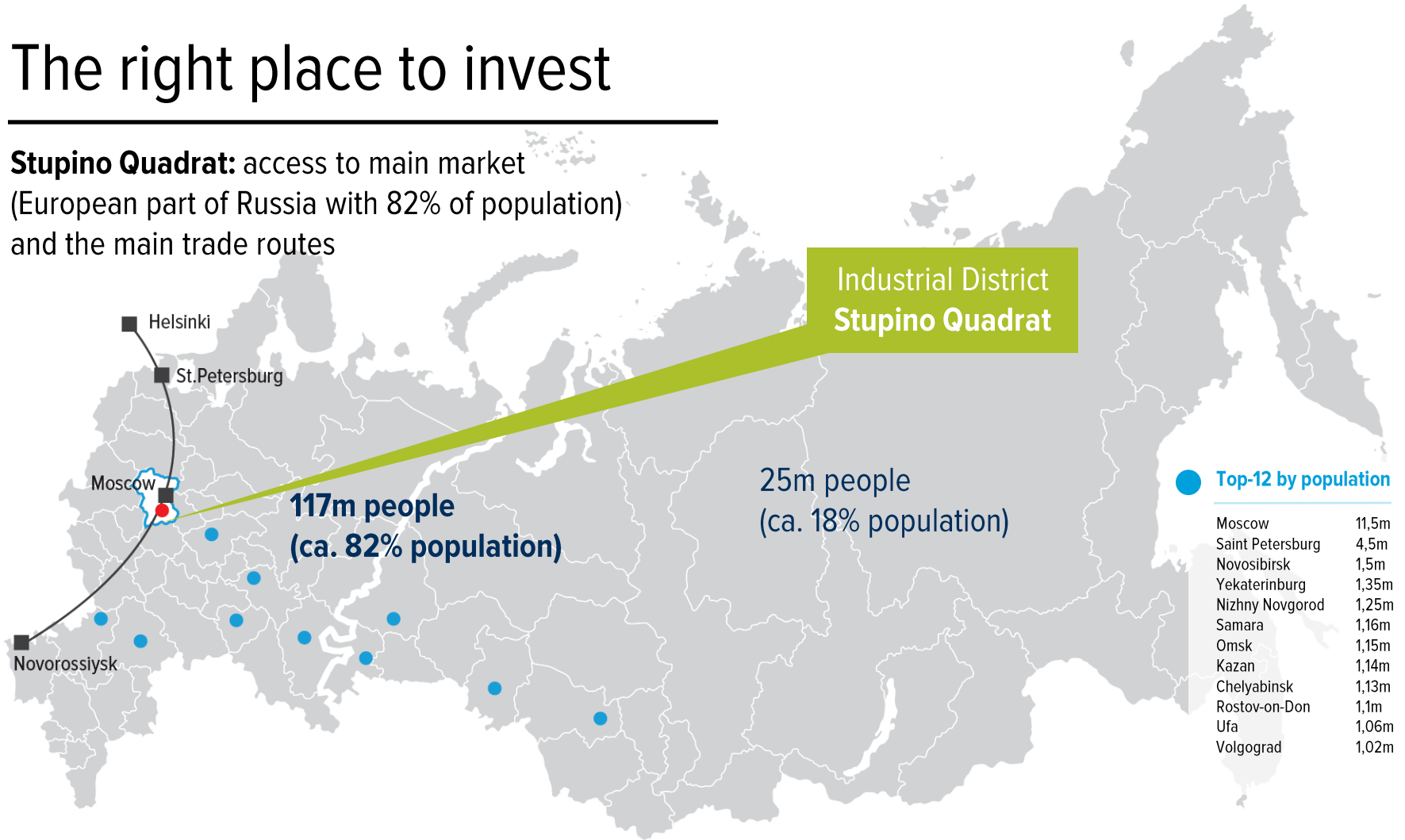
The right place to invest

Industrial District Stupino Quadrat: an excellent location to access main industrial centers of Russia



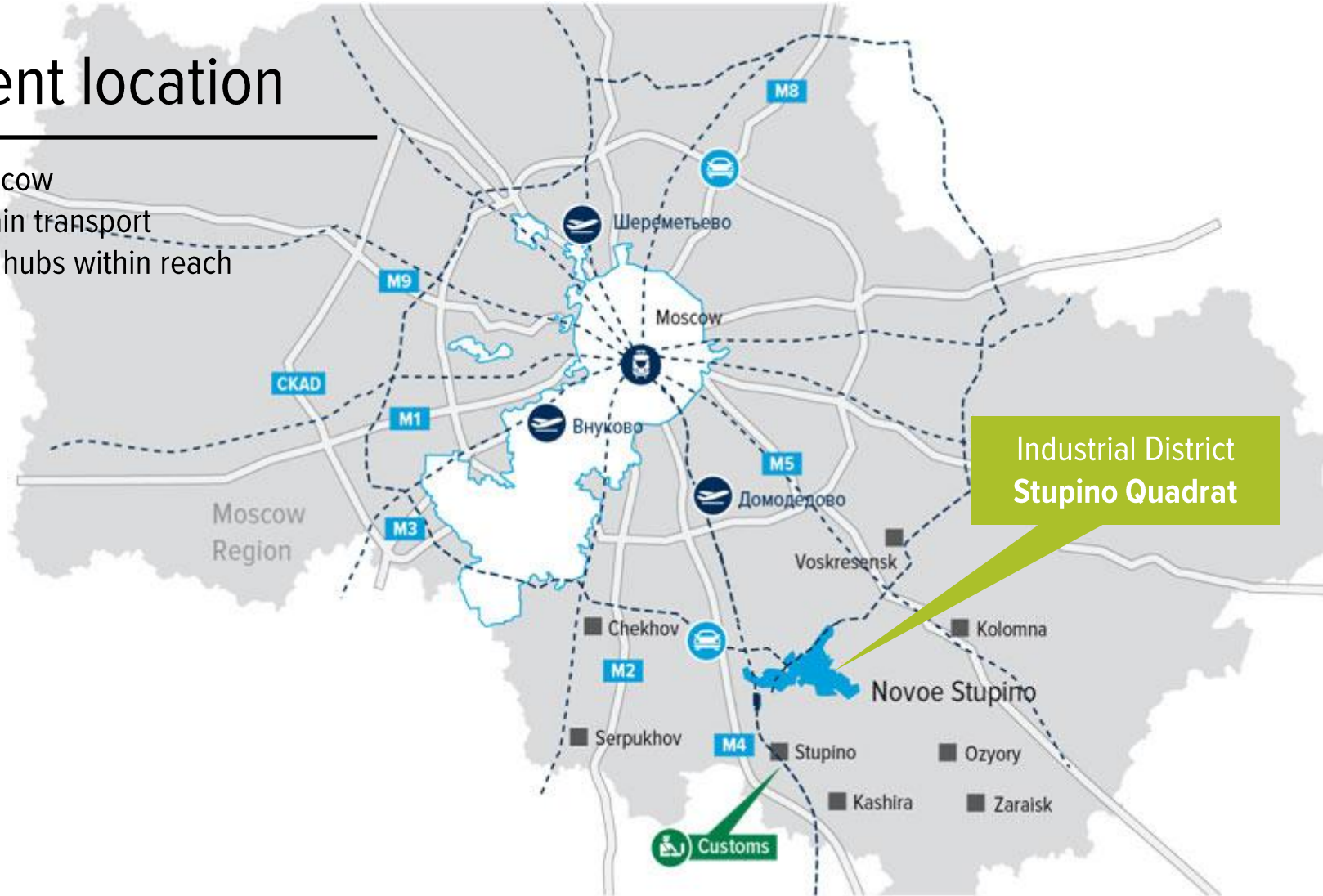
The right place to invest

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



Excellent location

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



Road infrastructure

Close to Industrial District Stupino Quadrat: accessible interchange of automobile and rail roads



Excellent location

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

Moscow Region Districts

Stupino District	119 500
Ozery District	35 800
Kashira District	69 100
Zaraysk District	41 600
Serpuhov District	35 000
Kolomna District	45 300
Chehovskiy District	121 200
Voskresensk District	154 900
Domodedovo District	144 900
Ramenki District	269 100
Moskau	12 108 000

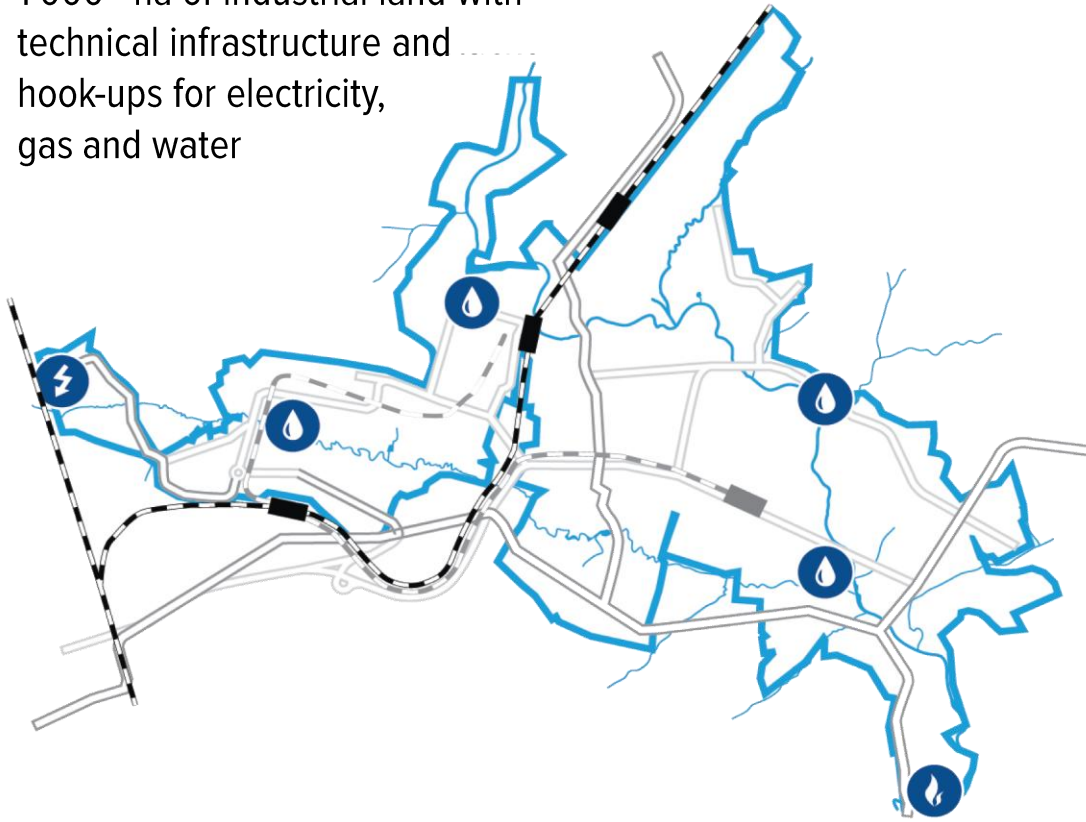
● R&D resources

■ Workforce resources



Land plots to meet your needs

1 000+ ha of industrial land with technical infrastructure and hook-ups for electricity, gas and water



Your Benefits

- Adjustable land configurations
- Existing technical conditions
- Utility hook-up points at border

Utilities:

Water supply: **5 000 cbm / day**

Purification plant:

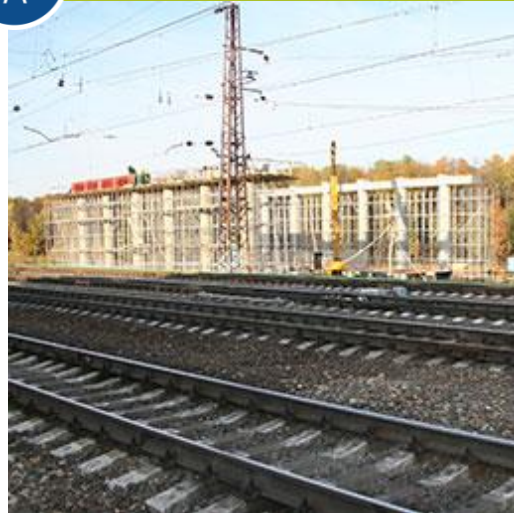
construction completion nearing

Gas supply: **60 000 qbm / h**

Electricity supply: **100 MW**

Energy and transportation

Last stage of construction of the interchange of automobile and rail roads



Preferences for investors

Tax	Tax rate in Russia	Tax rate for strategic investors*
Income tax (%)	20	15.5*
Property tax (%)	2.2	0*
Transport tax (euro / hp)	0.1 – 3.5	0
Land tax (%)	max. 1.5	0

* In accordance with Moscow regional law «On preferential taxation in Moscow Region»

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**

Verified by investors

33 major international brands as established residents of Stupino District

Stupino District

Population **119 400**

Higher education **30%**

Technical colleges **7**

Graduates per year **1000+**

Area **80 441 ha**

Roads **1 511 km**

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

Karavai

La Fortezza

Mars

Campina

Scovo

Plast Proekt

Marazzi

Knauf

FM Logistic

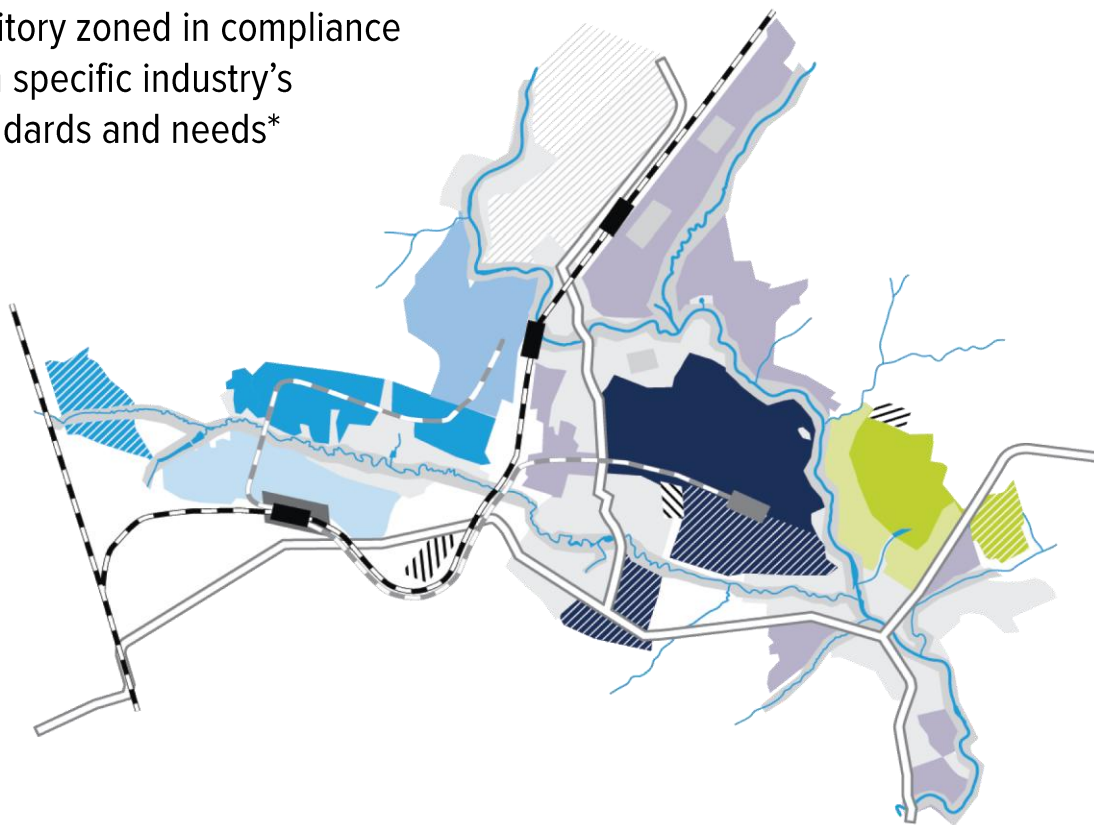
Gruppo Concorde

Kimberly Clark

Total volume
of investments
\$2bn

Prepared industry clusters

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



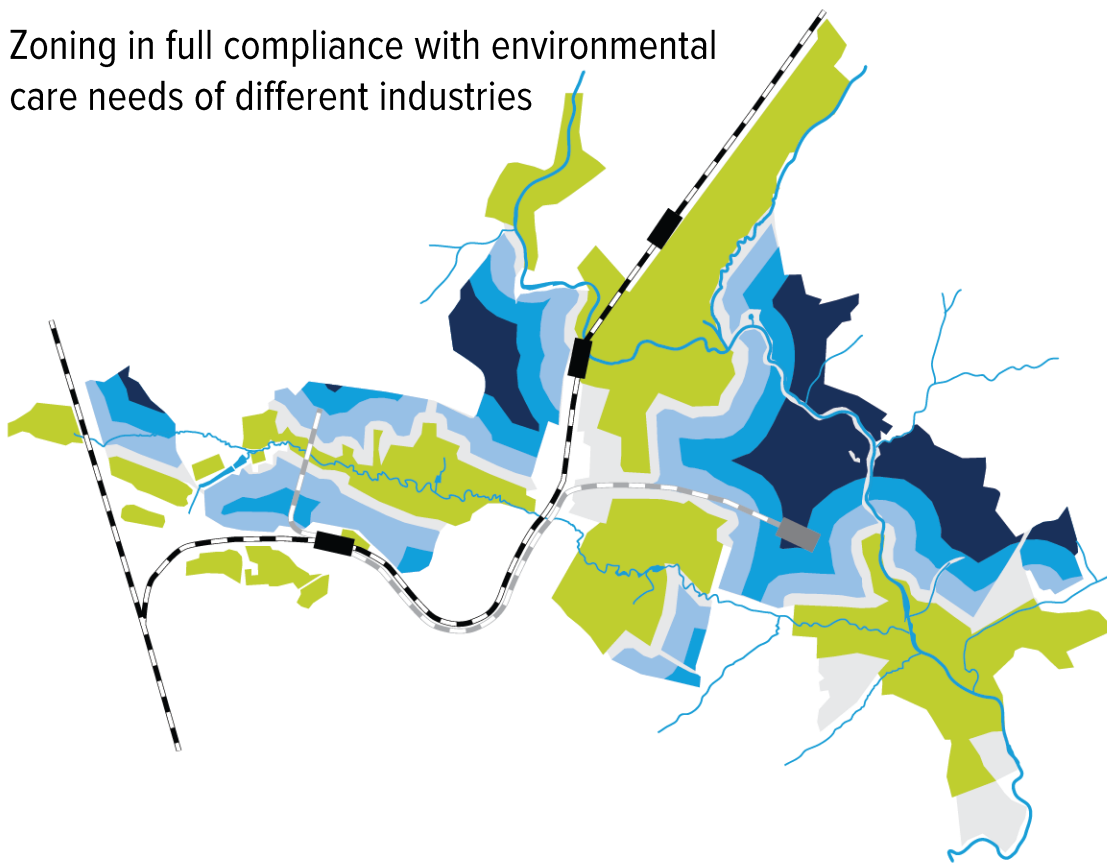
* The zoning can be changed upon reasonable request

Zoning

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

Environmental responsibility

Zoning in full compliance with environmental care needs of different industries



- Zones for production with sanitary protection zone of more than 500 m
- Zones for production with sanitary protection zone of more than 300 m
- Zones for production with sanitary protection zone of more than 100 m
- Urban lands

Turn-key construction/ financing solutions

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

MINIMUM
RISK

Integrated services

business infrastructure

Hotline in
English
German
Chinese



Rail Transport

rail transport supply
rail maintenance service
our own locomotive

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

engineering / construction

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

consulting / education

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

management & operations

transport/logistics
customs brokerage
equipment rent
advertisement
translation services

housekeeping

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



Fast documents' 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*

* optional

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**

Support at all levels

Vladimir Putin visits the eco-town
Novoye Stupino , July 2011



The Governor of the Moscow Region, Andrey
Vorobyov, opens the gas station, Dec 2013



Eco-town Novoye Stupino

Residential area of Stupino Quadrat Industrial District:
secured premises, cosy houses, natural sites and resorts

Quality environment

Comfortable accommodation

A town for life

Cottages and townhouses



Multifamily apart houses



A town for families

Vacation hotel



Kindergarden



Art residence “Stupino Quadrat”



Good social infrastructure

Comfortable and safe living environment in Novoe Stupino
for employees and families

Good for families

international school
kindergarten
natural sites and resorts

Good for health

sports centre
private medical centres
recreational venues
wellness facilities

Good to live

low-rise, high-comfort residences
hotels and hostels

Good to go out

restaurants
cafes
international cinema
museum
concert hall
exhibition complex

Good for education

colleges and vocational schools
science and research establishments

Central Federal
Academic University,
cooperating with world's
leading universities*

* planned

United expertise for your success in Russia

MR Group

The holding company

A market leading real estate development and management company

5

million sqm
portfolio

10

years of
experience

20

real estate
projects

Locations: Moscow, Moscow Region, Sochi

Ekaterina Evdokimova

Managing partner GDP Quadrat

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

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

Good social infrastructure

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

Tax benefits

Special tax treatment and free customs mode due the Special Economic Zone to be created by 4th Quarter 2014

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

Verified by investors

33+ major international brands as established residents of Stupino District



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