



INVESTMENT PASSPORT FOR THE MUNICIPAL FORMATION

THE TOWN OF SVOBODNY
AMUR REGION

2025

СВОБОДНЫЙ



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СВОБОДНЫЙ

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SPECIAL FEATURES

General information about the municipal formation “The town of Svobodny”

СВОБОДНЫЙ

THE TOWN OF SVOBODNY

Svobodny is one of the oldest towns in the Amur Region and forms the independent municipal formation “The town of Svobodny”.

The town’s history began in 1912, when new stations and settlements were being actively built along the Trans-Siberian Railway. It was decided to found a new town at the intersection of the Zeya River and the soon-to-be Trans-Baikal Railway. It was initially named **Alekseyevsk** in honor of the heir to the Russian throne, Tsarevich Aleksey Nikolaevich Romanov. Just a few years later, in April 1917, during a time of revolutionary change, the town’s residents decided to give it a new name — **Svobodny** (meaning “Free”). The Russian Provisional Government approved this decision on July 3, 1917.

The population of the urban district: **49,825 people (as of 01.01.2025)**.

The town is located on the right bank of the Zeya River, one of the largest tributaries of the Amur River, approximately 153 kilometers northeast of Blagoveshchensk.

HISTORICAL BACKGROUND

YEARS OF REVOLUTION AND FORMATION

In 1917, Alekseyevsk received a new name—Svobodny, symbolizing the spirit of the era. In September 1918, the town became one of the centers of Soviet power in the Far East.

In the 1930s, Svobodny became the administrative center of Bamlag, one of the largest GULAG camps, and later of Amurlag. After World War II, the town developed rapidly and became the second industrial center of the Amur Region. Woodworking and machine-building enterprises emerged, along with shipbuilding, and the production of construction materials, clothing, and food products.

By 1960, the industrial output had increased almost fivefold compared to pre-war levels, and Svobodny goods were exported throughout the Far East, to Siberia, the Urals, and even abroad—to China, Mongolia, Japan, Syria, Cuba, and Afghanistan.

SOCIAL DEVELOPMENT AND TOWN RISE

By the early 1960s, the town had 22 schools, educating about 12,000 children, and 165 doctors and over 500 medical workers provided medical care. Svobodny could boast several hospitals, clinics, an outpatient clinic, a maternity hospital, and ambulance stations. In 1959, the population reached 50,000.

The town experienced a genuine boom from the 1960s to the 1980s. In 1983, a modern railway station was built—one of the finest on the Trans-Baikal Railway. The population reached 80,000, and Svobodny became an important economic and cultural center of the region. However, the development plan, which was designed to run until the year 2000, was never fully realized due to the changes of the early 1990s.

PRESENT DAY

In 2014, Svobodny was officially included in the list of single-industry municipal formations in Russia. Today, it remains the third most populated town in the Amur Region, surpassed only by Blagoveshchensk and Belogorsk.

GEOGRAPHICAL LOCATION, AREA, AND CLIMATIC CONDITIONS

NATURE AND CLIMATE

Svobodny is located in the monsoon zone of the Far East's temperate belt. In winter, the area is dominated by cold and dry continental air arriving from the interior of the continent. The winters are clear, frosty, and with little snow; only around 5-7% of the annual precipitation falls during the cold season. The average January temperature is about -24°C , and the record cold recorded by meteorologists reached -52°C . Thanks to low humidity and weak winds, even such frosts are relatively easy to endure.

Spring comes late and is usually dry. The frost-free period begins in May, although occasional frosts can still occur in early June. In summer, the influence of the Pacific Ocean is felt: warm sea air brings heavy rainfall. July is the hottest month, with an average temperature of around 21°C , but thermometers often reach 40°C . Most precipitation (up to 300 mm per month) falls in July and August. Autumn in Svobodny is sunny and calm, with mild weather. The average annual precipitation is approximately 590 mm.

The town and the entire Amur Region operate on Moscow Time (MSK+6), which is nine hours ahead of Coordinated Universal Time (UTC+9).

NATURE AND GREEN ZONES

Svobodny is surrounded by mixed forests. Pine and larch once dominated here, but due to logging and fires, oak and birch have replaced them. The town itself is immersed in greenery: poplars, oaks, and birches grow, and to the northwest of the town, an artificial green space covering approximately two thousand hectares has been created.

The town of Svobodny is home to approximately twenty-five known mineral occurrences and deposits. These deposits primarily consist of sand, loam, and sand-gravel mixtures. These natural resources provide favorable conditions for the development of the construction industry. They can serve as a base for the production of roofing materials, including tiles, which could become an environmentally friendly alternative to asbestos-based products like slate. Furthermore, the raw materials are suitable for the production of bottle and industrial glass. The loam deposits possess characteristics suitable for the production of bricks and ceramic tiles.

Three peat and sapropel deposits have also been identified within the town territory. Experts note their high potential for economic use. Development of the peat deposit is considered particularly promising due to its proximity to agricultural land and the availability of recommendations for sustainable resource development.

The town of Svobodny is located in a mixed forest zone. In the past, coniferous trees—pine and larch—predominated here. However, due to large-scale logging and frequent forest fires, the forest cover has noticeably changed: deciduous trees—oak, white birch, and black birch—now predominate.

Despite this, the town maintains a high level of greenery. Streets and parks are lined with trees, and small birch and oak groves remain in the town and railway parks, near the Children's Activity Center and Kindergarten No. 7. To the northwest of the town, a vast artificial green space covering approximately two thousand hectares has been created, which serves important ecological and recreational functions.

TRANSPORTATION

The transportation industry of Svobodny is one of the fundamental and system-forming components of the town's economic system. It is crucial for supporting industrial and social infrastructure, facilitating the sustainable development of the urban environment and enhancing public mobility. Svobodny's transportation system is represented by two modes of transport: road and rail. This established transportation infrastructure ensures reliable territorial connections between the town and other regions of the Russian Federation, creating favorable conditions for organizing and managing freight and passenger flows for various purposes.

The railway station, located on the Trans-Siberian Railway, serves as an important link between the town, the regional center, the settlements of the Amur Region, and other regions of the country. The presence of this transportation hub is a significant factor contributing to the comprehensive social and economic development of the region and Svobodny's integration into interregional transportation and logistics systems.

The town's road network is well developed and extensive. The existing transportation arteries provide regular service for both private and public transportation. Suburban bus routes operate on a permanent basis, ensuring transport accessibility to nearby settlements and territories.

The municipal route network includes nine bus routes served by 38 vehicles.

The municipal route network of Svobodny consists of nine bus routes, served by five carriers (four individual entrepreneurs and one legal entity), with a total of 38 vehicles. Most of the contracts are valid until the end of 2025. The majority of the fleet consists of small-class buses with a 67% wear rate and an operational lifespan of over seven years. To modernize the system, plans are in place to replace the existing fleet with medium-class buses adapted for passengers with limited mobility, as well as to acquire 27 natural gas-powered buses financed by the regional and local budgets. As part of the town's Master Development Plan, a comprehensive scheme for organizing public transport services is being developed, aimed at enhancing the safety, accessibility, and efficiency of the transport infrastructure.

LABOUR POTENTIAL AND EMPLOYMENT

At the end of 2024, the enterprises in the town of Svobodny experienced significant workforce turnover. During the reporting period, 4,419 people were hired, of which 119 were for newly created job positions. Simultaneously, 7,249 employees left, including 56 people due to staff reductions. At the end of the year, organizations had 2,748 vacant positions remaining, which could further impact the labor market and the municipality's attractiveness to potential job seekers..

Dynamics of the average monthly wage for employees of enterprises other than small businesses

	(2020–2024) FOR THE TOWN OF SVOBODNY		
Year	Value, thou. rub	Previous year growth, thou. Rub.	Growth rate, %
2020	79 072,3	--	--
2022	89 048,4	+9 976,1	112,6%
2023	99 147,3	+10 098,9	111,3%
2024	112 554,3	+19 407,0	119,6%

*** NOTE: DATA FOR 2021 ARE NOT AVAILABLE IN THE SOURCE.**

LABOUR POTENTIAL AND EMPLOYMENT

From 2020 to 2024, the average monthly salary of employees of enterprises other than small businesses in the town of Svobodny increased from 79,072.3 to 118,554.3 thousand rubles, which corresponds to an increase of 39,482 thousand rubles or approximately 49.9%.

A steady upward trend is observed, which was particularly noticeable in 2023–2024, when the growth rate reached almost 120%, which is associated with the activation of the industrial and investment sector, the implementation of large-scale projects and an increase in labor productivity.

Dynamics of actual wages of employees of enterprises and organizations other than small businesses in the town of Svobodny

	(2020–2024) FOR THE TOWN OF SVOBODNY					
Year	2015	2020	2021	2022	2023	2024
Actual wages, % of the previous year	90,5	104,3	98,8	97,0	103,4	110,5

An analysis of the presented data shows that the town of Svobodny experienced a positive trend in actual wages over the period in question. After a decline in 2015 (to 90.5%), a steady growth has been observed since 2020. In 2024, the indicator reached 110.5%, indicating an increase in the purchasing power of employees and an improvement in the town's social and economic conditions.

At the end of 2024, the number of the unemployed in Svobodny stood at 56, while the total demand from employers was for 44.4 thousand employees. The labor market tension rate stood at 0.00, reflecting an extremely low unemployment rate and high demand for labor.

Svobodny has seen a steady decline in the number of registered unemployed between 2020 and 2024: from 555 in 2020 to 56 in 2024. This nearly tenfold decrease reflects the stabilization of the labor market and the growth of employment.

STANDARD OF LIVING

As of January 1, 2025, the resident population of the town of Svobodny was 49,825 people. Over the period from January 1, 2020, to January 1, 2025, the population decreased by 3,093 people (from 52,918 to 49,825), corresponding to a decline of 5.8%. In recent years, a trend towards stabilization has been observed: after reaching a low in 2021 (48,265 people), the population has been gradually increasing, indicating a slowdown in outmigration and a partial recovery of demographic potential.

According to data from the VEB.RF Quality of Life Index, Svobodny demonstrated one of the best indicators in Russia in terms of conditions for professional development and employment. The composite indicator for “Income and Work” scored 67.15 points, significantly exceeding the national average value for cities and towns (52.27 points). The level of vacancy diversity reached 49.25% against a sample average of 43.27%, indicating a developed labor market and broad employment opportunities.

Investment activity in the town's economy is also high: the volume of investment in fixed capital per capita is 240 rubles, nearly three times higher than the average for cities and towns in the Index (84.56 rubles).

In addition to strong results in “Income and Work”, the town shows positive dynamics in the “Health” and “Housing Conditions” indicators. The assessment takes into account both objective statistical data and the opinions of residents obtained through sociological surveys.

Based on the results of 2024, Svobodny was recognized as the best town in the Amur Region in terms of social and economic development and took first place among the urban districts of the region based on the assessment of the performance of local government bodies.

SOCIAL DEVELOPMENT

A social infrastructure system encompassing education, culture, and sports is being consistently developed in the town of Svobodny.

EDUCATION

The education system comprises 12 municipal kindergartens, 9 general education institutions, and 3 supplementary education institutions. In 2024, the new “Gazprom School Svobodny” (a private educational institution) opened in the “Aleksyevsky” microdistrict of the town of Svobodny. In 2022, a modern school for 528 pupils was commissioned as part of the national “Education” project.

The general education institutions offer 15 sports classes, as well as 16 career-oriented classes in the following fields: railway, maritime, emergency response (EMERCOM), and law (in secondary schools No. 2, 6, 11, and 192). In connection with the implementation of major investment projects in the gas industry, specialized classes have been created:

As part of the federal project for modernizing regional preschool education systems, the task of ensuring the accessibility of kindergartens has been fully accomplished: the enrollment rate for children aged 3 to 7 years old is 100%.

● **AT SECONDARY SCHOOL NO.1 (MUNICIPAL AUTONOMOUS EDUCATIONAL INSTITUTION, GENERAL SECONDARY SCHOOL) — “GAZPROM” CLASS FOR THE ADVANCED STUDY OF CHEMISTRY, BIOLOGY AND PHYSICS;**

● **IN 2024, AT SECONDARY SCHOOL NO.2 (MUNICIPAL AUTONOMOUS EDUCATIONAL INSTITUTION, GENERAL SECONDARY SCHOOL) – SIBUR CLASS 1;**

● **IN 2025, AT GYMNASIUM NO.9 (MUNICIPAL AUTONOMOUS EDUCATIONAL INSTITUTION) – SIBUR CLASS**

VOCATIONAL EDUCATION

The vocational education system in the town is represented by three institutions: the Amur Institute of Railway Transport (a branch of the Far Eastern State Transport University), the Amur Technical College (State Vocational Educational Autonomous Institution of the Amur Region), and the Svobodny branch of the Transbaikal Training Center for Professional Qualifications.

The Amur Institute of Railway Transport includes both a faculty of higher education and a faculty of secondary vocational education. The faculty of higher education only trains specialists in technical and economic specialties in 2-3 years, with students transferring to the main university in Khabarovsk for further studies. The institute also offers supplementary vocational education.

The Amur Technical College is a professional educational institution that trains specialists in the fields such as electrician, welder, road construction machine operator, oil refinery operator, general construction foreman, and other technical specialties. However, it offers a limited number of educational programs aimed at training personnel for service-based businesses. Among the specialties for which qualifications can be obtained at the Amur Technical College are salesperson, cashier, cook, pastry chef, and automotive repair technician.

The Svobodny division of the Transbaikal Training Center for Professional Qualifications carries out professional training, retraining, and advanced training for railway workers and employees.

EDUCATION, CULTURE AND SPORT

PHYSICAL EDUCATION AND SPORT

Svobodny boasts 118 sports facilities, providing the perfect environment for mass physical education and sports. Three sports complexes are in operation: the Okean Sports Center, the Torpedo Sports and Recreation Center, and the Dynamo Sports Center, as well as several stand-alone sports facilities, including a stadium, an indoor skating rink, a ski resort, and other facilities. Systematic efforts are underway to develop mass sports, strengthen the infrastructure, and make sports facilities more accessible to all categories of the population.

The sports infrastructure includes:

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- MUNICIPAL AUTONOMOUS INSTITUTION NO.1;
 - MUNICIPAL AUTONOMOUS INSTITUTION NO.2 NAMED AFTER O.V. KACHEVA;
 - “KYOKUSHIN PROFI” KYOKUSHIN KARATE SPORTS SCHOOL;
 - SPORTS AND RECREATION CENTER;
 - SOYUZ SPORTS AND HOCKEY CLUB;
 - SHINKYOKUSHIN KARATE FEDERATION.
-

These institutions ensure the development of youth and mass sports, conduct competitions at various levels, promote a healthy lifestyle, and engage the population in regular physical activity.

SUPPLEMENTARY EDUCATION

The network of supplemental educational institutions is represented by two institutions: Municipal Budgetary Educational Institution for Supplementary Education “Children’s Creativity Center” and Municipal Budgetary Educational Institution for Supplementary Education “Children’s Marine Center”. These institutions host 201 clubs and associations. The supplementary education institutions implement educational programs with a focus on applied science, cultural studies, social studies, and patriotic education. In 2024, a school-based “Kvantorium” (a children’s technology park) was opened on the premises of School No. 1. There, children can master information technologies, geoinformation technologies, learn design engineering, and work with virtual and augmented reality.

The town also has a children’s art school, offering supplemental education in piano, painting, choral singing, choreography, and folk instruments.

The town of Svobodny has significant tourism potential and is a versatile area for the development of various tourism industries.

INDUSTRIAL TOURISM

The most promising sites to visit are the Amur Gas Processing Plant, the Amur Gas Chemical Complex, and the Vostochny Cosmodrome. These enterprises and infrastructure facilities form the foundation of the region's industrial tourism.

CULTURAL AND EDUCATIONAL TOURISM

The town is home to 13 cultural heritage sites, as well as two museums: the N.I. Popov Svobodny Museum of Local History and the Svobodny Region Museum of the Trans-Baikal Railway.

HEALTH AND WELLNESS TOURISM

This segment is represented by sanatorium-type institutions: "Sanatorium Svobodny", Autonomous Nonprofit Organization, and "Sanatorium "Buzuli"", Limited Liability Company.

NATURE AND ACTIVE TOURISM

The Iversky State Nature Reserve, hunting grounds (Military Hunting Grounds, Amur Society of Hunters and Fishermen), and the Farm Household "Markov" Fishing Farm play a significant role in the development of this sector. With the support of the Amur Mining and Chemical Combine, a project to create an ecological trail is being implemented at the Amur Forest Experimental Station.

CHILDREN'S TOURISM

The town operates the small Transbaikal Children's Railway, a 3.75-kilometer railway that combines educational, cultural, and recreational functions.

EVENT TOURISM

In recent years, Svobodny has seen a rapid development of its event format. Key events include the town's good-neighborliness festival "Comfortable Svobodny", the national culture festival "Svobodny — All Our Welcome", and the international sports festival "Let's Run for Svobodny!"

TOURIST ATTRACTIONS AND ROUTES

The town's main attractions include the memorial complex to soldiers of the Great Patriotic War, a number of historical and memorial obelisks, monuments to fighters for Soviet power and victims of the BAMLAG, Lenin Square, the St. Aleksey and St. Nicholas churches, the Railway Workers' Palace, as well as the town and railway parks.

The Svobodny Museum of Local History named after N.I. Popov actively contributes to the development of the town's tourist infrastructure. The museum has developed theme excursion routes, including:

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- **“AT THE CROSSROADS OF TWO ROADS” BUS TOUR;**
 - **“WALKING AROUND THE TOWN” BUS TOUR;**
 - **“ALEKSEYEVSK - SVOBODNY. PAGES OF HISTORY” WALKING TOUR;**
 - **“ALONG THE MEMORIAL ROUTE” BUS ROUTE (FOR THE 80TH ANNIVERSARY OF VICTORY).**
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The development of the town's tourism sector is aimed at creating a positive image of Svobodny, increasing tourist flow, engaging the local population in cultural initiatives, and strengthening the social and economic potential of the area.

Svobodny's hotel room stock meets the needs of the tourism industry. The town boasts 19 hotels, inns, hostels, and other establishments. The total number of rooms is 406, providing 1,552 guest beds. Hotel occupancy has been increasing in recent years (from 61% in 2023 to 85% in 2025), indicating growing consumer demand in the tourism sector.

ATTRACTION AS AN INVESTMENT

DESCRIPTION AND CHARACTERISTICS OF SVOBODNY AS AN INVESTMENT-ATTRACTIVE TOWN

The town of Svobodny is a dynamically developing center of the gas chemical industry, offering high-quality services and a significant number of jobs. The town's economy is focused on creating comfortable living and working conditions for local residents, specialists of industrial enterprises, representatives of large and medium-sized businesses, and the development of new service sectors.

Svobodny is a key gas processing area in the Far East. Large-scale industrial projects are being implemented north of the town, including the construction of the Amur Gas Chemical Complex and the world's largest gas processing plant. The implementation of these projects is unprecedented in the history of the Russian gas industry and is shaping the region's new industrial specialization.

To create favorable conditions for doing business and attracting investment, an effective investment support system has been established within the municipal formation. A Council for Improving the Investment Climate and Entrepreneurship Development has been established under the town's mayor, and regulations for supporting investment projects have been approved, using a "one-stop shop" principle, simplifying administrative procedures and increasing the transparency of interactions with investors.

To stimulate small and medium-sized businesses, a competition commission operates to provide subsidies to entrepreneurship entities. Information on the provided support is published on the official website of the town administration:

<https://svob.amurobl.ru/pages/strukturnye-podrazdeleniya/upravlenie-ekonomiki/maloe-i-srednee-predprinimatelstvo-msp/subsidiya-msp-/>

Furthermore, key business support institutions operate in Blagoveshchensk, the region's administrative center, for these economic entities, including:

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- **“MY BUSINESS” SERVICE CENTER OF THE AMUR REGION;**
 - **ENTREPRENEURSHIP SUPPORT CENTER;**
 - **CLUSTER DEVELOPMENT CENTER;**
 - **CREDIT SUPPORT CENTER;**
 - **TOURIST INFORMATION CENTER;**
 - **INVESTMENT ATTRACTION AGENCY;**
 - **LOAN FACILITATION FUND;**
 - **EXPERT SUPPORT CENTER;**
 - **AMUR REGION DEVELOPMENT FUND.**
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The comprehensive activities of these structures are aimed at forming a stable entrepreneurial environment, enhancing the town's investment attractiveness, and developing a modern, diversified economy.

URBAN DEVELOPMENT

The total volume of residential buildings (residential space) commissioned in 2024 amounted to 73,660 square meters.

Thirty-six construction permits have been issued for 2025, including for the development of promising areas and buildings in the town: the “Residential Micro-district for the Amur Gas Processing Plant in Svobodny”, passenger buildings at the Yunost Station of the Svobodny Children's Railway, apartment buildings, non-residential buildings, and others.

The standard cost per square meter of housing for the municipal formation, used for forming the housing stock to relocate residents from dilapidated housing and to provide housing for certain categories of citizens, is constantly increasing. At the end of 2024, it reached 158,000 rubles.

The complex activities of these structures are aimed at creating a sustainable business environment, increasing the investment attractiveness of the city and developing a modern diversified economy.

INFRASTRUCTURE AND URBAN ENVIRONMENT DEVELOPMENT

The town of Svobodny continues to implement large-scale infrastructure projects aimed at improving the quality of life for its residents and developing its utility and social infrastructure.

GASIFICATION

During the XIV St. Petersburg International Gas Forum, a new gas supply and gasification facility for the town was launched via teleconference. Svobodny became the first municipal formation in the region where private households are being connected to gas under the presidential program for additional gasification. This program provides for the free installation of gas pipelines up to the boundaries of residential plots.

The gas service installation is supported by the construction of a medium-pressure gas pipeline spanning over 7.5 km. The project is being implemented as part of the Amur Region Gas Supply and Gas Service Installation Development Program for 2021–2025. To date, 515 applications have been submitted, 452 contracts have been signed, and another 36 are being processed. A schedule for further household connections for the period 2025–2027 has been approved, with a total funding volume of 3.6 billion rubles. Subsidies of up to 300,000 rubles for connection are provided for certain categories of citizens.

Gas service installation activities have been completed on Kalinina Street and is ongoing on Pochtamtskaya, Dzerzhinskogo, Narodnaya, Golubinaya, Inzhenernaya, Militseyskaya, and Raboche-Krestyanskaya Streets.

URBAN DEVELOPMENT

IMPROVEMENT AND ROAD CONSTRUCTION

As part of the national project “Infrastructure for Life”, comprehensive improvements of public spaces and repairs of the road network are being carried out in Svobodny. Work has been completed on Oktyabrskaya, Dzerzhinskogo, and Vokzalnaya streets, as well as partially on Shevchenko Street. This work was finished ahead of schedule. In 2026, repairs are planned for the remaining sections of Shevchenko Street and four other town streets.

Based on the results of the All-Russian voting, the improvement of a public space on Mehanicheskoy Lane is planned for 2026.

PUBLIC AND CULTURAL FACILITIES

The town hosts significant cultural and historical sites:

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- **“SVOBODNY” COSMODROME BUILT IN 1992, WHICH HAS BECOME AN IMPORTANT ELEMENT OF THE REGIONAL INFRASTRUCTURE;**
 - **THE TOWN PALACE OF CULTURE — THE MAIN CENTER OF CULTURAL ACTIVITY IN THE TOWN;**
 - **THE P. KOMAROV HOUSE OF FOLK ART;**
 - **THE SMALL TRANS-BAIKAL CHILDREN'S RAILWAY, WITH A LENGTH OF 11.6 KM, OPERATING SINCE 1940;**
 - **THE MONUMENT TO THE RED GUARDS AND RED PARTISANS — ONE OF THE TOWN'S MAIN MEMORIAL SITES.**
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The implementation of these projects contributes to the comprehensive development of urban infrastructure, enhances investment attractiveness, and creates comfortable living and working conditions for the population.

INVESTMENT IN FIXED ASSETS AND COMMISSIONING OF BUILDINGS AND STRUCTURES

IN 2024, INVESTMENT IN FIXED ASSETS AMOUNTED TO **21,102,833 THOUSAND RUBLES.**

The key sectors were

**TRANSPORTATION
AND STORAGE**

8,989,217 THOUSAND RUBLES

CONSTRUCTION

3,832,457 THOUSAND RUBLES

The growth of this indicator since 2020 (**11,257,297 THOUSAND RUBLES**) is substantial, having nearly doubled.

The total volume of residential buildings (living space) commissioned in 2024 amounted to 73,660 square meters.

Thirty-six construction permits have been issued for 2025, including for the development of promising areas and buildings in the town: the “Residential Micro-district for the Amur Gas Processing Plant in Svobodny”, passenger buildings at the Yunost Station of the Svobodny Children’s Railway, apartment buildings, non-residential buildings, and others.

BUDGET POLICY

In recent years, the implementation of Svobodny's budget and tax policies has ensured the stable fulfillment of social obligations, an increase in tax and non-tax revenues to the town budget, the attraction of additional funds from the federal and regional budgets to co-finance priority areas of municipal activity, an increase in the investment attractiveness of the territory, and the unconditional fulfillment of the objectives set by the “May Decrees” of the President of the Russian Federation regarding increasing the wages of certain categories of public sector employees.

KEY BUDGET POLICY OBJECTIVES FOR 2025–2027

Ensuring the long-term sustainability and balance of the Svobodny town budget system;

Achieving the established levels of remuneration for employees of municipal social sector institutions in accordance with Decree No. 597 of the President of the Russian Federation dated May 7, 2012, “On Measures for the Implementation of State Social Policy”.

THE PLANNED AVERAGE WAGE INDICATORS ARE:

FOR CULTURAL WORKERS
60 550 RUBLES

FOR TEACHERS IN PRESCHOOL
EDUCATION
56 395 RUBLES

FOR TEACHERS IN GENERAL
AND SUPPLEMENTARY EDUCATION

61 240 RUBLES

INCREASING THE MINIMUM WAGE
FOR EMPLOYEES OF MUNICIPAL
INSTITUTIONS TO **22,440 RUBLES**

(TAKING INTO ACCOUNT THE
REGIONAL COEFFICIENT AND
PERCENTAGE PREMIUM — UP TO
35,904 RUBLES);

BUDGET POLICY

- Increase in wages by 4% from October 1, 2025 for employees of municipal institutions that do not fall into the categories defined by Decrees of the President of the Russian Federation;
- Providing free two-course meals a day for children with disabilities in municipal educational institutions;
- Full coverage of municipal expenses for utilities, municipal debt servicing, and the implementation of social policy measures;
- Strengthening the town budget's revenue base by increasing stable sources of income and mobilizing internal reserves;
- Unconditional fulfillment of all social obligations and strategic allocation of budget funds to achieve the targets of national and regional projects;
- Conducting an annual analysis of the effectiveness of tax expenditures and preparing proposals for the optimization or elimination of ineffective tax breaks and preferences;
- Supporting investment activity and ensuring stable tax conditions for the development of entrepreneurial activity;
- Increasing the level of openness and transparency of the budget process, as well as improving the quality of municipal financial management.

TOWN BUSINESS STRUCTURE

TOP 10 MAJOR ENTERPRISES OF SVOBODNY CAN BE PRESENTED AS FOLLOWS:

Name	Type of activities	Revenue, thou.rubles
Gazprom Pererabotka Blagoveshchensk	Chemical compounds, reagents, and various chemicals	203365000
Zhiloy Mikrorayon	Real estate rental and leasing, exchange, and privatization	2147180
Alyansstroy	Freight transportation	2147180
Teploinvest	Heat energy	1074543
Service-Integrator UT	Land transportation	976389
Mekhanika Vostok	Auto repair shops, tire service	674753
Dalsib Faramtsiya	Pharmaceuticals and medical products, medicinal raw materials	649201
Manufacturing and Trading Company "Pchyoly – Svobodny"	Concrete, cement, lime, gypsum	631737
Lestranzit	Freight transportation	442264
Vesta	Products	397222

According to the Federal Tax Service's Unified Register of Small and Medium-Sized Businesses, as of October 2025, 1,450 small and medium-sized businesses were operating in Svobodny, including 302 (2024: 299) legal entities and 1,148 (2024: 1,094) individual entrepreneurs, an increase of 57 compared to 2024.

Svobodny actively participates in the implementation of key national projects of the Russian Federation aimed at improving the quality of life of the population, developing infrastructure, strengthening the social sphere, and creating a favorable investment climate. Implementation of activities within the framework of national projects contributes to the comprehensive development of the urban environment, the modernization of social infrastructure, and an increase in the attractiveness of the territory for businesses and investors.

ASSESSMENT OF FACTORS INFLUENCING INVESTMENT ACTIVITY IN THE TOWN AND KEY DEVELOPMENT TRENDS

The town of Svobodny possesses a number of competitive advantages that define its strategic importance and potential for further social and economic development. Its favorable geographic location, developed infrastructure, natural resource potential, and the active development of industry and small and medium-sized businesses create favorable conditions for attracting investment and improving the quality of life of the population.

The development of the Svobodny Advanced Social and Economic Development Area, the implementation of large-scale infrastructure and industrial projects, and the implementation of an active municipal policy in the areas of public amenities and housing construction contribute to the formation of a sustainable economic base and the strengthening of the town's position as one of the key centers of the Amur Region. These factors also influence investment activity in the town and investment trends.

COMPETITIVE ADVANTAGES OF THE TOWN OF SVOBODNY

Geographical location and nature and resources potential

- The town's advantageous geographic location at the intersection of railway, waterway, and highway routes, in close proximity to the Chita-Vladivostok federal highway;
- Proximity to the Vostochny Cosmodrome, which opens up additional opportunities for developing cooperation and attracting investment;
- Availability of in-house raw material base (clays, loams, sand and gravel mixtures), providing potential for the development of the construction industry;
- Significant water resources, creating favorable conditions for industrial and municipal water supply.

“SVOBODNY” ADVANCED DEVELOPMENT AREA (“SVOBODNY”, ADA)

- A wide range of tax and administrative incentives for residents;
- Government participation in the creation and development of infrastructure for ADA residents;
- Increased investment in investment projects;
- Increased tax revenues to the local budget from the activities of resident enterprises;
- High demand for products from existing and potential residents, driven by the construction of large industrial facilities in the gas industry.

SMALL AND MEDIUM-SIZED ENTREPRENEURSHIP:

- Steady growth in the number of small and medium-sized businesses;
- Maintaining high levels of entrepreneurial activity;
- Participation of enterprises in federal and regional SME support programs;
- Increase in industrial production, goods shipments, and service provision by large and medium-sized organizations in Svobodny.

HOUSING, UTILITIES, AND URBAN IMPROVEMENT

- Improving the quality of housing and utility services provided to the population;
 - Increasing the volume of housing construction;
 - Consistently enhancing the improvement and amenities of the urban territory.
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HOUSING CONSTRUCTION

- Increase in the volume of individual housing construction;
- Sustainable demand for individual housing construction.

CONSUMER MARKET

- A sufficient number of retail outlets and small businesses ensure a saturated consumer market;
- High potential for wholesale trade development, due to the town's favorable geographic location relative to transportation flows;
- Presence of catering establishments providing a variety of services to residents and visitors.

COMPLETED, ONGOING, AND PROMISING INVESTMENT SITES AND PROJECTS IN THE TOWN

THE FOLLOWING INVESTMENT PROJECTS ARE BEING IMPLEMENTED IN THE TOWN OF SVOBODNY:

- Construction of a 528-seat general education institution in the Yuzhny microdistrict
- Construction of a residential microdistrict for the Amur Gas Processing Plant
- Reconstruction of the building of the municipal preschool educational institution “Kindergarten No. 5”
- Infrastructure support for new development areas in Svobodny
- Construction of a “Fitness center”
- Construction of a retail store
- Construction of a NGV-refuelling compressor station
- Reconstruction of a non-residential building into a retail store
- Construction of an administrative building (3 different projects).

THE FOLLOWING CAN BE CONSIDERED TO BE PLANNED INVESTMENT PROJECTS:

Investment Project name	Projected Implementation Schedule for the Investment Project
1. Reconstruction of wastewater treatment facilities in the Surazhevsky, Dubovsky, and Zalineyny microdistricts	2025-2027
2. Reconstruction of “Zheleznodorozhny” park	2026-2027
3. Major renovation of the building of the municipal preschool educational autonomous institution “Kindergarten No. 7”	2025-2027
4. Major renovation of the building of the municipal preschool educational autonomous institution “Kindergarten No. 38”	2025-2027
5. Reconstruction of the building of the municipal autonomous general educational institution “Secondary General Education School No. 192”	2025-2027
6. Comprehensive development of territories for the relocation of citizens from dilapidated and emergency housing within the boundaries of Shevchenko, Lenin, Vokzalnaya streets and the railway tracks.	2025-2030
7. Landscaping of S. Lazo Square	2025-2026
8. Reconstruction of main utility networks for heating, water supply, and wastewater disposal	2025-2028

COMPLETED, ONGOING, AND PROMISING INVESTMENT SITES AND PROJECTS IN THE TOWN

THE PROMISING PROJECTS ARE PRIMARILY IN THE AREA
OF CONSTRUCTION AND IMPROVEMENT:

Investment Project name	Projected Implementation Schedule for the Investment Project
1. Construction of a 350-seat preschool in the Yuzhny microdistrict	2025-2027
2. Construction of a 50-bed maternity hospital in the Zalineyny microdistrict	2025-2027
3. Construction of a 1,050-seat outpatient clinic in the Tsentralny microdistrict	2025-2028
4. Construction of a 650-seat children's art school in the Tsentralny microdistrict	2026-2028
5. Construction of a sports and fitness center with a 42x24 multi-purpose games hall in the Mikhailo-Chesnokovsky microdistrict	2025-2026
6. Construction of an indoor multi-purpose market in Svobodny	2026-2030
7. Bringing at least 85 percent of the street and road network in Svobodny up to standard	2024-2030
8. Construction of a youth cultural center on S. Lazo Square	2026-2027
9. Construction of a comprehensive social services center in the Mikhailo-Chesnokovsky microdistrict	2025-2026

A NUMBER OF KEY INVESTMENT PROJECTS FOR THE DEVELOPMENT AND IMPROVEMENT OF THE TOWN WERE IMPLEMENTED IN SVOBODNY BETWEEN 2020 AND 2024:

- Construction of a 528-student school (building of Gymnasium No. 9)
- Construction of a streetball court
- A mini-park on Kuibyshev Street
- A recreation area in the Dubovka microdistrict
- A mini-park on Repin slope
- Reconstruction of sport school No.1
- Construction of workout (street gymnastics) areas
- Expansion of wastewater treatment facilities near Lake Bolshanka
- Major renovation of school grounds and sports fields
- Ecological trail in the arboretum of the Amur Forest Experimental Station
- Reconstruction of the central square
- Construction of a 350-child kindergarten with a swimming pool
- Reconstruction and technical upgrade of the Palace of Culture
- Reconstruction of “Olympiysky” stadium
- Water well drilling
- Reconstruction of the Persky water intake
- Creation of the “Safe Town” hardware and software complex
- Construction of the Civil Registry Office
- Modern residential complex (on the territory of the former motor transport enterprise)
- Modern residential complex (near the sports and recreation center)
- Creation of a coworking space for small and medium-sized businesses and social entrepreneurship
- Improvement of the mini-park next to Kindergarten No. 2
- Construction of a sports and fitness center with a multi-purpose games hall
- Reconstruction of a non-residential building of the former railway hospital into a women’s clinic for the State Budgetary Healthcare Institution “Svobodnenskaya Hospital” of the Amur Region.
- Reconstruction of the town park

SUPPORT FOR SMALL AND MEDIUM-SIZED ENTREPRENEURSHIP IN THE TOWN

To promote the development of small and medium-sized businesses in the town, the town administration approved the municipal program “Development of Small and Medium-Sized Entrepreneurship” on November 14, 2024, No. 1645. The activities under the municipal program are aimed at providing supporting measures: financial, organizational, property, and consulting. Local governments provide subsidies and maintain a unified register of SMEs receiving municipal support. Local governments provide property support to small and medium-sized businesses in the form of the transfer of municipal property for ownership and/or use on a long-term basis. Such property includes: land plots (parts thereof); buildings, structures, non-residential premises (parts thereof), and other property. To provide financial support to small and medium-sized businesses, local governments approve lists of municipal property free from third-party rights, as stipulated by Part 4 of Article 18 of Federal Law No. 209-ФЗ of July 24, 2007, “On the Development of Small and Medium-Sized Entrepreneurship in the Russian Federation.” The legislation stipulates the conditions for the preemptive right to purchase municipal property leased by small and medium-sized businesses. Another area of support is informational support. Information about events implemented within the framework of national projects, about social entrepreneurship, about changes in legislation, and regulatory documents is regularly published on the administration's official website.

By Resolution No. 1060 of the Svobodny Town Administration dated September 10, 2008, the Council of Entrepreneurs under the Svobodny Town Administration was established. Its members include representatives of the town administration and small and medium-sized businesses.

By Resolution No. 344 of the Svobodny Town Administration dated March 13, 2017, the Council for Improving the Investment Climate and Entrepreneurship Development under the Head of the Svobodny Municipal Formation was established to develop mechanisms for fostering investment and implementing investment projects in the Municipal Formation of the town of Svobodny.

To stimulate the development of small and medium-sized businesses in Svobodny, competitive procedures are held annually to distribute subsidies among SMEs. A primary focus is on strengthening the material and technical infrastructure of existing enterprises.

The town has established a competition committee to provide subsidies to small and medium-sized businesses. Information on the support provided is available on the administration's official website:

<https://svob.amurobl.ru/pages/strukturnye-podrazdeleniya/upravlenie-ekonomiki/maloe-i-srednee-predprinimatelstvo-msp/subsidiya-msp-/>.

In 2022, based on the results of a competitive selection, 13 small and medium-sized businesses received support, with a total amount of 2,199.3 thousand rubles. The subsidy funds were allocated for business development, the purchase of equipment, the modernization of production capacities, and the implementation of new technologies.

In 2023, as part of municipal measures to develop small and medium-sized businesses, including support for peasant (farming) households, three subsidies totaling 1,828,600 rubles were provided from the local budget. Financial assistance was provided to enterprises whose activities contribute to the creation of new jobs, increased tax revenues, and diversification of the town's economy.

In 2024, as part of a competition held for the right to conclude an agreement to provide a subsidy to reimburse a portion of the costs of small and medium-sized businesses, as well as individuals who are not individual entrepreneurs and apply the special tax regime "Tax on Professional Income" related to the acquisition of equipment for the purpose of creating and/or developing and/or modernizing the production of goods (works, services), four economic entities were supported, with a total subsidy amounting to 1,995.3 thousand rubles. The second support project implemented by the Svobodny Town Administration in 2024 was the acceptance and review of applications for a subsidy to small and medium-sized businesses to reimburse the down payment (advance payment) when concluding financial lease (leasing) agreements for buses running on natural gas for the transportation of passengers on municipal routes in the town of Svobodny, concluded with Russian leasing companies in Russian Federation currency. As a result, a subsidy was issued to reimburse the initial payment under leasing agreements in the amount of 1,491.9 rubles.

The ongoing work to support small and medium-sized businesses contributes to the creation of a sustainable entrepreneurial environment, the development of a competitive economy, increased business activity, and the strengthening of municipal budget revenues. Future plans include expanding financial, consulting, and property support, as well as enhancing the effectiveness of interactions with regional development institutions.

“INFRASTRUCTURE FOR LIFE” NATIONAL PROJECT

AS PART OF THIS PROJECT, THE TOWN OF SVOBODNY IS PARTICIPATING IN MEASURES TO CREATE A MODERN AND COMFORTABLE URBAN ENVIRONMENT. KEY AREAS OF WORK INCLUDE:

- participation in the All-Russian competition for the best projects to create a comfortable urban environment in small towns and historical settlements;
- implementation of a municipal program for the creation of a modern urban environment, including the improvement of public spaces and residential areas;
- financial support for road maintenance in settlements with populations over 20,000 in the Far Eastern Federal District.
- Implementation of these measures contributes to improving the quality of urban infrastructure, enhancing public amenities, and creating comfortable living conditions for residents.

“YOUTH AND CHILDREN” NATIONAL PROJECT

THE NATIONAL PROJECT IMPLEMENTS MEASURES AIMED AT DEVELOPING THE EDUCATIONAL SYSTEM AND SUPPORTING TEACHING STAFF. THE KEY ACTIVITIES INCLUDE:

- Providing monthly compensation to directors' advisors on educational development and interaction with children's public associations in general and vocational educational institutions;
- Conducting events that support the activities of advisors to directors for upbringing, aimed at developing an active civic position in students and fostering children's public initiatives;
- Providing monthly payments to teaching staff for performing the functions of a class supervisor in state and municipal educational institutions.
- Implementation of this area helps to strengthen educational work in educational organizations, increase motivation among teachers, and develop the system of supplementary education and student self-governance.

“FAMILY” NATIONAL PROJECT

As part of this project, a program to create model municipal libraries is being implemented in Svobodny. The program aims to improve the accessibility and quality of cultural services and develop the intellectual and educational potential of the population. The creation of modern library spaces contributes to the creation of a comfortable cultural environment and expands opportunities for education, creativity, and social interaction among town residents.

The range of measures being implemented to support small and medium-sized businesses, as well as Svobodny's participation in national projects, create a solid foundation for the sustainable social and economic development of the territory. The targeted work in these areas helps to strengthen the municipal economy, increase population employment, boost investment activity, and improve the quality of the urban environment. The combination of federal, regional, and municipal support ensures the balanced development of all areas of urban life, raises the level of public prosperity, and creates favorable conditions for further economic growth and social stability.