



IP Greenstate

General Information

Total area of the plot is 115 ha

Start-up 2007

Completion plan~ appox. till 2020

Land for sale ~ 90 ha

of which:

land for infrastructure and utilities – 24 ha

land for rezidents projects – 48 ha

Regions characteristics

Lomonosov district of Leningrad Region

The Sounthern part of GORELOVO industrial zone

1.5 km from CAD and Tallinn motorway



Location of Greenstate



Accessibility:

Railway	0 km
City Ring Road	1 km
Tallinn motorway	1 km
Kiev motorway	9 km
Sea port of St. Pete	15 km
Airport Pulkovo	16 km
Moscow motorway	23 km
Cargo port Ustj-Luga	120 km
"Veteranov"	15 minutes

Infrastructure of the Industrial Park Greenstate

The engineering pipelines and utilities are provided from the existing connection points inside the industrial park.

- Electrical power – 26,6 MW
- Heating – 30 MW
- Water & sewage – 3000 m3/day
- Rain water drainage system
- Telecommunication (optical fiber)
- Gas pipeline and gas control unit on the parks area
- Fire distinguishing system and water reserve tank
- Asphalt roads and railway line inside the industrial park
- Own maintenance & management company

Utilities and infrastructure facilities connected to the Resident's plot:

- Access road from Volkhonskoe motorway (public road) to the land plot
- Storm sewage
- Water supply
- Sewage
- Transformer substation (0, 4 kV or 6 kV)
- Gas station, heat supply network
- Fire line
- IT network



Benefits for investors

- Property Tax: **0%**
instead of 2%
- Profit Tax: **13,5%**
instead of 18%

Minimum investment sum is 300 million ₪
Allowed for the period from 4 to 8 years

General assumptions:

- Certain type of business activities
- Sales in specifies types of activities to be no less than 70% of company's total sales volume
- Benefits are provided after start of operations

THE REGIONAL SYSTEM OF
TAX BENEFITS AND SUBSIDIES

COOPERATION WITH THE
GOVERNMENT OF LENINGRAD REGION

SUPPORT OF INVESTMENT PROJECTS
ON THE "ONE STOP SHOP" PRINCIPLE

Greenstate residents' projects



Residents of IP Greenstate

GORIGO Logistic Center (Fin)

Storage of non-food goods
Total plot area - 18,9 ha



Siemens Gas Turbine Technologies (DE)

Gas turbines production
Total plot area – 4,4 ha



SMC Pneumatik (Jap)

Production of vacuum- and pneumoautomatic equipment and systems. Plot area – 2,2 ha



Megatechnika (Rus)

Production of vacuum equipment
Land plot area - 0,7 ha



Ponsse (Fin)

Forest harvesting equipment service station
Land plot area – 0,7 ha



AMG (Rus)

Sterilization and packaging of medical goods and devices
Land plot area – 0,5 ha



Atria Pit Product (Fin)

Meat processing plant
Total plot area – 16,6 ha

АТРИА РОССИЯ
Вместе с нами - впереди.



Trier St. Petersburg (DE)

Production of ingredients for baking and brewing
Land plot area – 1,88 ha



dermosil.ru (Fin)

Packaging and storage of cosmetics goods

dermosil.ru

Storage of German bathroom fitment

Plot area - 0,5 ha



Machine building and maintenance

Siemens Gas Turbine Technologies

SIEMENS

Production and maintenance of gas turbines with capacity over 60 MVt for Russian and CIS markets.

The main task of the plant in Greenstate is to grow the share of production localization for the production of powerful gas turbines in Russia.

A new world class production complex is constructed for this purpose, it is planned to found the largest R&D energy center on its ground as well as a service and maintenance center for Siemens customers.

The plant was officially opened on the 18. of June 2015.



Production of equipment



Local operator in the field of vacuum equipment, industrial pumps and air blowers. Official representative of a number of foreign companies, for instance, Pompetravaini (Italy), Travaini (Italy), FPZ (Italy), Lutos (Chesh Rep), Solberg (USA) etc. Megatechnika delivers the products to all Russian regions and different industries.

The company's strategy is to develop production on a higher level and manufacture the main high-tech components on the new production site in the industrial park Greenstate. The production hall is now under construction.



Construction project of a new assembly plant with central storage of pneumatic equipment, quality lab and training center.

SMC is one of the world leaders in the production and deliveries of pneumatic equipment and vacuum products for such industries as semiconductor, automotive, medical, petroleum, leisure and electronics, etc.

Plot area in Greenstate 2,2 ha. Project design on going.



Maintenance and repair services



Ponsse is one of the world's leading manufacturers of forest machines. Ponsse specializes in the production, sales and maintenance of forest machines designed for the cut-to-length method and in the related information systems.

Russian subsidiary of Finnish Ponsse maintains the forestry machinery produced by Ponsse in Finland.

In Greenstate Ponsse has sales department and maintenance service center.



VIKING Life-Saving Equipment Russia is a leader on the market of marine life-saving equipment for passenger and freight vessels and it has been working in the field of sea safety for more than 45 years.

In Greenstate the company has a workshop for the maintenance and repair of life-saving equipment.



Food production in IP Greenstate

АТРИА РОССИЯ
Когда еда – в радость.



Meat processing plant Pit-Product

Pit-Product is the biggest foreign producer of meat products on the Russian market.

In IP Greenstate Atria is operating under the Russian brand Pit-Product. The overall area of buildings is over 24000 sq.m.

Logistic unit with an area of 9 631 m² was commissioned at the end of 2008.

The meat production facility has an area of 13 360 m². Production capacity is 90 tons per day. Facilities were commissioned in December 2009.

In 2015 Atria launched a new production line for pizza.



Project of production and storage of bakery ingredients and dry mixes for bakeries with the building of a new training center.

Project of the maternity company – Ireks GmbH.

On going are the project design works.

АТРИА РОССИЯ
Когда еда – в радость.



Together
we can
do it.

