



APPROVE

The head of Belogorsk town

S.Y. Melyukov
S.Y. Melyukov
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Investment passport of Belogorsk town in Amur Region



INVESTMENT PASSPORT OF THE TOWN OF BELOGORSK

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INVESTMENT PASSPORT OF THE TOWN OF BELOGORSK

Introductory word of the Head of the town of Belogorsk



**Dear Ladies and Gentlemen,
welcome to Belogorsk!**

The town of Belogorsk, one of the large population centers in the Amur Region, was founded in 1860 by resettlers from the Perm and Vyatka governorates.

Belogorsk has changed over more than a century and a half. It has turned from a small settlement in to a large transport center of the Far East situated at the intersection of the Trans-Siberian Railway and the Amur Federal Highway.

The Belogorsk Priority Social and Economic Development Area was created within the boundaries of the town in 2015 by regulation of the Government of the Russian Federation.

Now a days Belogorsk is a dynamically developing town oriented at the development of business and competitive economy, and social infrastructure improvement.

I sincerely hope that the “Investment Passport of the town of Belogorsk” offered to your attention will let you objectively assess the attractiveness of capital investment and take a decision to start working in our town.

We are ready for a productive dialogue with all interested parties, for joint implementation of programs and projects of different social and economic purpose. Each investment project will be provided by the necessary assistance and maximum support.

Dear investors, I am inviting you to long-term and mutually advantageous cooperation!

**Head of the town of Belogorsk
Stanislav Yuryevich Melyukov**

INVESTMENT PASSPORT OF THE TOWN OF BELOGORSK

GENERAL INFORMATION ABOUT THE TOWN OF BELOGORSK

The town district of the town of Belogorsk is part of the Amur Region situated in the southeast of the Russian Federation, in the Far Eastern federal district of the country.

The social, production, transport, and communication infrastructure have experienced development in Belogorsk. The consumer market, construction, industry and agriculture are developing dynamically.

The Belogorsk Priority Social and Economic Development Area (hereinafter, the Belogorsk PDA) was created within the boundaries of the town of Belogorsk by Regulation of the Government of the Russian Federation No. 875 dated 21.08.2015. Extensive work on attracting investors has been organized.

On January 10, 2023, by Regulation of the Government of the Russian Federation, the territory of the Belogorsk PDA together with the territories of advanced development of the region "Priamurskaya" and "Svobodny" was transformed into a single Amur PDA.

The development of the territory of advanced development contributes to efficient use of competitive advantages, diversification of the economy, strengthening the role of industrial production, and on top of that, to formation of a "growth point" of the development both of traditional production directions and of those which are new for the town's economy.

INVESTMENT PASSPORT OF THE TOWN OF BELOGORSK



Date of foundation: 1860

Town Day: June 12

Area: 117.25 km²

The territory of the town district of the town of Belogorsk includes the village of Nizinnoye.

Population: 60 566 people (as of 01.01.2024).

Flag of the town:



Coat of arms of the town:



Geographic position

The town of Belogorsk is situated in the southern part of the Amur Region. Belogorsk is situated on the left bank of the Tom river - the basin of the Zeya river 50 km from its mouth. The town borders with the eponymous Belogorsky Municipal District in the south, and with Seryshevsky Municipal District in the north. It is situated in the most developed part of the region with specialization in agriculture, which has determined the town's development as a processing center for agricultural raw materials.

Distance to the regional center - Blagoveshchensk and the border with the People's Republic of China - 108 km.

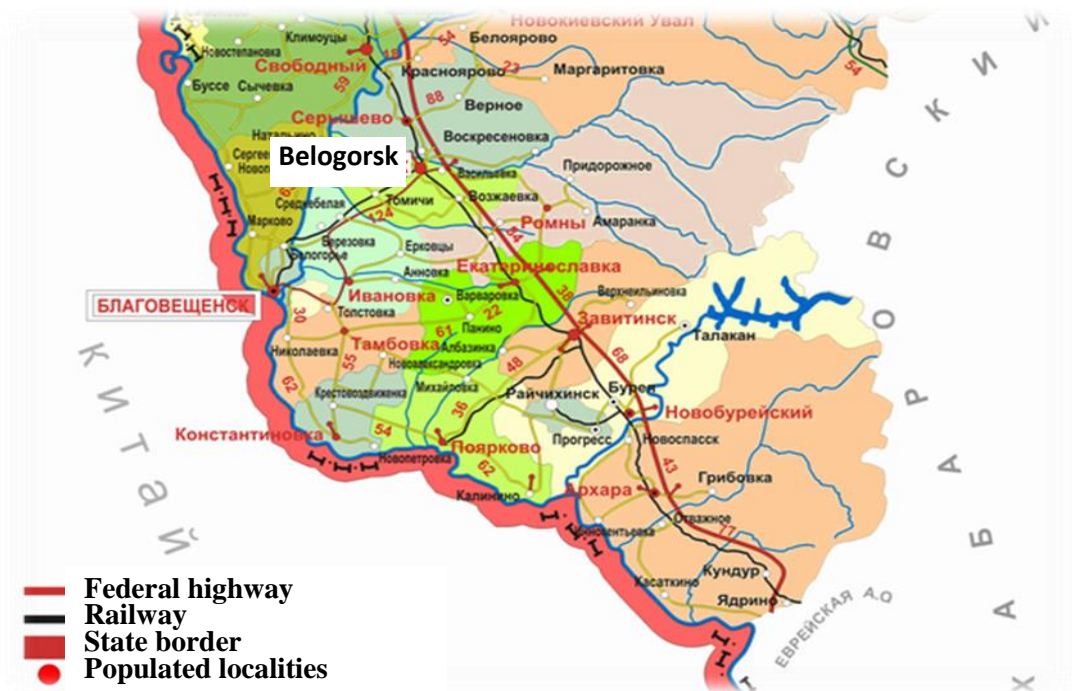
China is viewed as a potential investor, supplier and consumer of manufactured goods.

The town's remoteness from the center of Russia is diminished by its favorable transport and geographical position. The main Europe-Asia transport corridor including the Trans-Siberian Railway (with access to the ports of Primorye via the territory of the Khabarovsk Krai), the Baikal-Amur mainline, as well as the Chita-Khabarovsk federal highway, goes through the Amur Region.

Belogorsk is a large railroad junction located on the Trans-Siberian Railway. Servicing of the rail way is the town-forming component of the town's economy.

The advantage of the transport and geographical location of Belogorsk contributed to the decision to build one of the longest oil pipelines "Eastern Siberia - Pacific Ocean" in the immediate vicinity of the town. On the territory of the town there is a regional oil pipeline department "Belogorsk", LLC "Transneft - Far East". To so, the town of Belogorsk, having a nodal transport position, being located in the vicinity of the People's Republic of China, occupies a strategically important economic and geographical position and a geopolitical position at the regional, federal and international levels.

The town of Belogorsk is located in the time zone designated by the international standard as Yakutsk Time/ The offset relative to UTC is +9:00. The offset relative to Moscow time MSK/MSD is +6:00. This is the official time in the Amur region.



Historical reference

Belogorsk is one of the oldest residential areas in the Amur Region. The first settlement in the territory of the town, Aleksandrovskoye village, was founded in 1860 by resettlers from the Perm and Vyatka governorates.

In 1893, Bochkareva village was founded next to Aleksandrovskoye village on a branch of the Tom river. Due to the construction of the Amur Railway in 1913, Bochkareva village became Bochkarevo junction station.

By 1917, the commercial and industrial functions had increased. There were private steam and water mills, a tannery, large and small shops, an oil-pressing factory, a brewery, a bakery, a lumber mill. Timber was actively floated down the river.

In 1926, the merged Aleksandrovskoye village and Bochkarevo station were transformed into the town of Aleksandrovsk-on-Tom. Its population was 7.9 thousand persons. Later, the town was renamed many times: Krasnopartisansk in 1931, and Kuybyshevka-Vostochnayain 1935. In 1957, the town got a new name, Belogorsk, by Decree of the Supreme Soviet of the USSR.

Administrative structure

The territory of the municipality is established within the boundaries determined by the Law of the Amur Region dated January 21, 2005 No. 423-OZ "On endowing the municipal formation of the town of Belogorsk with the status of an urban district and on the establishment of its boundaries" with a cartographic description of the boundaries of the town of Belogorsk. The urban district includes the town of Belogorsk and the village of Nizinnoye.

The local government bodies of Belogorsk are comprised of:

- ❖ Head of the town of Belogorsk;
- ❖ Administration of the town of Belogorsk;
- ❖ Belogorsk Town Council of People's Deputies;
- ❖ Chamber of Control and Accounts of the town of Belogorsk.

Territorial structure

Due to the peculiarities of the town's terrain and its functional zoning, the territory of Belogorsk is divided into districts interconnected by through streets and motor roads:

- ❖ Tsentralny
- ❖ Transportny (Mountain)
- ❖ Sosnovka
- ❖ Zeleny Gorodok
- ❖ Gorodok
- ❖ Island
- ❖ Melkombinat
- ❖ Yuzhny
- ❖ Vysokoye
- ❖ Amurselmash



Climatic conditions

According to a schematic map of the climatic zoning of the territory of Russia for construction CR 131.13330.2018 «Building climatology» (updated version of SNiP 23-01-99*) the territory of the urban district belongs to the subdistrict IA.

Main climatic characteristics:

1) average annual air temperature – 0,0 °C:

- the absolute minimum – a minus 46 °C;
- the absolute maximum – a plus 42 °C;
- the coldest five-day period with security 0,98 – a minus 38 °C;
- the coldest five-day period with security 0,92 – a minus 36 °C;
- average air temperature of the period with average daily temperature less than or equal to 8 °C – a minus 12,1 °C;
- the duration of the period with the average daily air temperature less than or equal to 8 °C – 215 days.

2) the amount of precipitation adjusted to the indication of the precipitation gauge for the year – 532 mm:

- of them for November-March – 42 mm;
- for April-October – 490 mm;
- daily maximum precipitation – 105 mm.

Natural resources

Belogorsk is situated on the left bank of the Tom river. The landscape of the surrounding countryside is represented by floodplain and above-floodplain fresh lakes, and mixed broadleaved and conifer forests.

In the north beyond the Tom river there is a pine forest that has aesthetic and recreational value. At the present time, this territory is used by the population for recreation. In the south, there are un wooded lands adjacent to the town that are suitable for agricultural production.

The mineral resources of Belogorsk are represented by construction materials

(brick clay) and fresh groundwater. On the southern edge of the town there are two sites of explored brick and tile clay, which are a state reserve (Kuybyshevskoye II).

POPULATION AND LABOR RESOURCES

The population of Belogorsk was 60 566 people as of 01.01.2024, which includes: 60 153 people of urban population (99,3%), and 413 people of rural population (0,7%).

In 2023, the population of Belogorsk decreased by 203 people or 0.3% (decrease in 2022 – 728 people or 1.2%).

There is a significant reduction in natural population loss. The natural decline in the population of Belogorsk, resulting from the excess of deaths over births, amounted to 253 people at the end of 2023.

The migration outflow of the population, which has been observed over the past 10 years, has changed to a migration increase in 2023. The excess of the number of arrivals to the territory of Belogorsk over the number of those who left the city was 50 people (in 2022, there was a migration loss of 395 people).

Of the overall number of population, 57.4 % is accounted for by the working age population (34.9 thousand people as of 01.01.2023, according to Amurstat).

The average staff number in the town's large and medium-sized organizations was equal to 14.8 thousand people in 2023 (in 2022 - 15.0 thousand people).

At the same time, there is a significant increase in the number of "self-employed".

Since July 1, 2020, a special tax regime "Professional Income Tax" has been in effect in the Amur Region, providing tax preferences for the "self-employed" and the right to apply for subsidies from regional and local budgets.

By the end of 2023, the number of professional income tax payers registered in the territory of Belogorsk increased 1.6 times: from 1,710 people in 2022 to 2,686 people in 2023.

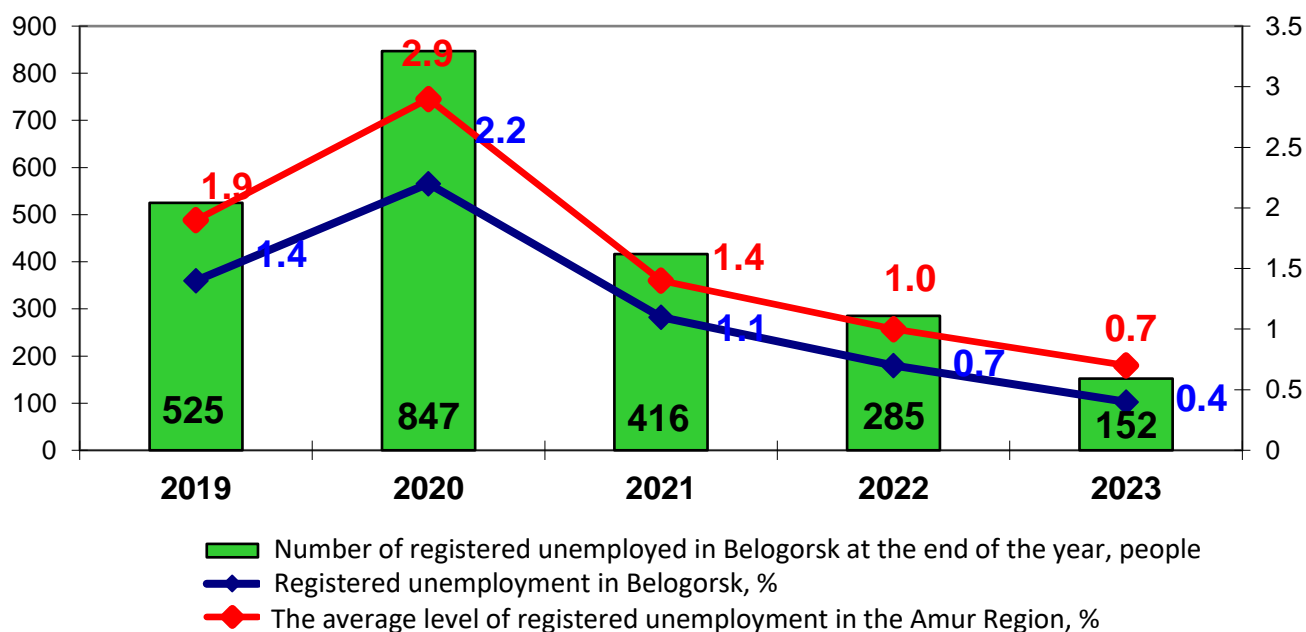
As of 01.01.2024, there were 1,483 individual entrepreneurs registered in the territory of Belogorsk (in 2022 – 1,480). About 5.5 thousand people are employed in small and medium-sized businesses, as well as individual entrepreneurs.

In 2023, there is a positive trend in the situation on the labor market compared to 2022. The number of officially registered unemployed people was equal to 152 persons as of 01.01.2024, which is 133 persons fewer compared to 01.01.2023.

The level of registered unemployment was 0.4 % of the working age population as of January 1, 2024 (0.7 % as of January 1, 2023).

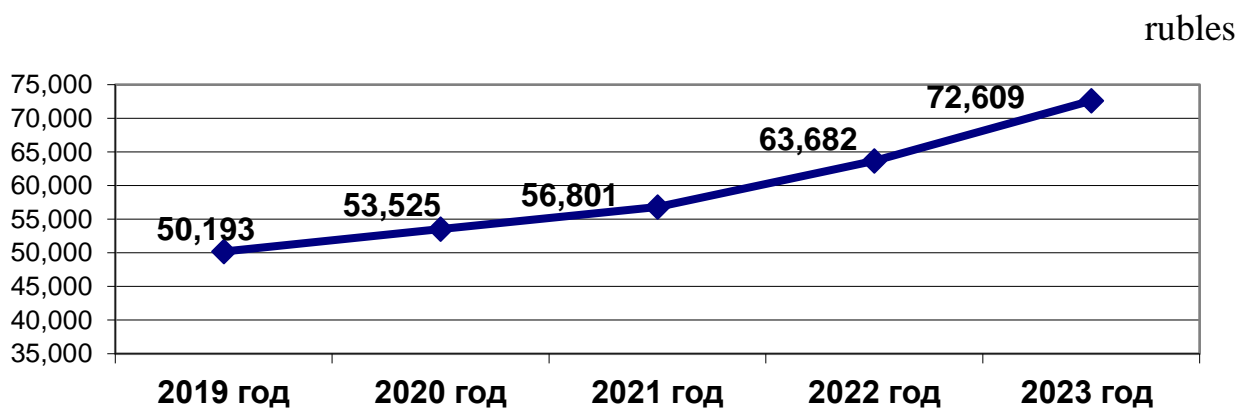
The dynamics of the registered unemployment rate for the period from 2019 to 2023 is shown in the figure.

Dynamics of the level of registered unemployment in the town of Belogorsk



The average monthly salary of employees in the town's large and small organizations was equal to 72.6 thousand RUB in 2023. The actual wage level was made up 105.8 % by 2022.

The average monthly wages of employees large, medium and non-profit organizations of the town of Belogorsk



ECONOMIC POTENTIAL

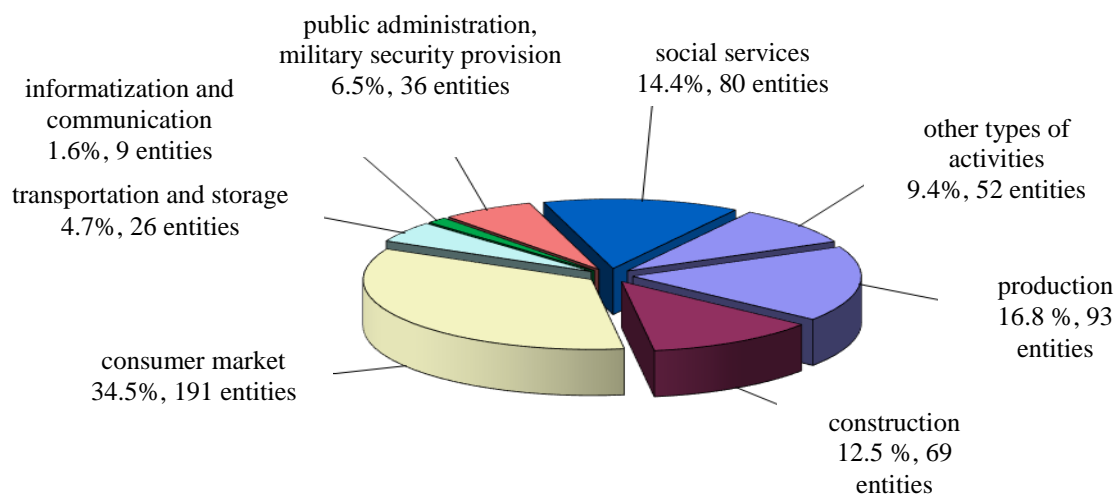
The economy of the town of Belogorsk is a diversified economy, including such activities as manufacturing, production and distribution of electricity, gas and water, transportation and storage, agriculture, trade, construction, healthcare and social services, education and others.

According to the statistics, there were 556 business entities of all types of economic activity registered in the territory of Belogorsk. The activity in the field of service industry and consumer market remains the priority type of activity in the sectoral composition of the town's economy: 34.5 %.

The sectoral composition of the economy of Belogorsk as of 01.01.2024 (according to the number of the registered business entities) is shown in the figure.

Sectoral composition of the economy of Belogorsk as of 01.01.2024

(% of the total number of the registered business entities)



Industries such as industry, trade, construction and transport are of paramount importance in shaping the town's economic potential.

Industry

The share of industrial production is 16.8 % of the total number of registered business entities. The manufacturing sector of the city's economy is represented mainly by manufacturing activities.

The structure of industrial production includes the following:

- 1) food production (production of vegetable and animal oils, production of soybean meal, soy protein isolate, production of meat and meat products, production of flour, bread and flour confectionery, production of feed for animals and poultry);
- 2) repair and maintenance of railway engines and rolling stock;
- 3) repair of electronic and optical equipment;
- 4) repair of machinery and equipment;
- 5) production of lumber and wooden building structures;
- 6) production of construction and other metal products;
- 7) publishing activities and the provision of services in this area.

As of year-end 2023, the volume of goods shipped, works performed and services rendered in the production types of activity (exclusive of small-business enterprises) was equal to 19 352.5 mln RUB, 116.1 % by 2022, which includes, as per types of activity:

- manufacturing activities – 18 105.9 mln RUB, 115.9 % by 2022;
- supply of electricity, gas and steam (production, transfer and distribution of steam and hot water) – 1 128.4 mln RUB, 109.1 % compared to the previous year;
- water supply, water discharge, waste collection and recycling, pollution elimination activities – 118.1 mln RUB, a 10-fold increase by 2022.

The growth in production was ensured by an increase in the volume of processing production, mainly due to the production of soybean processing products, and also increase in the volume of production by type of activity “water supply, water discharge, waste collection and recycling, pollution elimination activities”, in connection with the transition of the enterprise for the processing and disposal of secondary raw materials from the category of "microenterprise" to "medium-sized enterprise" and its inclusion in the list of organizations taken into account by statistics.

The basis of the economic potential of the town district is an LLC “Oil Extraction Plant “Amurskiy”. Oil Extraction Plant “Amurskiy” put into pilot operation in March 2017. The official start of the plant was given by the President of the Russian Federation on September 5, 2017 as part of the III Eastern Economic Forum.

The first stage of the plant - a workshops for the production of refined deodorized oil and the production of feed and food meal - is operating normally.

In 2020, the construction of the second stage of the plant for deep processing of soybeans was completed: all facilities were put into operation.

It is planned to build the third stage of the plant and increase the capacity of the isolate shop by 2025.

In 2023 the volume of manufactured products (soybean oil, soybean meal (feed and food), lecithin, fat-free soy flour, feed products (complete feed, concentrates, feed mixtures) increased by 8% compared to 2022.

The plant's products are import-substituting, their supplies are made to the Amur market and to the central regions of the country, and they are also exported to the countries of the Asia-Pacific region.

As a result of the project implementation, more than 800 jobs were created, the volume of investments in fixed assets amounted to 5.0 billion rubles.

The main potential for the development of industrial production in the future is expected through the implementation of projects of the Amur PDA.

Work is underway to implement of the Food Valley project - a project to create a complex of agro-industrial production.

Investments

The town's administration is working on enhancing the investment attractiveness of Belogorsk. In addition to that, the enterprises implement their own investment programs aimed at production modernization.

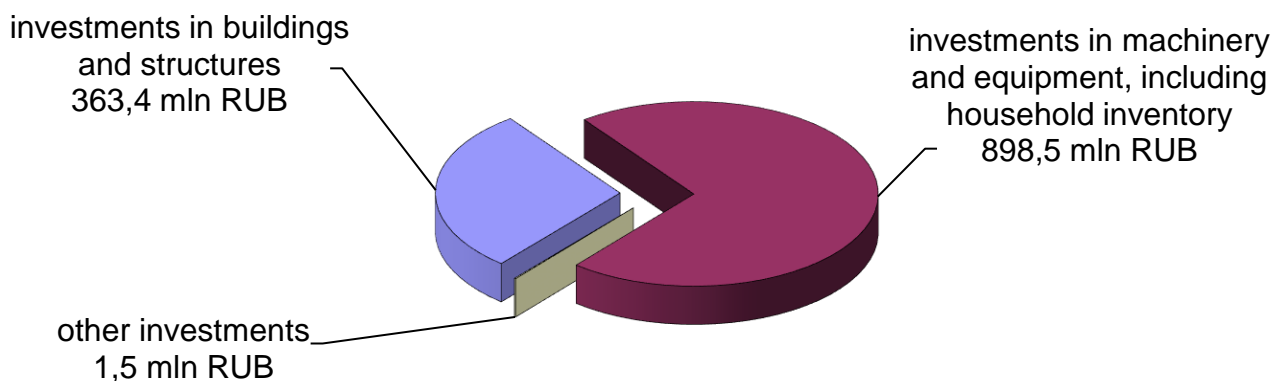
Since 2016, municipal program on enhancing the investment attractiveness of the town, "Formation of a favorable investment climate in the territory of Belogorsk", has been created and is being successfully implemented in the town.

The aim of the program is to create a favorable investment climate by raising the awareness of the business community about the PDA and attracting investment to the town.

To develop and attract investors, the PDA of the town of Belogorsk is presented on various information platforms. The official website tor.belogorck.ru is functioning.

As of year-end 2023, the volume of fixed capital investments performed by organizations in the municipality's territory (exclusive of small-business enterprises and the volume of investments not observed by means of direct statistical methods) amounted to 1 263.4 mln RUB, 1.5 times less compared to 2022. The decrease in the volume of investment in fixed assets is associated with a decrease in investments in non-residential buildings, as well as changing the list of business entities reporting on this indicator to the statistical authorities.

The volume of fixed capital investments performed in 2023 year



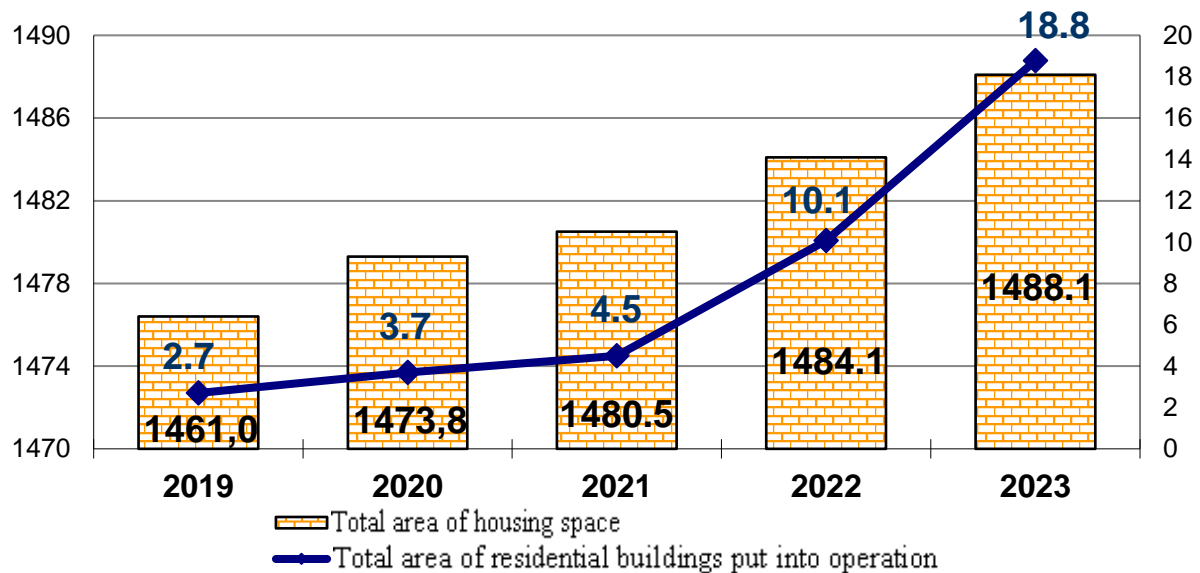
Construction stands out among the most attractive sectors for investment. The practical availability of concessional mortgage lending allows investors to increase the volume of housing construction, which is the main element of the functioning of the housing market.

As of 01.01.2024, construction activities, including the production of general construction finishing, installation works, in the territory of Belogorsk were carried out by 152 economic entities (organizations and individual entrepreneurs).

In 2023, 10.078 sq. meters of residential buildings' total floor area were put into operation, 1.9 time more compared of last year (in 2022, 10.078 sq. meters).

The dynamics of housing construction over the period 2019-2023 is shown in figure.

Housing construction, sq. meters



A positive trend continues in terms of the level of housing provision per inhabitant. The total area of residential premises per inhabitant on average amounted to 24.6 % in 2023 (24.4 % in 2022).

In connection with the start of the implementation of the Far Eastern Mortgage program, construction of multi-apartment residential buildings began in Belogorsk in 2020, apartments in which will be available under this program.

In 2023, an multi-apartment building at Kirov Str., 193 with a total floor area of 6.3 thousand sq. meters and a dormitory after reconstruction at Kalininskaya Str., 57 with a total floor area of 1.5 thousand sq. meters were commissioned.

Two more multi-apartment residential buildings are under construction with commissioning dates in 2024-2025 with a total floor area of 7.6 thousand sq. meters (on Kirov Str., 195 and on Zheleznodorozhnaya Str.).

Power supply

Belogorsk gets power supply from the Amur energy system via the Belogorskaya district substation (220/110/35/10 kV). There are electric transmission lines with a voltage of 110, 35 kV in the territory of the town.

The infrastructure advantage of Belogorsk is the availability of free energy capacities in connection with the completion in 2020 of the construction of a new substation "Maslozavod" 110/10 kV and two 110 kV transmission lines.



For the implementation of these goals, by the decree of the Government of the Russian Federation dated April 13, 2018 No. 450, 883 million rubles were allocated. The operation of this facility will ensure the further promising development of industrial production within the framework of the Belogorsk PDA. The maximum capacity of the power receiving infrastructure is 16 Mw.

Trade and services

Belogorsk is characterized by a fairly high level of development of the retail network. As of the beginning of 2024, on the territory of Belogorsk provide the population of the town with goods and services to 530 retail trade enterprises with a trading area of 65.2 thousand sq. meters, 65 catering establishments for 5.5 thousand seats.

Retail sales in Belogorsk in 2023 was equal to 7544.4 mln RUB, 173.3 % as compared to 2022.

The turnover of public catering was in 2023 was equal to 225.7 mln RUB, 42.5% as compared to 2022.

The volume of domestic services sold in 2023 was equal to 11.9 mln RUB, or 98.5 % by 2022.

Retail trade is one of the fastest growing industries in the town of Belogorsk. A highly developed competitive environment provides a diverse range of consumer

goods and services on offer. Such large trade objects as "Lyubimy", "Kristall", "FreshMarket", "Samberi", "Svetofor", PP "Seryshevsky", "Kari", "Lemon", "Kalina" and others operate in the town.

To meet the needs of the city's population in catering services, non-stationary trade in public catering products is carried out, summer cafes operate and kvass is sold for bottling.

The sphere of paid services to the population is represented by 374 objects of consumer services. The following domestic services are in great demand: maintenance and repair of vehicles, machines and equipment, repair and construction of housing and other buildings, hairdressing and beauty services, repair and sewing services.

TOURIST POTENTIAL

The development of domestic tourism (culture-related, industrial, business, event, sports travel) is a priority. Belogorsk attracts its visitors by holding mass cultural events, theatrical shows, the annual agricultural fair; the town also participates in international relay races, bike rides, and forums.

Traditionally, sightseeing tours with learning about the town's history are in demand. The cultural and educational activities, as well as excursion activities in the town's territory, are performed by the Municipal Budgetary Institution "N.G. Yelcheninov Belogorsk Local History



Museum", with exhibitions of the museum's collection, of decorative and applied arts, jubilee and photography exhibitions, and joint exhibitions with other museums and organizations held in its exhibition room.

Promising is the development of industrial tourism in Belogorsk. The first trips of tourists to the Amursky Oil Extraction Plant were organized, which allow them to get acquainted not only with the unique soybean processing plant, but also to see the second largest town in the Amur Region - Belogorsk.

More than ten monuments of history and culture of municipal significance situated in the town's territory.

The main sights include:

- monument "To the 312 fighters for Soviet Power";
- obelisk "To the Komsomol heroes who died during the Civil War and the Great Patriotic War";
- obelisk "To the Warrior Liberator";
- the Alley of Heroes' Glory;
- monument-chapel "Imperishable memory of those who died for our Motherland";
- "The resettlers' horse wagon" monument;
- "The Amur sleeper" monument, etc.

A monument to the Russian Soldier was erected in 2015, it was immediately nicknamed the Monument to Polite People by the public, and became one of the points of interest in the tour of Belogorsk's memorial sites.



Hotels, guest houses, and hostels are an important component of the tourism industry in the town.

Hotels in Belogorsk

No.	Hotels	Address	Contacts
1.	“Versale”	1st Vokzalnaya Str., 13	+7 (914) 040-40-15 http://versalebel.ru/index.php
2.	“Malina”	Sadovaya Str., 8	+7 (914) 610-10-60 hotelmalina@yandex.ru http://hotelmalina.ru
3.	“Tranzit-S”	Kirova Str., 247/1	+7 (914) 384-25-55
4.	“Zarya”	Partizanskaya Str., 21	+7 (41641) 2-37-50
5.	“Zolotaya Melnitsa”	50-Let-KomsomolaStr., 33	+7 (914) 561-11-95 kafezm@gmail.com http://кафе.золотая-мельница.рф
6.	“Bely Khutor”	Kirova Str., 306/2	+7 (41641) 3-59-09 bel.hutor@mail.ru
7.	“Vostok-2000”	Serysheva Str., 3/1	+7 (41641) 5-37-27; 5-51-13 http://hotel@vostok-2000.ru http://vostok-2000.ru
8.	“Uyut 3”	Chekhov Str., 46	+7 (914) 060-15-99
9.	“Chaikhona”	Kirova Str., 310	+7 (914) 577-90-30

TRANSPORT INFRASTRUCTURE AND COMMUNICATION

Railway transport. The territory of Belogorsk is traversed from northwest to southeast by the Trans-Siberian Railway (from Moscow to Vladivostok), with the Belogorsk – Blagoveschensk dead-end railway line adjoining it.



In the 7865 km – 7874 km part of the Trans Siberian Railway there is the Belogorsk railway station. The Belogorsk station is 9.7 km long, it comprises 2 stations: Belogorsk-1 located in the northern part of the town, and Belogorsk-2 in the southern part of the town.

Air transport. The town does not have a civil aviation airport. The nearest airport is in Blagoveschensk.

Automobile transport. In the immediate vicinity of the town there are the Chita — Khabarovsk federal highway (the M58 Amur highway) and the Belogorsk – Blagoveschensk branch forming part of the AH31 Asian route: Belogorsk – Blagoveschensk — Heihe — Harbin — Shenyang — Dalian.



In June 2022, the Blagoveschensk – Heihe International bridge over the Amur River was put into operation. In May 2023, the Kani-Kurgan customs and logistics terminal was opened. All this contributes to the realization of the transit potential of the town of Belogorsk.

There is a number of territorial significance motor ways adjoining the town's territory. The main motorway connections are:

- the road to Blagoveschensk which approaches from the southwest side of Belogorsk;
- the road to Svobodny which approaches from the north side of Belogorsk.

The passenger bus service in Belogorsk includes intercity and suburban routes.

Communication. The services of international, intercity, and internal communication are rendered by PJSC Rostelecom. In addition to the high-tech services of fixed-line communication, PJSC Rostelecom also renders a range of modern telecommunication services such as broadband Internet access, interactive television, and cloud solutions for private and corporate clients.



The following mobile network operators: MTS, Beeline, MegaFon, Yota, are available in the territory of Belogorsk. Mobile communication is provided through cell towers located within the boundaries of the urban district.

Postal service remains socially significant. Postal services are rendered by branches of FSUE Russian Post, which provide a universal range of communication services.

SOCIAL INFRASTRUCTURE

One of the main priorities in the activities of local self-government bodies in Belogorsk is to ensure the social well-being of town residents, to ensure the availability of guaranteed social services (education, culture, sports).

Education

The municipal educational network is represented by 24 educational organizations, it is comprised of 8 general education organizations (8 thousand pupils),

14 independent preschool education organizations (3 thousand pupils), 2 organization for children's supplementary education (more than 1 thousand pupils).



The possibility of obtaining additional educational services in artistic, aesthetic, musical and choreographic directions is provided by: MASEI “Education Development Center of Belogorsk”, MAEI “Center for additional education for children of the town of Belogorsk”, MASEI “Children's School of Arts”, the Valery Priyomykhov Cultural

Development Center.

There are 8 departments in the Children's School of Arts: theoretical, piano, folk, string, choreographic, artistic, vocal, theatrical. Creative teams are developing successfully. The number of pupils of the children's art school in 2023 amounted to 467 people, including 223 students who participated in international and all-Russian competitions, more than half of them won prizes.

In 2022, within the framework of the federal project "Success of every child" of the national project "Education", the center for digital development "IT-cube" was opened in Belogorsk.

About 500 people, children aged from 5 to 18 years, study digital technologies here in several directions: "Robot Programming", "AR/VR Application Development", "Python Programming", "Mobile Applications", administration, algorithmics and logic.



There are state educational institutions of secondary vocational education in the territory of the town: department No. 4 of State Autonomous Educational Institution of Professional Education of the Amur Region (SAEIPE AR) “Amur College of Service and Trade” and SAEIPE AR “Amur Multifunctional Center of Professional Qualifications”.

Healthcare

Healthcare services are rendered in the territory of Belogorsk by state-owned and private organizations. One can get medical aid with compulsory and supplementary health insurance policies at APHCIAR “Belogorsk interdistrict Hospital” (comprised of an inpatient facility, an adult polyclinic, a children’s polyclinic, a health center for children, a maternity welfare center, an emergency medical care unit, a dental polyclinic, department of laboratory diagnostics, radiation and functional diagnostics, physiotherapy department), as well as at PHF “Clinic “Russian Railways-Medicine” the Belogorsk’s” (which comprises an adult polyclinic, and renders different services of diagnostic examination).



In addition, on the territory of the town of Belogorsk there is an operating military hospital - FGKU "411 VG" of the Ministry of Defense of Russia.

Culture

One of the main tasks in the field of culture is to provide for accessibility of the benefits of culture, to enhance the quality and broaden the range of services.

In order to provide the necessary conditions for organization of the population’s leisure activities and to cater for public needs in the field of culture, there are 3 club-type institutions functioning in the territory of Belogorsk, 3 parks for recreation and leisure, a library system, a local history museum and 2 cinemas.

Both grown-up town inhabitants and children can take lessons of dance, music, drawing, other arts and creativities under the guidance of highly qualified teachers. In 2023, on the basis of cultural institutions subordinated to the Department of Culture of the Administration of the town of Belogorsk, 59 cultural and leisure formations were functioning, carrying out activities for the development of amateur creativity. The total number of participants is about 1.0 thousand people.

Creative groups are successfully developing in the town, many of which bear the title of "national" and "exemplary": the national choir of veterans "Russian Soul", the folk vocal and instrumental group "USSR", the folk song ensemble "Cossack Amusements", the folk folklore ensemble "Cossack Freeman", the folk song ensemble "Fun", the folk creative workshop, the A.I. Ulasovets Folk Theater, the exemplary variety and circus studio "Rhythm", the exemplary circus studio "Courage" (the title was awarded for the first time in 2023), the children's exemplary creative studio "Twix Company", the exemplary pop dance ensemble "Style", the exemplary children's and youth theater studio "Indigo".



The V.M. Priemykhov Cultural Development Center conducts active creative work for adults and children. More than 600 people study at the Cultural Development Center every year. As part of the implementation of the national project "Education" in terms of the development of additional education in 2022, the organization received a license for educational activities. In February 2023, the Cultural Development Center launched the Pushkin Map project.



Traditionally, the city park of culture and recreation remains a popular recreation place for citizens – a natural monument was created in 1937 and is located in a pine forest in the city center. For residents and guests of the city, there are passive and active recreation areas, basketball, volleyball and gym grounds, a stadium with spectator stands, attractions, a game complex for children "Fairy Kingdom", a cafe.

In 2022, a project was implemented in Belogorsk – a participant in the All-Russian



competition - Park named after F. Dzerzhinsky. According to the decision of the Governor of the Amur Region, V.A. Orlov, 150 million rubles were allocated from the regional budget for the reconstruction of the park located in the central part of the city. As a result of the park renovation project, the construction of active and passive recreation areas, pedestrian paths made of paving slabs and rubber pavement, a pedestrian viaduct, installation of architectural forms, installation of bicycle slides and a skatepark was carried out.



Physical training and sports

In order to form the population's need for a healthy lifestyle, create conditions for the development of mass sports in Belogorsk, the activities of the municipal program "Development of physical culture and sports in the territory of Belogorsk" are being implemented.

The town's infrastructure includes the health and fitness center named after Hero of Russia S. Solnechnikov, 3 sports schools, 3 stadiums and more than 40 gym halls including workout facilities.



For those inhabitants of the town who want to exercise on a regular basis, there are specialized sports clubs and sports-oriented groups. The town's sports centers offer fitness, yoga, aerobics, boxing classes, and many other sports.

The gym halls of the health and fitness center named after Hero of Russia S. Solnechnikov are intended for competitions of basketball, volleyball, handball, futsal, lawn and table tennis, calisthenics, and track-and-field athletics.

The town's sports schools have departments of orienteering, shooting sports, freestyle wrestling, karate, boxing, unarmed self-defense, football, and so on.

In 2023, 245 mass sports events were organized and held with a total coverage of 21.7 thousand people. 29.2 thousand of the town's inhabitants are involved in regular sports.



INVESTMENT ATTRACTIVENESS

Favorable conditions are provided for Russian and international companies in investment project implementation due to the functioning of the Priority Development Area within the boundaries of the urban district, created by Regulation of the Government of the Russian Federation No. 3 of 10.01.2023.

The Amur PDA provides the investors both with pre-organized engineering and transport infrastructure and plots of land, and with a number of tax and customs privileges.

The specialization profile Priority Development Areas on the Belogorsk related to agriculture. Considering that the regulation on creating the Amur PDA establishes a broad list of types of economic activity, the specialization of the Amur PDA extends beyond agrarian-type projects.

The Administration of the town of Belogorsk creates conditions for the implementation in the territory of the urban district of investment projects of organizations, small and medium-sized businesses:

the Standard for the activities of local government bodies to ensure a favorable investment climate in the town of Belogorsk was introduced;

the General Plan of the municipal formation "Town district Belogorsk" in the new edition was approved (Resolution of the Belogorsk Town Council of People's Deputies No. 54/94 of 17.12.2020);

the Land use and development rules of the municipal formation "Town district Belogorsk " in the new edition was approved (Resolution of the Belogorsk Town Council of People's Deputies No. 59/20 of 29.04.2021);

there is a Council for improving the investment climate and development of entrepreneurship under the Head of the town of Belogorsk, whose activities are aimed at agreeing and coordinating the actions of business and government on investment policy issues;

in 2023, 5 meetings of the Council for small and medium entrepreneurship were held under the Head of the town of Belogorsk, organized on an annual basis;

close interaction of the municipality with the administrative and management infrastructure of the Amur Region has been organized.

Competitive advantages

GEOGRAPHY	
GEOGRAPHY	Economic and geographical location
	The favorable economical and geographical position, which consists in its direct proximity to the region's center – the city of Blagoveschensk, the location in the most developed part of the Amur Region, as well as the location in the area adjacent to the border with China. Belogorsk's favorable position is also to a great extent determined by its position as a transport hub, as it is situated at the crossroads of the main federal transport lines, both railway and motorway ones.
	Natural resource potential
	Location in the southern part of the Amur region, suitable for agriculture and promising for the development of food industry.
	Availability of mineral resources (reserves of brick clay), water (fresh underground waters), forest (zone of broad-leaved-coniferous forests) resources.
Territorial development	
Development of the town as a center for processing	

	<p>agricultural raw materials.</p> <p>Efficient use of territorial resources and the formation of a rational planning structure of the town of Belogorsk</p> <p>Availability of urban planning documentation.</p>
ECONOMY	The Amur Priority Development Area
	<p>A wide range of tax and administrative preferences.</p> <p>Maximum participation of the state in the creation of infrastructure for residents of the PDA.</p> <p>Increase in the volume of attracted investments for the implementation of projects by resident enterprises.</p> <p>Growth in the volume of tax revenues of the local budget from the implementation of projects.</p> <p>Demand for products of existing and potential residents of the PDA among local and foreign consumers.</p>
	Small and medium business
	<p>Availability of mechanisms to support small and medium-sized businesses.</p> <p>An active layer of entrepreneurs has been formed who engage in the activities in the economic and social spheres, implementing projects on the development of new production facilities.</p> <p>Small and medium business as a priority of the socio-economic policy of the Belogorsk town Administration.</p>
	Industry
	<p>Increase in the number of industrial productions by residents of the PDA.</p> <p>Growth the volume of industrial production (goods shipped, works performed and services rendered in the production types of activity) by large and medium-sized organizations in Belogorsk</p>

INFRASTRUCTURE	Urban economy
	Availability of vacant territories for accommodation of new production facilities.
	Developed engineering, road and telecommunication infrastructure.
	Availability of power supply centers for electrical distribution networks of the Far-Eastern Distribution Company JSC.
	The existence of 21 municipal boiler plants (excluding corporate), which provide the basis for the town's security of energy supply and relative independence in solving the problems of the energy and heat system.
	The proximity to the "Power of Siberia" gas trunk line contributes to solving the issue of gasification.
SOCIAL INFRASTRUCTURE	Demographic situation
	A relatively high proportion of people of working age (57.4 % of the total population).
	Labor market, human resources
	Increase in the number of jobs created by residents of the PDA.
	The existence of a workforce capacity provided by the working-age population of Belogorsk and the surrounding communities.
	Developed system of training and retraining of personnel.
	The quality of the urban environment
	<p data-bbox="497 1868 1460 1980">Ensuring the uninterrupted functioning of utility and energy facilities, including during the heating season.</p> <p data-bbox="497 1989 1460 2087">Availability of recreational resources.</p>

	<p>A wide network of retail trade and public catering businesses.</p> <p>Availability of medical facilities and healthcare, educational, cultural and sports institutions.</p> <p>Providing comfortable and safe living conditions.</p> <p>A town with a favorable urban environment (the urban environment quality index by the end of 2023 is 188 points).</p>
	<p>Administrative resource</p>
	<p>The experience of municipal management, which includes creating the Priority Social and Economic Development Area, mobilization of tax and non-tax budget incomes, working with investors, to create a unified information network “Open Municipality”, which the town successfully shares both with the executive authorities in the Amur Region and with other municipalities.</p>

Development priorities and “growth points”

The attraction of investments into the economy of Belogorsk would be the key to the town’s future, its successful development, and therefore the creation of the favorable investment climate in the territory of Belogorsk is one of the priority areas of activity for the Administration of the town of Belogorsk.

For that purpose, in 2017 the Administration of the town of Belogorsk developed and approved the Strategy for social and economic development of the municipal formation of the town of Belogorsk for the period up to 2030 (Resolution of the Belogorsk town Council of People's Deputies No. 56/25 of 23.03.2017).

The objective of the Strategy for social and economic development of Belogorsk is: to create the conditions for efficient use of the human potential, to enhance the prosperity and living standards of the population through the use of qualitatively new principles of municipal management providing for sustainable development and competitive ability of Belogorsk.

The priority areas of the investment policy of the town of Belogorsk are:

- implementation of investment projects within the framework of the Amur PDA;
- support of investment projects on the “one window” principle; extension of regional, federal, and international ties;
- efficient use of the investment potential;
- expansion of regional, federal and international relations;
- attracting investments for the development of production activities, including in the field of small and medium-sized businesses;
- provision of favorable conditions for the development of small and medium-sized businesses based on enhancement of the quality and efficiency of the supportive measures on the municipal level;
- efficient management of municipal resources;
- ensuring sustainable economic growth based on economic diversification and attracting investment resources.

On September 11, 2023, the defense of the conceptual master plan of the town of Belogorsk took place, work on which has been underway since September 2021. Within the framework of the VIII Eastern Economic Forum, the Minister of the Russian Federation for the Development of the Far East and the Arctic A.O. Chekunkov presented it to the President of Russia V.V. Putin.

On November 7, 2023, a List of instructions from the President of Russia was approved following the meeting on the development of Far Eastern cities held on September 11, 2023 (Pr-2217 of November 7, 2023), providing for 13 events of the Belogorsk master plan for inclusion in the plan for the integrated socio-economic development of Far Eastern towns.

A long-term plan for the integrated socio-economic development of the town of Belogorsk for the period up to 2030 has been formed and approved by Order of the Government of the Russian Federation No. 4073-r of 12.29.2023, providing for the implementation of 36 measures for the construction and repair of social infrastructure facilities, urban improvement, construction and modernization of municipal and transport infrastructure facilities. The implementation of the long-term plan for the

integrated development of Belogorsk is already underway. Individual drafts of the plan are reflected in municipal programs.

The municipality considers the following “growth points” of the town’s economy:

- the implementation of the Belogorsk master plan and the List of instructions from the President of the Russian Federation No. Pr-2217 of 07.11.2023 following the meeting on the development of Far Eastern towns;
- promotion of the Amur PDA: attracting investors and implementing projects within the territory of advanced development in the town of Belogorsk;
- further development of manufacturing facilities, which includes the ones aimed at production and processing of agricultural products (soy processing, production of soybean oil and soybean isolate, and forage meal);
- participation in the implementation of national projects;
- development of social and transport infrastructure (functioning of the sports center with a universal playing hall and a swimming pool named after Hero of Russia S.Solnechnikov, reconstruction of the park named after F.Dzerzhinsky, the planned construction of a road overpass across the Trans-Siberian Railway, located in the alignment of Bazaar Str., complex development of territories in the microdistricts "Transportny" and "Yuzhny ", other).

List of “investment sites” proposed for investment activities in the territory of the town of Belogorsk

No.	Name of site	Location of site (address, remoteness from the municipal formation; from the regional center), remoteness from railways and motorways, from airports	Cadastral number of site, area of land plot in ha	Type of site (greenfield, brownfield)	Availability of engineering infrastructure (water supply, sewage, electric power transmission line, lines of communications, etc.), remoteness of infrastructure facilities (from highway, from substation, etc.)	Purpose of use of the site	Terms of provision (lease/sale)	Presence of buildings, structures in the territory (description of facilities, year of construction)	Legal status (state/municipal/private)
1	2	3	4	5	6	7	8	9	10
1.	A plot of land within the boundaries of the Amur PDA (backup site)	Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km. The area is adjacent to the Belogorsk-Blagoveschensk highway. The	28:02:000429 678.5 ha	greenfield	A 220 kV overhead power line runs 3 km northeast of the site (there are available capacities). It requires the construction	Construction of industrial-purpose facilities	lease	-	Non-delineated state ownership
2.	A plot of land within the boundaries of the Amur PDA (backup site)	access road to the Site provides access from the federal road and from the city of Belogorsk. The territory of the site adjoins of the railway station Belogorsk-2 by the Trans-Siberian Railway. At the borders of the proposed site there is a reversal dead end OJSC Russian Railways. Remoteness from the airport: 120 km.	28:02:000429 25.0 ha	greenfield	of a transformer substation with an installed capacity of 75 MW, the construction of a 110 kV overhead line with a length of 7 km to the Belogorsk substation and internal power grids from the transformer substation to the residents' facilities with a total length of 14 km. At a distance of 1.5-2.0 km to the north-west of the planned site is a boiler room “Transportnaya”, free capacities are absent. Municipal water facilities near no. There are aquiferous complexes on the territory of the site, which will ensure water supply through artesian wells. At a distance of 500 m from the site there is a water tower of OJSC Russian Railways,	Construction of industrial-purpose facilities	lease	-	Non-delineated state ownership

				1936 year of construction (currently not functioning). Municipal sewage facilities near no. The construction of new treatment facilities is required.					
3.	A plot of land within the boundaries of the Amur PDA	Frunze Str., Belogorsk, Amur Region . Remoteness from the regional center: 110.0 km, from the Belogorsk-Blagoveschensk highway: up to 1 km, from the Amur Federal Highway: 2.5 km, from the nearest cargo railway station: 5 km. Remoteness from the airport: 120 km.	28:02:000251:26 2.78 ha	greenfield	Power supply – it is necessary to complete the construction of a 10 kV overhead line, TP 10/0.4 kV from F-6 F-10 kV Belogorskaya PS and a 0.4 kV overhead line to the boundaries of the land plot. Heat-water supply, sanitation – according to the technical specifications.	Construction of industrial-purpose facilities	lease	-	Non-delineated state ownership

Owner: municipal formation of the town of Belogorsk.

Address: 2 Gagarina Str., Belogorsk, Amur Region, tel.: +7(41641) 2-37-83, 2-15-70.

E-mail address: info@belogorck.ru

PHOTO TABLE

Belogorsk, 28:02:000429 (square 678.5 ha)



PHOTO TABLE

Belogorsk, 28:02:000429 (square 25 ha)



PHOTO TABLE

Belogorsk, 28:02:000251:26 (square 2.78 ha)



**List of land plots intended for construction of production facilities
in the territory of the town of Belogorsk**

No.	Location of site, address, remoteness from the municipal formation; from the regional center	Area (sq.m/ha)	Availability of engineering infrastructure (water supply, sewage, power transmission line, etc.)	Terms of use for the tenant (lease/sale)
1	2	3	4	5
Unused land plots suitable for production facility construction				
1.	28:02:000000:3458 50 years Komsomol Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	21,500/ 2.15	Electric power supply: it is necessary to build HV lines of 10 kV from TS 10/0.4 kV from F-7 F-10 kV of the Promyshlennaya substation and HV lines of 0.4 kV to the land plot boundaries. Heat and water supply, sewage: according to the TS.	lease
2.	28:02:000222:3 detached land, comprises: 28:02:000222:5 28:02:000222:6 28:02:000222:7 28:02:000222:8 16 Proizvodstvennaya str., block 222, Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	123,800/ 12.38	Electric power supply: it is necessary to build HV lines of 10 kV from TS 10/0.4 kV from F-10 F-10 kV of the Promyshlennaya substation to the land plot boundaries. Heat and water supply, sewage: according to the TS.	lease
3.	28:02:000449:7 Kirova Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	4,909/ 0.4909	Electric power supply: it is necessary to build HV lines of 0.4 kV from TS 10/0.4 kV No.18 from F-6 F-10 kV of the Belogorskaya substation to the land plot boundaries. Heat and water supply, sewage: according to the TS.	lease
4.	28:02:000526:97 Kirova Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	9,332/ 0.9332	Electric power supply: it is necessary to build HV lines of 0.4 kV from TS 10/0.4 kV No.125 from F-7 F-10 kV of the Promyshlennaya substation to the land plot boundaries. Heat and water supply, sewage: according to the TS.	lease

No.	Location of site, address, remoteness from the municipal formation; from the regional center	Area (sq.m/ha)	Availability of engineering infrastructure (water supply, sewage, power transmission line, etc.)	Terms of use for the tenant (lease/sale)
1	2	3	4	5
5.	28:02:000655:1 Sennaya Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	43,351/ 4.3351	Electric power supply: it is necessary to build HV lines of 10 kV from TS 10/0.4 kV from F-7 F-10 kV of the Promyshlennaya substation and HV lines of 0.4 kV to the land plot boundaries. Electric power, heat and water supply, sewage: according to the TS.	lease
6.	28:02:000482:25 50 years Komsomol Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	100,000/10	Electric power supply: it is necessary to build HV lines of 10 kV from TS 10/0.4 kV from F-7 F-10 kV of the Promyshlennaya substation and HV lines of 0.4 kV to the land plot boundaries. Electric power, heat and water supply, sewage: according to the TS.	lease
7.	28:02:000482:23 50 years Komsomol Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	51,103/ 5.1	Electric power supply: it is necessary to build HV lines of 10 kV from TS 10/0.4 kV from F-7 F-10 kV of the Promyshlennaya substation and HV lines of 0.4 kV to the land plot boundaries. Electric power, heat and water supply, sewage: according to the TS.	lease
8.	28:02:000672:1 50 years Komsomol Str., Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	187,721/18.8	Electric power supply: it is necessary to build HV lines of 10 kV from TS 10/0.4 kV from F-10 kV of the Promyshlennaya substation to the land plot boundaries. Heat and water supply, sewage: according to the TS.	lease

Owner: municipal formation of the town of Belogorsk.

Address: 2 Gagarina Str., Belogorsk, Amur Region, tel.: +7(41641) 2-37-83, 2-15-70.

E-mail address: info@belogorck.ru

**List of unused areas at enterprises and institutions of the town of Belogorsk,
including unfinished construction**

No.	Company name, address, phone number	Location of site	Area of land and building, sq.m	Legal status (state/municipal/private)	Availability of engineering infrastructure (water supply, sewage, electric power transmission line, lines of communications, etc.)	Site composition, year of construction	Terms of provision
1	2	3	4	5	6	7	8
1.	Municipal formation of the town of Belogorsk MPI "Committee for property relations of the Administration of the town of Belogorsk", 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-31-83, komitet_zemlya@mail.ru	18 Novaya Str., Nizinnoye v., Belogorsk, Amur Region. Remoteness from the regional center - 140 km, from the railway – 900 m, from the highway (Tsentralnaya Str.)– 150 m, from the federal highway – 15 km, from the airport (Ignatievo) – 160 km.	1 064/149.3	municipal	Electricity supply, heating, water supply and sewerage are not available.	Boiler room building with an area of 109.9 sq.m, 1986.	acquisition of ownership
2.	Municipal formation of the town of Belogorsk MPI "Committee for property relations of the Administration of the town of Belogorsk", 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-31-83, komitet_zemlya@mail.ru	16 Blagoveshchenskay Str., Belogorsk, Amur Region. Remoteness from the regional center - 150 km	7 979/ 2 083.1	municipal	Electricity supply, heating, water supply and sewerage are not available.	Former school building has an area of 2 083.1 sq.m, 2-storey building with a basement, 1938.	acquisition of ownership

PHOTO TABLE

Belogorsk, Nizinnoye v., Novaya Str., 18 (boiler room, square 109.9 sq.m)



PHOTO TABLE

Belogorsk, Blagoveshchenskay Str., 16 (building square 2 083.1 sq.m)



Legislative and regulatory framework governing the investment and entrepreneurial activity in the territory of Belogorsk

- Regulation of the Government of the Russian Federation No. 3 of 10.01.2023 “On the unification of the territories of advanced development created on the territory of the Amur Region, and the recognition of Certain acts and Certain Provisions of Certain acts of the Government of the Russian Federation as invalid”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 138 of 26.12.2000 “On approval of the Regulations on the procedure for leasing of municipal real estate of the town of Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 19/26 of 28.04.2006 “On the procedure for granting an investment tax credit in the town of Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 66/193 of 22.12.2008 “On approval of the Regulations “On property support of small and medium-sized business entities in the territory of the town of Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 05/75 of 29.05.2009 “On the Regulations on the pledge fund of the municipal formation of the town of Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 07/108 of 06.07.2009 “On approval of the Registry of assets included in the pledge fund of the town of Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 65/124 of 22.11.2012 “On approval of the Regulations “On land tax in the territory of the municipal formation of the town of Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 43/49 of 26.05.2016 “On approval of the Regulation “On municipality of the town Belogorsk”.
- Resolution of the Belogorsk Town Council of People's Deputies No. 58/13 of 25.03.2021 “On approval of the Procedure and conditions for the lease of property included in the List of municipal property of the municipality of the city of

Belogorsk, free from the rights of third parties (except for the right of economic management, the right of operational management, as well as property rights of small and medium-sized businesses), intended for provision into possession and (or) use on a long-term basis (including at preferential rental rates) to small and medium-sized businesses and organizations that form the infrastructure for supporting small and medium-sized businesses, as well as self-employed citizens”.

- Regulation of the Administration of the town of Belogorsk No. 677 of 23.06.2009 “On the procedure for provision of pledge support” (in conjunction with the “Regulations on the procedure for selection of investment projects to be provided with support by the Administration of the town of Belogorsk”, and “Regulations on the Investments Council at the Administration of the town of Belogorsk”).
- Regulation of the Administration of the town of Belogorsk No. 1816 of 08.10.2014 “On approval of the municipal program “Creation of the conditions for small and medium-sized business development in the town of Belogorsk».
- Regulation of the Administration of the town of Belogorsk No. 1939 of 03.11.2015 “On approval of the municipal program “Formation of a favorable investment climate in the territory of Belogorsk”.
- Regulation of the Administration of the town of Belogorsk No. 1897 of 28.11.2016 “On approval of the Procedure for cooperation of the Administration of the town of Belogorsk with investors in the matter of implementation of priority investment projects”.
- Regulation of the Administration of the town of Belogorsk No. 1437 of 07.07.2017 “On approval of the administrative procedure for the provision of municipal service “Support of investment projects on the “one window” principle in the territory of the municipal formation of the town of Belogorsk”.
- Regulation of the Administration of the town of Belogorsk No. 1751 of 21.11.2019 “On approval of the Procedure for the formation, maintenance, annual supplement and publication of the List of municipal property of the municipality of Belogorsk, intended for ownership and (or) use on a long-term basis (including at preferential rental rates) to small and medium-sized businesses and organizations , which forms the infrastructure for supporting small and medium-sized businesses,

as well as individuals who are not individual entrepreneurs and who apply the special tax regime “Tax on professional income”.

- Regulation of the Administration of the town of Belogorsk No. 1124 of 13.06.2023 “On approval of the Procedure and conditions for concluding agreements on the protection and promotion of capital investments by the municipality of the city of Belogorsk”.

Reference information for investors and entrepreneurs

For detailed information on the municipal formation of the town of Belogorsk, and on the municipal services and proposals provided to entrepreneurs and investors, please visit the official websites of the town of Belogorsk belogorck.ru and tor.belogorck.ru.

List of investment projects and proposals for investors

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
Ongoing investment projects					
1.	<p>Construction of a plywood factory OSB. International Business Unity Ltd.</p> <p>The Amur PDA, Belogorsk, Amur Region, 676850</p> <p>General director: Tyukhaev Anatoly Anatolevich E-mail: mde-group@mail.ru</p>	<p>plan – 43.63</p> <p>(fact – 38.63)</p>	Not required.	<p>Project capacity: production of oriented chipboard (OSB) of 14 thousand cubic meters per year, which is a vertically integrated structure combining the capacity for the production of finished products and warehouses for storage</p> <p>Documentation available: business plan.</p>	<p>General information: construction work is underway, equipment is being purchased.</p> <p>Stage of implementation: the project is underway.</p> <p>https://egrp365.org/map/?kadnum=28:02:000251:141</p>
2.	<p>Construction of a production and logistics complex in the Amur region (construction of a plant for deep processing of soybeans), "Far Eastern Agroterminal" Ltd.</p> <p>Belogorsk, Amur Region, 676850</p>	<p>plan – 24,884.59</p>	Not required.	<p>Documentation available: business plan.</p>	<p>General information: project implementation period is 2023-2026.</p> <p>Implementation stage: design and survey work is underway.</p> <p>https://egrp365.org/map/?kadnum=28:02:000607:1</p>

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
Investment projects planned for implementation					
1.	<p>Construction of a plant for deep processing of soybeans 3rd stage, Amursky Oil Extraction Plant Ltd.</p> <p>18 Proizvodstvennaya str., Belogorsk, Amur Region, 676850</p> <p>Director: Morozov Andrey Sergeevich E-mail: amursky@amuragro.ru</p>	-	Not required	Purpose of the project: increasing the volume of food production, increasing the capacity of the isolate shop.	<p>General information: the selection of technological equipment is underway, the issue of connection to engineering networks is being worked out.</p> <p>https://egrp365.org/map/?kadnum=28:02:000000:6885</p>
2.	<p>Construction of a workshop for the production of paper briquettes from waste paper, cardboard, "Processing" Ltd.</p> <p>Belogorsk, Amur Region, 676850, 28:02:000251:128</p> <p>Director: Belyaev Vyacheslav Sergeevich E-mail: Pererabotka28rus@mail.ru</p>	plan – 6.0	Not required	Purpose of the project is the construction of a workshop for the production of paper briquettes from waste paper, cardboard, with an annual output of 1200 tons.	<p>General information: project implementation period is 2023-2026. Under development.</p> <p>https://egrp365.org/reestr?egrp=28:02:000251:128</p>

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
Food Valley projects					
https://invest.amurobl.ru/upload/iblock/f7f/conzwns0osqhpaw2iwq69pvkso6az014/Investitsionnoye-predlozheniye-Prodovol_stvennaya-dolina.pdf					
1.	Plant for deep processing of grain crops Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	plan – 10 000.0/ 10 000.0	Attraction required investor.	Project capacity: - 0.25 million tons of grain crops (corn, barley, wheat); - 18,000 tons of grain fiber; - 20,000 tons of starch; - 90,000 tons of syrups; - 5000 tons of glucose monohydrate; - 40,000 tons of sorbitol; - 90,000 tons of feed additives. Documentation available: a business idea. Under development.	Purpose of the project: development of a step-by-step plan for the creation and development of a plant for deep processing of grain crops. General information: search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
2.	Greenhouse complex	plan – 794.8/	Attraction required	Project capacity: cucumbers - 1,500 tons per year;	Purpose of the project: to provide the population with organic

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
	Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	794.8	investor.	tomatoes - 1,500 tons per year. Documentation available: a business idea. Under development.	vegetables. General information: search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
3.	Vegetable processing enterprise Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	plan – 600.5/ 600.5	Attraction required investor.	Project capacity: 3.3 million universal cans of canned tomatoes; 3.3 million universal cans of canned cucumbers. Documentation available: a business idea. Under development.	Purpose of the project: to create a vegetable processing enterprise. General information: search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
					Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
4.	Warehouse complex including a dry warehouse and a refrigerated warehouse Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	plan – 6,500.0/ 6,500.0	Attraction required investor.	Project capacity: I turn – construction of a universal logistics complex: a dry warehouse - capacity 13,248 tons; a refrigerated warehouse - capacity 1,321 tons. II turn - expansion of the universal logistics complex: a dry warehouse - capacity 40,000 tons; a refrigerated warehouse - capacity 3,000 tons. Documentation available: a business idea.	Purpose of the project: creation and operation in the field of a multifunctional office and warehouse complex, including both dry and refrigerated warehouses. General information: Search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
				Under development.	of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
5.	<p>Livestock complex with the creation of a workshop for the production of semi-finished meat products</p> <p>Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51</p>	<p>plan – 13,000.0/ 13,000.0</p>	<p>Attraction required investor.</p>	<p>Project capacity: up to 200 thousand heads per year. Products: frozen meat semi-finished products, quick frozen ready-made products, natural portioned semi-finished products.</p> <p>Documentation available: a business idea. Under development.</p>	<p>Purpose of the project: creation of a livestock enterprise for meat production with the development of a meat processing workshop for the production of high-quality semi-finished meat products.</p> <p>General information: Search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).</p>

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
6.	Compound feed plant Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	plan – 487.5/ 487.5	Attraction required investor.	Project capacity: 60 thousand tons per year. The manufactured products are complete feed for all types of agricultural animals and poultry. Documentation available: a business idea. Under development.	Purpose of the project: construction of a modern feed mill with an elevator for 10,000 tons. General information: Search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
7.	Confectionery plant Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75,	plan – 1,500.0/ 1,500.0	Attraction required investor.	Project capacity: culinary products of a high degree of readiness - 21.6 thousand tons per year; flour confectionery - 4 thousand tons per year; frozen semi-finished products with Amur wild plants -	Purpose of the project: production and sale of confectionery products, including the preparation of exclusive confectionery products using Amur wild plants. General information: search for

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
	+7(41641)2-03-58, +7(41641)2-03-51			2 thousand tons per year. Documentation available: a business idea. Under development.	investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13 land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
8.	Lemonade and water bottling plant Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belogorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	plan – 186.1/ 186.1	Attraction required investor.	Project capacity: 3 million liters per year. Manufactured products – drinking water and soft drinks. Documentation available: a business idea. Under development.	Purpose of the project: production of high-quality drinking water and non-alcoholic beverages. General information: Search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project (13

No.	Name of the project, initiator of the project/ Place of sale/ Offer name, place of sale	Cost of the project/ Required investments , mln RUB	The need to attract investors (lending, leasing, investor, grants, etc.)	Project capacity / Documentation available	General information on the project, project capacity, information about the location is attached as an active link
1	2	3	4	5	6
					land plots), including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).

STATE AND MUNICIPAL SUPPORT OF INVESTMENT ACTIVITY

The following forms of support for SMEs and investment activity exist in the territory of Belogorsk:

1. property support for small and medium-sized businesses in the form of lending of municipal property at advantageous rates;
2. financial support in the implementation of entrepreneurial projects;
3. pledge support for business entities (collateral security for loan obligations to credit institutions);
4. investment tax credit is provided for local taxes and fees for a period of one to five years;
5. informational and consulting support.

There is a number of privileges in the implementation of investment projects for residents of the PDA, namely:

1. reduced tariffs for insurance payments (7.6%) for 10 years;
2. accelerated procedure of VAT recovery (before completion of the in-house tax audit);
3. a decreasing coefficient of MET (0-0.8) for 10 years, after which the coefficient equal to 1 will be applied;
4. profit tax from 0% to 5% for the first 5 years after the first profit is earned, and 10% for the next 5 years;
5. land tax of 0% for 3 years from the month of origin of the ownership of the land;
6. property tax for the first 5 years - 0%, for the next 5 years - 1.1%;
7. regime of the free customs zone: duty-free and tax-free import, storage, consumption (use) foreign goods inside the PDA, re-export of goods (equipment)

Within the framework of the municipal program “Creating the conditions for small and medium-sized business development in the town of Belogorsk”, financial

support has been organized for small and medium-sized businesses in the form of granting of subsidies.

Within the framework of the Federal Law No. 115-FL “About concession agreements”, of the Federal Law No. 224-FL “On public-private partnership, municipal-private partnership in the Russian Federation and amendments to certain Legislative acts of the Russian Federation” conditions have been created for sustainable development of municipal-private partnership in the town of Belogorsk. By the Resolution of the Belogorsk town Council of People's Deputies No. 43/49 of 26.05.2016 the Regulation “On municipal-private partnership in the municipality of the town of Belogorsk was approved”.

Resolution of the Belogorsk town Administration dated 13.06.2023 No. 1124 approved the procedure and conditions for concluding agreements on the protection and promotion of capital investments by the municipality of Belogorsk.

The Administration of the town of Belogorsk invites legal entities and natural persons to cooperation to effectively solve the issues of social and economic development of Belogorsk.

CONTACT DETAILS



FOR THE ISSUES OF COOPERATION WITH INVESTORS

No.	Name of organization	Address, telephone, e-mail address	Head
1.	Administration of the town of Belogorsk	2 Gagarina Str., Room 308, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-09-09, reception +7(41641) 2-34-31, +7(914) 600-80-53 E-mail: info@belogorck.ru	Head of the town of Belogorsk Stanislav Yuryevich Melyukov
2.	Administration of the town of Belogorsk	2 Gagarina Str., Room 416, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-68-25, reception +7(41641) 2-38-22 E-mail: eczam@belogorck.ru	Deputy Head for economy Larisa Vyacheslavovna Tsyrukunova
3.	Administration of the town of Belogorsk	2 Gagarina Str., Room 409, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-03-51, +7(41641) 2-03-58, +7 (914) 600-80-75 E-mail: economica@belogorck.ru , tor@belogorck.ru	Chief of economic development and investments department Olga Anatolyevna Petrovskaya
4.	Administration of the town of Belogorsk	2 Gagarina Str., Room 112, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-36-21, 2-05-51 +7(914) 600-80-34 E-mail: 08112@inbox.ru	Chief of department of territorial planning and urban development Sergey Nikolayevich Ushakov
5.	Administration of the town of Belogorsk	2 Gagarina Str., Room 115, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-37-83, 2-22-74, +7(914) 600-80-69 E-mail: zemkontrol_belogorsk@mail.ru	Chief of land relations department Olga Valerievna Zvereva
6.	MPI "Committee for property relations of the Administration of the town of Belogorsk"	2 Gagarina Str., Room 109, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-08-09 E-mail: komitet_zemlya@mail.ru	Chairman Anna Ivanovna Schapran

Time zone: UTC+9/MSK+6.

Area code: +7 41641.

Schedule:

Monday-Friday: 08:00 to 17:00 (break from 12:00 to 13:00)

Saturday-Sunday: day off.

We are inviting you to cooperation!