



APPROVE

The head of Belogorsk town

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« 15 » 01 2025



Current as of June 1, 2026

# 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 Rail way 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 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 Territory of advanced development together with the territories of advanced development of the region «Priamurskaya» and «Svobodny» was transformed into a single «Amurskaya» Advanced Development Territory (Amurskaya ADT).

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 km<sup>2</sup>

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

**Population:** 60 313 people (as of 01.01.2025).

**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.

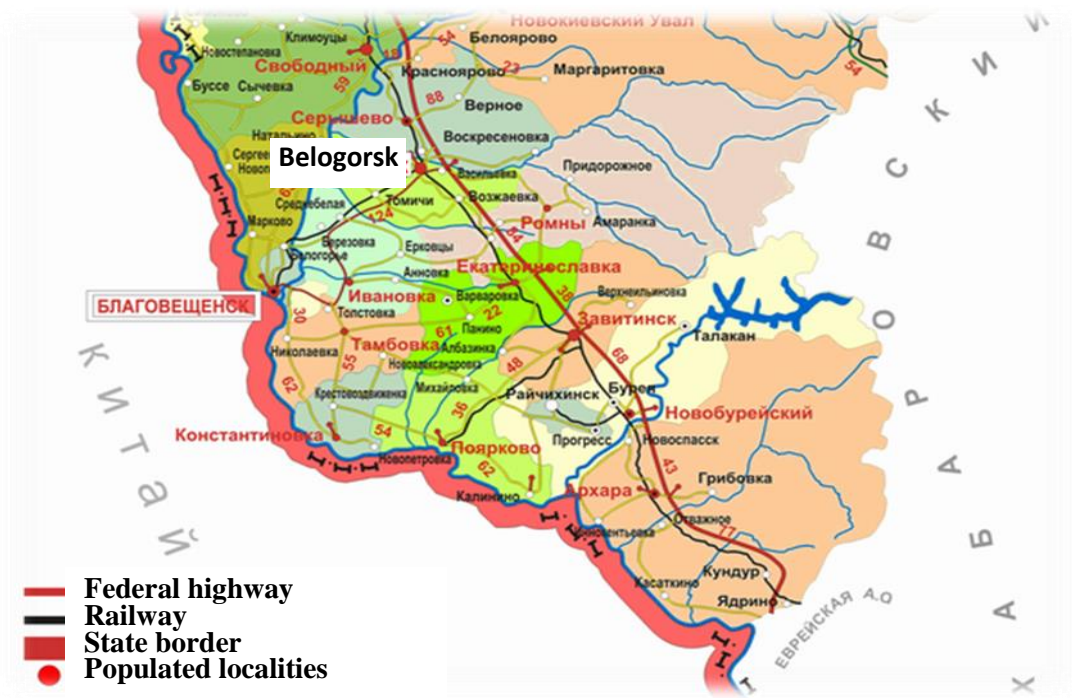
China is viewed as a potential investor, supplier and consumer of manufactured goods.

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.

Town Belogorsk is a major transportation hub located at the intersection of railway lines and highways. The advantage of Belogorsk's transport and geographical location contributed to the decision to build one of the longest oil pipelines, «Eastern Siberia – Pacific Ocean», in the immediate vicinity of the town. As a result, one of Belogorsk's key economic specialisations is transportation and storage (activities of railway transport organisations and divisions of LLC «Transneft – Far East»).

To so, town Belogorsk, due to its nodal transport position and its proximity to the People's Republic of China, holds a strategically important economic-geographical and 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.

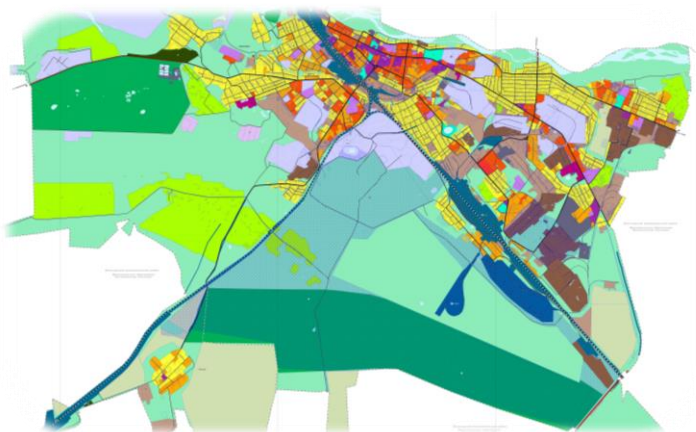
The local government bodies of Belogorsk are comprised of:

- ❖ 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 60 313 people as of 01.01.2025, which includes: 59 901 people of urban population (99,3%), and 412 people of rural population (0,7%).

In 2024, the population of Belogorsk decreased by 252 people or 0.4 % due to the natural population decline (decrease in 2023 – 204 people or 0.3 %).

To address demographic challenges, since 2015 the town of Belogorsk has provided an incentive in the form of a one-time payment from the local budget to parents whose families have had twins or triplets.

Between 2015 and 2022, 49 families received financial assistance of 100 000 rubles, and one family that had triplets received 3 000 000 rubles for purchasing (or building) housing.

By decision of the Head of the town of Belogorsk, starting from 1 January 2023, the amount of financial assistance to families in Belogorsk who have twins has been doubled and now amounts to 200 000 rubles. At the same time, payments for triplets have been discontinued from this date, as the practice implemented in Belogorsk (regarding triplets) has been successfully scaled up at the regional level: since 2022, the Amur Region has offered a regional payment of 3 000 000 rubles for the birth of triplets.

In 2024, seven families who had twins received financial support from the town budget in the amount of 200 000 rubles.

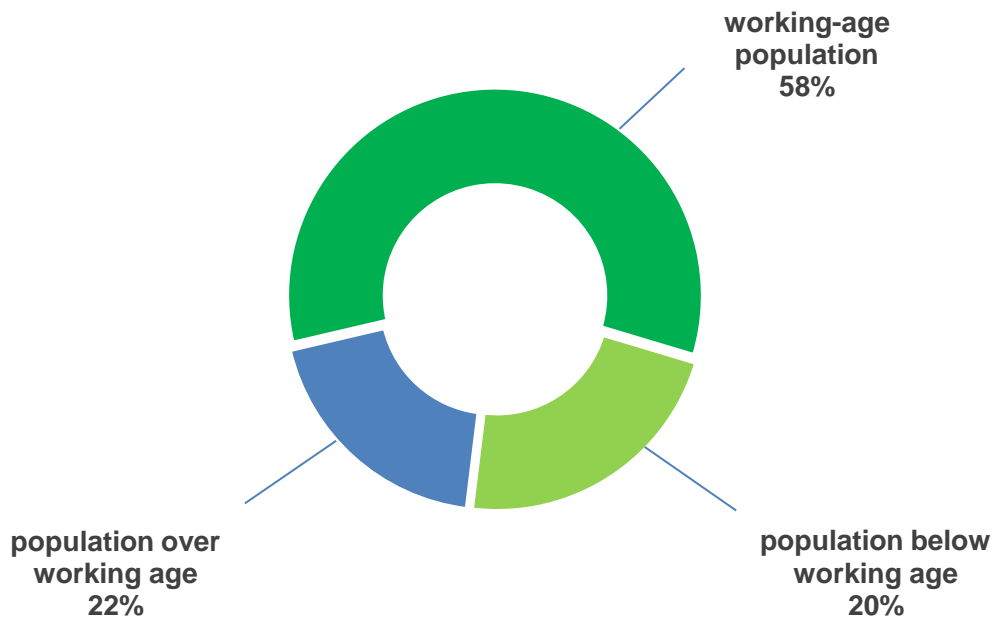
In 2025, a decision was made to provide payments from the local budget to Belogorsk families who have a fourth and any subsequent child — 100 000 rubles for each child born. By the end of 2025, 8 families who had a fourth or subsequent child received the payments, as well as one family that had twins.

In total, over the period since 2015, support has been provided to 67 families, amounting to 10.5 million rubles from the local budget.

The creation of new jobs as part of the implementation of investment projects in Belogorsk and the Amur Region, the implementation of other economic measures at the state, regional and local levels aimed at improving the demographic situation in the region, will ensure long-term population growth in the town.

Of the overall number of population, 58 % is accounted for by the working age population.

### Population of Belogorsk by age groups



The average staff number in the town's large and medium-sized organizations was equal to 15.2 thousand people in 2025 (in 2024 – 14.9 thousand people).

According to the Unified Register of small and medium-sized Enterprises, which is published on the website of the Federal Tax Service of Russia, 1 599 entities (micro, small and medium-sized enterprises, as well as individual entrepreneurs) were registered in the town of Belogorsk in 2025 – 29 more than in 2024. More than 5 thousand people are employed by small and medium-sized businesses and individual entrepreneurs.

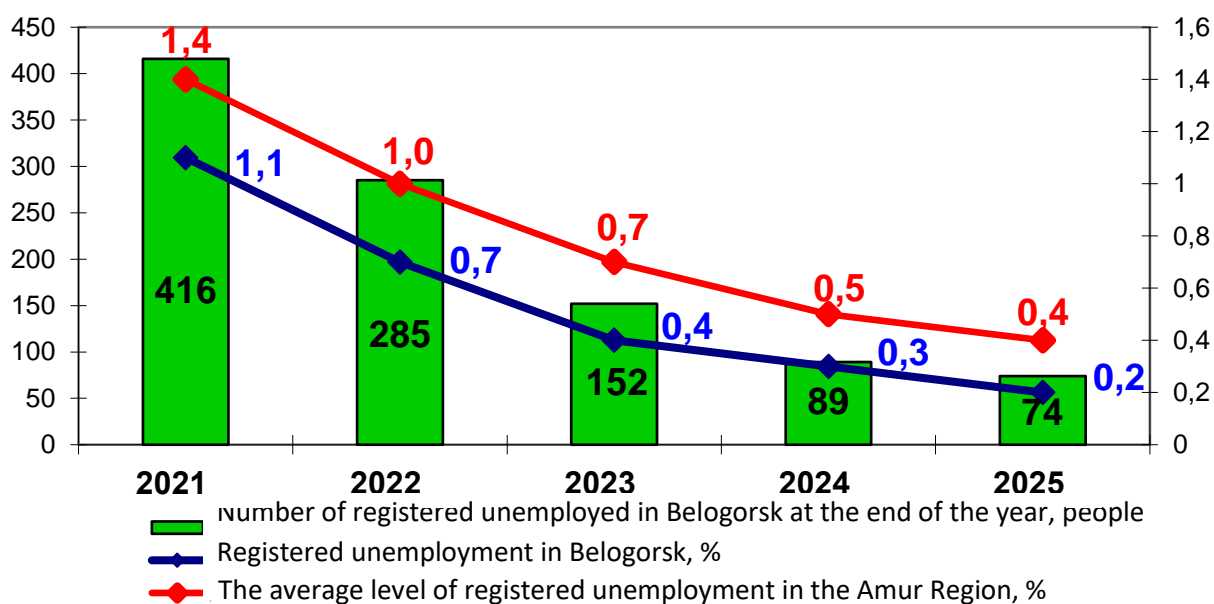
Since July 1, 2020, the Amur Region has implemented a special tax regime called the «Professional Income Tax», which provides tax incentives for the self-employed and grants the right to apply for subsidies from the regional and local budgets.

The number of professional income tax payers (self-employed citizens) registered in the town of Belogorsk increased 1.2 times by the end of 2025 compared to 2024: from 3 858 people to 4 702 people (excluding citizens who are individual entrepreneurs).

With the assistance of employment service authorities, 236 people were employed in January–December 2025, including 11 people with disabilities. A total of 357 people were registered as unemployed — 78 fewer than in the previous year. The registered unemployment rate reached a record low of 0.2% of the working-age population (as of January 1, 2025: 89 people and 0.3%, respectively). The regional average rate of official (registered) unemployment as of January 1, 2026, stood at 0.4% of the working-age population.

The dynamics of the registered unemployment rate for the period from 2021 to 2025 is presented in the figure.

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



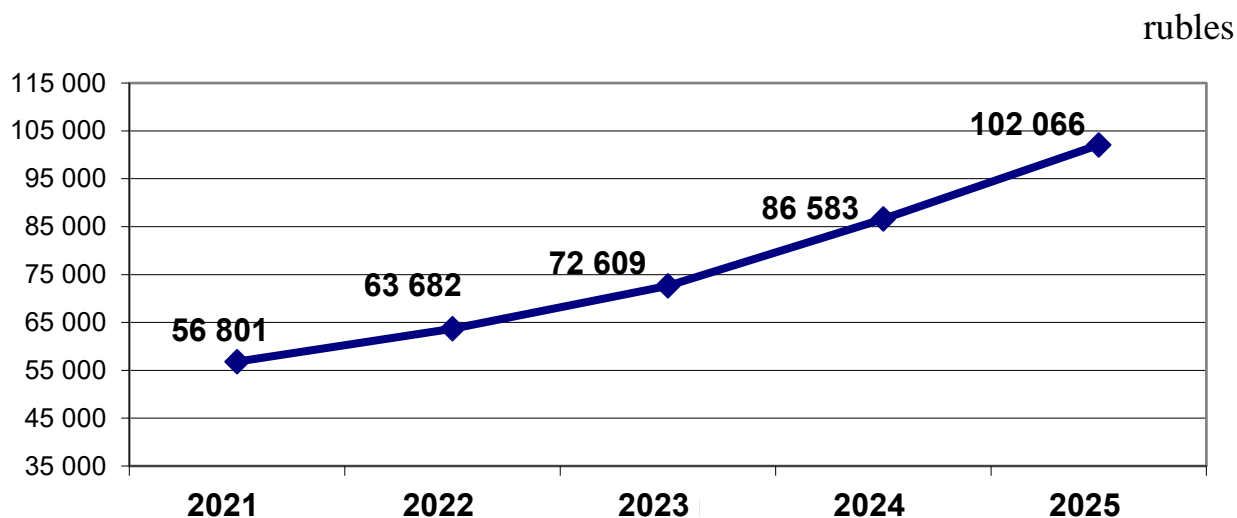
The average monthly wage of employees at large and medium-sized enterprises and non-profit organizations in Belogorsk (excluding small businesses) in January–December 2025 amounted to 102 066.1 rubles, which is 117.9 % of the 2024 level.

The real wage growth, adjusted for price increases in goods and services, reached 108 % of the previous year's level.

Above-average wages are observed in organisations operating in the fields of transportation and storage, information and communications, construction, justice and the judiciary, and financial services provision.

Below-average wages are observed among workers employed in education, culture, healthcare, social services provision, wholesale and retail trade, and insurance.

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



To boost the income of the population, the State Public Institution of Amur Oblast — the Social Protection Office in the town of Belogorsk — entered into 74 contracts for the provision of state social assistance in 2025, with a total value of 20 596.2 thousand rubles. The contracts were distributed across the following areas:

- maintaining a private subsidiary plot: 6 contracts worth 1 200 thousand rubles;
- carrying out individual entrepreneurial activities: 46 contracts with a total value of 16 662.2 thousand rubles;

- providing support to overcome difficult life situations: 22 contracts worth 2 734 thousand rubles.

## ECONOMIC POTENTIAL

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

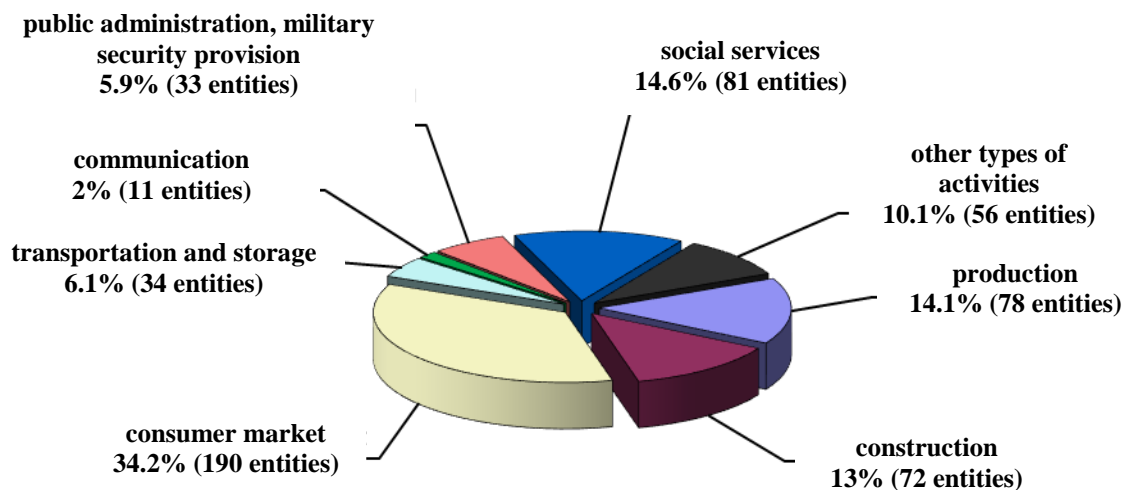
According to statistical data, the largest contributors to the formation of economic potential are: industrial production — 55 % of the total volume of shipped goods, performed works and services as of 2025; construction — 31 %; and transportation and storage — 12 %.

As of 01.01.2026, there are 555 economic entities of all types of economic activity registered in the territory of Belogorsk, which is 9 fewer compared to the corresponding period of the previous year. The predominant type of activity in the sectoral structure of the town's economy is services and the consumer market — more than 34 %.

The sectoral structure of Belogorsk's economy as of 01.01.2026 (by the number of registered economic entities) is presented in the figure.

### Sectoral composition of the economy of Belogorsk

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



Sectors such as industry, trade and services, construction, and transportation are of primary importance in forming the town's economic potential.

### **Industry**

The share of industrial production accounts for 14.1 % of the total number of registered economic entities. The town's production sector is predominantly represented by manufacturing activities, which include the following:

- 1) food production (manufacturing of vegetable and animal oils, soybean meal production, soy protein isolate production, meat and meat products manufacturing, flour production, bread and flour-based confectionery manufacturing, animal and poultry feed production);
- 2) repair and maintenance of railway rolling stock;
- 3) repair of electronic and optical equipment;
- 4) repair of machinery and equipment;
- 5) production of sawn timber and wooden construction components;
- 6) manufacture of construction and other metal products.

By the end of 2025, the volume of industrial production in the town of Belogorsk — including goods manufactured, works performed, and services rendered by large and medium-sized organizations — amounted to 18,559.9 million rubles, representing 90.2% of the 2024 level. The breakdown by economic activity is as follows:

- manufacturing industries – 17,308 mln RUB, or 89,2 % compared to 2024, due to a decline in the production of flour and cereal industry products and the production of other food products;
- supply of electricity, gas and steam (production, transfer and distribution of steam and hot water) – 1,248.9 mln RUB, 107.9 % compared to the previous year;
- water supply, sewage, waste collection and disposal, and pollution remediation activities — 3.1 million rubles, 13.8 % compared to 2024. This is due to the removal of an organisation engaged in «waste collection, treatment and disposal; recycling of

secondary raw materials» from the list of enterprises reporting statistics (an enterprise involved in the procurement, storage, processing and sale of ferrous and non-ferrous metal scrap).

The economic potential of the urban district is based on Oil Extraction Plant «Amursky» LLC – the largest enterprise in the Far East for deep processing of soybeans and grain crops. The official launch of the plant was carried out by the President of the Russian Federation on September 5, 2017, as part of the III Eastern Economic Forum.

Currently, projects have been implemented for the construction of a plant for deep processing of soybeans in two phases: the first phase (2015-2017) and the second phase (2016-2020), as well as the construction of a modular-type workshop for the production of animal feed (2017-2020). As a result of the project implementation, more than 800 jobs were created, and investments in fixed assets amounted to approximately 5.0 billion rubles.

Year after year, the enterprise has been increasing the production volumes of the following products: soy meal (shrot), soybean oil, lecithin, soy protein isolate, soy fibre, animal and poultry feed. Soy protein isolate is directly used in the production of food products such as: protein additives for the baking industry, meat processing products, beverages and sauces, ‘sports’ nutrition, nutrition for vegetarians and people with allergies, baby food.

The company’s oils under the brands ‘Znatnoe familia’, ‘Laditsa’, ‘Filevskoe’ are widely recognized by consumers in the town and region. The plant’s products are import-substituting, and their supplies are made not only throughout the Priamurye region but also to Primorye, Yakutia, in the central regions of the country and in the nearest foreign countries.

Amursky Oil Extraction Plant LLC was the first enterprise in the Amur Region to join the national project «Labour Productivity and Employment Support» (since 2022). The project’s goal is to boost labour productivity through the implementation of lean manufacturing tools, as well as to enhance the skills and engagement of the company’s workforce.

Following the competitive selection process for the All-Russian «Exporter of the Year» Award — held annually under the national project «International Cooperation

and Export» — in 2025, the Amursky Oil Extraction Plant secured 3rd place among large agro-industrial manufacturing companies in the Far East.

The main potential for the development of industrial production in Belogorsk in the long term will be driven by such sectors as food production, transportation, and storage. This will be facilitated by the stable operation of existing enterprises, the utilisation of railway organisations' capacities as a result of increased throughput capacity of the Eastern Polygon of JSC «Russian Railways» (RZD), and the construction of a second plant for the deep processing of soybeans and agricultural crops.

The project being implemented by the seventh resident of the «Amurskaya» Advanced Development Territory (Amurskaya ADT) – LLC «Far Eastern Agro-Terminal» of the «Sodruzhestvo» group of companies – is of strategic importance for the Amur Region and the agricultural sector as a whole.

The new plant will be capable of processing 1 million tonnes of soybeans annually, as well as rapeseed and flax. Over 600 jobs will be created. The project is currently in the construction and installation phase: work is underway to erect the extraction and preparation buildings, storage facilities for raw materials and finished products, as well as a railway spur. The project provides for more than 10 kilometers of railway tracks. The construction of the plant is ahead of schedule. Production is scheduled to start in 2026.

Of considerable importance to the development of industrial production is the implementation of the Amurskaya ADT projects in the town of Belogorsk.

Currently, there are 8 resident manufacturing enterprises of the Amurskaya ADT registered in Belogorsk, of which 5 enterprises have already been commissioned. The total volume of private investments under agreements signed by residents to carry out activities within the ADT amounts to 30.2 billion rubles, of which 17.6 billion rubles have actually been invested. Under the agreements, the creation of 1 513 jobs is planned, and 974 people have already been employed.

The administration of the town of Belogorsk, in cooperation with LLC «KRDV Amurskaya» and the Autonomous Non-Profit Organization «Amur Region Investment

Attraction Agency», is working to attract potential investors for the implementation of investment projects within the ADT, including the selection of land plots.

The priority areas for the development of the ADT in Belogorsk are:

- the development of the agro-industrial complex, comprising the following sectors: crop production (greenhouse vegetable production in protected soil); food production; beverage production (lemonades and carbonated water); by-product processing for livestock farming (compound feed production);
- the development of warehouse facilities and auxiliary transport activities.

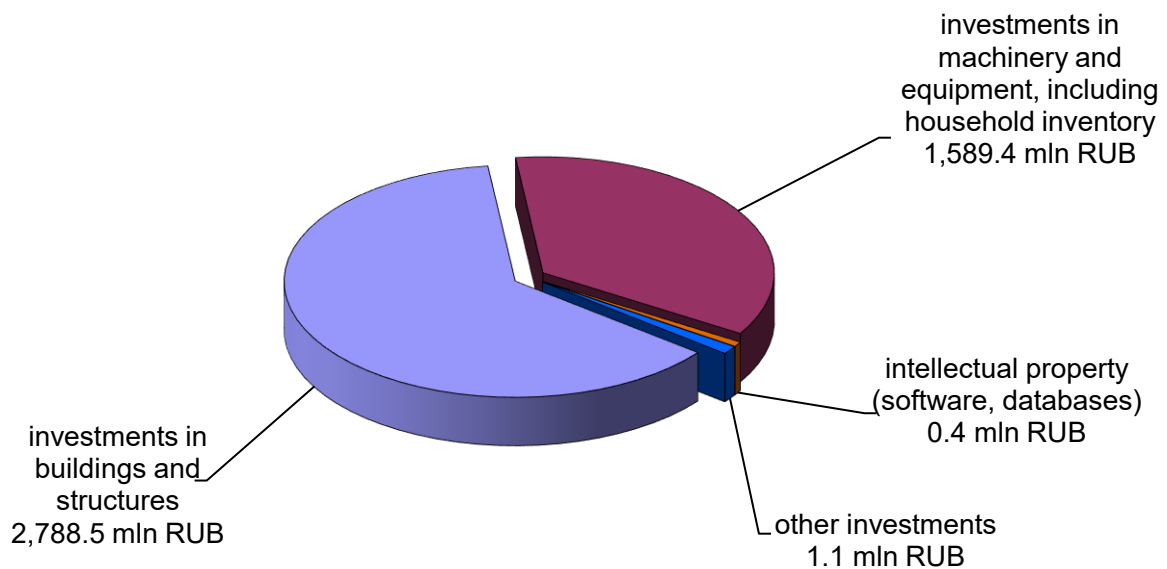
The advancement of these areas has been proposed within the framework of the «Food Valley» project. The project includes 8 new agro-industrial enterprises, some of which are technologically linked to the ADT resident LLC «Masloekstraktsionny Zavod Amursky» («Amur Oil Extraction Plant»), the driving force behind the Food Valley initiative.

### **Investments**

Economic stability in the town is ensured by creating a favorable business climate, increasing business activity, developing social, transport, and engineering infrastructure.

The volume of investments in fixed assets (excluding small businesses and investments not observed by direct statistical methods) in 2025 amounted to 4,379.4 million rubles. Compared to the previous year, the volume of investments increased by a factor of 2.7 due to higher investments in non-residential buildings, structures, machinery and equipment, as well as expenditures on land improvement.

## The volume of fixed capital investments carried out in 2025



Since 2016, a municipal programme has been in operation, aimed at fostering a favourable investment climate by raising awareness among the business community about the town's investment opportunities and attracting investment to the town's territory. In 2025, this initiative was rebranded as the municipal programme «Creating Conditions for the Development of Small and Medium-Sized Enterprises and Fostering a Favourable Investment Climate in the Town of Belogorsk».

To promote development and attract investors, the Advanced Development Territory (ADT) of Belogorsk is showcased on various information platforms. Meetings are organised with potential investors to inspect available plots within the ADT that are offered for project implementation. The official website [tor.belogorck.ru](http://tor.belogorck.ru) and the social media accounts are fully operational.

### Construction

Construction is one of the most attractive sectors for investment. The availability of concessional mortgage lending enables investors to expand housing construction volumes, which is a key component of the housing market's functioning.

As of 01.01.2026, construction activities, including the production of general construction finishing, installation works, in the territory of Belogorsk were carried out

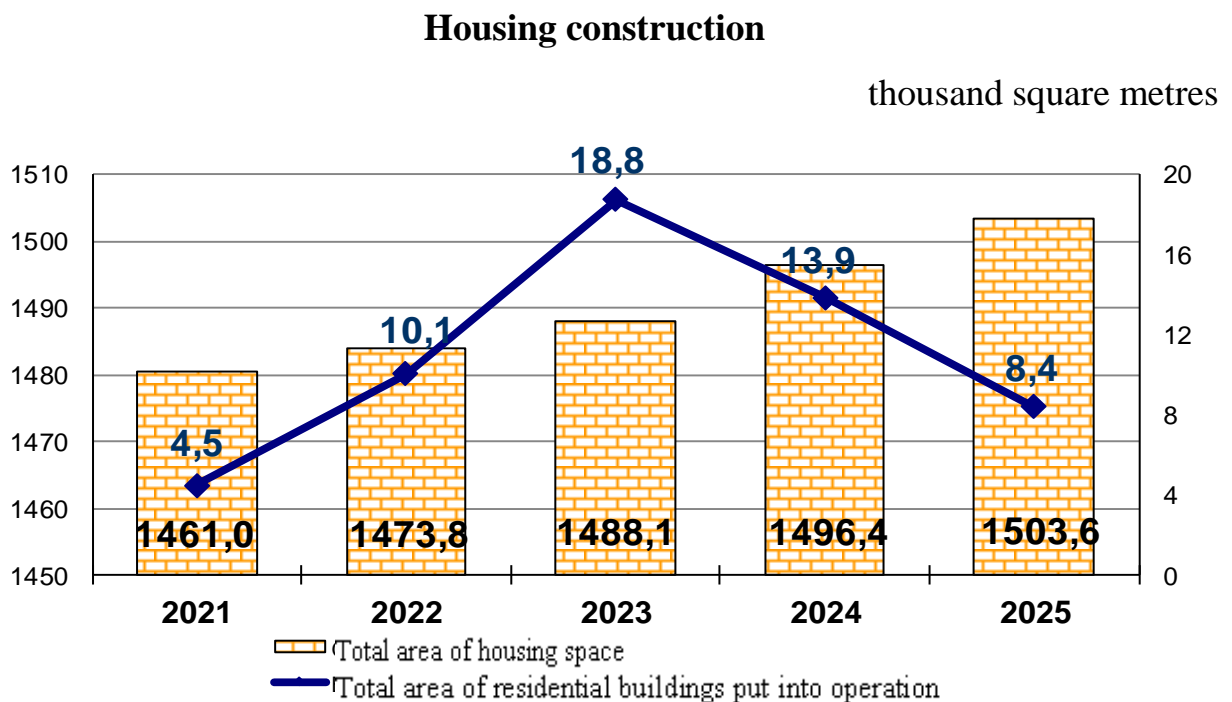
by 155 economic entities (organizations and individual entrepreneurs).

In 2025, 8.429 thousand sq. meters of total residential floor area was commissioned, representing 60.8 % of the 2024 figure. This decrease is due to the commissioning of individual housing construction projects only — those built by private citizens (in 2024, 13.872 thousand sq. meters of both multi-unit and individual residential development was commissioned).

Currently, as part of the town's integrated territorial development project, six multi-unit residential buildings are under construction in the «Yuzhny» microdistrict. This project has been designated a large-scale investment initiative, with planned commissioning scheduled for 2026–2027.

Additionally, construction continues on: two multi-unit residential buildings on Kirova Street (developers: LLC SZ «Imperial» and Individual Entrepreneur E.V. Osipova); one multi-unit residential building on Nikolskoe Highway (developer: LLC SZ «Stroytsentr»). The planned commissioning date for these projects is also 2026–2027.

The housing construction trend from 2021 to 2025 is displayed in the chart below.



## Trade and services

Belogorsk is characterised by a fairly high level of retail network development. The town's consumer market for goods and services includes 540 retail enterprises with a total retail space of 65.2 thousand sq. meters.

A highly developed competitive environment ensures a diverse range of consumer goods and services on offer. The town is home to centralised retail chains and trading companies operating store networks, including: PC «Seryshevsky», «Fresh Market», «Samberi», «Pyaterochka», «Blizkiy», «Svetofor», «Kalina», «Lyubimyy», «Vinlab», «Gloria Jeans», «Svyaznoy Network», «Kari», «DNS Retail» and others.

At the end of 2025, the retail trade turnover of organisations not classified as small businesses amounted to 11 590.9 million rubles, representing 125.7 % of the figure for January–December 2024.

To meet the town's population demand for catering services, a range of options is available: non-stationary food trade (mobile and temporary trading points), canteens and cafes, «coffee-to-go» outlets, kvass retail sales (on-tap).

In 2025, the turnover of the catering sector (excluding small businesses) amounted to 44.1 million rubles, representing 18 % of the 2024 figure. This decrease is due to changes in the list of economic entities reporting this indicator to the statistical authorities.

The paid services sector for the population is represented by 411 consumer service facilities. The most in-demand services include car repair and maintenance (passenger vehicles), housing and other construction repair and renovation, hairdressing and beauty services, clothing repair and tailoring services.

The volume of consumer services provided to the population reached 23.8 million rubles — 1.6 times higher than in 2024.

## TOURIST POTENTIAL

The development of domestic tourism (including event-based, industrial, business, cultural and educational, and sports tourism) is a priority. Belogorsk attracts visitors through a range of cultural and public events, such as theatrical performances and the annual agricultural fair. The town also participates in international conferences, campaigns, relays, cycling events, and forums.

Sightseeing holidays with a focus on exploring the town's history are traditionally in high demand. Cultural, educational, and sightseeing activities within the town are managed by the Belogorsk Local History Museum named after N.G. Yelcheninov. The museum's exhibition hall hosts



exhibitions drawn from its collections, as well as arts and crafts, anniversary, and photography exhibitions. It also organises joint events with other museums and institutions.

The development of industrial tourism in Belogorsk holds significant potential. Regional tour operators organise excursions to two key sites: the largest locomotive depot in Belogorsk, which boasts a history of over 100 years, and the «Amursky» oil extraction plant — the leading soybean processing enterprise in the region.

The tour programme includes visits to production workshops, an introduction to the technical features of the equipment, and discussions with enterprise employees. These industrial tours offer visitors the opportunity not only to explore unique production facilities but also to discover Belogorsk — the second-largest town in the Amur Region.

Within the town district's territory, there are more than two dozen municipal historical and cultural monuments, eight of which are officially designated as cultural heritage sites.

Among the main attractions:

- the monument «312 fighters who died for the power of the Soviets» - a monument to the partisans who died during the liberation of the town from the White Guards during the Civil War of 1920-1922;
- obelisk «To the Komsomol Heroes Who Died during the Civil War and the Great Patriotic War»;
- monument-monument «Soldier-Liberator»;
- the monument-chapel «Eternal Memory of the Fallen for the Fatherland»;
- monument to V.I. Lenin in the Memore square;
- sculptural composition «Cart of Settlers»;
- the sculptural composition «Amur Rotan» and others.



In 2015, following the signing by the President of the Russian Federation, V.V. Putin, of a decree establishing a commemorative date — the Day of Special Operations Forces — a monument to the Russian soldier was erected in Belogorsk. The monument immediately gained the popular name «The Polite People» memorial.

The monument features a 400-kilogram cast-iron sculpture of a Russian soldier holding a kitten in his arms. This image serves as a symbol of order, protection, and liberation, and has become one of the stops on the guided tour of Belogorsk's commemorative sites.

An important component of the tourist industry in the town are hotels, hotels, hostels.

### Hotels in Belogorsk

No.	Hotels	Address	Contacts
1.	«Versale»	1st Vokzalnaya Str., 13	+7 (41641) 2-41-86 +7 (914) 040-40-15 ✉ versalamyr@mail.ru 🌐 versalebel.ru
2.	«Hotel Malina»	Sadovaya Str., 8/ Naberezhnaya Str., 80	+7 (914) 610-10-60 ✉ hotelmalina@yandex.ru 🌐 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 Komsomola Str., 33 V	+7 (914) 580-00-80 ✉ kafezm@gmail.com
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 +7 (41641) 5-51-13 ✉ hotel_vostok2000@mail.ru 🌐 vostok2000.ru
8.	«Uyut 3»	Chekhov Str., 46	+7 (914) 060-15-99
9.	«Chaikhona»	Kirova Str., 310	+7 (914) 577-90-30 +7 (914) 573-16-89
10.	«Belogorsk»	50 let Komsomola Str., 33/1	+7 (914) 601-02-27 +7 (914) 554-92-17
11.	«Grey Horse»	Naberezhnaya Str., 176	+7 (914) 398-11-11
12.	«Economy»	Kalininskaya Str., 57, building 1	+7 (924) 311-52-69
13.	Railway station long-stay rest rooms	1st Vokzalnaya Str., 16	+7 (914) 600-31-33 🌐 belogorsk.dzvr.ru

## 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 Blagoveshchensk (Ignatyev) International Airport named after N.N. Muravyov-Amursky, located 15 kilometers northwest of the regional capital. Transportation of airport passengers is carried out on domestic and international routes (more than 1 million passengers in 2025).

**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 Blagoveshchensk – 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.** Mobile network services are available in Belogorsk through the following operators: MTS, Beeline, MegaFon, and Yota. These providers also offer internet access and data transmission services. Mobile connectivity is ensured by cellular base stations located within the boundaries of the town district.

A wide range of communication and telecommunications services is provided in the town by PJSC Rostelecom, including international, long-distance, and local communication services. In addition to high-tech fixed-line services, PJSC Rostelecom offers a comprehensive suite of modern telecommunications solutions, such as: broadband internet access, interactive television, cloud-based solutions for both private and corporate clients.



Belogorsk emerged as the leader in the online voting held across the Amur Region as part of the presidential programme «Eliminating Digital Inequality 2.0». In 2025, residents of Belogorsk took part in the voting under the federal project «Eliminating Digital Inequality 2.0». The aim was to include Nizinnoe village in the list of settlements in the Amur Region that will be eligible for the installation of a cellular base station in 2026. This installation, funded by federal resources, will ensure stable mobile connectivity and internet access.

Postal services remain socially significant. Postal communication services are provided by branches of FSUE «Russian Post» (Pochta Rossii), which offer a universal range of communication services.

## ENGINEERING INFRASTRUCTURE

### Heating

The main heat supply company of the town of Belogorsk is «Town Energy Networks» LLC, which operates 13 town boiler houses:

1. boiler house «Kvartal 125» (Kirov Street, 170);
2. Bereg boiler house (2 Naberezhnaya Street);
3. Komsomolskaya boiler house (60/2 50 Let Komsomola Street);
4. Melkombinat boiler house (50 years of Komsomola Street);
5. Ozernaya boiler house (2 Ozernaya Street);
6. Rayonnaya boiler house (1 Mayakovskogo Street);
7. SPTU-13 boiler house (265 Kirov Street);
8. boiler house of the Yuzhny microdistrict (Yuzhny microdistrict);
9. boiler house of Amurselmash microdistrict (9 May St., 210);
10. boiler house «Home for the Elderly» (Nikolskoye Shosse, 170);
11. boiler house «Tomskaya» (Tomsky lane);
12. boiler house of the Transportny microdistrict (2 Bazarnaya Street);
13. boiler house «Blagoveshchenskaya» (Blagoveshchenskaya Street).

The objects of heat supply of boiler houses are both industrial facilities and residential buildings, and social facilities.

Urban Energy Networks LLC is a heat network organization and carries out the transit of heat energy from the boiler houses of Dalzhilstroy LLC (1 boiler house in operation, 18 Proizvodstvennaya Street), Teplocom LLC (1 boiler house, 275 Kirova Street), Belogorsk Carriage Repair Depot - a separate structural subdivision of OMK Steel Way JSC (1 boiler house, 53 Kotovskogo Street), Svobodnensky Territorial Section of the Trans-Baikal Directorate for Heat and Water Supply, a structural unit of the Central Directorate for Heat and Water Supply – Russian Railways (5 boiler houses: 31 Sadovaya Street, 2 Kalininskaya Street, 1A Nevsky Street, 69 Shevchenko Street, Stroitel'naya Street) for

municipal heating networks to consumers of heat supply organizations (under heat transit contracts).

The length of heat and steam networks in Belogorsk in two-pipe calculation is 122.1 km.

### **Water supply**

Domestic and drinking water supply of the Belogorsk urban district is carried out at the expense of groundwater resources (artesian wells, mine wells).

The town has its own centralized water supply system. The single length of the street water supply network is 55 km.

Resource supplying companies in Belogorsk:

- «Vodokanal of the town of Belogorsk» LLC;
- Svobodnensky Territorial Section of the Directorate for Heat and Water Supply of the Trans-Baikal Railway of a branch of Russian Railways;
- Belogorsky Istochnik LLC;
- Dalzhilstroy LLC.

### **Wastewater**

A centralized sewerage system operates on the territory of the municipality. The organization that carries out wastewater disposal within the boundaries of the town of Belogorsk is Vodokanal of the town of Belogorsk LLC.

The structure of the wastewater collection, treatment and disposal system includes a system of gravity and pressure sewer pipelines, with sewage pumping stations and sewerage treatment facilities located on them. The single length of the sewerage facilities is 45 km.

On the territory of the town there are two stations for biological treatment of wastewater entering the sewer network from users of the wastewater disposal system:

№	Location	Productivity, m3/day	Year of commissioning	Cleaning Method	Wastewater Discharge Site
1	Nikolskoye Highway	17000	1988	Biological	Tom River
2	Lane. Vesennyi, 7	1400	1988	Biological	Tom River

All wastewater goes to the treatment plant. They undergo biological treatment. Chemical cleaning is not provided. Discharge of wastewater into water bodies without treatment and treatment is not carried out.

### **Electric power supply**

The power supply for consumers in the Belogorsk town district is provided by the feeding centres of the distribution electrical networks of JSC DRSK (its branch «Amur Electric Grids») and JSC Oboronenergo (its branch «Far Eastern», Amur Regional Electrical Grids). There are no local power-generating facilities within the territory of Belogorsk.

There are 296 transformer substations located within the town district. Electricity is supplied to consumers via power transmission lines of 220 kV, 110 kV, 35 kV, and 10 kV. This allows assessing the level of energy supply in the town district as particularly favourable for urban development and industrial growth.



An infrastructural advantage of Belogorsk is the availability of spare energy capacity, thanks to the completion in 2020 of a new substation — «Maslozavod» (110/10 kV) — and two 110 kV power transmission lines. The maximum capacity of the power-receiving infrastructure is 16 MW.

## **Gas supply**

Currently, there is no centralised gas supply in the town of Belogorsk due to the remoteness of the main pipeline. Gas supply to settlements is provided using liquefied bottled gas.

As part of the development of the municipal infrastructure in Belogorsk, the construction of a gas-fired boiler house and an associated supply gas pipeline in the «Amurselmash» microdistrict was completed in 2024. This is the first boiler house in the Amur Region to operate on liquefied natural gas. It replaced an oil-fired (fuel-oil) boiler house that previously supplied heat and hot water to 37 multi-apartment buildings, two kindergartens, a school and other facilities.

The commissioning of the new gas-fired boiler house will not only improve the town's environmental situation but also reduce the cost of services for end consumers.

In the long term, plans are in place to implement measures for full gas supply coverage across the district's territory.

## Plan for the construction of infrastructure facilities in the town of Belogorsk for 2026

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
<b>Transport infrastructure</b>							
1.	Road Repair: 1) 9 Mya Street: Section 1: from Energetikov Street to Liteynaya Street; Section 2: from the bridge over the Kiryanikha river to Chekhova Street; 2) Approach road to the town of Belogorsk	2025-2026	1 km 1.4 km 2.5 km	Works are completed for sections 1 and 2; work on the «Approach to Belogorsk» section is planned for 2026	Municipal programme «Development of the road network and transport infrastructure facilities in the town of Belogorsk»	298.9	FB, RB, MB
2.	Repair of the motor road on 50 Let Komsomola Street (section from Bazarnaya Street to Dorozhnaya Street, length: 1,540 m)	2026	1.54 km	Approval of the estimate		147.9	RB, MB
3.	Road repair works on Dorozhnaya Street: section between Chekhova Street and 50 Let Komsomola Street (1,300 m)	2026	1.3 km	Approval of the estimate		99.9	RB, MB
4.	Road repair works on Chekhova Street: section between Kirova Street and the bridge across the Tom River (1,250 m)	2026-2027	1.25 km	Approval of the estimate		127.6	RB, MB
5.	Construction of the «Gorbaty Bridge»	2026	Number of lanes: 2 Design load: A11 NK80	Approval of the estimate		32.5	RB, MB

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
6.	Construction of an access road to the production and logistics complex of LLC «Dalnevostochnyy Agroterminal», including the construction of a junction with the public local road in the area of the approach to the town of Belogorsk	2025-2028	Length: 0.85 km Traffic lane width: 3.5 m Shoulder width: 2.5 m Design speed: 50 km/h Number of lanes: 2 Road category: III	Construction is underway	Municipal programme «Development of the road network and transport infrastructure facilities in the town of Belogorsk»	192.6	RB, MB
7.	Construction of a railway crossing over Gazovaya Street	2025-2026	1 object	Official state expertise is currently being conducted		2.2	RB, MB
<b>Communal infrastructure</b>							
1.	Execution of construction works for a heating pipeline originating from the boiler facility in the «Yuzhnyy» microdistrict	2025-2026	490 lm	Final activities related to the construction of the network	Municipal programme «Modernisation of the housing and utilities sector, energy conservation, Improvement of energy efficiency, and urban Improvement in the town of Belogorsk»	55.0	RB, MB
2.	Within the scope of the «Construction of a Central Water Intake» initiative: drilling of four water wells for exploration and production purposes, implementation of water quality monitoring, and conduct of hydrogeological studies, followed by a comprehensive report	2026-2027	Number of wells: 4. Well depth: 420 m (each). Pipe diameter: 530 mm. Pump capacity: 11 kW (each). Pipe material: electric-welded steel. Drilling equipment type: rotary.	Preparation of tender documents		102.8	RB, MB
3.	Development of design documentation for the project	2025-2026	Total area: 82 046 m <sup>2</sup> . Capacity: 250–500 m <sup>3</sup> /h.	Preparation of tender documents		12.9	RB, MB

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
	«Construction of the «Yuzhny» Water Intake»		Head: 15 m (water column). Reliability category: Category 1.		housing and utilities sector, energy conservation, Improvement of energy efficiency, and urban Improvement in the town of Belogorsk»		
4.	Execution of construction works for a second-stage pumping station in the «Yuzhny» residential area, along with modernisation of the sewage treatment facility	2026-2027	Network diameter: 273 mm. Network length: 320 lm	Preparation of tender documents		78.4 255.9	FB, RB, MB
5.	Modernisation of the heating network pump installed at the «Yuzhnaya» boiler house	2026	Network pump 1D 1250-125, 400 kW	Preparation of documentation	Investment programme in the heat supply sector of LLC «Town Energy Networks» for 2018–2026	8.2	Own funds of the company
6.	Replacement of the water supply network along Lenin Street (within the boundaries of Severnaya – Skorikova Streets)	2026	Network characterised by high wear; pipe specifications: 150 mm diameter, steel construction.	Preparation of documentation	Investment programme «Sustainable Water Supply for the town of Belogorsk, Amur Region, for 2022–2026»	1.2	Own funds of the company
7.	Replacement of the courtyard sewerage network in Volny lane	2026	Network characterised by high wear level and high failure incidence; pipe specifications: 100 mm diameter, cast iron construction.	Preparation of documentation		0.8	Own funds of the company
8.	Replacement of the courtyard sewerage network at 121 Kirova Street	2026	Network characterised by high wear percentage and high accident/failure rate.	Preparation of documentation		0.8	Own funds of the company

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
<b>Social infrastructure</b>							
1.	Landscaping of the territory of MAOU «School No. 3 of Belogorsk».	2026	Partial repair of the blind area (water-dispersing strip), procurement and installation of small architectural forms	Preparation of documentation (including local cost estimates and monitoring of commercial offers) for the purpose of subsequent contract execution.	Municipal program «Development of education in the town of Belogorsk»	2.1	RB, MB
2.	Landscaping of the territory of MADOU »Kindergarten No. 4»	2026	Procurement, delivery and installation of playground equipment on site			1.98	RB, MB
3.	Establishment of a «School Café» at MAOU «School No. 10 of Belogorsk»	2026	257,3 sq m	A local cost estimate for the renovation of the dining hall has been prepared. Monitoring of commercial offers for furnishing and equipping the café is underway. Contracts are scheduled to be signed by 01.06.2026.		13.5	RB, MB
4.	Renovation of the food preparation unit at MAOU «School No. 10 of Belogorsk»	2026	116,7 sq m	Documentation preparation, comprising local cost calculations and commercial offer monitoring, to facilitate future contract signing.		3.7	MB

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
5.	Facade repair at MADOU «Kindergarten No. 6», 8 Krasnoarmeyskaya Street	2026	Dismantling works, thermal insulation, installation of a metal framework and a ventilated rainscreen facade	A contract has been signed for dismantling works, thermal insulation, and installation of a metal framework.  A local cost estimate has been prepared for the installation of a ventilated rainscreen facade and a drainage (gutter) system.	Municipal program «Development of education in the town of Belogorsk»	13.8	MB
6.	Floor repair works on the 3rd and 4th floors at MAOU Secondary School No. 17	2026	Replacement of board floors with linoleum flooring	A local cost estimate has been prepared. Contract execution is planned by 01.06.2026		2.5	MB
7.	Repair of the building of the Municipal Autonomous Institution «Cultural Center of the Amurselmash microdistrict»	2026	Building area: 918 sq m. Auditorium seating capacity: 235 seats.	Preparation of tender documents	Municipal program «Development and preservation of culture and arts in Belogorsk»	19.3	RB, MB
8.	Reconstruction of the Municipal Autonomous Institution «Lokomotiv Stadium»	2025-2028	Total area 30,113.0 sq m	Preparation of project documents	Municipal program «Development of physical culture and sports in the territory of Belogorsk»	11.3	RB, MB
9.	Creation of a smart sports ground at the Municipal Autonomous Educational Institution «School No. 5 of Belogorsk»	2026	Procurement and installation of sports and technological equipment.	Preparation of documentation (local cost estimates, monitoring of		12.6	RB, MB

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
10.	Construction of a foundation for the installation of a smart sports ground at the Municipal Autonomous Educational Institution «School No. 4 of Belogorsk», 5 Aviatsionnaya Street	2026	Construction of a base for a multi-purpose court for basketball, football and volleyball (28×15 m) and a workout sports area (20×12 m)	commercial offers) for the purpose of further contract execution	Municipal program «Development of physical culture and sports in the territory of Belogorsk»	16.8	RB, MB
11.	Preparation of the municipal autonomous institution «Amurselmash stadium» for hosting the finals of the Spartakiad of cities of the Amur Region	2026	38,957.0 sq m	In progress		36.8	RB, MB
<b>Creation of a comfortable urban environment</b>							
1.	Landscaping and improvement of the territory around Zerkalnoye Lake	2025-2026	64,376 sq m	Design and cost estimate documentation has been developed; works to be executed in 2026	Municipal programme «Modernisation of the housing and utilities sector, energy conservation, Improvement of energy efficiency, and urban improvement in the town of Belogorsk»	153.0	FB, RB, MB
2.	Landscaping of the territory of the square «Alley of Youth» (Section 3)	2026	2,754 sq m	Preparation of tender documents		26.9	FB, RB, MB
3.	Landscaping and improvement of inter-courtyard driveways (access drives)	2026	22 driveways	Preparation of tender documents		31.3	RB, MB
4.	Landscaping of Far Eastern courtyards (62 Kirova Street, 21	2026	2 courtyards	Preparation of tender documents		20.2	FB, RB, MB

№	Project name	Period of implementation, year	Object characteristics (capacity, length, etc.)	Current state	Implementation programme	Total funding, mln RUB	
						Total	By funding source
1	2	3	4	5	6	7	8
	Lenina Street, 55 and 57 Kirova Street)						
5.	Landscaping of the territory of Nikolsky military town, Belogorsk	2026	Repair of the driveway	Preparation of tender documents	Municipal programme «Modernisation of the housing and utilities sector, energy conservation, Improvement of energy efficiency, and urban improvement in the town of Belogorsk»	8.1	RB, MB

**Note:** FB — Federal Budget, RB — Regional Budget, MB — Municipal Budget.

## **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**

To ensure access to quality education, the town is implementing the municipal program «Development of Education in the town of Belogorsk», which focuses on the development of preschool, general, and supplementary education for children.

The municipal educational network comprises 23 educational organizations, including: 8 general education institutions (7.6 thousand students), 13 preschool educational organizations (2.7 thousand children enrolled), 2 supplementary education organizations for children (1.2 thousand learners).

As part of the federal project «Success of Every Child» under the national project «Education», which aims to establish an effective system for identifying, supporting, and developing children's abilities and talents, measures have been implemented to introduce personalized accounting in supplementary education. Since July 2020, a municipal support center for supplementary education has been operating in Belogorsk, working within the AIS «Navigator».

Access to supplementary educational services in the artistic and aesthetic, musical, and choreographic fields is provided by the following institutions: Municipal Autonomous Institution of Additional Education «Center for Education Development, Belogorsk», Municipal Autonomous Educational Institution «Center for Additional Children's Education, Belogorsk», Municipal Autonomous Institution of Additional Education «Children's Art School», Municipal Autonomous Cultural Institution «V.M. Priyemokhov Cultural Development Center, Belogorsk».

The services of the Municipal Autonomous Institution of Additional Education «Center for Education Development, Belogorsk» are in high demand. The center implements supplementary general developmental programs across four areas: natural

sciences, cultural studies, social and pedagogical education, artistic and aesthetic education. The center's core activities include providing educational services (including for preschool children), tutoring in academic subjects, pre-university preparation, and foreign language instruction.



The Municipal Autonomous Institution of Additional Education «Children's Art School» is an educational institution in Belogorsk that provides supplementary education in the arts, with official federal-standard certification. The school operates eight departments: theoretical, piano, folk arts, string instruments, choreography,

fine arts, vocal, theater. Creative ensembles are successfully developing. In 2025, 381 students participated in general developmental educational programs, receiving comprehensive creative training across various art forms.

The sports and health-promoting component of supplementary educational services for children of various ages is primarily delivered at the facilities of three town sports institutions: the Municipal Autonomous Institution of Additional Education «Sports «School Belogorets», the Municipal Autonomous Institution of Additional Education «Sports School No. 1 of Belogorsk», and the Municipal Autonomous Institution of Additional Education «Sports School No. 2 of Belogorsk». Training sessions at the sports schools cover 17 sports disciplines, including: track and field athletics, artistic gymnastics, chess, checkers, basketball, volleyball, biathlon, orienteering, karate, sambo, boxing, freestyle wrestling, jiu-jitsu, hand-to-hand combat, football and mini-football, table tennis.

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 children aged 5 to 18 being trained in digital technologies at the centre, following these educational tracks: «Basics of Computer Literacy», «Robotics», «Programming», «System Administration», «Cybersecurity», «3D Modelling and Graphic Design», «Chess».



In Belogorsk, there operates a school for training in unmanned piloting skills, established in 2020 on the basis of an additional education institution by order of the Head of the town of Belogorsk.

In November 2023, the drone school acquired the status of an independent legal entity as the «Centre for Unmanned Competencies». It was the first such school in the Far East, and the Centre for Unmanned Competencies has become the first and only one in the Far East, as well as the official representative of the All-Russian Drone Racing League.



The organisation's activities cover more than twenty areas. The key areas for the Centre for Unmanned Competencies (CUC) include unmanned vehicle piloting training, programming, esports, as well as the provision of various services in the field of application, maintenance, and development of the unmanned systems industry.

State educational institutions of secondary vocational education operate within the town: the State Professional Educational Autonomous Institution of the Amur Region (GPOAU AO) «Amur College of Service and Trade» (Branch No. 4) and the State Professional Educational Autonomous Institution of the Amur Region (GPOAU AO) «Amur Multifunctional Centre for Professional Qualifications». These institutions provide training for skilled workers, employees, and mid-level specialists.

## Healthcare

In the healthcare sector, efforts are underway to preserve and strengthen the health of citizens and to improve the accessibility and quality of medical care.

Medical services in Belogorsk are provided by both public and private organisations. Medical care under compulsory and supplementary insurance policies can be obtained at the State autonomous healthcare institution of the Amur region «Belogorsk interdistrict hospital», which includes:



an in-patient department (hospital); an adult outpatient clinic; a children's outpatient clinic; a children's health centre; a women's consultation clinic; an emergency medical care unit; a dental clinic; a laboratory diagnostics department; a radiology and functional diagnostics department; a physiotherapy department.

Medical services are also available at the outpatient clinic of the structural subdivision of the Private Healthcare Institution «Hospital «RZD-Medicine», which includes an adult outpatient clinic and provides various diagnostic examination services.

The town is also home to: a branch of the State Budgetary Healthcare Institution of the Amur Region «Amur Regional Tuberculosis Dispensary» in Belogorsk; a branch of the State Autonomous Healthcare Institution of the Amur Region «Amur regional narcological dispensary» — the Narcological dispensary of Belogorsk; the Federal State Public Institution «411th military hospital» of the Ministry of defence of the Russian Federation.

## Culture

To foster the development of the cultural and creative potential of the town's residents, the municipal programme «Development and preservation of culture and the arts in the town of Belogorsk» is being implemented.

To provide conditions for organising public leisure activities and meeting community cultural needs, the following facilities operate within the town of Belogorsk: 3 club-type institutions, 3 culture and recreation parks, 2 cinemas, 3 libraries, a local history museum.

Adults and children can take lessons in dance, music, drawing, and other arts and creative activities under the guidance of qualified instructors. In 2025, there were 52 creative groups operating, including club formations, artistic ensembles, amateur associations, and interest clubs at the following institutions: Municipal Autonomous Institution «Cultural centre of the Amurselmash microdistrict», Municipal Autonomous Cultural Institution «V.M. Priyemokhov Centre for cultural development», Municipal Autonomous Institution of Additional Education «Children’s school of arts», Municipal Budgetary Institution «Centralised library system of Belogorsk».

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 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. Priyemokhov Centre for cultural development is actively engaged in creative activities for both adults and children. In 2022, the centre celebrated its 5th anniversary. The construction of the facility, with a total area of 1.5 thousand square metres, took place from September 2015 to February 2017. In December 2021, the first virtual concert hall in the Amur Region was opened there. It was equipped as part of the regional project «Digital Culture» under the national project «Culture».



More than 600 people participate in activities at the Centre for Cultural Development annually.

As part of the implementation of the national project «Education», specifically in the area of developing supplementary education, the organisation obtained a licence for educational activities in 2022. In February 2023, the Priyemokhov Centre for Cultural Development launched the «Pushkin Card» project.

Traditionally, the town 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 town center. For residents and guests of the town, 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 park improvement project was implemented in Belogorsk — specifically, the renovation of the F.E. Dzerzhinsky park. By decision of V.A. Orlov, Governor of the Amur region, 150 million rubles were allocated from the regional budget for the reconstruction of the park, which is located in the central part of the town. The funding was provided as part of support for participants in the All-Russian

competition for the best projects of comfortable urban environment development.



As a result of the park renovation project, the following works were completed: development of active and passive recreation zones, construction of pedestrian pathways using paving tiles and rubber surfacing,

installation of a pedestrian viaduct, placement of architectural features, creation of bicycle ramps and a skatepark.

### **Physical training and sports**

In order to foster a need for a healthy lifestyle among the population and to create conditions for the development of mass sports in the town of Belogorsk, activities under the municipal programme «Development of physical culture and Sports in the territory of the town of Belogorsk» are being implemented.

The town features the following sports and recreation facilities: a physical culture and health complex with a universal games hall and a swimming pool, 3 sports schools, 3 stadiums, 42 sports halls, more than 100 flat-surface sports facilities.

For citizens wishing to engage in regular physical exercise, sports clubs and fitness centres are available, and sports sections and sports-oriented groups have been organised. The town's physical culture and health organisations offer fitness classes, yoga, aerobics, boxing, and many other activities.



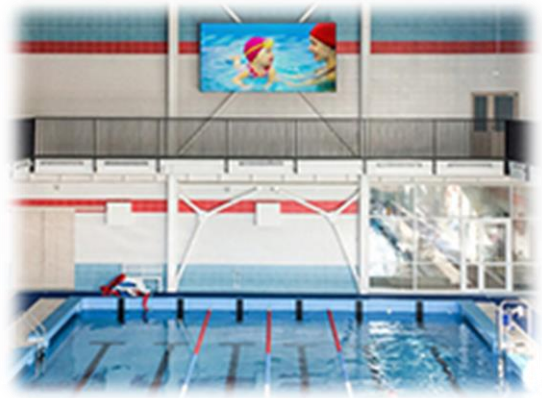
The town's sports schools feature departments for basketball, volleyball, table tennis, orienteering, freestyle wrestling, karate, boxing, sambo, football, and other sports. In 2025, 1 772 people were enrolled in supplementary educational programmes for sports training at the town's sports schools.

A total of 34.1 thousand town residents are engaged in regular physical exercise and sports activities.

In 2025, 250 mass sports events were organised and held, with a total reach of 22 thousand participants. For comparison, in 2024 there were 245 sports events.

The activities of the Sergey Solnechnikov Physical culture and health complex, named after the Hero of Russia, are aimed at engaging the population in physical exercise and sports, promoting mass sports, and supporting the All-Russian GTO (Ready for Labour and Defence) movement.

This indoor physical culture and health complex, with an area exceeding 9.5 thousand square metres, includes a children's pool and an adult pool, a universal games hall, a gym, and other facilities. The sports halls of the complex are designed to host competitions in basketball, volleyball, handball, mini-football, tennis (both court and table), gymnastics, and athletics. In 2025, 2 411 people aged 3 to 29 took part in swimming, fitness, and martial arts activities at the Sergey A. Solnechnikov Physical culture and health complex.



In order to create conditions for year-round engagement in winter sports, a project to construct a physical culture and health complex with an ice rink was implemented in the «Yuzhny» (Southern) microdistrict in 2025. The developer is the Gazprom Social Initiatives Support Fund. The building, with an area of 4 thousand square metres,



includes: an ice rink (60×30 m) for training sessions in ice hockey and figure skating, as well as for public ice skating; a warm-up hall; 4 locker rooms; a medical room; administrative, utility, and technical premises.

## INVESTMENT ATTRACTIVENESS

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

The Amurskaya Advanced Development Territory (Amurskaya ADT) 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 Territory in Belogorsk is related to agriculture. Considering that the regulation on the establishment of the Amurskaya ADT establishes a broad list of types of economic activity, the specialization profile of the Amurskaya ADT extends beyond agrarian-type projects.

The Administration of the town of Belogorsk also creates conditions for the implementation of investment projects by organisations and small and medium-sized businesses within the town district:

The work has been organised to implement the Standard for Local Self-Government Bodies' Activities to Ensure a Favourable Investment Climate in the town of Belogorsk. In accordance with the approved requirements, an action plan for the implementation of the municipal investment standard has been developed, and monitoring of the plan's implementation has been established.

By resolution of the Belogorsk town Council of People's Deputies No. 48/100 dated 27.11.2025, the Master Plan of the town of Belogorsk, Amur region, was approved in a new edition.

By resolution of the Belogorsk Council of People's Deputies No. 59/20 dated 29.04.2021, the Rules for Land Use and Development of the Municipal Formation «Belogorsk urban district» (as amended on 27.11.2025) were approved.

The Council for Improving the Investment Climate and Developing Entrepreneurship under the Administration of the town of Belogorsk is operational. Its activities are aimed at coordinating and harmonising the actions of businesses and authorities on investment policy matters.

In 2025, five meetings on the development of small and medium-sized entrepreneurship were held under the auspices of the Head of the town of Belogorsk.

Close cooperation has been established between the municipality and the administrative and managerial infrastructure of the Amur region.

## Competitive advantages

The key competitive advantages that constitute the investment potential and appeal of the town of Belogorsk include:

1. The approval and launch of federal-level strategic planning documents for the town namely, the Master Plan and the Long-Term Comprehensive Socio-Economic Development Plan for the town of Belogorsk (up to 2030). These documents envisage the implementation of measures for the construction and renovation of social infrastructure facilities, urban improvement, and the construction and modernisation of utility and transport infrastructure.

2. The approval and launch of the Implementation Schedule («roadmap») for the gasification of Belogorsk up to 2032, including the construction and commissioning of a gas-fired boiler house.

3. The inclusion of Belogorsk in the Unified List of Key Settlements of the Russian Federation as part of the national project «Infrastructure for Life».

4. Housing construction in Belogorsk under the programme «Affordable Rental Housing in the Far Eastern Federal District».

5. A favourable economic and geographical position, characterised by:

- close proximity to the regional centre – the town of Blagoveshchensk;
- location in the most developed part of the Amur region;
- placement in a zone bordering China.

6. The presence of a well-developed transport and logistics infrastructure. Belogorsk is a major transport hub in the Russian Far East.

The territory of Belogorsk is crossed from northwest to southeast by the Trans-Siberian Railway (Moscow–Vladivostok), to which the dead-end railway line «Belogorsk-Blagoveshchensk» is connected. East of the town of Belogorsk, at a distance of 7 km in the area of the settlement of Vasilyevka, runs the federal highway Chita–Khabarovsk. The federal highway to Blagoveshchensk adjoins the «Amur» highway in the southwest direction.

These infrastructural advantages of the municipal formation are complemented by the presence of four river ports, as well as water and air routes linking the Russian Far East and the European part of Russia.

7. The opening of the automobile bridge between Russia and China, built across the Amur river.

8. The operation of a preferential regime for investors within the boundaries of Belogorsk under the Amurskaya ADT.

9. The development of the town as a centre for the processing of agricultural raw materials. This has been facilitated by Belogorsk's location in close proximity to administrative districts with an agricultural specialisation.

10. The construction in Belogorsk of the largest enterprise in Russia by GC «Sodruzhestvo» for the processing of agricultural products. More than 600 jobs will be created. For specialists and their families, a new residential microdistrict with supporting infrastructure is being built near the enterprise.

11. Favourable agro-climatic conditions for the production of many types of crop and livestock products, with more than 200 sunny days per year.

12. The presence of explored reserves of clay raw materials for coarse ceramics and sand-gravel materials within Belogorsk and within a 100-km radius of the town. The resource potential allows for the organisation of brick, tile, and concrete production, as well as construction and repair works.

13. The availability of spare power capacity following the completion in 2020 of the construction of the new «Maslozavod» substation (110/10 kV) and two 110 kV power transmission lines. The maximum capacity of power-receiving devices is 16 MW.

14. The availability of vacant land plots within the town of Belogorsk that are provided with the necessary engineering infrastructure, with additional plots planned for inclusion in the boundaries of the Amurskaya ADT if required.

15. The presence of potential investors ready to participate in project implementation.

16. The existence of a developed system of education, healthcare, culture, and sports.

17. A low unemployment rate.

18. The social orientation of local budget expenditures.

19. The formation of a favourable investment climate.

20. Experience in municipal management, including in establishing an Advanced Development Territory, mobilising tax and non-tax budget revenues, working with investors, and creating the unified information network “Open Municipality”. The town successfully shares this experience not only with the executive authorities of the Amur Region, but also with other municipalities.

### **Development priorities and «growth points»**

Attracting investments into the economy of the town of Belogorsk is the key to the town’s future and its successful development. Therefore, creating a favourable investment climate within the territory of Belogorsk is one of the priority activities of the Administration of the town of Belogorsk.

The development of industrial potential, improvement of the investment climate, and support for the growth of small and medium-sized enterprises are the priority goals of the Strategy for Socio-Economic Development of the town of Belogorsk for the period up to 2035. This strategy was approved by resolution of the Belogorsk Town Council of People’s Deputies No. 54/144 dated 26.03.2026.

**The priority areas of the investment policy of the town of Belogorsk and ensuring its overall economic growth are:**

<b>Priority Areas of Development for the town of Belogorsk</b> (in accordance with the Strategy for socio-economic development of the town of Belogorsk for the period up to 2035)	<b>Area of activity</b>
<b>1. Industrial potential development</b>	<b>Objective:</b> to create favourable conditions for the realisation of industrial potential, to establish new and support existing competitive production facilities, and to create conditions for the development of agricultural production.
Implementation of investment projects within the Advanced Development Territory «Amurskaya»	The development of these areas is proposed within the framework of the «Food Valley» project. The project includes eight new agricultural production facilities, some of which are technologically linked to the ADT resident LLC «Masloekstraktsionny Zavod Amursky» – the driver of the Food Valley.
– development of the agro-industrial complex, comprising the following sectors:	<ul style="list-style-type: none"> <li>• crop production (greenhouse vegetable production in protected cultivation)</li> <li>• food production</li> <li>• beverage production (lemonades and carbonated water)</li> <li>• processing of by-products for animal husbandry (animal feed production / compound feed manufacturing)</li> </ul>
– development of warehouse infrastructure and auxiliary transport activities	<ul style="list-style-type: none"> <li>• construction of a production and logistics complex</li> </ul>
<b>2. Gasification</b>	<b>Objective:</b> to create conditions for connecting the population and industrial consumers to the gas supply.
Implementation of gasification measures in the town of Belogorsk in accordance with the annual Synchronization Plans and Schedules for the Gas Supply and Gasification Development Program of the Amur Region and the actual readiness of consumers to receive gas.	<ul style="list-style-type: none"> <li>• preparation of potential consumers for gas usage</li> <li>• participation in the implementation of gasification measures for the territory of the urban district</li> <li>• approval of gas supply facility layout schemes</li> </ul>
<b>3. Improvement of investment potential</b>	<b>Objective:</b> to create a favourable investment climate in order to increase the volume of investments in various sectors of the economy.

Creation of the infrastructure necessary for investors	<ul style="list-style-type: none"> <li>• implementation of measures under the Long-Term Comprehensive Socio-Economic Development Plan for the town of Belogorsk for the period up to 2030, providing for the implementation of infrastructure projects in the social sphere, transport and logistics sector, and housing and communal services</li> </ul>
Implementation of the municipal investment standard	<ul style="list-style-type: none"> <li>• fulfilment of the requirements stipulated in the Standard of Activities for Local Self-Government Authorities of Municipal Formations in the Amur region, aimed at ensuring a favourable investment climate</li> </ul>
Administrative сопровождение and coordination of investment projects	<ul style="list-style-type: none"> <li>• compliance with the approved regulation for the сопровождение of investment projects under the “single window” principle</li> </ul>
Assistance to development institutions of the Far East in attracting residents of the advanced socio-economic development territory and direct investments	<ul style="list-style-type: none"> <li>• Interaction with JSC «Far East and Arctic Development Corporation» and ANO «Far East Investment and Export Promotion Agency»</li> </ul>
<b>4. Support for the development of small and medium-sized enterprises</b>	<b>Objective:</b> to create conditions for the development of small and medium-sized businesses as a key factor in the town’s economic growth, including support for self-employed citizens and social entrepreneurship
Provision of financial, property-related, and consulting support to small and medium-sized enterprises	<ul style="list-style-type: none"> <li>• provision of support measures to business entities under current municipal programs and non-program activities.</li> </ul>
	<ul style="list-style-type: none"> <li>• support and development of social entrepreneurship</li> </ul>
	<ul style="list-style-type: none"> <li>• attracting business entities to the resources and services of the «My Business» Center</li> </ul>
Reduction of administrative barriers to entrepreneurial activity	<ul style="list-style-type: none"> <li>• application of the regulatory impact assessment system for municipal regulations to analyze their impact on business and minimize negative consequences</li> </ul>
	<ul style="list-style-type: none"> <li>• information transparency</li> </ul>
	<ul style="list-style-type: none"> <li>• involving broad circles of business representatives in the resolution of socio-economic development issues concerning the town</li> </ul>
<b>5. Development of tourism potential</b>	<b>Objective:</b> advancement of the tourism industry as a key economic

	sector capable of meeting the growing demand for tourism services among citizens, through the establishment of tourist facilities, design of tourist routes, and development of comprehensive tourism infrastructure
Creating conditions for the development of food services, retail, entertainment facilities, parking areas, and other tourism infrastructure elements alongside accommodation facilities to meet the needs of both tourists and local residents	<ul style="list-style-type: none"> <li>• creation of a public spaces system</li> </ul>
Organization of a guest route for the purpose of town sightseeing	• development of tourism infrastructure
	• implementation of measures for the improvement of the town's territory
Creating stylistic uniformity and harmonizing the color scheme in the facade design of residential and public buildings	• development and implementation of the town's design code
Development of the town's tourism appeal in accordance with urban development strategies	• development of industrial tourism activities
	• development of event tourism activities (festivals, sports, and cultural events)
	• development of business tourism through organization of thematic events at regional, national, and international levels
Creating conditions for the development of crafts and traditional applied arts	• expanding market access opportunities for local producers
Implementation of a set of measures to develop the town's consumer market	• organization of fair trade
	• attracting local producers and private household farmers to participate in agricultural fairs
	• ensuring the operation of the non-stationary trading network in accordance with the placement scheme for non-stationary trade facilities in the town of Belogorsk
	• creating conditions for the establishment of seasonal food service establishments

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

On November 7, 2023, the List of Instructions of the President of Russia was approved following the meeting on the development of Far Eastern cities held on September 11, 2023 (Pr-2217 dated November 7, 2023). The list includes 13 measures from the Belogorsk master plan to be incorporated into the comprehensive socio-economic development plan for Far Eastern cities.

A long-term comprehensive socio-economic development plan for the town of Belogorsk for the period up to 2030 has been developed and approved by Order of the Government of the Russian Federation No. 4073-r dated December 29, 2023. The plan provides for the implementation of 36 measures, including: construction and renovation of social infrastructure facilities, urban improvement projects, construction and modernization of utility and transport infrastructure facilities.

Implementation of the long-term development plan for Belogorsk is already underway. Certain projects from the plan have been incorporated into municipal programs.

The strategic goal of the socio-economic development of the town for the period up to 2035 is to create conditions for a comfortable living environment for the population in a town with a stable and competitive economy, as well as a developed and modern social infrastructure.

To enhance the investment attractiveness of the municipal entity of the town of Belogorsk, the Council for improving the investment climate and promoting entrepreneurship under the Administration of the town of Belogorsk is operational (Resolution of the Administration of the town of Belogorsk No. 2069 dated September 9, 2024).

The Council for small and medium-sized entrepreneurship under the head of the town of Belogorsk is operational, supporting the development of entrepreneurial activity and addressing the town's economic challenges (Resolution of the Administration of the

town of Belogorsk No. 1076 dated December 11, 2008).

Work has been organized to implement the Standard for Local Self-Government Bodies' Activities to Ensure a Favorable Investment Climate in the Territory of the town of Belogorsk. In accordance with the requirements established by the Government of the Amur Region, an action plan for the implementation of the municipal investment standard has been developed, monitoring of the plan's implementation has been organized, and the information in the "Belogorsk: For Investors" section of the official website of the town of Belogorsk has been updated.

Thus, **the "growth points" for the investment development of the municipality** are:

- implementation of the municipal investment standard;
- administrative support for investment projects;
- assistance to development institutions of the Far East in attracting residents to the Advanced socio-economic development territory and securing direct investments;
- creation of the necessary infrastructure to attract investments.



## 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
<b>Ongoing investment projects</b>					
<b>1.</b>	<p>Construction of a plywood factory OSB. «International Business Unity» LLC.</p> <p style="text-align: center;">The Amurskaya ADT, Belogorsk, Amur Region, 676850</p> <p style="text-align: center;">General director: Tyukhaev Anatoly Anatolevich E-mail: <a href="mailto:mde-group@mail.ru">mde-group@mail.ru</a></p>	<p>plan – 43.63</p> <p>(fact – 43.63)</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 style="text-align: center;">Documentation available: business plan.</p>	<p>General Information: Construction works, equipment purchase are underway. Project implementation terms - additional agreement under consideration in KRDV JSC in terms of adjusting the project implementation terms.</p> <p style="text-align: center;">Stage of implementation: the project is under implementation.</p> <p style="text-align: center;"><a href="https://egrp365.org/map/?kadnum=28:02:000251:141">https://egrp365.org/map/?kadnum=28:02:000251:141</a></p>
<b>2.</b>	<p>Construction of a production and logistics complex in the Amur region (construction of a plant for deep processing of soybeans), «Far Eastern Agroterminal» LLC (Group of companies «Sodrugestvo»).</p>	<p>plan – 25,452.57</p> <p>(fact – 2,776.88)</p>	Not required.	<p>Documentation available: business plan.</p>	<p>General information: project implementation period is 2023-2026.</p> <p style="text-align: center;">Implementation stage: design and survey work is underway, preparatory stage of construction and</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
					installation works are underway. <a href="https://egrp365.org/map/?kadnum=28:02:000607:1">https://egrp365.org/map/?kadnum=28:02:000607:1</a>
3.	Establishment of a cardboard processing shop, «Pererabotka» LLC  General director: Bezrukov Gleb Vladimirovich E-mail: <a href="mailto:avtositi2011@mail.ru">avtositi2011@mail.ru</a>	plan – 30.53	Not required.	Documentation available: business plan.	General information: project implementation period is 2025-2026.  Stage of implementation: the project is under implementation.  <a href="https://egrp365.org/reestr?egrp=28:02:000251:128">https://egrp365.org/reestr?egrp=28:02:000251:128</a>
4.	Construction of an apartment residential building with integrated public spaces in the town of Belogorsk, JSC Specialized Developer «BelogorskStroy»  General director: Pesochinsky Igor Nikolaevich	plan – 300.0	Bank financing	Project capacity: 3,375 square meters,	General information: project implementation period is 2025-2026.  Stage of implementation: the project is under implementation.
<b>Investment projects planned for implementation</b>					
1.	Construction of a plant for deep processing of soybeans 3rd stage,	Not defined	Not required	Purpose of the project: increasing the volume of food	General information: under development.

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
	<p>«Amursky» Oil Extraction Plant LLC.</p> <p>18 Proizvodstvennaya Str., Belogorsk, Amur Region, 676850</p> <p>Director: Morozov Andrey Sergeevich E-mail: <a href="mailto:amursky@amuragro.ru">amursky@amuragro.ru</a></p>			production, increasing the capacity of the isolate shop.	<a href="https://egrp365.org/map/?kadnum=28:02:000000:6885">https://egrp365.org/map/?kadnum=28:02:000000:6885</a>
2.	Creation of logistics infrastructure	–	Investor search	Purpose of the project: construction of logistics infrastructure.	It is planned to obtain the status of a resident of an advanced development territory.
<b>Food Valley projects</b>					
<a href="https://invest.amurobl.ru/upload/iblock/f7f/conzwns0osqhpaw2iwq69pvkso6az014/Investitsionnoye-predlozheniye-Prodovol_stvennaya-dolina.pdf">https://invest.amurobl.ru/upload/iblock/f7f/conzwns0osqhpaw2iwq69pvkso6az014/Investitsionnoye-predlozheniye-Prodovol_stvennaya-dolina.pdf</a>					
1.	Plant for deep processing of grain crops Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: <a href="mailto:tor@belogorck.ru">tor@belogorck.ru</a> , tel.: +7(914)600-80-75, +7(41641)2-03-58,	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;	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

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)2-03-51			- 40,000 tons of sorbitol; - 90,000 tons of feed additives.  Documentation available: a business idea. Under development.	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, including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
2.	Greenhouse complex  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 – 794.8/ 794.8	Attraction required investor.	Project capacity: cucumbers - 1,500 tons per year; tomatoes - 1,500 tons per year.  Documentation available: a business idea. Under development.	Purpose of the project: to provide the population with organic 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, including a description of infrastructure provision (availability of available capacities of engineering

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
					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 Belogorsk has formed a list of investment sites for the possible implementation of the project, 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	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	Purpose of the project: creation and operation in the field of a multifunctional office and warehouse complex, including both dry and

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
	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			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. Under development.	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, including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
5.	Livestock complex with the creation of a workshop for the production of semi-finished meat products  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 – 13,000.0/ 13,000.0	Attraction required investor.	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.  Documentation available:	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.  General information: Search for investors to implement the project.

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			a business idea. Under development.	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, including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).
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, including a description 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
					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, +7(41641)2-03-58, +7(41641)2-03-51	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 - 2 thousand tons per year.  Documentation available: a business idea. Under development.	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 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, including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).

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
8.	<p>Lemonade and water bottling plant</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 –  186.1/  186.1</p>	<p>Attraction required investor.</p>	<p>Project capacity:  3 million liters per year.  Manufactured products – drinking water and soft drinks.</p> <p>Documentation available:  a business idea.  Under development.</p>	<p>Purpose of the project:  production of high-quality drinking water and non-alcoholic beverages.</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, including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).</p>

### 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.	Land plot within the boundaries of the Amurskaya ADT in the town of Belogorsk	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	-	State property
2.	Land plot within the boundaries of the Amurskaya ADT in the town of Belogorsk	Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km. The area is adjacent to the Belogorsk-Blagoveschensk highway. The access road to the Site provides access from the federal road and from the town 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.	<a href="#">28:02:000429</a> 678.5 ha	greenfield	There is a 220 kV overhead power line 3 km north-east of the site (spare capacity is available). It is required to build a transformer substation with an installed capacity of 75 MW, construction of 110 kV overhead line 7 km long to the substation 'Belogorsk' 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 there is a boiler house	Construction of industrial-purpose facilities	lease	-	Non-delineated state ownership

‘Transportnaya’, there is no free capacity.

There are no municipal water supply facilities in the vicinity. On the territory of the site there are water-bearing complexes, which will provide water supply through artesian wells. At a distance of 500 m from the site there is a water tower of JSC ‘Russian Railways’ built in 1936 (currently not functioning). There are no municipal wastewater treatment facilities in the vicinity. Construction of new treatment facilities is required.

3.	Land plot within the boundaries of the Amurskaya ADT in the town of Belogorsk	Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km. The area is adjacent to the Belogorsk-Blagoveschensk highway. The access road to the Site provides access from the federal road and from the town 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.	<a href="#">28:02:000429</a> 25.0 ha	greenfield	There is a 220 kV overhead power line 3 kilometres north-east of the site (spare capacity is available). It is required to build a transformer substation with an installed capacity of 75 MW, construction of a 110 kV overhead line 7 km long to the Belogorsk substation and internal power grids from the transformer substation to the residents' facilities with a total length of 14 km.  transformer substation to the residents' facilities with a total length of 14 kilometres. At a distance of 1.5-2.0 km to the north-west of the planned site there is a boiler house ‘Transportnaya’, there is no free capacity. There are	Construction of industrial-purpose facilities	lease	-	Non-delineated state ownership
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no municipal water supply facilities in the vicinity. On the territory of the site there are aquifer complexes, which will provide water supply through artesian wells. At a distance of 500 metres from the site there is a water tower of JSC 'Russian Railways' built in 1936 (currently not functioning). There are no municipal wastewater disposal facilities in the vicinity. Construction of new treatment facilities is required.

**Owner:** municipal formation of the town of Belogorsk.

**Address:** 2 Gagarina Str., Belogorsk, Amur Region, tel.: +7(914) 600-80-69, +7(41641) 2-48-84.

**E-mail address:** [info@belogorck.ru](mailto:info@belogorck.ru)

**PHOTO TABLE**

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



**PHOTO TABLE**

**Belogorsk, 28:02:000429 (square 678.5 ha)  
land address**



**PHOTO TABLE**

**Belogorsk, 28:02:000429 (square 25 ha)  
land address**



**List of unused land plots suitable for the construction  
of industrial premises 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
<b>Unused land plots suitable for production facility construction</b>				
1.	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
2.	28:02:000669:2 Belogorsk, Amur Region. Remoteness from the regional center: 110.0 km	359,674/ 35.97	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
3.	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
4.	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:	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
			according to the TS.	
5.	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
6.	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

**Owner:** municipal formation of the town of Belogorsk.

**Address:** 2 Gagarina Str., Belogorsk, Amur Region, tel.: +7(41641) 2-48-84, 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.	The MPI «Committee for property relations of the Administration of the town of Belogorsk» acts on behalf of the Urban district of the town of Belogorsk, 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +79145802854	18 Novaya Str., Nizinnoye v., Belogorsk, Amur Region.  Remoteness from the regional center - 140 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.	The MPI «Committee for property relations of the Administration of the town of Belogorsk» acts on behalf of the Urban district of the town of Belogorsk, 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +79145802854	16 Blagoveshchenskaya 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
3.	The MPI «Committee for property relations of the Administration of the town of Belogorsk» acts on behalf of the Urban district of the town of Belogorsk, 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +79145802854	30 Novaya Str., Belogorsk, Amur Region.  Remoteness from the regional center - 120 km.	1,500/147.9	municipal	Electric power supply, heating, water supply and sewage system are disconnected. The equipment has been dismantled.	An uninhabited one-storey building with an area of 147.9 sq.m, built in 1957.	acquisition of ownership
4.	The MPI «Committee for property relations of the Administration of the town of Belogorsk» acts on behalf of the Urban district of the	27 Pushkin Str., Belogorsk, Amur Region.  Remoteness from the regional	291.0/131.9	municipal	Electric power supply, heating, water supply and sewerage systems are in proper working	An uninhabited one-storey building with an area of 131.9	acquisition of ownership

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
	town of Belogorsk, 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +79145802854	center - 125 km.			order.	sq.m, built in 1993.	
5.	The MPI «Committee for property relations of the Administration of the town of Belogorsk» acts on behalf of the Urban district of the town of Belogorsk, 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +79145802854	13 Partizanskaya Str., Belogorsk, Amur Region.  Remoteness from the regional center - 123 km.	46.2	municipal	Electric power supply, heating, water supply and sewerage systems are in proper working order.	Four non-residential premises (offices) with a total area of 32.4 square meters and common areas with a total area of 13.8 square meters located on the 3rd floor of the building.	lease

**PHOTO TABLE**

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



**PHOTO TABLE**

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



**PHOTO TABLE**

**Belogorsk, Novaya Str., 30 (building square 147.9 sq.m)**



**PHOTO TABLE**

**Belogorsk, Pushkin Str., 27 (building square 131.9 sq.m)**



**PHOTO TABLE**

**Belogorsk, Partizanskaya Str., 13 (room square 32.4 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 town 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»).
- Resolution of the Administration of the town of Belogorsk No. 1989 of 12.11.2015 «On assessing the regulatory impact of draft municipal regulatory legal acts and expert examination of municipal regulatory legal acts».
- 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 town of Belogorsk».
- Regulation of the Administration of the town of Belogorsk No. 2003 of 02.09.2024 «On Approval of the Regulations for support of investment projects on the

principle of «one window».

- Regulation of the Administration of the town of Belogorsk No. 2075 of 09.09.2024 «On approval of the municipal program «Creation of conditions for the development of small and medium-sized business and the formation of a favourable investment climate in the town of Belogorsk».

## **STATE AND MUNICIPAL SUPPORT OF INVESTMENT ACTIVITY**

The following forms of support for small and medium-sized businesses 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 Territory of advanced development, 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 Territory of advanced development, re-export of goods (equipment).

Within the framework of the municipal program «Creating conditions for the development of small and medium-sized businesses and fostering a favorable investment climate in the territory of the town of Belogorsk», financial support for small and medium-sized entrepreneurship has been organized in the form of granting subsidies.

In accordance with: Federal Law No. 115-FZ dated July 21, 2005 «On concession agreements», Federal Law No. 224-FZ dated July 13, 2015 «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 the sustainable development of municipal-private partnership in the town of Belogorsk. By decision of the Belogorsk Town Council of People's Deputies No. 43/49 dated May 26, 2016, the Regulation «On Municipal-Private Partnership in the Municipal Entity of the town of Belogorsk» was approved.

By Resolution of the Administration of the town of Belogorsk No. 1124 dated June 13, 2023, the procedure and conditions for concluding agreements on the protection and promotion of investments by the municipal entity of the town of Belogorsk have been approved.

Within the framework of the municipal program «Creation of conditions for the development of small and medium-sized business and the formation of a favourable investment climate 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.

## SUCCESS STORIES

### Amursky Oil Extraction Plant LLC



LLC “Oil Extraction Plant «Amursky» is a resident of the Advanced socio-economic development territory «Amurskaya» (November 16, 2015 — date of signing the Agreement on Business Activities).

The soybean deep processing plant produces soy protein isolate with a protein content of 90 %.

September 5, 2017 — commissioning of the first phase of the plant.

Production capacity of the first phase: processing of 240 thousand tons of soybeans per year.

Investment volume for the construction of the first phase of the plant amounted to 1.9 billion rubles.

In 2020, the second phase facilities were put into commercial operation, and production of new products was launched (isolate, fiber).

Production capacity of the second phase: soy protein isolate – 10 thousand tons, food meal – 41.5 thousand tons, dietary fiber – 5.9 thousand tons.

Investment volume for the construction of the second phase of the plant amounted to 2.9 billion rubles.

In 2020, a feed production workshop was opened: production of pelleted feed for animals and poultry with a capacity of 160 thousand tons per year was organized.

Currently, deliveries of complete feed are carried out across the entire Far East region.

In total, the enterprise has created more than 800 new jobs.

For employees of the oil extraction plant, a multi-unit residential building (36 apartments) was constructed in the central district of the town in 2017. An additional 113.7 million rubles were invested in the construction of the residential building.

In 2021, the Resolution of the Government of the Russian Federation was approved to expand the boundaries of the Advanced socio-economic development territory by including new land plots for the implementation of the project to modernize the Seryshevo Elevator. The project is being implemented by LLC «Oil Extraction Plant «Amursky» for the receipt, primary processing, drying, and storage of raw materials.

In 2022, the second multi-unit residential building in the central district of the town (65 apartments) was commissioned.

In 2024, a multi-unit residential building on Zheleznodorozhnaya Street (70 apartments) was completed.

Construction of the third phase of the plant is planned, along with an increase in the capacity of the isolate workshop to 15 thousand tons per year.

### **Belkhleb LLC**



LLC «Belkhleb» is a resident of the Advanced socio-economic development territory «Amurskaya» (March 15, 2016 – March 3, 2026 – period of operation as an ADT resident; the agreement on business activities within the ADT was terminated due to the expiration of its term).

The enterprise produces bread, bakery, and confectionery products.

April 2016 — commissioning of the facility.

Total project cost: 18 million rubles.

Production capacity of the enterprise: 490 tons of bakery products per year.

Fifteen new jobs have been created.

### **Group of Companies «ZhSK»**



The production complex «ZhSK» includes a concrete plant, a tile production plant, and a rubber crumb production plant along with manufacturing of products from it.

2021 — launch of production.

2022 — production expansion: manufacturing of rubber paving tiles and paving blocks.

Equipment cost: 31.1 million rubles.

The production line is capable of processing up to 500 tons of rubber per year.

Total number of employees: 500 people.

### **Family bakery Individual Entrepreneur Rodnova Taisiya Valerievna**



The business began as a home hobby of cake baking.

June 1, 2022 – opening of the family bakery and confectionery shop in the center of Belogorsk, at 17B Skorikova Street.

In 2023, a pastry production workshop was launched. In addition to cakes and confectionery items, the production of sourdough bread, buns, and pies was started.

In 2026, the second bakery and confectionery shop was opened at 47G Kirova Street.

Twenty-seven new jobs have been created.

Bakeries operating under the registered trademark «Rada Slada» produce and sell more than 50 items daily, including delicious and healthy sourdough breads, hearty and sweet pastries, and confectionery products. The brand's signature product is shock-frozen cakes: this unique technology preserves the freshness of desserts for up to six months without adding artificial preservatives.

Today, «Rada Slada» is more than just a bakery. It is a place where everything is baked with love every day, where quality and traditions are valued, yet innovations are boldly introduced.

### **Coffee shop «FreyMi» Individual Entrepreneur Freyman Elena Yakovlevna**



August 10, 2018 – start of operations for the coffee shop owned by individual entrepreneur Elena Yakovlevna Freyman.

The main activity is retail trade in tea, coffee, and cocoa in specialized stores.

The coffee shop «FreyMi» is one of the popular spots among residents of Belogorsk, where you can spend time with friends or family, enjoying aromatic coffee and fresh pastries. The coffee shop regularly hosts business meetings, providing an opportunity to present one's activities.

### **Training and Adaptation Center for Children with Special Needs, LLC «I CAN»**



On August 15, 2023, the Center for Learning and Social Adaptation of Children with Special Needs, LLC «I CAN», opened in Belogorsk.

The main activity of the center is supplementary education for children and adults, not included in other categories.

The organization implements adapted education programs for children with disabilities and special health needs, which differ from inclusion programs provided by municipal educational institutions.

More than 60 children are enrolled at the center, with another 16 on the waiting list.

Children attending the educational center LLC «I CAN» come not only from Belogorsk, but also from the Belogorsky, Seryshevsky, Mazanovsky, and Magdagachinsky districts.

In May 2024, LLC “I CAN” was granted the status of a «Social Enterprise».

In 2025, the organization received a grant from regional and local budgets amounting to 22.8 million rubles for the improvement of the facility’s territory and the creation of a specialized playground for children.

The Administration of the town of Belogorsk invites entrepreneurs and potential investors to cooperate in order to jointly implement effective investment projects and address issues of socio-economic development of the town of Belogorsk.

Detailed information about the municipal entity of the town of Belogorsk, the municipal services provided, and the offers available to entrepreneurs and investors can be found on the official websites: [belogorck.ru](http://belogorck.ru) and [tor.belogorck.ru](http://tor.belogorck.ru).

**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 Investment Commissioner in Belogorsk Larisa Vyacheslavovna Tsyrukunova
3.	Administration of the town of Belogorsk	2 Gagarina Str., Room 115, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-37-83, E-mail: zvereva@belogorck.ru	Deputy Head for territorial development Olga Valerievna Zvereva
4.	Administration of the town of Belogorsk, Department of Housing and Public Utilities of the Administration of Belogorsk	31A Partizanskaya Str., Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-00-93 E-mail: alexeyeva@belogorck.ru, tom_1@inbox.ru	Deputy Head for housing and public utilities Olga Nikolaevna Alekseeva
5.	MPI «Committee for property relations of the Administration of the town of Belogorsk»	2 Gagarina Str., Room 105, Belogorsk, Amur Region, 676850 Tel.: +7(914) 610-56-51, E-mail: kio_zemlya@belogorck.ru	Chairman MPI «Committee for property relations of the Administration of the town of Belogorsk» Oksana Sergeevna Borisova
6.	Administration of the town of Belogorsk	2 Gagarina Str., Room 409, Belogorsk, Amur Region, 676850	Chief of economic development and

No.	Name of organization	Address, telephone, e-mail address	Head
		Tel.: +7(41641) 2-03-51, +7(41641) 2-03-58, +7 (914) 600-80-75 E-mail: economica@belogorck.ru, tor@belogorck.ru	investments department <b>Olga Anatolyevna Petrovskaya</b>
7.	Administration of the town of Belogorsk	2 Gagarina Str., Room 112a, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-36-21, 2-05-51 +7(914) 600-80-34 E-mail: grad_plan@belogorck.ru	Chief of department of territorial planning and urban development <b>Svetlana Nikolaevna Tyaryna</b>
8.	Administration of the town of Belogorsk	2 Gagarina Str., Room 107, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-22-74, 2-48-84 +7(914) 600-80-69 E-mail: zemlyabelogorck.ru@yandex.ru	Chief of land relations department <b>Maria Sergeevna Mitryaskina</b>
9.	Administration of the town of Belogorsk	2 Gagarina Str., Room 410, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-03-58, +7 (914) 600-80-75 E-mail: tor@belogorck.ru	Main specialist of economic development and investments department <b>Julia Eduardovna Kartasheva</b>

The official messenger of Belogorsk in Telegram for investors to appeal to investors is @belogorck\_invest.

**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!**