



Kemerovo city INVESTMENT PROFILE

BASIS. POTENTIAL. DEVELOPMENT



Dear investors!



Kemerovo city is a capital of industrial Kuzbass, its manufacturing, transport, cultural, scientific and business center. It is a city with unique history and great opportunities. It is the place where Kuzbass coal mining started, where the largest chemical plants are operating, as well as international airport, railway junction and a powerful research and development center.

In recent years, Kemerovo has been leading in terms of investment and the number of small and medium-sized businesses in the region.

Main investment areas are upgrading of the existing production facilities, housing construction, construction of road transport infrastructure, social facilities.

By 2021, the 300th anniversary of Kuzbass, more than 300 billion rubles will have been invested in the complex strategic development of Kemerovo. These are our priorities: industry, business, housing construction, roads, municipal infrastructure, comfortable urban environment, health care, education, culture, sports, youth policy, and security.

We managed to create an effective development system of small and medium businesses and business communications. Today

Kemerovo has powerful scientific and innovation institutes, Kuzbass Technopark, where the leading high-tech areas of industrial and social spheres are concentrated.

All this ensures the competitiveness of the leading enterprises of the city, an efficient interaction of government, business and public institutions.

Kemerovo citizens are ready to establish mutually beneficial cooperation and qualitative support of promising investment projects of domestic and foreign partners, providing full support in implementation of business ideas.

Welcome!

Yours faithfully,
the Head of the City

Ilya Seredyuk







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In autumn 1924 Kuznetsky and Scheglovsky lands were separated from Tomsk governorate to form a separate Kuznetsk district with administrative center in Scheglovsk. On 27th of March 1932 the Presidium of All-Russian Central Executive Committee by its Edict renamed Shcheglovsk to Kemerovo.



Population
558 662
people



Area
295
sq. km.

Kemerovo is the biggest city of Kuzbass, administrative center, agglomerate of science and education, it is rewarded as “The Most Landscaped City of Russia”



1.1 Geographical location

Kemerovo region is situated 3,482 km away from Moscow in the southeast of Western Siberia, in the center of Kuznetsk Depression, in the northern part of Kuznetsk Coal Basin. It is located on the both banks of Tom river, in its middle reaches and in the place where Iskitim joins the Tom river.

Geographical coordinates of Kemerovo city are 55°14' North latitude and 86°07' East longitude.

The territory of Kemerovo city stretches over a steep hilly plain of the Northern part of the Kuznetsk Depression, in the forest-steppe belt of the southern part of Western Siberia.

Geographically, its territory features a high hilly plain with rather shallow river beds.

The Tom river bed within the borders of the city is asymmetric with high and steep right riverbank with smooth transitions to wide draws and steep plains with prominent ravines; the left riverbank is lower and flatter, representing a high hilly plain with wide and flat watersheds alternating with relatively shallow river valleys and meadows.

Climate in Kemerovo is extreme continental with long cold winter and short and rather warm summer.

The hottest month is July with monthly average temperature of +18,4 degrees, max. temperature + 38 degrees. January is considered to be the coldest month.

The coldest winter temperature is minus 55 degrees.

Geography



Winter in Kemerovo city lasts 5 months and is severely cold. Spring is rather short – 1.5-2 months. Summer is short, autumn is dry with frosts.

Prevailing wind direction is southern and south-western.

The climatic conditions of the city and its suburbs are generally favourable for living and recreation of people.

1.2 Natural resources potential

Soils. Alluvial meadow soils are widespread along the river valleys and are characterized by good fertility, sufficient content of phosphorus and potassium, which are used mainly for hay and pastures. Sufficient moisture in most part of the Kemerovo region, a significant growing season with prolonged sunshine, a variety of soils and use of mineral and organic fertilizers is beneficial for successful diversified agriculture: crops, vegetables and potatoes growing, development of animal breeding and beekeeping, and gardening.

Depth of soil freezing: average – 139 cm, max. – 263cm. Stable soil freezing starts on November, 1st and complete defrosting occurs on May, 24th.

Recreation potential of the city is represented by the pine forest located on the Tom right riverbank (it has facilities for recreation, winter sports) and the isle and beaches on the riverbank where people relax during summer season.

Water resources. The city lies along the Tom riverbank. Average

speed of the river in plain areas – 0.4 m/s, on river bars – up to 1.75 m/s. Average slope of the river in the Kuznetsk Depression is 22 centimeters per kilometer. The river is fed from different sources: rainwater feed amounts to 25-40%, snow - to 35-55%, and groundwater – to 25-35%. Average freezing period – up to 160 days (from the beginning of November until the end of April). The flood period on the Tom river occurs in May-June. Amplitude of the water level fluctuations during the spring flood varies from 1 to 8 meters.

Mineral resources. For the last ten years, the main mineral resource of the region is coal. Availability of raw materials (coal, fire clay, limestone, rubble, gravel, and wood), convenient industrial site, river, railway connection contributed to the creation of a powerful energy and chemical complex.

1.3. Administrative-territorial structure

Administrative division of Kemerovo city is made by the river Tom, separating right-bank and left-bank parts.

Currently, Kemerovo city includes five urban districts, three residential areas (r.a.) historically developed in the places of coal deposits: r.a. Yagunovsky, Pioneer, r.a. Kedrovka, Promyshlennovskiy, r.a. Lesnaya Polyana.

In the left-bank part of the city there are Zavodskiy, Central, Leninskiy districts and r.a. Yagunovsky, Pioneer; on the right bank of the river there are Rudnichny, Kirovskiy, r.a. Kedrovka, Promyshlennovskiy, r.a. Lesnaya Polyana.





KEMEROVO – THE CITY OF OPPORTUNITIES

Structure of local government of Kemerovo city is determined by the City Charter, approved by Council of People's Deputies of Kemerovo:

- **Council of People's Deputies of Kemerovo**
- **Head of the City of Kemerovo**
- **City administration.**

The structure of the city Administration is approved by the city Council on the proposal of the Head of the City. The structure of the city administration includes functional, sectorial and territorial divisions.

The City Charter defines exclusive authorities of the Head of the City, Council of People's Deputies of Kemerovo, and City Administration.

Political parties and public organizations, whose activity provides for the formation of civil peace and harmony in the city reducing social tension and ensuring public order, also contribute to the management of social and economic development of the municipality.

All major religious denominations operate in Kemerovo. Interaction and constructive dialogue between representatives of the religious denominations and local government bodies favourably affect the situation in the city.

City management system is generally focused on solving urgent problems and tasks.

1.4. Competitive advantages

Kemerovo city is industrial, administrative and cultural center of Kuzbass, it is located at the junction of highway and railway lines. The

city has an international airport. The Federal highway R – 255 "Siberia" and the Topki-Barzas railway of the West Siberian railway pass through the city of Kemerovo. Kemerovo is connected with Trans-Siberian Railway via Jurga station.

The city is developing in accordance with the approved General Plan and key provisions of the strategy of social and economic development of Kemerovo up to 2035.



Competitive advantages of Kemerovo city:

1. Status of the regional center
2. Recreational potential within the city
3. Proximity to dynamically developing Asian markets – favourable economical and geographical location to establish international connections with China and Mongolia
4. Availability of various well-developed transport junctions for creation of transportation hub
5. Sustainable industrial potential, incl. vacant production areas with utilities; availability of a powerful energy-chemical complex
6. Developed consumer market, high concentration of network trade
7. High potential in the field of road construction, city improvement and engineering (advanced technologies, equipment, personnel)
8. Pendular migration from nearby territories, which allows to maintain the balance of labor resources
9. Developed base for training of highly qualified personnel
10. Infrastructure and systematic municipal supporting measures of small and medium-sized enterprises

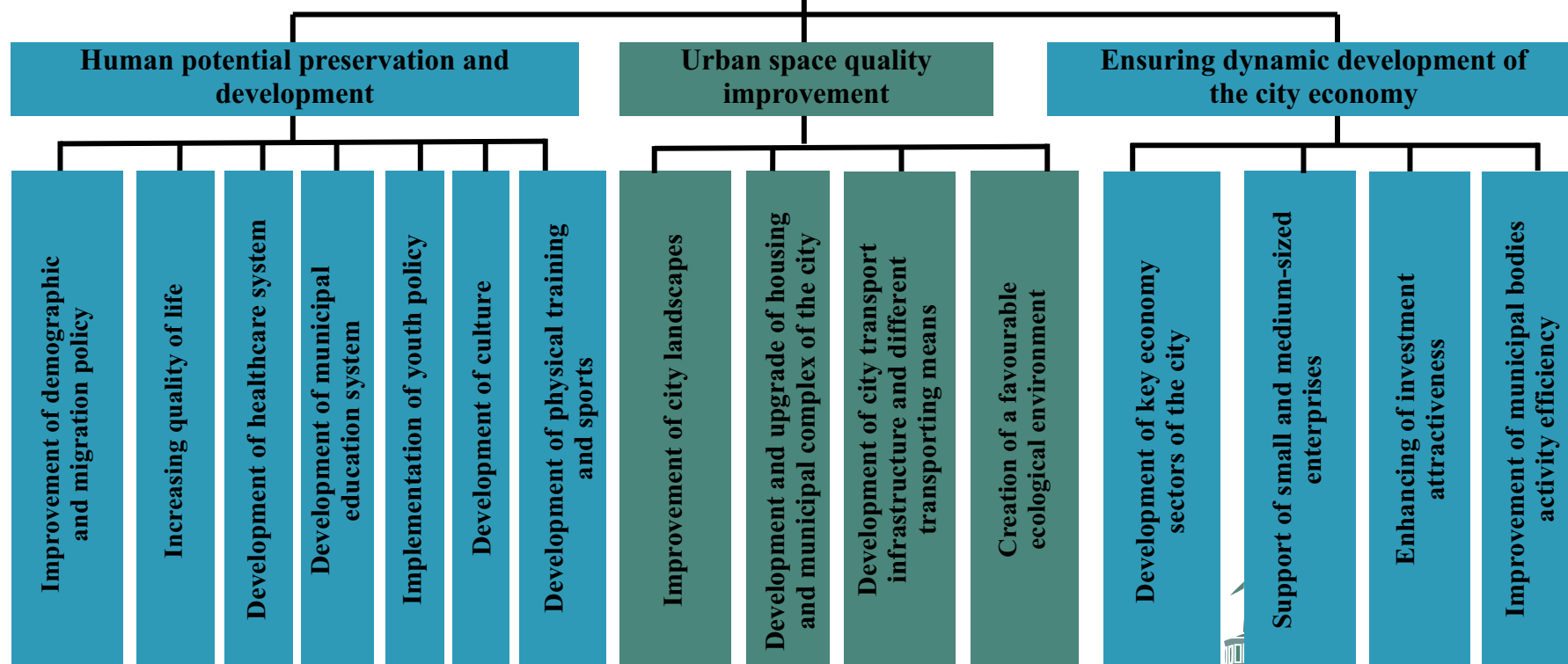




SOCIAL AND ECONOMIC DEVELOPMENT OF THE CITY

MISSION: «Kemerovo is a modern, future-oriented city, sustainably developing and open for cooperation, comfortable for life and attractive for visitors»

GENERAL AIM: «Creation of favourable environment for life and professional development, increasing citizens involvement into the city development»





Strengths and opportunities of Kemerovo city

Creation of a favourable and sustainable investment climate, optimal conditions for implementation of the investment process, ensuring interaction between investors and the owners of investment objects and executive authority bodies

Further development of transport infrastructure of the city (incl. construction of bypass road, repair and reconstruction of roads)

Development of programs and complex measures for development of utilities infrastructure (repair and reconstruction of storm sewers, drainage and gas infrastructure development in private house building)

Assistance in creation of new innovative production facilities (nuclear grade ion exchange resins, medicines of new generation) in the territory of Kemerovo city

Development of international cooperation of the city with Asian countries on the development of industry and ecology





Promising development directions for long-term planning

- Creation of a favourable and sustainable investment climate, optimal conditions for the implementation of the investment process, ensuring interaction between investors and the owners of investment the existing production facilities;
- Engaging investors to the ready-to use production sites;
- Development of privileges system for investors;
- Implementation of investment projects support system;
- Further development of infrastructure and support mechanisms of small and medium-sized enterprises in the city, development and implementation of activities promoting entrepreneurial activity;
- Implementation of activities ensuring more efficient creation and fulfilling of human resources
- Implementation of social assistance measures
- Creation of a comfortable urban environment, including for the disabled people
- Formation of modern and affordable medical services and education

Kemerovo

Urban agglomeration aimed to chemical agents manufacturing, metallurgy industry, mechanical engineering

Center of innovative development

One of the leading Russian centers of advanced coal processing and training of personnel for coal mining industry

Leader in housing construction in Kuzbass

Comfortable and safe place for living and working

Administrative, trade and transport, logistic and recreational center



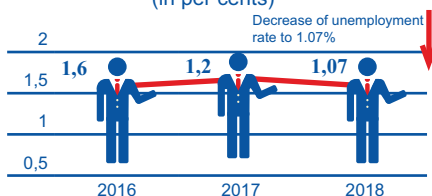
SOCIAL AND ECONOMIC DEVELOPMENT OF THE CITY



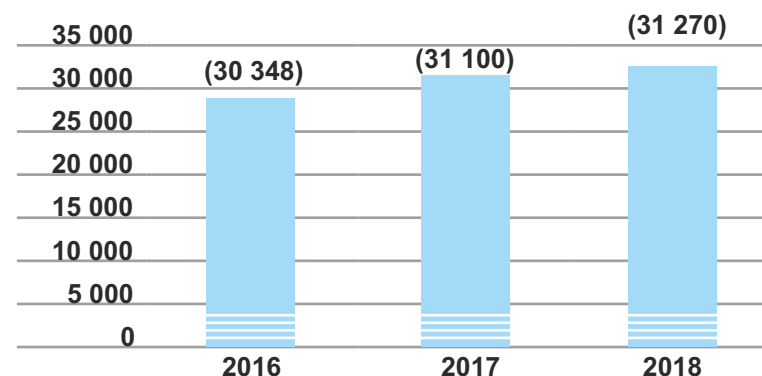
Parameter	Measuring units	2017	2018
Resident population	thous. people	556,9	558,0
Birth rate	By 1000 people	10,7	10,1
Mortality rate	By 1000 people	12	12,5
Natural population growth (decrease)	By 1000 people	-745	-1309
Migration growth (decrease) of population	By 10 000 people	+2798	+998

Parameter	Measuring units	2017	2018
Number of doctors	thous. people	4,9	4,8
Number of beds in municipal health care institutions	thous. hospital beds	7 821	7 824
Performance of outpatient-polyclinic departments by 10 000 people	By the end of year, visits per shift	321,1	316,5

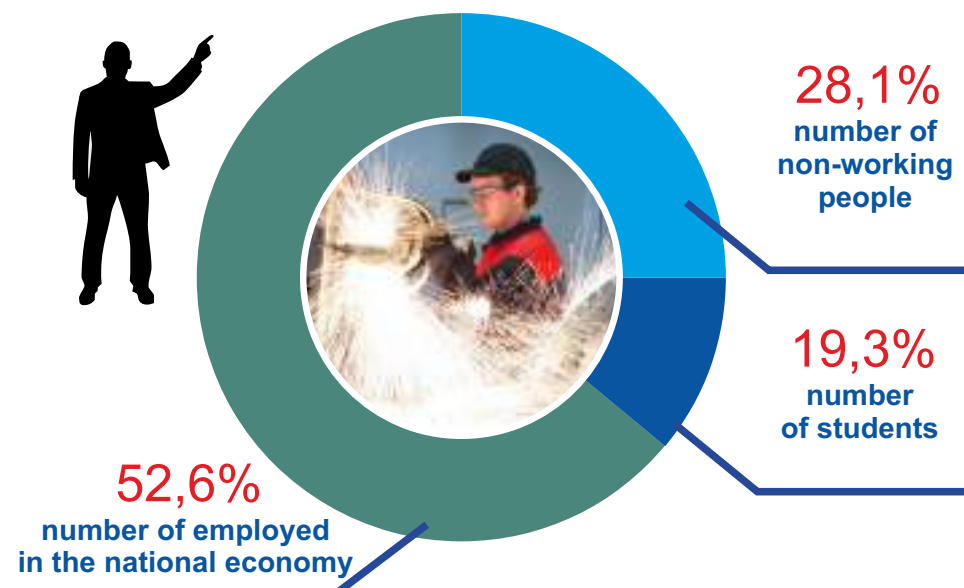
Unemployment rate dynamics for the period of 2016-2018 (in per cents)



Dynamics of pupils number in pre-school educational institutions, people



Structure of human resources in 2018





Road construction



Since 2017, national project “Safe and Quality Roads” has been being implemented in the territory of Kemerovo city, under which 133.5 km of roads have been repaired, which constitutes 2/3 of the planned scope by 2021



«Creation of a modern urban area
in Kemerovo city»

improved

240 areas
of blocks of flats

4 public spaces

It is planned to improve by 2020

171 areas of blocks of flats

26 public spaces

Landscape improvement





Investments
in fixed capital
45 billion RUR

City's budget
income
23 billion RUR

Budgetary
resources
allocated to
capital
investments
40 billion RUR



Financial center

More than
40 banks
and representative
offices

More than
15 insurance
and financial
companies



Industrial center

By industrial potential Kemerovo is one of the leading centers in West Siberian economic region. In the city there are more than 30 small and medium-sized industrial facilities and more than 1500 manufacturing facilities of small business in food, chemical industry, mechanical engineering and other activities which employ more than 20% of those employed in the economy.

Metallurgy

Chemical industry

Mechanical engineering

Energy industry



Consumer goods industry

Food industry

Construction materials manufacturing





Scientific and innovation center

6 Higher Education Institutions
15 Secondary Specialized Educational Institutions

4 800 students

1 700 Doctors and Candidates of Sciences



Kuzbass Technopark was created in 2007

72 residents



Cultural center

The city has a developed network of cultural institutions:
4 professional theatres, Kuzbass State Filarmonic,
the biggest circus in Kuzbass, network of libraries for children
and adults, Actor's house, Kuzbass art center,
4 municipal and regional museums





Sports center

5 stadiums, 6 sports complexes, 10 swimming pools, athletics stadium, ice hockey stadium, skiing center, ice arena



Main vectors of investment attractiveness development:

- Implementation of the Import Substitution policy and flooding the market with domestic food products
- Development of the city transport infrastructure (incl. construction of by-pass road)
- Development of government-private and municipal-private sectors partnership
- Development of investment opportunities and promising growth points
- Creation of industrial (production) parks, clusters





INVESTMENT ATTRACTIVENESS

Main directions of investment policy are reflected in municipal program “Development of investment and innovative activity in Kemerovo city”. The main goal is to increase investment in the city's economy, contributing to the intensive development of the production sphere, modernization of production, increasing competitiveness of the goods and services produced in the city, increasing income of the population, enterprises and the city budget replenishment

Laws and regulations, defining development directions focused on increase of investment attractiveness:

«Roadmap» on implementation of good practices included into the Atlas of municipal good practices of ASI «Agency for Strategic Initiatives to Promote New Projects» in the territory of Kemerovo city

«Roadmap» on implementation of good practices of National Regional Investment Climate Ranking in entities of the Russian Federation

«Roadmap» on improvement of investment climate in Kemerovo city

Regulations of municipal support of investment projects in Kemerovo city

Investment declaration of Kemerovo city

Regulations of investment projects support in Kemerovo city on the basis of the “single window” principle.

Today, the legislative framework provides for a flexible system of state support. Investors, as well as residents of Kuzbass Technopark are provided with profit tax benefits (decrease by 4.5 percentage points), property tax benefits (100% relief), reduction of Simplified Tax System rate from 15% to 5%, as well as subsidizing interest rates on Bank loans.

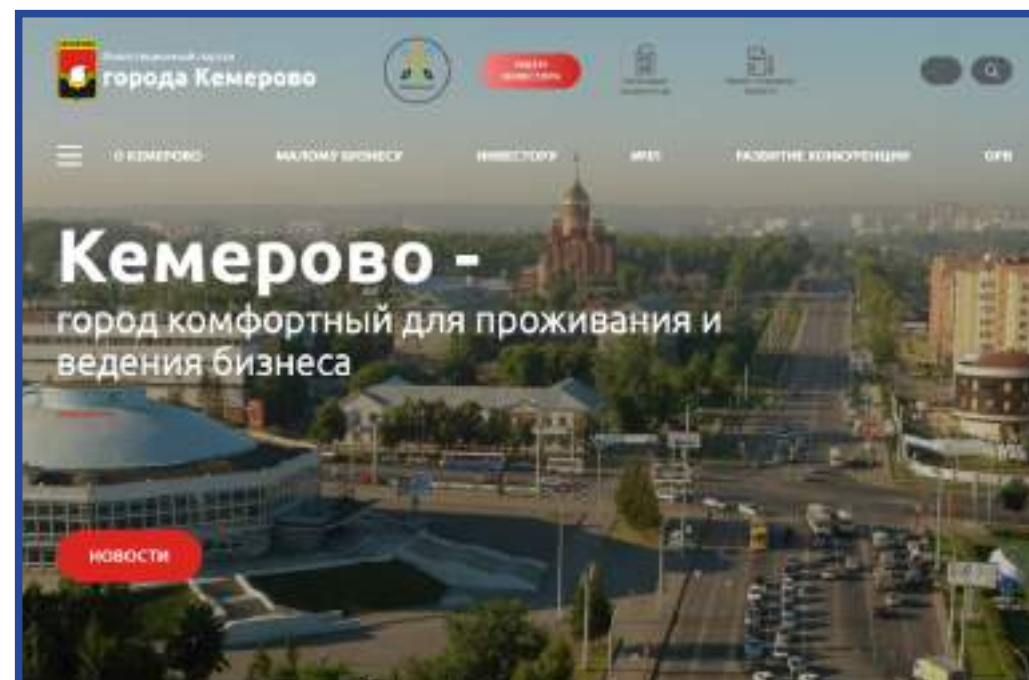
Council for investment and innovation activities and Investment Ombudsman are operating in the territory of the city.

Investment standard of local government activity is being created to ensure that a favorable investment climate are implemented.

One of the tools for creating an information environment for investors, the effectiveness of which is proven by use, is the **investment portal of the city of Kemerovo (ip.kemerovo.ru)**, which contains information about the city, its history, culture, business support measures, investment projects, sites (municipal, enterprises, list of the sites planned to be executed within the Municipal Private Partnership, land). On the portal you can find current news about changes in federal, regional and municipal laws and regulations in respect of investment activity, business support and other.



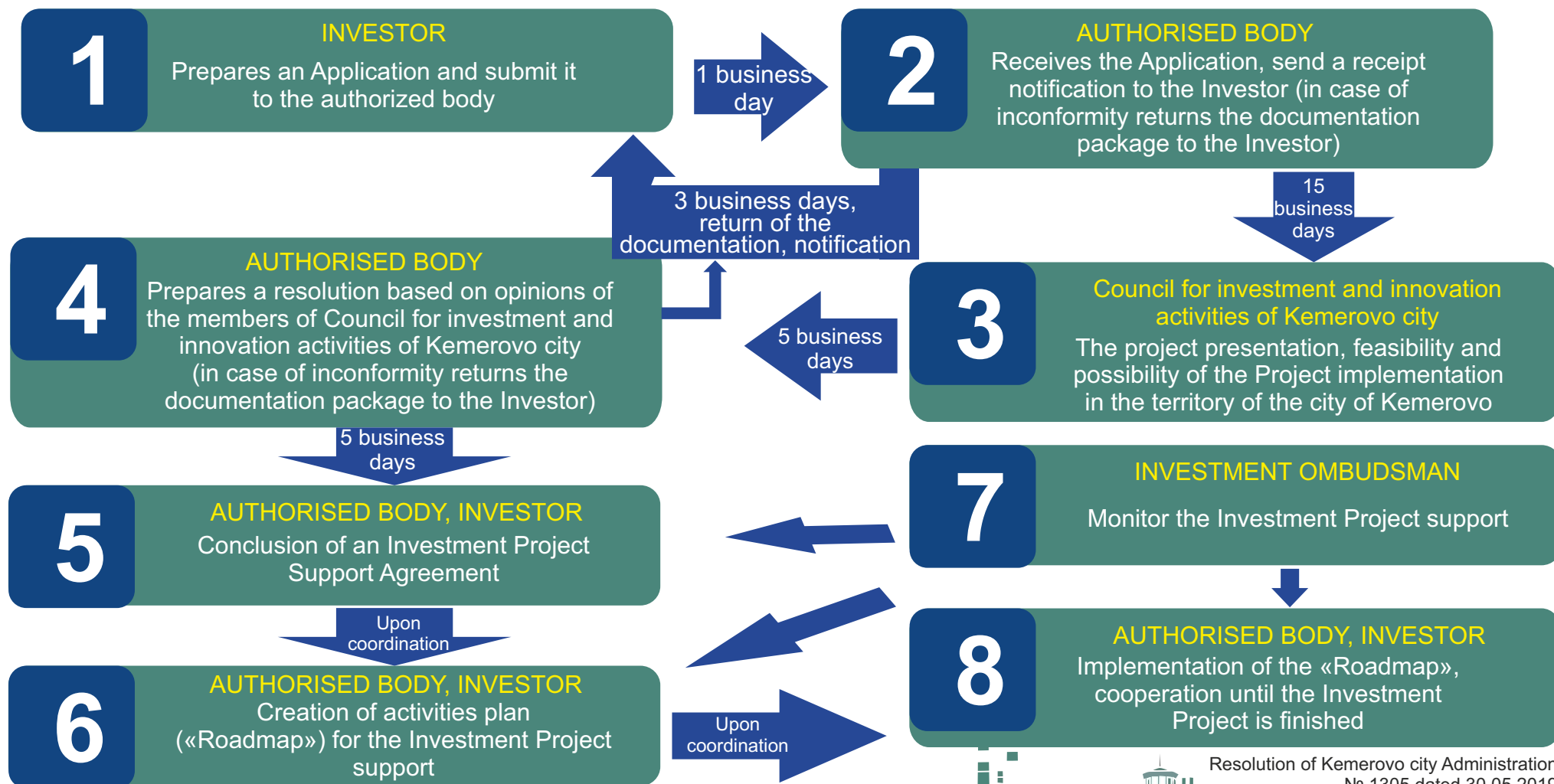
Under the initiative of the Kuzbass Governor Sergei Tsivilev, in 2018, the Autonomous non-profit organization "National Institute for Systemic Studies of Entrepreneurial Problems" conducted a Regional ranking of the investment climate of municipalities in the Kemerovo region. It was the first time the ranking of municipalities in the Russian Federation has been ever conducted. The city of Kemerovo took an honorable second place among 34 municipalities, following the leader with a gap of 0.3 points.





INVESTMENT ATTRACTIVENESS

Block diagram of investment projects support



Resolution of Kemerovo city Administration
№ 1305 dated 30.05.2019



Number of small and medium-sized businesses (SMEs)

Micro enterprises

Small enterprises

Medium enterprises

2018

2019

23 321

23 370

1 115

1 168

61

62

Municipal business support

2017

2018

247 013,6

244 773,2



Total funding for events of the municipal Program "Development of Small and Medium-Sized Businesses in the city of Kemerovo " for 2015-2021 is

409,3 million rubles,

including **111.0 million rubles**

as funds of the municipal budget of the city of Kemerovo

The goal of the Program is to create favorable conditions for development of small and medium-sized enterprises (hereinafter - SMEs).

Kemerovo is a leader in the number of small and medium-sized enterprises, the number of their employees and turnover.

Expected Outputs



Growth of SMEs



Growth of SMEs personnel





Implementation of the national project «Small and Medium Enterprises and Support of Individual Entrepreneurial Initiative» in the city of Kemerovo is aimed at:

- improving the conditions for doing business
- expanding access to SMEs
- acceleration of SMEs
- popularization of entrepreneurship

Implementation of these measures makes it possible to perform the systematic work on creating more favorable conditions for the development of business in the city and, as a result, to achieve an increase in the number of organizations and individual entrepreneurs, creation of jobs, accessibility of financial resources, lower administrative barriers.

Small and medium enterprises support infrastructure

4.2.1. MBU «Business Support Center»

The main activities of the MBU " Business Support Center"(hereinafter referred to as BSC) include:

- preparation of documents for registration of legal entities and individual entrepreneurs, for amending the constituent documents of existing entrepreneurs;
- preparation of reporting documents, declarations and other documents required for doing business;
- provision of consulting and informing services to SMEs;
- interaction with public organizations, universities, and business

support institutions;

- organization and implementation of educational events.

Contacts:

Kemerovo, ul. 9-e Yanvarya, 12,

Phone: 35-05-07, 36-05-28

e-mail: cpp@csbkem.ru

site: www.csbkem.ru

4.2.2. Municipal Non-Profit Small Business Support Fund of the city of Kemerovo

The main objectives of the Municipal Non-Profit Small Business Support Fund of the city of Kemerovo (hereinafter referred to as MNPSBSF) include:

- creating a favorable business environment
- formation of financial and investment mechanisms of business financing;
- stimulating the development of support infrastructure.

MNPSBSF of Kemerovo carries out its activities in the following areas:

- provision of loans
- business incubation, i.e. provision of space for administrative, research, production, and storing purposes,



- consulting and training in business basics;
- development of social entrepreneurship in the framework of Social Innovation Centre of Kemerovo region.

Contacts:

Business Centre
Kemerovo,
Sovetsky pr., 59,
Phone: 75-17-09

e-mail: fondp@yandex.ru
site: www.fondp.ru

Business Incubator
Kemerovo, ul. Stantsionnaya, 2
Phone: 45-82-39
e-mail: b-inc@mail.ru

Social Innovation Centre
Kemerovo, Sovetsky pr., 59
Phone: 75-17-09
e-mail: ciss42@yandex.ru

Financial Support

4.3.1. Subsidies

Terms of Provision:

- state registration and business activities in the city of Kemerovo,
- business run in accordance with sections and codes of All-Russian Classifier of Types of Economic Activities (OK 029-2014 (NACE Rev. 2):

- manufacturing (Section C)
- organization of waste collection and disposal (Section E (codes 38, 39)
- activities of public catering facilities (Section I (code 56)
- information activities (Section J (code 62);
- rental of leisure and sporting goods
- (Section N (code 77.21)
- educational activities (section P)
- health care and social services (Section Q)
- activities in the field of culture, sports, organization of leisure and entertainment (Section R (codes 90, 93)
- no arrears in mandatory payments to budgets of all levels and state extra-budgetary funds.
- Subsidies are granted on credit agreements when paying the interest; on leasing agreements when paying leasing payments; on exhibition space rental agreements.
- The subsidy shall not exceed 70% of the amount of actually incurred and documented expenses, but not more than 500 thousand rubles. For costs associated with participation in exhibition and fair events, it will not be more than 100 thousand rubles per one recipient.
- Since 2019, new areas of subsidies have been introduced in the field of:
 - - rental of sports equipment
 - - production in relation to procurement of equipment and rental of production premises.





4.3.2. Loans

Loan up to 3 years:

1. For beginning entrepreneurs –

from 50,000 to 500,000 rubles

2. For existing entrepreneurs -

from 50,000 to 3,000,000 rubles

Terms of Loan:

- targeted use of the loan
- repayment
- payment
- maturity
- security
- creation of new jobs

The interest rate for using the loan is 15% per annum.

The priority areas of loans are production and services, special attention is paid to financing innovative projects in these areas.

In addition to obtaining a loan, an entrepreneur receives comprehensive support in the process of implementing a business project, including constant assistance in projects follow-up, an individual approach to each client, attention to their problems, prompt decision-making and information openness, as well as involvement in various events, such as exhibitions, workshops, forums, assistance in interacting with other government agencies.

Property support

"Business incubation" is the provision of production and office space on preferential terms in the following areas:

- Lease of premises of the city business incubator and business incubator of social entrepreneurship for industrial and office use with provision of office equipment, furniture, Internet traffic, telephone, and parking.

- Comprehensive project follow-up

- Personnel search

- Running business events

- Mentorship Support Program

- Internal Partnership Program



Conditions for placement in the Municipal Business Incubator (MBI)

Placement of entrepreneurs in the MBI is made on a competitive basis. Information about the competition is posted on the federal site: www.torgi.gov, www.fondp.ru, www.ip.kemerovo.ru.

The competition is held as soon as space becomes available. Participants in the competition may be legal entities and individual entrepreneurs registered in the territory of the city of Kemerovo and running their business as of the date of application for no more than three years. The project submitted by the applicant must meet the following requirements: economic efficiency and feasibility, creation of new jobs.

The placement is not allowed for small businesses carrying out the following activities:

- Financial, insurance services
- Retail or wholesale trade
- Construction, including repair and construction work
- Services of lawyers, notary
- Pawnshop
- Domestic services
- Motor vehicles repair, maintenance and washing services
- Distribution of outdoor advertising using advertising structures, advertising on transport
- Provision of motor transportation services for carriage of passengers and goods

- Medical and veterinary services
- Catering (except for canteens for the staff of the business incubator and companies located in it)
- Real estate operations, including mediation
- of services
- Production of excisable goods, excluding the manufacture of jewelry
- Extraction and sale of minerals
- Gambling business
- The maximum period of placement on the premises of the business incubator is no more than three years.

Educational support

On the basis of MNPSBSF with the financial support from the Kemerovo city administration, the educational center was established in order to keep, maintain and develop the business already existing in the city of Kemerovo.

As part of this area of work, comprehensive programs are being implemented, long-term and short-term training projects, masterclasses including original training projects, round tables and webinars.

Every year at the expense of the city budget the Joint-Stock Company Corporation of Small and Medium-Sized Businesses implements the educational program «School of Entrepreneurship» aimed at training existing entrepreneurs who want to develop, expand or re-profile their business.

The organization and conduct of educational events is also a key area of MBU "Business Support Center". Seminars held on an ongoing basis by BSC specialists with the assistance of experienced business trainers





address the most pressing issues of entrepreneurial activity. address the most pressing issues of entrepreneurial activity.

Social Innovation Centre of Kuzbass

Social Innovation Center of the Kemerovo Region (hereinafter - SIC) allows you to create an effective mechanism for supporting the existing businesses, developing and stimulating various groups of the population to engage in social entrepreneurship, as well as involving not only small but also large businesses of Kuzbass in the social sector.

SIC carries out its work in the following areas:

1. Formation of the business environment:

- popularization and effective promotion of promising and strategic projects and innovations in the social sphere;
- creating an effective discussion platform for
- social entrepreneurs of the Kemerovo region in order to identify problems and discuss legislative initiatives and draft bills in this area;
- conducting round tables, studies, foresight sessions

2. Promotion, support and follow-up of social entrepreneurs:

- provision of accounting, legal,
- information and analytical, financial and marketing consulting for social entrepreneurship
- organization of events aimed at promoting
- social entrepreneurship, exchange of experience on supporting social initiatives of SMEs
- conducting training events on the development of competences in the field of social entrepreneurship

3. Information support

- organization of the contest for the title "Best Social Project"
- issuing the catalog of social projects of the Kemerovo region
- maintaining a portal of social entrepreneurship of the Kemerovo region.

Entrepreneurship Development Council in the city of Kemerovo

The main tasks of the Council:

- assistance to the city's SMEs in overcoming difficulties in organization and functioning of small and medium-sized business units;
- development of proposals on increasing the city budget revenue and the efficient use of budget funds;
- protection of the rights and legitimate interests of entrepreneurs when creating and implementing economic, property, urban planning and social policy of the city.



Large Investment Projects **Implemented** in 2017-2018 in Kemerovo

Industry

Nos.	Company name	Project name	Project costs, million rubles
1	«Kemerovokhimmash», Branch of AO Altayvagon	Production modernization, introduction of innovative technology	50
2		Dining Room. The project is designed to provide comfortable conditions for rest and food intake by workers	5
3	KAO «AZOT»	Technical re-equipping of production	2 083
4		Organization of the production of urea-ammonia mixture (CAS) as a liquid fertilizer - a new product for agricultural goods manufacturers	350





BUSINESS INVESTMENT ACTIVITY

Nos.	Company name	Project name	Project costs, million rubles
5	OOO Trade House «Zolotaya Sova»	Reconstruction of the department of beer fermentation, beer filtration, compressor shop	68
6	OOO PO Tokem	Technical re-equipment of resin production. Production of resin for nuclear power plants. Stage I (2017)	50
7	OOO Khimprom	Expansion of the production of aluminum oxychloride. Increased production and sales of aluminum oxychloride	14
8	OOO Confectionery Shop «Volna»	Modernization of production in order to increase the volume of manufactured products	0,1
9	AO «Kemerovo Mechanical Plant»	Implementation of a set of measures for restructuring industrial capacities of AO Kemerovo Mechanical plant at sites No. 1, 2, 3 in Kemerovo	713



Construction of shopping centers and restaurants



Shopping and
Entertainment Centre
«RIO»,
89, Shakhtyorov ave.

Over 7.0
thousand sq m



Bavarian Restaurant
«Hofbrau Kemerowo»,
54A , Stroeteley ave.

Over 9.0
thousand sq m



Trading Centre «Leroy Merlin»,
16B, Karbolitovskaya street

Over 12.0
thousand sq m





Regional Court



The courthouse was built as part of the federal target program “Development of the Russian Judicial System in 2013-2020”.

The Kemerovo Regional Court is located on Khimikov Avenue, 9.

For the first time in Kuzbass, the courthouse is built and equipped according to the requirements for such facilities.

The building area covers 23 thousand square meters; there are 42 courtrooms and offices, two archives, a museum, a conference room, a buffet, a gym. The volume of investments in the construction and preparation of infrastructure is 1.7 billion rubles.



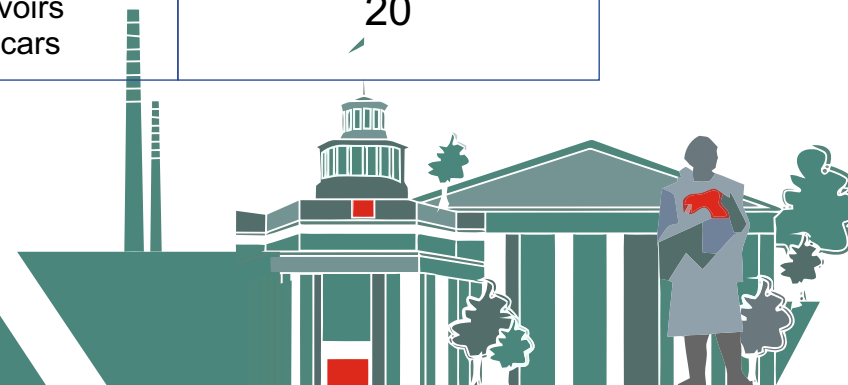
Large Investment Projects **being Implemented** in Kemerovo**Industry**

Nos.	Company name	Project name	Project costs, million rubles
1	PAO KOKS	Expansion of a condensing power plant	372
2	OOO KUZBASSKY SKARABEI	Establishment of paper and paperboard production with antimicrobial properties from waste paper	2 280
3	OAD KORM3	Organization of production of modern demercaptanizing units and natural gas-powered garbage trucks	173
4	KAO AZOT	Development of a mineral group production	23 995
5	OOO PO Tokem	Technical re-equipment of the production of nuclear power plants. Production of ion exchange resins for nuclear power plants (increase in the production capacity of ion exchange resins for nuclear power plants up to 1200 m ³ / year)	150



BUSINESS INVESTMENT ACTIVITY

6	ООО KARAVAN	Organization of production of sheep hides currying. Integrated enterprise of light industry «Production of natural woolen fibers, fabrics, outerwear»	600
7	ООО Gazprom dobycha Kuznetsk	Coal bed methane production in Kuzbass. Providing enterprises and the population of the Kemerovo region with natural gas as fuel	3 596
8	ООО TorgInvest	Production of electric motors (asynchronous explosion-proof)	82
9	ООО Khimprom	Construction of calcium hypochlorite production. Commissioning of production facilities for the production of 5000 tons of calcium hypochlorite per year	400
10	ООО Khimprom	Installation of a propylene oxide waste fluid unit	26
11	Kemerovokhimmash, the branch of AO Altaivagon	Commercial production of emergency reservoirs R7-78 for freight cars	20



Construction of Shopping Centres

Nos.	Event	Total area
1	Construction of a shopping mall (Sarygina street)	Over 3.0 thousand m2
2	Construction of a shopping and entertainment center consisting of a cinema, retail premises, a public catering facility at 91, Lenina Ave	Over 4.0 thousand m2
3	Construction of a shopping and entertainment centre (33A, Lenina Ave.)	Over 12.0 thousand m2

Kemerovo Presidential Cadet School for 840 seats



In 2018, the first piles were driven into the foundation of the building of the Kemerovo Presidential Cadet School. On the territory of the school there will be:

- Training and administration building
- Canteen and additional education facilities building
- Dormitory block
- Medical center
- Check point
- Indoor sports complex



Development of Angels' Park



The territory of the park:
- area 2.0 ha
- divided by a wall with a waterfall into two functional zones

One part of the park is intended for a quiet rest and consists of a lawn with reinforced lawn, walking paths, lawns with geoplastics decorated with large natural stones. Also in this part, a light and music tower and a memorial building are installed, 60 memorable pines are planted.

Another part of the park is intended for active recreation for children, which houses an interactive fountain, an amphitheater, and an administrative building built into an earthen hill. In the distance from the main objects of attraction of the park, an Orthodox chapel is built.

Court of Appeal



At the initiative of the President of the Russian Federation, 9 cassation courts will be built in the country, one of which will be in the capital of Kuzbass with the area of 25.6 thousand square meters:

- 42 meeting rooms
- Presidium hall with 200 seats
- Conference hall with 100 seats
- 298 office rooms.

The eighth cassation will be one of the largest new courts.



Large Investment Projects **Planned to be Implemented** in Kemerovo

Industry

Nos.	Company name	Project name	Project costs, million rubles
1	PAO KOKS	Oven battery without trapping chemical coking products	4 550
2	KAO AZOT	Modern plastics plant	9 925
3	KAO AZOT	Technical re-equipping of the liquid carbon dioxide generation unit	578
4	OOO Gazprom dobycha Kuznetsk	Coal bed methane production in Kuzbass. Providing enterprises and the population of the Kemerovo region with natural gas as fuel	80 790
5	Kemerovokhimmash, the branch of AO Altaivagon	Organization of production of platforms for container transportation	80





BUSINESS INVESTMENT ACTIVITY

6	Kemerovokhimmash, the branch of AO Altaivagon	Construction of a block for paint booth in order to increase wagon production	180
7	Kemerovokhimmash, the branch of AO Altaivagon	Expending the technological capacities for repairs of dump cars with a backframe	10
8	Kemerovokhimmash, the branch of AO Altaivagon	Development of import substitution in relation to spare parts and components for mining transport equipment	30
9	Kemerovokhimmash, the branch of AO Altaivagon	Establishment of a dedicated production facility for the manufacture of equipment from corrosion-resistant steels	100



The administrative building of the IFTS
of Russia in the city of Kemerovo,
Kemerovo region



Building footprint area: 2, 381.0 sq.m.
Total area of the building: 14, 118.0 sq.m.
The useful area of the building: 12, 620.0 sq.m.

Cultural, educational
and museum exhibition complex



The complex includes the placement of the buildings
of the Kuzbass Arts Center, a branch of the Russian
Museum and the Opera and Ballet Theater.
Total area of the complex: 110, 092.0 sq. m



The Moscow Square



The square will accommodate **500,000 people**. On the territory of the square there will be a STAGE, a covered platform with warm premises with an area of 2,001.6 square meters designed for 20 performers; **SERVICE CENTRES** named «Kuznetsk Fortress» and «Krasnaya Gorka», which will include: executive rooms, rental companies, toilets, Internet cafes, medical rooms, mother and child rooms, catering and express services, chess club. **MUSEUM OF COSMONAUTICS and VIRTUAL HALL «KUZBASS»** will occupy the area of 2,868 sq. m. and will include an exhibition hall, storage depo, Tower «Cosmos», Virtual Hall «KUZBASS», lecture hall «Cosmos», Hall of individual lessons, etc. Nearby there will be a **Sports complex «Kuzbass Arena»** for 6,000 seats and an **Ice Palace of Sports «Kuzbass»** for 6,000 seats.



Object No. 1

Building and premises at the address:

Kemerovo, st. Ishimskaya, 12a.

District: Roudnichny.

Total area: 634.8 sq.m.

The complex consists of a building and a non-residential premise: a one-story garage building of 516.1 sq.m, a non-residential premise (one-story extension) 118.7 sq.m.

Land plot area: 7,147.0 sq.m (from the settlement lands with cadastral number 42: 24: 0401003: 0001).

Transport accessibility: there is an access road. The facility is located 250 m from the urban main street - the Initsiativnaya Street.

Possible variants of use: vehicle maintenance, logistics, office and commercial use.

Object No. 2

Building and premises at the address: Kemerovo, Kuznetsky av., 230/1.

District: Zavodsky.

Total area: 2, 462.1 sq.m.

The complex consists of six buildings: two-story administration building of 515.8 sq.m; two-story security building 48.4 sq.m; one-story buildings (warehouses, boiler room) 474.0 sq.m, 405.7 sq.m, 964.8 sq.m, and 53.4 sq.m.

Land plot area: 31,217.0 sq. m (from the settlement lands with cadastral number 42: 24: 0101033: 1145).

Transport accessibility: there is an access road from the urban main street - Kuznetsky Ave.

Possible variants of use: – : vehicle maintenance, logistics, office and commercial use, industry, and agricultural processing.

Object No. 3

Building at the address: Kemerovo, st. Lazo, 40.

District: Kirovsky.

Total area of buildings: 2,265.0 sq.m.

Land plot area: 10, 143.0 sq.m (from the settlement land with cadastral number 42: 24: 0301008: 129).

The complex consists of six buildings: a two-story gate building of 47.0 sq.m; a two-story garage building of 983.4 sq.m; one-story buildings (warehouses, admin buildings) 47.4 sq.m, 203.1 sq.m, 362.2 sq.m, and 621.9 sq.m.

Transport accessibility: there is an access road. The facility is located 700 m from the urban main street - the Initsiativnaya Street.

Possible variants of use: vehicle maintenance, logistics, office and commercial use, industry, and agricultural processing.





PROPOSAL TO INVESTOR

Object No. 4

Building at the address: Kemerovo, st. Smolenskaya, 3a.

District: Kirovsky.

Total area of buildings: 765.4 sq.m.

Land plot area: 8, 920.0 sq. m (from the settlement land with cadastral number 42: 24: 0301011: 6282).

The complex consists of five buildings: one-story buildings 265.2 sq.m, 170.1 sq.m, 312.3 sq.m, 4.9 sq.m, and 12.9 sq.m.

Transport accessibility: : there is an access road. The facility is located 600 m from the urban main street - the Initsiativnaya street.

Possible variants of use: vehicle maintenance, logistics, office and commercial use, industry, and agricultural processing.

Object No. 5

Building at the address: Kemerovo, st. Smolenskaya, 3.

District: Kirovsky.

Land plot area: 10, 841.0 sq.m (from the settlement land with cadastral number 42: 24: 0301011: 6794).

Transport accessibility: there is an access road. The facility is located 600 m from the urban main street - the Initsiativnaya street.

Possible variants of use: vehicle maintenance, logistics, office and commercial use, industry, and agricultural processing.

Object No. 6

Building at the address: Kemerovo, st. Sosnovy Boulevard, 7.

District: Roudnichny.

Total area: 4, 858.0 sq.m.

Land plot area: 43, 326.0 sq.m (from the settlement land with cadastral number 42: 24: 0401014: 781).

The complex consists of six buildings: a two-story building (administration building) 3,546.3 square meters; one-story buildings (garages, warehouses) 18.6 sq.m, 219.9 sq.m, 463.2 sq.m, 193.9 sq.m, and 416.1 sq.m.

Transport accessibility: there is an access road. The facility is located 500 m from the urban main street - Shakhtiorov Avenue.

Possible variants of use: vehicle maintenance, logistics, office and commercial use, industry, agricultural processing, sports, and education.

Object No. 7

A complex of buildings at the address: Kemerovo region, Kemerovsky district in 2 km southeast of the village of Elykaevo, recreation camp "Ogonyok".

Total area: 80, 12.5 sq.m.

Land: a complex of buildings is located on the lands of specially protected territories and objects.

Transport accessibility: there is an access road.

Possible variants of use: recreation, medical care, education, sports.



Object No. 8

Complex of buildings at the address: Kemerovo Region, Kemerovsky District, Podyakovo Village, ul. Solnechny Touristan, 81, recreation camp "Olympiets".

Object area: 2,184.6 sq.m.

Land: a complex of buildings is located on the lands of specially protected territories and objects.

Transport accessibility: there is an access road from the Kemerovo-Yashkino highway.

Possible uses are recreation, medical care, education, sports.

Object No. 9

Building at the address: Kemerovo, ave. Shakhtyorov, 1.

Total area of buildings: 26, 204.70 sq.m.

Land plot area: 60, 906 sq. m (from the settlement land with cadastral number 42: 24: 0401055: 11623).

Transport accessibility: there is an access road from the urban main street - Shakhtyorov Ave.

Possible uses are automobile maintenance, logistics, office and commercial use, industry, agricultural processing, sports, and education.

Object No. 10

Object of incomplete construction at the address:

Kemerovo, st. Volgogradskaya, 39b.

District: Kirovsky.

Area of the building: 3, 342.5 sq.m.

Land plot area: 7, 053.0 sq.m (from the settlement land with cadastral number 42: 24: 0301012: 1243).

Transport accessibility: there is an access road.

The facility is located 600 m from the urban main street - Volgogradskaya Street.

Possible uses are construction of healthcare facilities.

Object No. 11

Building at the address: Kemerovo, st. Abyzova, 12b.

District: Roudnichny.

Area of the building: 1,381.6 sq.m.

Land plot area: 5,582.00 sq.m (from the settlement land with cadastral number 42: 24: 0401060: 2052).

Transport accessibility: there is an access road. The building is included in the list of cultural heritage objects (historical and cultural monuments) of regional significance located in the city of Kemerovo (Resolution of the Board of the Administration of the Kemerovo Region dated December 20, 2007 No. 358).

Possible uses are office and commercial use, industry, agricultural processing, sports, and education.





Object No. 12

The building at the address: Kemerovo, st. Abyzova, 4.

District: Roudnichny.

Area of the building area: 718.9 sq.m.

Land plot area: 1,883 sq. m (from the settlement land with cadastral number 42: 24: 0401060: 582).

Transport accessibility: there is an access road. The building is included in the list of cultural heritage sites (historical and cultural monuments) of regional significance located in the city of Kemerovo (Resolution of the Board of the Administration of the Kemerovo Region dated December 20, 2007 No. 358).

Possible uses are reconstruction into a residential or commercial building; complex development of the adjacent territory.

Object No. 13

The building at the address: Kemerovo, st. Abyzova, 12.

District: Roudnichny.

Area of the building: 771.1 sq. m.

Transport accessibility: there is an access road. Sale of the real estate is carried out only with the land. The building is included in the list of cultural heritage objects (historical and cultural monuments) of regional significance located in the city of Kemerovo (Resolution of the Board of the Administration of the Kemerovo Region dated December 20, 2007 No. 358).

Possible uses are reconstruction into a residential or commercial building; complex development of the adjacent territory

Object No. 14

The building at the address: Kemerovo, st. Ozernaya, 1a.

District: Roudnichy.

Area of the building: 2, 630.3 sq.m.

Land plot area: 8,261.22 sq.m (from the settlement land with cadastral number 42: 24: 0401028: 0001).

Transport accessibility: there is an access road. The facility is located 300 m from Mariinskaya street. Sale of the real estate is carried out only with the land.

Possible uses are reconstruction into an object of production, logistics, office use, a hotel or educational property.

Object No. 15

The building at the address: Kemerovo, st. 2nd Aral'skaya, 4.

District: Zavodsky.

Area of the building: 336.6 sq.m.

Land plot area: 1,042 sq.m (from the settlement land with cadastral number 42: 24: 0101031: 854).

Transport accessibility: there is an access road. The facility is located near 1st Abdulinskaya Street. Sale of the real estate is carried out only with the land.

Possible use cases are warehousing facilities or vehicle maintenance.





Object No. 16

The building at the address: Kemerovo, st. Simferopolskaya, 2a.

District: Zavodsky.

Area of the building area: 335.6 sq.m.

Land plot area: 1,218 sq. m (from the settlement land with cadastral number 42: 24: 0101022:337).

Transport accessibility: there is an access road. The object is located near streets Simferopolskaya and Uritskogo.

Sale of the real estate is carried out only with the land.

Possible uses are storing facilities or vehicles maintenance.

Object No. 17

The building at the address: Kemerovo, st. Cheremkhovskaya, 5a.

District: Kirovsky.

Land plot area: 7,053.0 sq. m (from the settlement land with cadastral number 42: 24: 0301012:1243).

Transport accessibility: there is an access road. The facility is located 600 m from the urban main street - Initsiativnaya Street.

Possible uses are production, logistics, vehicles maintenance.

Object No. 18

Land plot at the address: Kemerovo, st. Gorodetskaya, 13.

District: Roudnichny (Borovoy settlement).

Land plot area: 11, 346 sq.m (from the settlement lands with cadastral number 42: 24: 0401026: 784).

Transport accessibility: there is an access road. The facility is located 500 m from the Butovskaya mine.

Possible use cases are integrated housing and commercial development.

Object No. 19

Land plot at the address: Kemerovo region, Kemerovsky District, AOZT Farm "Lugovoye".

District: Kemerovsky (village Starochervovo).

Land plot area: 10, 003 sq.m (land of specially protected territories and objects with cadastral number 42: 04: 0216001: 18).

Transport accessibility: there is an access road from the highway to the village of Starochervovo.

Possible uses are recreation, education, sports.





PROPOSAL TO INVESTOR

Object No. 20

A complex of buildings at the address: Kemerovo, st. Tsentralnaya, 157.

District: Zavodskiy.

Total area: 8,174 sq.m.

Land plot area: 30,421 sq.m (from the lands of settlements with cadastral number 42: 24: 0101043: 236).

Transport accessibility: there is an access road. The facility is located 30 m from the urban main street - Centralnaya Street.

Possible uses are vehicle maintenance, logistics, office and commercial use, industry, agricultural processing, sports, and education.

There is a possibility of implementation using the mechanisms of municipal-private partnership.

Object No. 21

The building at the address: Kemerovo region, Kemerovsky District, 0.9 km north of the village Zhuravlevo, recreation camp «Otvazhnikh»

Total area: 3,293.1 sq.m.

Land plot area: the complex of buildings is located on the lands of specially protected territories and objects.

Transport accessibility: there is an access road.

Possible uses are recreation, medical care, education, sports. There is a possibility of implementation using the mechanisms of municipal-private partnership.

Object No. 22

A complex of buildings at the address: Kemerovo Region, Kemerovsky District, Podyakovo Village, ul. Solnechny Touristan, 80, recreation camp "Nadezhda".

Area of the facility: 1,473.5 sq.m.

Land plot area: the complex of buildings is located on the lands of specially protected territories and objects.

Transport accessibility: there is an access road from the Kemerovo-Yashkino highway.

Possible uses are recreation, medical care, education, sports. There is a possibility of implementation using the mechanisms of municipal-private partnership.

Object No. 23

Construction in progress at the address: Kemerovo, st. Volgogradskaya, 43.

District: Leninsky.

Area of the facility: 4, 091.0 sq.m.

Land plot area: 9,217.0 sq.m (from the lands of settlements with cadastral number 42: 24: 0201009: 2041).

Transport accessibility: there is an access road. The facility is located 500 m from the urban main street - st. Volgogradskaya.

Possible uses are construction of healthcare facilities. There is a possibility of implementation using the mechanisms of municipal-private partnership.





Object No. 24

Land plot at the address: Kemerovo, st. Uglovaya, 141.

District: Zavodsky.

Land plot area: 7,615.0 sq.m (from the lands of settlements with cadastral number 42: 24: 0101032: 769).

Transport accessibility: there is an access road. The facility is located in 1 km from the urban main street - Kuznetsky Avenue.

Possible use cases are for complex residential and commercial development.

There is a possibility of implementation using the mechanisms of municipal-private partnership.

Cultural and sports complex with a universal gym (including a block for the art school)
Zavodsky district

It includes the following facilities:

- a universal gym,
- an administration building and an athletics arena;
- halls for holding exhibitions of fine art
- folk art crafts
- compositions, etc.
- training classes

School of Arts

Residential District Lesnaya Polyana

It includes halls for the presentation of literary and musical works, compositions, personal and thematic exhibitions of fine art, folk art crafts, and classrooms.

Capacity: 375 seats.

- Total area: 2 700 sq. m.
- Estimated cost: 300 million rubles.
- Number of new jobs: 61

Capacity:

- 600 places - art school,
- 80 places - sports complex.
- Total area: 4,500 sq. m.
- Estimated cost: 500 million rubles.
- Number of new jobs: 100





Sports and fitness complex (for skiing activities) in residential district Lesnaya Polyana

Creation of a sports and fitness complex with a universal gym, administration building and athletics arena.
In winter time:

- arrangement of a ski run,
- rental of sports equipment.

Capacity: 55 seats

- Total area: 110, 500 sq. m.
- Estimated cost: 300 million rubles. –
- Number of new jobs: 20.

Indoor football sports complex in Leninsky district

It includes administration building, showers, changing rooms, lawn cover. The design of the sports facility may envisage the following types of structures: insulated, cold, heated, coated with PVC fabric, corrugated board, sandwich panels or combined.

Capacity: 50 seats

- Total area: 1,200 sq. m.
- Estimated cost: 200 million rubles.
- Number of new jobs: 80

Improvement of the territory near the terminal station of the children's railway, the coast-line of Lake Krasnoye

- Improvement of the territory near the terminal station of the children's railway (waiting time for the train to leave from the terminal station is 40 minutes)
- Amusement park for children
- Rental of children's sports equipment
- Mini zoo
- Cafe
- Lake Krasnoye coast-line:
- Improved beach
- Boat station (rental of boats, catamarans, etc.)
- Park of attractions, trampolines
- Summer cafes
- Camping (tents, summer houses)
- Zorbing (water ball)
- Construction of an aqua-park
- Hotel for 100 persons
- Cafe



Service Center "Krasnaya Gorka" Service Center "Kuznetsky Fortress" (Moscow square) Centralny District

Service Center "Kuznetsk Fortress":
It includes an executive hall "Kuznetsk fortress" housing 100 visitors, rental companies, Internet cafe, a medical room and a mother and child room, and also catering facilities and express services, a chess club and technical and personal services facilities.

- Area of one object: 2,000 sq. m
- Estimated cost of one object: 150 million rubles.
- Number of new jobs: 30 units.

Service Center «Krasnaya Gorka»:
It includes an executive hall «Red Hill» housing 200 visitors, rental companies, Internet cafes, catering facilities and express services, technical and personal services facilities.

Congress Hall of the Exhibition Complex Centralny District

The funds to be spent on:

- Multifunctional hall;
- 6 conference rooms;
- 10 meeting rooms
- Buffet room for 100 people.
- Total area: 3,000 sq. m
- Estimated cost: 300 million rubles.
- Area of one object: 2,000 sq. M. m
- Number of new jobs: 200

Development of the river embankment (opposite the park named after G.K. Zhukov) Centralny District

Development of the river embankment, the possibility to build entertainment facilities:

- Rope park, obstacle course, sports grounds
- Shooting gallery
- Mountain biking
- Carting club
- Sports equipment rental
- Total area: 75,614 sq. m
- Estimated cost: 1,000 million rubles.
- Number of new jobs: 21





PROPOSAL TO INVESTOR

Improvement of the Pritomskaya embankment Centralny District

- Hotel for 100 persons with a conference hall, a restaurant for 150 seats, an observation deck, a full set of personal services
- Multi-level parking lot for 500 cars
- Skate park
- Catering facilities for 150 persons (cafeterias, pizzeria, gelateria)
- Sports equipment rental
- Residential complex on the banks of the Tom River (including 2 private «Boutique hotels» with 50 rooms)
- 5D cinema
- Cafe with 70 seats with a summer roof terrace

- Total area: approx. 540,000 sq. m
- Number of new jobs: 185

Modern shopping and entertainment complex (4 floors) Centralny District

Possibility to place the following facilities:

- 5D cinema
- Children's entertainment center
- Catering facilities
- Grocery supermarket
- Shopping arcade
- Goods delivery centre
- Beauty saloon
- Photo Kiosk

- Project capacity: more than 1,000 seats
- Total area: 50,000 sq. m
- Estimated cost: 1,000 million rubles.
- Number of new jobs: 200

Exhibition complex (connected to the congress hall by an overpass) Centralny District

The complex includes 2 pavilions for exhibitions, office building, open area for placement of the expositions of machinery, equipment, parking lots for 1000 cars

- Total area: 5,000 sq. m
- Estimated cost: 500 million rubles.
- Number of new jobs: 200



Improvements of G.K. Zhukov Park

- Main types of repair work in the framework of improvement include:
- pedestrian pavement replacement
 - lighting upgrade
 - renewing and planting a new assortment of perennial flowers, ornamental shrubs, trees
 - replacement of park furniture, outdoor toilets
 - renovation of the embankment by replacing of concrete fencing with plantations
 - organization of water removal activities
 - installation of video surveillance systems
 - organization of measures to provide accessibility for people with limited mobility
 - functional planning changes in the existing park pattern
-
- Total area: 63,176 sq. m
 - Estimated cost: 350 million rubles

«Smart Stop»

Smart Stop is an interactive stop equipped with additional features for comfortable waiting for ground public transport, timely passengers informing and their safe boarding and drop-off.

In the city of Kemerovo there are 719 public transport stops, most of which require replacement and up-grading.

- Estimated cost: 450 million rubles.
- Payback system: rental from commercial use





Energy efficient public lighting

The project envisages the conclusion of an energy service contract. This is a contract for the provision of services for maintenance, designing, procurement, financing, installation, commissioning, operation, maintenance and repair of energy-efficient equipment at one or more objects of the Customer.

Under such a contract, the energy service company bears the costs of the implementation of measures aimed at increasing energy efficiency at customer facilities in exchange for the share of savings resulting from the implementation of these activities for the duration of the contract.

The funds are to be spent on:

- replacement of lamps with LED ones
- installation of an automatic control system for outdoor lighting
- replacement of reinforced concrete poles with metal poles with
- the possibility to install digital devices
- estimated cost: 750 million rubles.



