

Development of Industrial Park Project

October, 2015

Practical experience of locating manufacturers

LARGE MANUFACTURER

Greenfield Purchase / lease of an undeveloped land plot for plant construction in accordance with the company's needs

→ ECONOMIC ZONE

➔ INDUSTRIAL ZONE

➔ INDUSTRIAL LAND

→ OTHER POSSIBLE

OPTIONS

MEDIUM-SIZED MANUFACTURER

Long-term lease/purchase of industrial premises / building or long-term lease / purchase of a land plot

SMALL MANUFACTURER

Brownfield Generally, lease/purchase of industrial premises (e.g., at the existing plants)

Investment attraction options

- → INDUSTRIAL PARK
 - ➔ ECONOMIC ZONE

- ➔ INDUSTRIAL PARK
- → TECHNOPARK AND BUSINESS INCUBATOR
- ➔ WAREHOUSE
- → EXISTING INDUSTRIAL PREMISES

Investor's localization criteria

- Transport access
- Availability of utilities
- Land plot physical characteristics
- Location district characteristics
- Social infrastructure quality
- Support from local authorities

COST FACTORS 40%

- Labor cost
- Logistics costs (export/import)
- Tax incentives
- Land plot price
- Utilities tariffs
- Connection to utilities costs
- Expenses on utilities construction

60% QUALITATIVE FACTORS

Investor's requirements to localization



Special investment and long-term agreements



Export activities support for localizing companies

Subsidizing R&D



Subsidizing utility connection costs

expenses



Social infrastructure



Medical facilities





Utility infrastructure

infrastructure

Transport



Industrial infrastructure



Land plot free of encumbrances



Subsidizing tax/loan rates



One-window service



Land-plot acquisition and registration assistance

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Permissive documentation obtaining assistance



Medium/lowskilled labor force



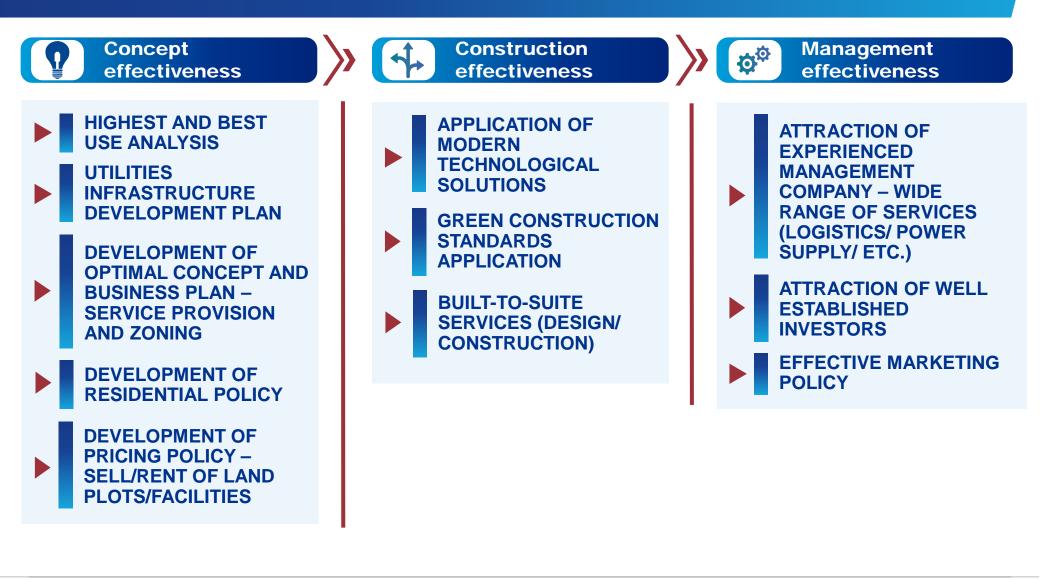
Public-private partnership schemes

C One

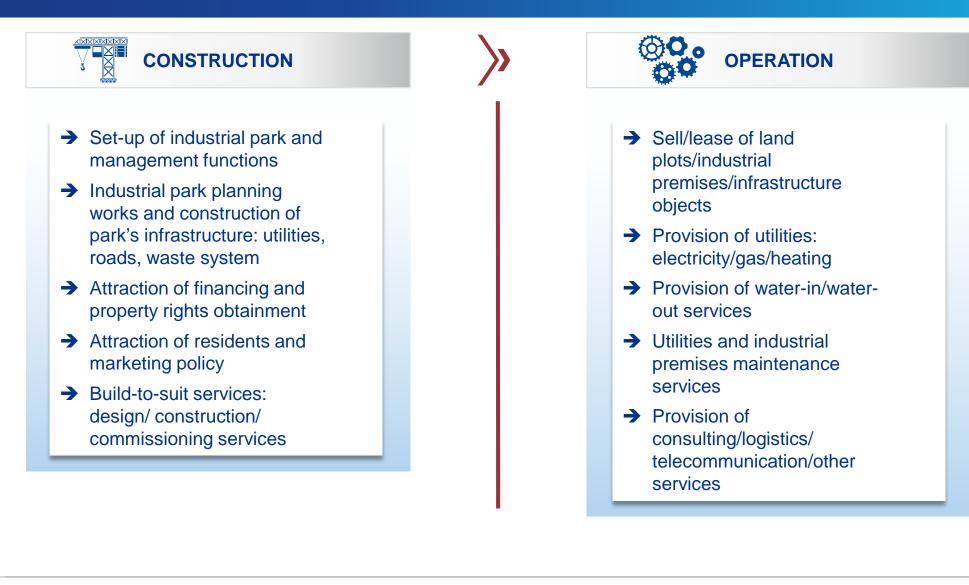


Region

How to set-up effective Industrial park



Management Company main functions



Contact information



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Function and Specialization

Management and monitoring of construction projects, technical due diligence, business location services, tendering support



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