



APPROVE

The head of Belogorsk town

« 15 »

of

S.Y. Melyukov

2025



Current as of December 1, 2025

# **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 settlers from the Perm and Vyatka governorates.*

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

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

*Nowadays 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 Area (Amurskaya ADA).

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.

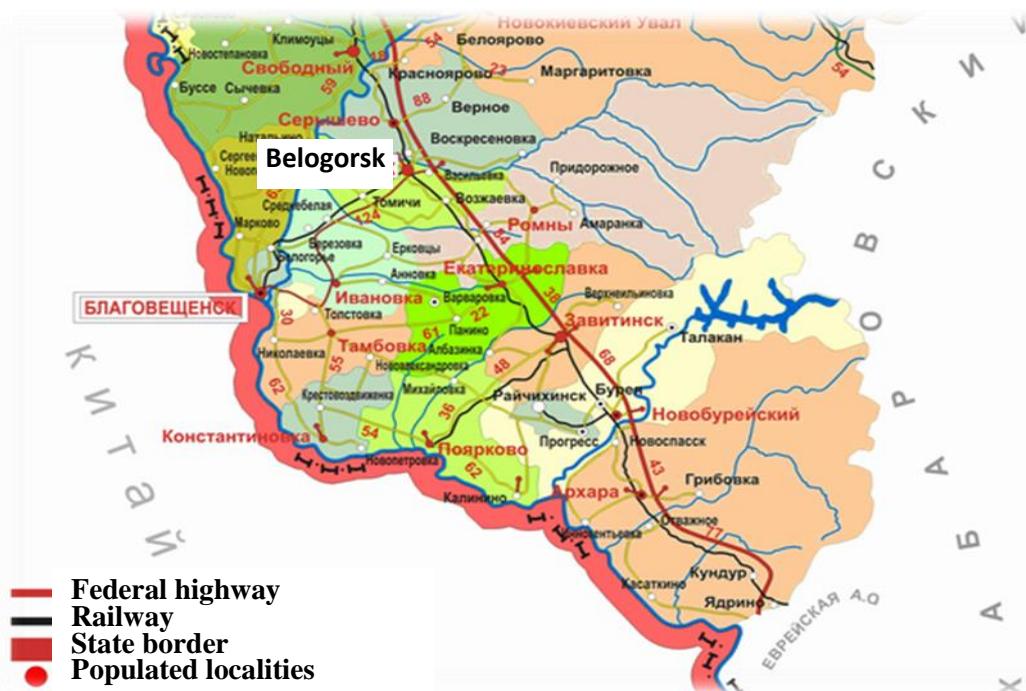
China is viewed as a potential investor, supplier and consumer of manufactured goods.

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.

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

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

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



### Historical reference

Belogorsk is one of the oldest residential areas in the Amur Region. The first settlement in the territory of the town, Aleksandrovskoye village, was founded in 1860 by settlers 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-Vostochnaya in 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 %).

In order to address demographic issues in Belogorsk, incentives are provided in the form of one-time payments to families upon the birth of children.

From 2015 to 2022, 49 families received financial assistance in the amount of 100 thousand rubles, and one family with triplets received 3 million rubles for housing acquisition (construction).

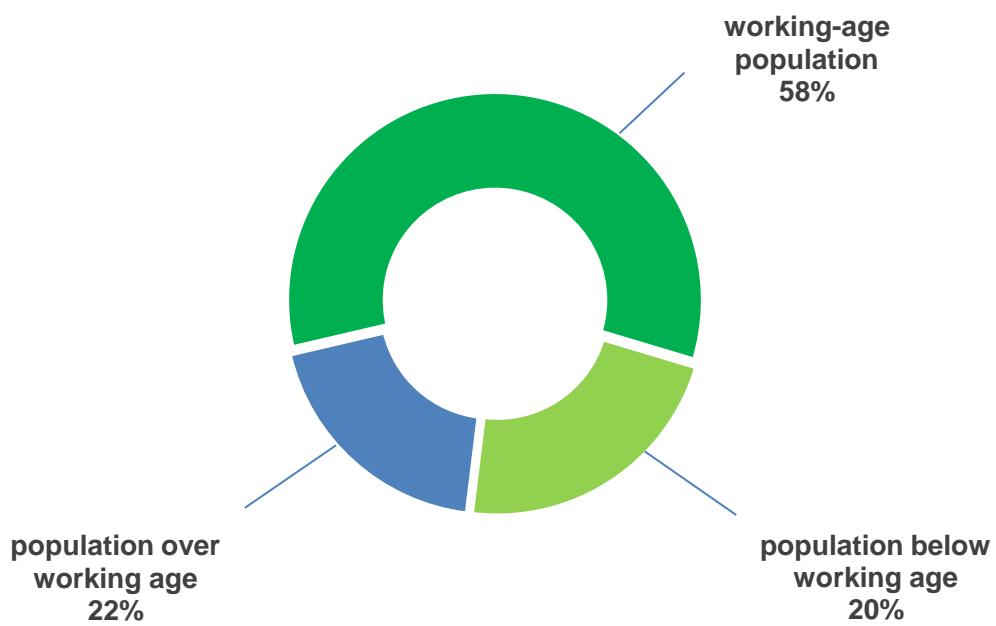
Starting from January 1, 2023, the financial assistance amount for Belogorsk families with twins was doubled by decision of the Head of Belogorsk and now amounts to 200 thousand rubles. In 2024, seven families who gave birth to twins received material support from the city budget in the amount of 200 thousand rubles.

In total, during the period of implementation of the rule for providing one-time payments to families upon the birth of children (from 2015 to 2024), 9.5 million rubles were allocated from the local budget for this type of targeted assistance.

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 city.

Of the overall number of population, 58.3 % is accounted for by the working age population (35.3 thousand people as of 01.01.2024, according to Amurstat).

## Population of Belogorsk by age groups



The average staff number in the town's large and medium-sized organizations was equal to 14.9 thousand people in 2024 (in 2023 – 14.8 thousand people).

According to the data of the Unified Register of small and medium-sized businesses posted on the website of the Federal Tax Service of Russia, in 2024, 1,570 entities (micro-, small and medium-sized enterprises, individual entrepreneurs) will be registered on the territory of Belogorsk, which is 87 units more than in 2023. About 5.5 thousand people are employed in small and medium-sized business organizations and individual entrepreneurs.

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

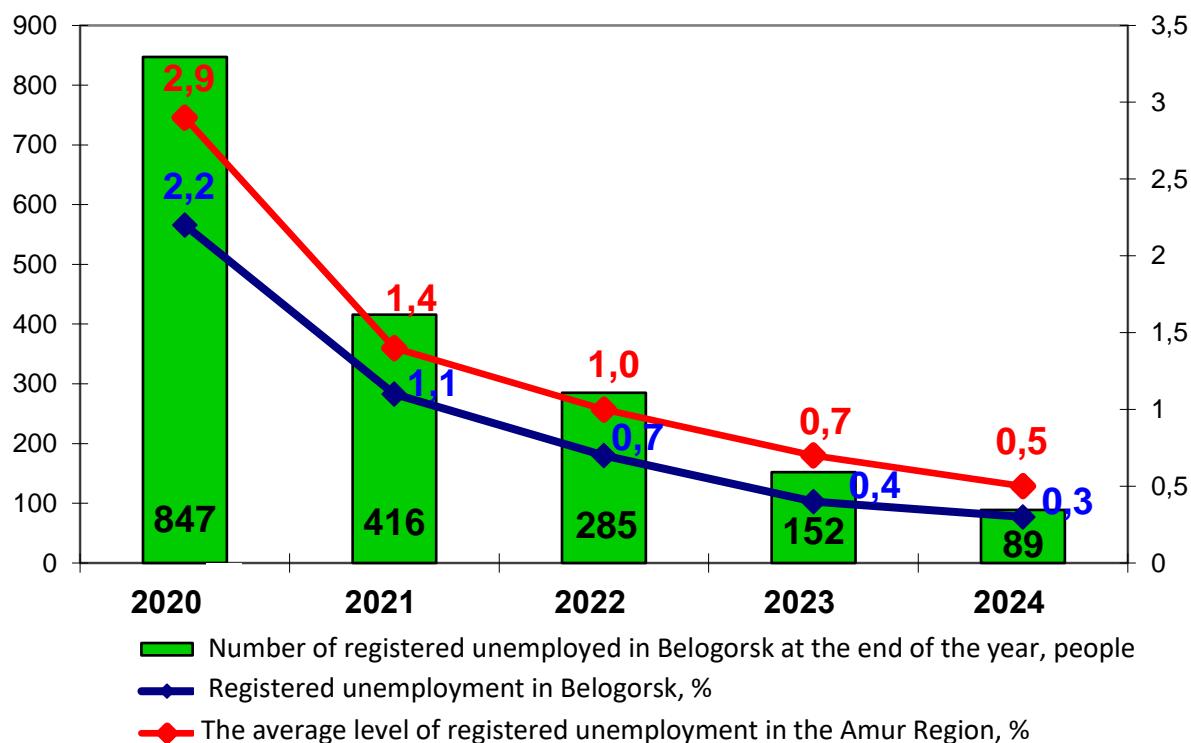
As a result of 2024, the number of taxpayers of professional income tax registered in the town of Belogorsk increased by 1.4 times: from 2,686 people in 2023 to 3,858 people in 2024.

With the assistance of the employment service bodies, 312 people were employed in January–December 2024, including 15 disabled people. 435 people were recognized as unemployed, which is 267 people less compared to the previous year.

The number of officially registered unemployed citizens as of January 1, 2025 was 89 people, the level of registered unemployment was a record low for the past 15 years — 0.3% of the working-age population (as of January 1, 2024 — 152 people and 0.4%, respectively).

The dynamics of the registered unemployment rate for the period from 2020 to 2024 is presented in the figure.

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



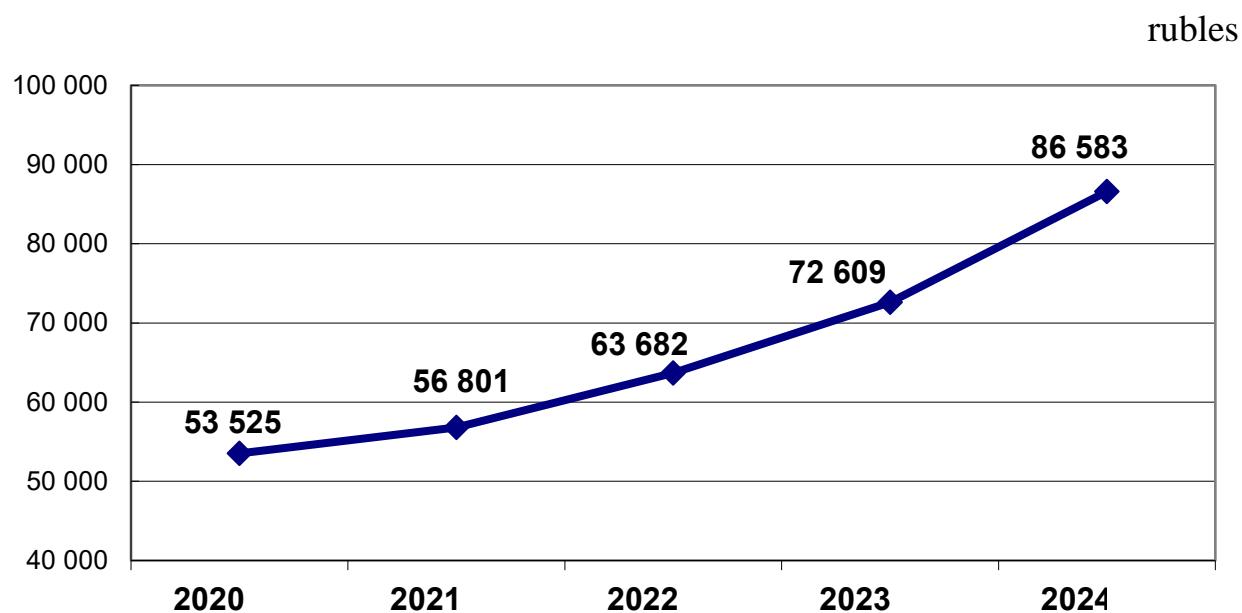
The average monthly salary of employees of large and medium-sized enterprises and non-profit organizations of Belogorsk (excluding small businesses) in January–December 2024 amounted to 86,583.0 rubles, 119.2 % of the level of 2023.

The real wage growth (taking into account the price increase for goods and services) compared to the previous year amounted to 110.2% of the previous year's level.

Above average wages are observed in organizations engaged in architecture and engineering design, construction, transportation and storage, informatization and communication, justice and justice, financial services.

Below average level of wages is observed in the employees engaged in wholesale and retail trade, hotels and catering, postal communications and courier services, social services.

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



In order to increase the income of the population, the State Public Institution of the Amur Region – Social Protection Department in Belogorsk entered into 64 contracts in 2024 for the provision of state social assistance, totaling 17,492.9 thousand rubles. These contracts were distributed across the following areas:

- household farming (3 contracts totaling 582 thousand rubles);
- individual entrepreneurial activities (42 contracts totaling 14,735.1 thousand rubles);
- assistance in overcoming difficult life situations (19 contracts totaling 2,175.8 thousand rubles).

## ECONOMIC POTENTIAL

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

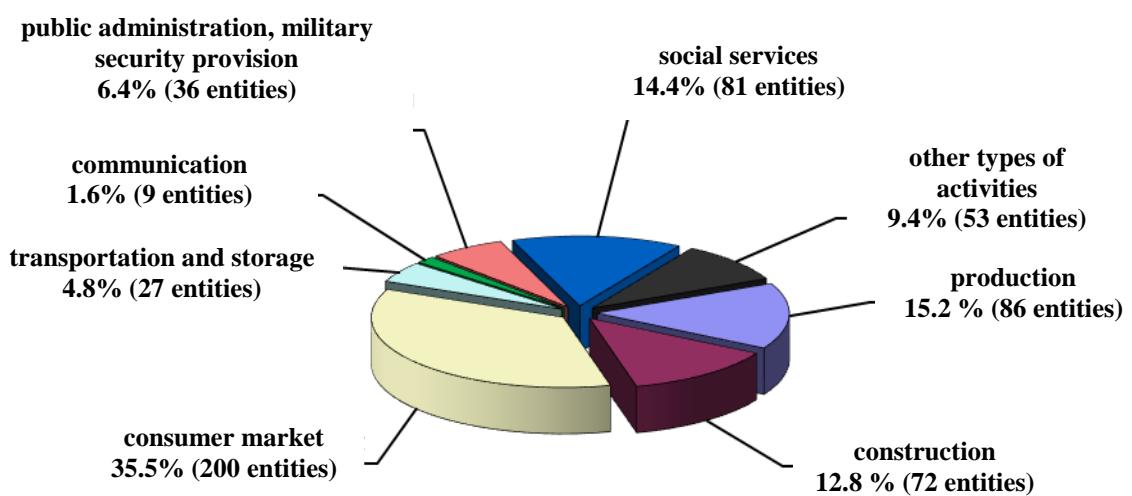
According to statistics, the largest contribution to the formation of economic potential is made by industrial production – 77.4% of the total volume of shipped goods, works performed and services provided, transportation and storage – 12.4%.

According to the statistics, there were 564 business entities of all types of economic activity registered in the territory of Belogorsk, 8 more compared to the corresponding period of the previous year. The activity in the field of service industry and consumer market remains the priority type of activity in the sectoral composition of the town's economy: 35.5 %.

The sectoral composition of the economy of Belogorsk as of 01.01.2025 (according to the number of the registered business entities) is shown in the figure.

### Sectoral composition of the economy of Belogorsk as of 01.01.2025

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



Such sectors as industry, trade and services, construction and transportation are of primary importance in the formation of the city's economic potential.

## Industry

The share of industrial production is 15.2 % of the total number of registered business entities. The manufacturing sector of the city economy is represented mainly by manufacturing activities, the structure of which includes the following:

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

As of year-end 2024, the volume of goods shipped, works performed and services rendered in the production types of activity (exclusive of small-business enterprises) was equal to 20,578.1 mln RUB, 106.3 % by 2023, which includes, as per types of activity:

- manufacturing activities – 19,398.9 mln RUB, 107.1 % by 2023;
- supply of electricity, gas and steam (production, transfer and distribution of steam and hot water) – 1,157.0 mln RUB, 102.5 % compared to the previous year;
- water supply, wastewater disposal, organisation of waste collection and disposal, pollution elimination activities – 22.3 million RUB, 18.9%. The decrease was due to the re-registration of one of the reporting organisations to another territory.

Increase in industrial production in 2024 as compared to 2023 is due to the growth in manufacturing industries as a result of the activities of Russian Railways organisations.

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 city 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.

Since 2022, Amursky Oil Extraction Plant LLC has been the first enterprise in the Amur Region to participate in the national project «Labor Productivity and Employment Support». The project aims to increase labor productivity through the implementation of lean production tools, as well as to enhance the skills and engagement of the company's team.

Based on the results of the competitive selection for the All-Russian «Exporter of the Year» Award, held annually as part of the national project «International Cooperation and Export», in 2024 the Amursky Oil Extraction Plant secured third place among large agro-industrial manufacturing companies in the Far East.

The main potential for the development of industrial production in Belogorsk in the future will be contributed by such industries as the food production, transportation and storage. This will be facilitated by stable operation of existing enterprises, increased capacity utilization of railway organizations as a result of enhanced throughput capacity

of the Eastern Polygon of JSC “Russian Railways” (RZD) and construction of the second plant for deep processing of soybeans and agricultural crops

The groundbreaking for the second soy processing plant in Belogorsk, which will be the largest agricultural processing facility in Russia, took place in 2023. GC «Sodruzhestvo»'s new plant will have the capacity to process 1 million tons of soybeans annually. The project will create over 600 jobs. A new residential microdistrict with supporting infrastructure will be constructed near the enterprise, with the support of federal agencies, to accommodate specialists and their families. The construction of the GC «Sodruzhestvo» plant is a strategically important development for both the Amur Region and the agricultural sector as a whole.

The development of industrial production in Belogorsk is significantly facilitated by the implementation of projects within the «Amurskaya» Advanced Development Area (ADA).

Currently, there are 8 manufacturing enterprises registered as ADA residents in Belogorsk, with 5 of them already operational. The volume of private investments under agreements signed by residents for operating within the ADA amounted to 30.1 billion rubles, with 7.5 billion rubles actually invested. The agreements plan to create 1,513 jobs, with 906 people already employed.

Among the economic activities carried out by current residents in the ADA, the following capital-intensive industries can be highlighted, which contribute to the dynamic development of the economy of both Belogorsk and the Amur Region: food industry, wood processing industry, services, foundry production.

In order to develop the «Amurskaya» ADA, the Administration of Belogorsk is working on the implementation of the «Food Valley» project.

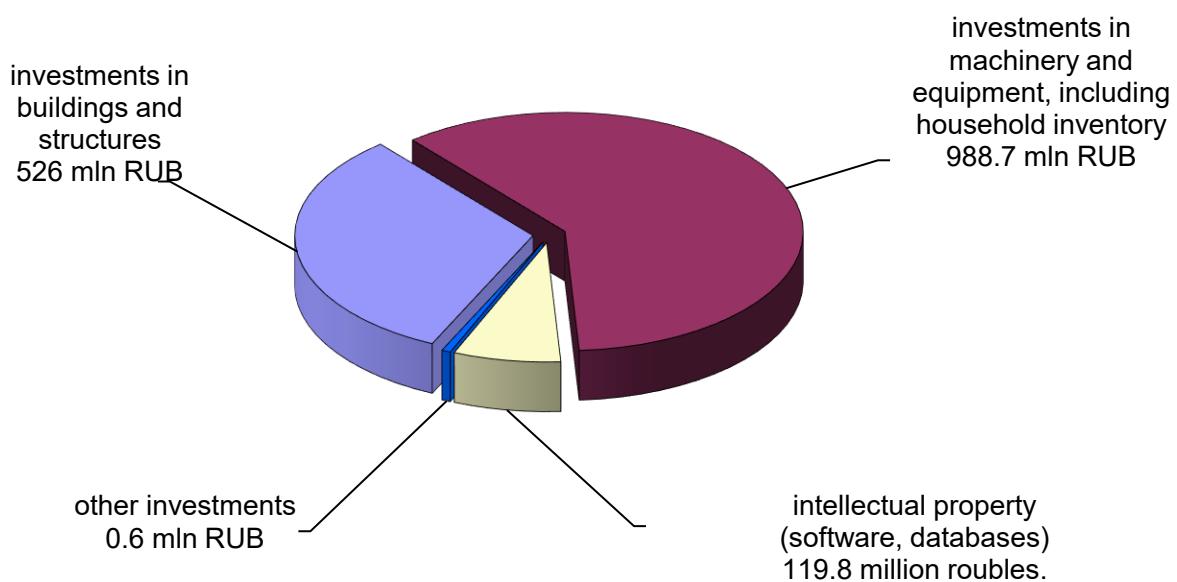
The project for creating interconnected agro-industrial production facilities was proposed by «Nomura Research Institute» and «Financial and Organizational Consulting» on behalf of JSC «Far East and Arctic Development Corporation».

## 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 2024 amounted to 1,635.1 million rubles, which is 1.3 times higher than the level of 2023.

### The volume of fixed capital investments performed in 2024 year



Since 2016, the municipal programme «Creating a favourable investment climate in Belogorsk» has been implemented (from 2025, it will be renamed to «Creating conditions for the development of small and medium-sized businesses and creating a favourable investment climate in Belogorsk»). The programme aims to create a favourable investment climate by raising awareness among the business community about the town's investment opportunities and attracting investment to the town.

To develop and attract investors, the advanced development area of Belogorsk is presented at various information platforms. Meetings with potential investors are

organised to inspect vacant plots of the ADA proposed for project implementation. The official website [tor.belgorck.ru](http://tor.belgorck.ru) and social media accounts are functioning.

## 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.

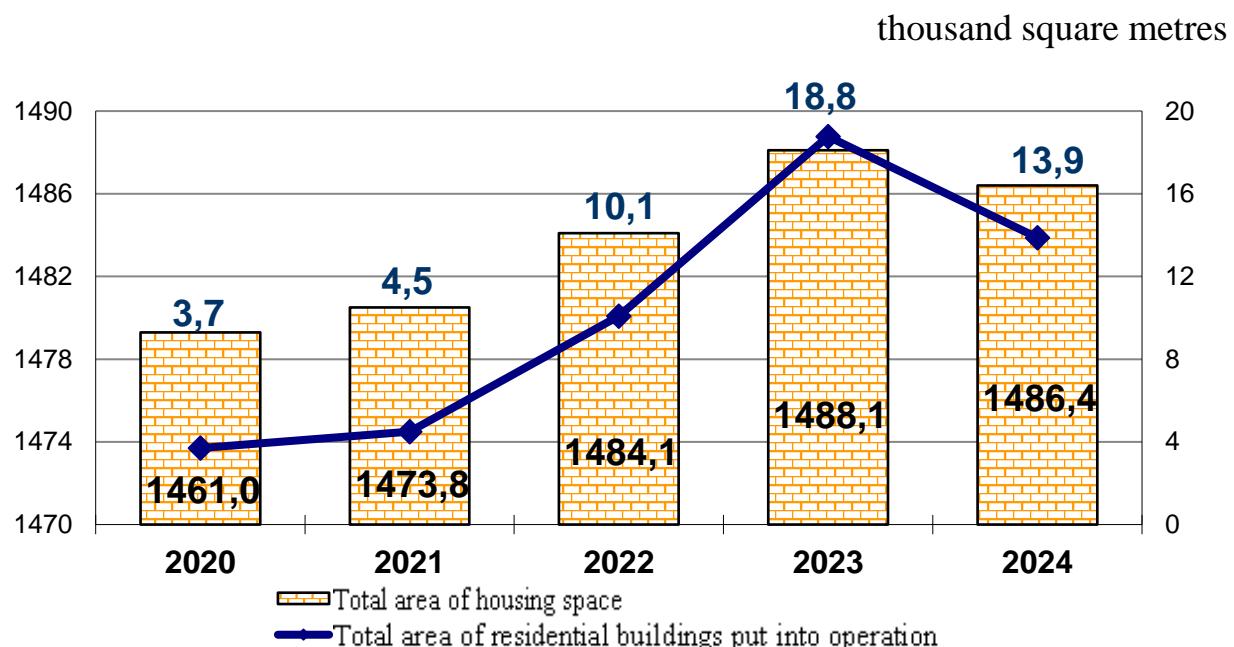
As of 01.01.2025, construction activities, including the production of general construction finishing, installation works, in the territory of Belogorsk were carried out by 152 economic entities (organizations and individual entrepreneurs).

Belogorsk maintains a positive trend in housing provision per resident. The average living space per capita amounted to 24.8 square metres in 2024, up from 24.6 square metres per resident in 2023.

In 2024, 13,872.0 sq. meters of residential buildings' total floor area were put into operation, 73.9 % of the previous year's level (in 2023, 18,770.0 sq. meters).

The dynamics of housing construction over the period 2020-2024 is shown in figure.

### Housing construction



In 2024, an apartment building was put into operation 10 Zheleznodorozhnaya Street, with an area of 3.8 thousand square metres (developer SD Stroytsentr LLC).

Construction of apartment buildings continues on Kirov Street, covering an area of 3.9 thousand square metres (developer «SC Imperial» LLC) and 2.6 thousand square metres (developed by Individual Entrepreneur Osipova E.V.), as well as on Nikolskoye Shosse Street, covering an area of 3.1 thousand square metres («SD Stroytsentr» LLC). The project also includes four apartment buildings in the Yuzhny microdistrict with a total area of 6.7 thousand square metres (JSC «SD Blagoveshchenskstroy»). The planned commissioning of these facilities is scheduled for 2026–2027.

### **Trade and services**

Belogorsk is characterized by a fairly high level of development of the retail network. The consumer market of goods and services of the city has 535 retail enterprises with a selling area of 64,8 thousand square meters, 65 catering enterprises for 5.5 thousand seats.

At the end of 2024, the retail trade turnover of organizations not related to small businesses amounted to 9,222.7 mln RUB, 122.2 % compared to January-December 2023.

The turnover of public catering (excluding small businesses) in 2024 amounted to 244.8 mln RUB, 108.4 % by 2023.

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

The volume of consumer services provided to the population amounted to 14.9 mln RUB, or 125.9 % by 2023.

The sphere of paid services to the population is represented by 374 consumer service facilities. Household services for the repair and maintenance of cars, repair and construction of housing and other buildings, hairdressing and cosmetic services, repair



and sewing services are in demand.

The town hosts centralized retail chains and trading companies with store networks, including: «Gloria Jeans», «Plyushkin», «Svyaznoy Network», «Kari», «Vinlab», «Alkor and Co», «DNS Retail». Large trading companies with store networks are actively developing, such as PC «Seryshevsky», «Калина», «Lyubimyy», «Fresh Market», «Samberi», «Pyaterochka», «Svetofor», and others.

## TOURIST POTENTIAL

The development of domestic tourism (event, industrial, business, cultural, educational, sports) is a priority. Belogorsk attracts guests of the city with cultural events, theatrical performances, an annual agricultural fair, and is also a participant in international conferences, actions, relay races, bike rides, forums.



Traditionally, excursion holidays with the study of the history of the city are in demand. Cultural, educational and excursion activities in the city are carried out by the Belogorsk Museum of Local Lore named after N.G. Elcheninov, in the exhibition hall of which exhibitions from the museum's funds, arts and crafts, anniversary and photo exhibitions, events held jointly with other museums and institutions are held.

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

On the territory of the urban district there are more than two dozen historical and cultural monuments of municipal significance, of which 8 are officially objects of

cultural heritage. 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 city 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 square of the cinema "Russia";
- sculptural composition "Cart of Settlers";
- the sculptural composition "Amur Rotan" and others.

In 2015, after the President of the Russian Federation V.V. Putin signed a decree on the establishment of a memorable date - the Day of the Special Operations Forces, a monument to the Russian soldier was erected in Belogorsk, which immediately received the popular name of the monument "Polite People".



The monument is a 400-kilogram cast-iron sculpture of a Russian soldier with a kitten in his arms - a symbol of order, protection and liberation, which has become one of the points of the excursion route to the memorable places of Belogorsk.



An important component of the tourist industry in the city 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 trans versed 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 Rail way there is the Belogorsk rail way 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 acivil aviation airport. The nearest airport is Blagoveshchensk (Ignatyevo) 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 (at the end of 2024, more than 928 thousand passengers).

**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 theAH31 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.** The services of international, intercity, and internal communication are rendered by PJSC Rostelecom. In addition to the high-tech services of fixed-line communication, PJSC Rostelecom also renders a range of modern telecommunication services such as broadband Internet access, interactive television, and cloud solutions for private and corporate clients.



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

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

## ENGINEERING INFRASTRUCTURE

### Heating

The main heat supply company of the town of Belogorsk is "City 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, Stroitelnaya 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 city has its own centralized water supply system. The single length of the street water supply network is 57.4 km.

Resource supplying companies in Belogorsk:

- "Vodokanal of the city 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;
- Belogorsk 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:

<b>№</b>	<b>Location</b>	<b>Productivity, m<sup>3</sup>/day</b>	<b>Year of commissioning</b>	<b>Cleaning Method</b>	<b>Wastewater Discharge Site</b>
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

Power supply to consumers of the Belogorsk urban district is carried out from the power centers of the distribution power grids of JSC DRSK, a branch of Amur Electric Networks, and JSC Oboronenergo, a branch of the Dalnevostochny branch of the Amursky Distribution Zone. There are no own generating sources of electricity in the territory of Belogorsk.

There are 296 transformer substations on the territory of the urban district. Power supply to consumers is carried out through power lines of 220, 110, 35 and 10 kV, which makes it possible to assess the level of energy supply of the urban district as especially favorable for urban planning and industrial development.



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

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

## Gas supply

At present, there is no centralized gas supply on the territory of Belogorsk, due to the remoteness of the main pipeline. Gas supply to settlements is carried out by liquefied cylinder gas.

As part of the development of the communal infrastructure of Belogorsk, the construction of a gas boiler house and a supply gas pipeline in the Amurselmarsh microdistrict was completed in 2024. This is the first liquefied natural gas boiler house

in the Amur Region. It replaced the fuel oil boiler house, which supplied heat and hot water to 37 apartment buildings, 2 kindergartens, a school and other facilities. Commissioning of the gas boiler house will not only improve the environmental situation in the city, but will also reduce the cost of services for end consumers.

In the long term, measures are planned for full gas supply of the district's territory.

## **SOCIAL INFRASTRUCTURE**

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

### **Education**

The municipal educational network is represented by 23 educational organizations, it is comprised of 8 general education organizations (8 thousand pupils), 13 independent preschool education organizations (3 thousand pupils), 2 organization for children's supplementary education (more than 1 thousand pupils).

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



There are 8 departments in the Children's School of Arts: theoretical, piano, folk, string, choreographic, artistic, vocal, theatrical. Creative teams are developing

successfully. The number of pupils of the children's art school in 2024 amounted to 413 people.

Sports and recreational direction of additional educational services for children of different ages is implemented mainly on the basis of three sports institutions of the city: MAUDO 'Sports School "Belogorets", MAUDO "Sports School No. 1 of Belogorsk", MAUDO "Sports School No. 2 of Belogorsk"). Classes in sports schools are held in 17 sports: athletics, 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 people, children aged from 5 to 18 years, study digital technologies here in several directions: "Robotics", "Programming", "System Administration", "Cyber Security", "3D Modelling and Graphic Design", "Basics of Computer Literacy", "Chess".



The Drone School, which was established on behalf of the Head of Belogorsk five years ago to train schoolchildren in drone piloting skills, received the status of an independent legal entity in November 2023 as the Drone Competence Centre. The drone school was the first in the Far East, now the Centre for Unmanned Competences 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. Piloting training, programming, cyber sports and various services have become key for the centre.

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

## **Healthcare**

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



In addition, there is an active military hospital located on the territory of Belogorsk – FGKU “411 VG” of the Russian Ministry of Defence.

## **Culture**

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

In order to provide the necessary conditions for organization of the population’s leisure activities and to cater for public needs in the field of culture, there are 3 club-

type institutions functioning in the territory of Belogorsk, 3 parks for recreation and leisure, a library system, a local history museum and 2 cinemas.

Both grown-up town inhabitants and children can take lessons of dance, music, drawing, other arts and creativities under the guidance of highly qualified teachers. In 2024, on the basis of cultural institutions subordinated to the Department of Culture of the Administration of the town of Belogorsk, 53 cultural and leisure formations were functioning, carrying out activities for the development of amateur creativity. The total number of participants is about 1.0 thousand people.

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



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

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



In 2022, a project was implemented in Belogorsk – a participant in the All-Russian competition - Park named after F. Dzerzhinsky. According to the decision of the Governor of the Amur Region, V.A. Orlov, 150 million roubles were allocated from the regional budget for the reconstruction of the park located in the central part of the



city. As a result of the park renovation project, the construction of active and passive recreation areas, pedestrian paths made of paving slabs and rubber pavement, a pedestrian viaduct, installation of architectural forms, installation of bicycle slides and a skatepark was carried out.

## Physical training and sports

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

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



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

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

The town's sports schools have departments of orienteering, shooting sports, freestyle wrestling, karate, boxing, unarmed self-defense, football, and so on. In 2024, 1,785 children and teenagers were engaged in sports training programmes in the town's sports schools.

In total, more than 32.8 thousand citizens were involved in systematic physical training and sports.

In 2024, 245 mass sports events were organised and held with a total coverage of 22 thousand people, which corresponds to the level of the previous year.



## INVESTMENT ATTRACTIVENESS

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

The Amurskaya Advanced Development Area (Amurskaya ADA) provides the investors both with pre-organized engineering and transport infrastructure and plots of land, and with a number of tax and customs privileges.

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

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

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

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

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

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

in 2024, 4 meetings of the Council for small and medium entrepreneurship were held under the Head of the town of Belogorsk, organized on an annual basis;

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

## Competitive advantages

GEOGRAPHY		Economic and geographical location
		The favorable economical and geographical position, which consists in its direct proximity to the region's center – the city of Blagoveschensk, the location in the most developed part of the Amur Region, as well as the location in the area adjacent to the border with China. Belogorsk's favorable position is

	<p>also to a great extent determined by its position as a transport hub, as it is situated at the crossroads of the main federal transport lines, both railway and motorway ones.</p>
	<p><b>Natural resource potential</b></p>
	<p>Location in the southern part of the Amur region, suitable for agriculture and promising for the development of food industry.</p>
	<p>Availability of mineral resources (reserves of brick clay), water (fresh underground waters), forest (zone of broad-leaved-coniferous forests) resources.</p>
	<p><b>Territorial development</b></p>
	<p>Development of the town as a center for processing agricultural raw materials.</p>
	<p>Efficient use of territorial resources and the formation of a rational planning structure of the town of Belogorsk</p>
	<p>Availability of urban planning documentation.</p>
<b>ECONOMY</b>	
	<p><b>The Amur Priority Development Area</b></p>
	<p>A wide range of tax and administrative preferences.</p>
	<p>Maximum participation of the state in the creation of infrastructure for residents of the Territory of advanced development.</p>
	<p>Increase in the volume of attracted investments for the implementation of projects by resident enterprises.</p>
	<p>Growth in the volume of tax revenues of the local budget from the implementation of projects.</p>
	<p>Demand for products of existing and potential residents of the Territory of advanced development among local and foreign consumers.</p>
<b>Small and medium business</b>	
	<p>Availability of mechanisms to support small and medium-</p>

	<p>sized businesses.</p> <p>An active layer of entrepreneurs has been formed who engage in the activities in the economic and social spheres, implementing projects on the development of new production facilities.</p> <p>Small and medium business as a priority of the socio-economic policy of the Belogorsk town Administration.</p>
Industry	<p>Increase in the number of industrial productions by residents of the Territory of advanced development.</p> <p>Growth the volume of industrial production (goods shipped, works performed and services rendered in the production types of activity) by large and medium-sized organizations in Belogorsk</p>
INFRASTRUCTURE	<p>Urban economy</p> <p>Availability of vacant territories for accommodation of new production facilities.</p> <p>Developed engineering, road and telecommunication infrastructure.</p> <p>Availability of power supply centers for electrical distribution networks of the Far-Eastern Distribution Company JSC.</p> <p>The existence of 21 municipal boiler plants (excluding corporate), which provide the basis for the town's security of energy supply and relative independence in solving the problems of the energy and heat system.</p> <p>The proximity to the “Power of Siberia” gas trunk line contributes to solving the issue of gasification.</p> <p>The developed institutional capacity: 15 banks and their branches, insurance organizations, as well as consulting, auditing, and accounting companies.</p>
SOCIAL	Demographic situation

INFRASTRUCTURE	<p>A relatively high proportion of people of working age (58.3 % of the total population).</p>
	<p><b>Labor market, human resources</b></p>
	<p>Increase in the number of jobs created by residents of the Territory of advanced development.</p> <p>The existence of a workforce capacity provided by the working-age population of Belogorsk and the surrounding communities.</p>
	<p>Developed system of training and retraining of personnel.</p>
	<p><b>The quality of the urban environment</b></p>
	<p>Ensuring the uninterrupted functioning of utility and energy facilities, including during the heating season.</p> <p>Availability of recreational resources.</p> <p>A wide network of retail trade and public catering businesses.</p> <p>Availability of medical facilities and healthcare, educational, cultural and sports institutions.</p> <p>Providing comfortable and safe living conditions.</p> <p>A town with a favorable urban environment (the urban environment quality index by the end of 2024 is 230 points).</p>
	<p><b>Administrative resource</b></p>
	<p>The experience of municipal management, which includes creating the Priority Social and Economic Development Area, mobilization of tax and non-tax budget incomes, working with investors, to create a unified information network “Open Municipality”, which the town successfully shares both with the executive authorities in the Amur Region and with other municipalities.</p>

### **Development priorities and “growth points”**

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

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

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

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

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

On September 11, 2023, the defense of the conceptual master plan of the town of Belogorsk took place, work on which has been underway since September 2021. Within

the framework of the VIII Eastern Economic Forum, the Minister of the Russian Federation for the Development of the Far East and the Arctic A.O. Chekunkov presented it to the President of Russia V.V. Putin.

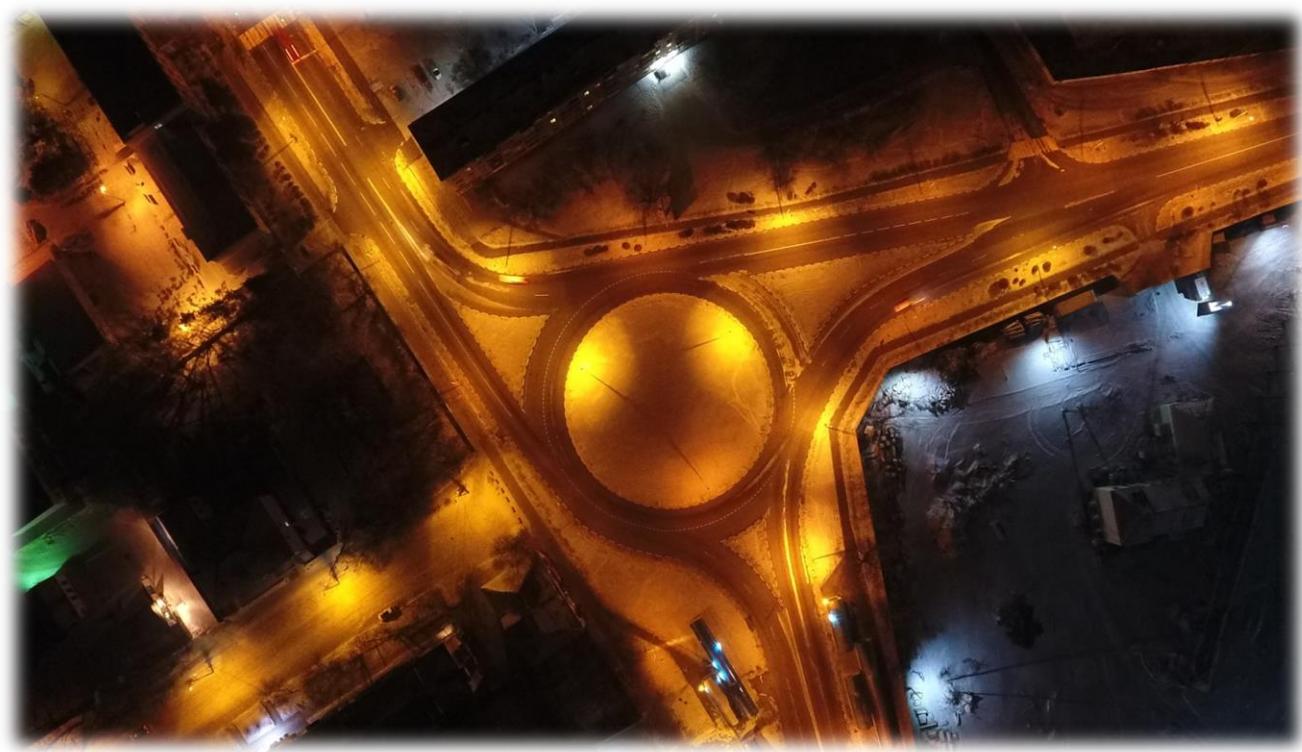
On November 7, 2023, a List of instructions from the President of Russia was approved following the meeting on the development of Far Eastern cities held on September 11, 2023 (Pr-2217 of November 7, 2023), providing for 13 events of the Belogorsk master plan for inclusion in the plan for the integrated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

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

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

- the implementation of the Belogorsk master plan and the List of instructions from the President of the Russian Federation No. Pr-2217 of 07.11.2023 following the meeting on the development of Far Eastern towns;
- promotion of the Amurskaya ADA: attracting investors and implementing projects within the territory of advanced development in the town of Belogorsk;
- further development of manufacturing facilities, which includes the ones aimed at production and processing of agricultural products (soy processing, production of soybean oil and soybean isolate, and forage meal);
- participation in the implementation of national projects;
- development of social and transport infrastructure (functioning of the sports center with a universal playing hall and a swimming pool named after Hero of Russia S.Solnechnikov, reconstruction of the park named after F.Dzerzhinsky,

the planned construction of a road overpass across the Trans-Siberian Railway, located in the alignment of Bazaar Str., complex development of territories in the microdistricts "Transportny" and "Yuzhny ", other).



## List of investment 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>					
1.	<p>Construction of a plywood factory OSB. «International Business Unity» LLC.</p> <p>The Amurskaya ADA, Belogorsk, Amur Region, 676850</p> <p>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>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>Stage of implementation: the project is under implementation.</p> <p><a href="https://egrp365.org/map/?kadnum=28:02:000251:141">https://egrp365.org/map/?kadnum=28:02:000251:141</a></p>
2.	<p>Construction of a production and logistics complex in the Amur region (construction of a plant for deep processing of soybeans), «Far Eastern Agroterminal» LLC (Group of companies «Sodruestvo»).</p>	<p>plan – 25,452.57</p> <p>(fact – 2,776.88)</p>	Not required.	Documentation available: business plan.	<p>General information: project implementation period is 2023-2026.</p> <p>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.
4.	Construction of an apartment residential building with integrated public spaces in the town of Belogorsk, JSC Specialized Deveeloper «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
	«Amursky» Oil Extraction Plant LLC.  18 Proizvodstvennaya Str., Belogorsk, Amur Region, 676850  Director: Morozov Andrey Sergeevich E-mail: <a href="mailto:amursky@amuragro.ru">amursky@amuragro.ru</a>			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 area.
<b>Food Valley projects</b>					
					<a href="https://invest.amurobl.ru/upload/iblock/f7f/conzwns0osqhpaw2iwq69pvks06az014/Investitsionnoye-predlozheniye-Prodovol_stvennaya-dolina.pdf">https://invest.amurobl.ru/upload/iblock/f7f/conzwns0osqhpaw2iwq69pvks06az014/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: tor@belogorsk.ru, 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			<ul style="list-style-type: none"> <li>- 40,000 tons of sorbitol;</li> <li>- 90,000 tons of feed additives.</li> </ul> <p>Documentation available: a business idea. Under development.</p>	<p>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>
2.	<p>Greenhouse complex</p> <p>Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850</p> <p>e-mail: tor@belogorck.ru,</p> <p>tel.: +7(914)600-80-75,</p> <p>+7(41641)2-03-58,</p> <p>+7(41641)2-03-51</p>	<p>plan – 794.8/ 794.8</p>	<p>Attraction required investor.</p>	<p>Project capacity: cucumbers - 1,500 tons per year; tomatoes - 1,500 tons per year.</p> <p>Documentation available: a business idea. Under development.</p>	<p>Purpose of the project: to provide the population with organic vegetables.</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</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
3.	Vegetable processing enterprise  Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belgorck.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.	and energy infrastructure, transport accessibility, real estate objects located).  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@belgorck.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@belgorck.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@belgorck.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
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.	infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).  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.	Lemonade and water bottling plant  Department of economic development and investments Administration of Belogorsk, Belogorsk, Amur Region, 676850 e-mail: tor@belgorck.ru, tel.: +7(914)600-80-75, +7(41641)2-03-58, +7(41641)2-03-51	plan – 186.1/ 186.1	Attraction required investor.	Project capacity: 3 million liters per year. Manufactured products – drinking water and soft drinks.  Documentation available: a business idea. Under development.	Purpose of the project: production of high-quality drinking water and non-alcoholic beverages.  General information: Search for investors to implement the project. The project is included in the group of projects of the "Food Valley". The Administration of the town of Belogorsk has formed a list of investment sites for the possible implementation of the project, including a description of infrastructure provision (availability of available capacities of engineering and energy infrastructure, transport accessibility, real estate objects located).

**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 ADA 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 ADA 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 city of Belogorsk. The territory of the site adjoins of the railway station Belogorsk-2 by the Trans-Siberian Railway. At the borders of the proposed site there is a reversal dead end OJSC Russian Railways. Remoteness from the airport: 120 km.	<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

3.	Land plot within the boundaries of the Amurskaya ADA 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 city of Belogorsk. The territory of the site adjoins of the railway station Belogorsk-2 by the Trans-Siberian Railway. At the borders of the proposed site there is a reversal dead end OJSC Russian Railways. Remoteness from the airport: 120 km.	<a href="#">28:02:000429</a>	greenfield 25.0 ha		<p>‘Transportnaya’, there is no free capacity.</p> <p>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.</p>	Construction of industrial-purpose facilities	lease	-	Non-delineated state ownership

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(41641) 2-48-84.

**E-mail address:** [info@belgorck.ru](mailto:info@belgorck.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	359674/ 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](mailto: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	27 Pushkin Str., Belogorsk, Amur Region.	291.0/131.9	municipal	Electric power supply, heating, water supply and sewerage syste	An uninhabited one-storey building with an	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
	behalf of the Urban district of the town of Belogorsk, 2 Gagarina Str., Belogorsk, Amur Region, 676850 Tel.: +79145802854	Remoteness from the regional center - 125 km.			ms are in proper working order.	area of 131.9 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 46.2 sq.m)**



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

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

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

- Regulation of the Administration of the town of Belogorsk No. 677 of 23.06.2009 "On the procedure for provision of pledge support" (in conjunction with the "Regulations on the procedure for selection of investment projects to be provided with support by the Administration of the town of Belogorsk", and "Regulations on the Investments Council at the Administration of the town of Belogorsk").
- 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 city 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".
- Action Plan ("Road Map") of the Administration of Belogorsk to improve the investment and business climate in the municipality, as well as to improve the position of the municipality in the municipal rating of local governments in the direction of "ensuring a favorable investment climate and developing competition" for 2024-2025.

## **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 “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.

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

## SUCCESS STORIES

### Amursky Oil Extraction Plant LLC



Amursky Oil Extraction Plant LLC – resident of the territory of advanced development in Belogorsk (16.11.2015 - the date of signing the Agreement on the implementation of activities).

Soybean deep processing plant – production of soy protein isolate with a protein content of 90%.

05.09.2017 – commissioning of the first stage of the plant.

The production capacity of the first stage is the processing of 240 thousand tons of soybeans per year.

The volume of investments in the construction of the first stage of the plant amounted to 1.9 billion rubles.

The facilities of the first stage of the plant are operating normally.

In 2017, an apartment building (for 36 flats) was erected for the employees of the oil extraction plant in the central district of the city. An additional 113.7 mln RUB were invested in the construction of a residential building.

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

The production capacity of the second stage is the production of soy protein isolate, with a capacity of 10 thousand tons of isolate, 41.5 thousand tons of food meal, 5.9 thousand tons of dietary fiber.

The volume of investments in the construction of the second stage of the plant amounted to 2.9 billion rubles.

The company has created more than 800 new jobs.

In 2021, the Decree of the Government of the Russian Federation was approved to expand the boundaries of the Belogorsk Territory of advanced development in terms of including new land plots for the implementation of the project to modernize the

Seryshevsky elevator. The project is being implemented by Amursky Oil Extraction Plant LLC for the acceptance, primary processing, drying and storage of raw materials.

Is a planned to build the third stage of the plant and increase the capacity of the isolate shop to 15 thousand tons per year.

In 2022, the second apartment building in the central district of the town (65 flats) was commissioned. In 2024 – apartment building on Zheleznodorozhnaya Street (70 flats).

### **Belkhleb LLC**



Belkhleb LLC is a resident of the Belogorsk Territory of advanced development (15.03.2016 – the date of signing the Agreement on the implementation of activities).

An enterprise for the production of bread, bakery and confectionery products.

04.2016 – commissioning.

The total cost of the project is 18 mln RUB.

The production capacity of the enterprise is 490 tons of bakery products per year. 15 new jobs have been created.

### **HCS Group of Companies**



The production complex of "HCS" includes a concrete plant, a plant for the production of tiles, a plant for the production of crumb rubber and products from it.

2021 – launch of production.

2022 - expansion of production - production of rubber paving slabs and paving stones.

The cost of the equipment is 31.1 mln RUB.

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

The total number of employees is 500 people.

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



01.06.2022 the start of the work of the "Family Bakery" of the individual entrepreneur Taisiya Valerievna Rodnova.

The bakery daily produces and sells more than 50 items of delicious and healthy sourdough bread, hearty and sweet pastries and confectionery.

In 2023, a bakery workshop was launched.

4 new jobs have been created.

### **Coffee shop "Framei" Individual Entrepreneur Freiman Elena Yakovlevna**



10.08.2018 the start of the coffee shop of the individual entrepreneur Elena Yakovlevna Freiman.

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

The Frame coffee shop is one of the popular places among the residents of the town of Belogorsk, where you can spend time with friends or family, enjoying aromatic coffee and fresh pastries. The coffee shop regularly hosts meetings of business representatives, where you can present your activities.

## Centre for Education and Adaptation of Special Children ‘Ya SAM’ LLC



On 15 August 2023, the Centre for the Education and Adaptation of Special Children ‘Ya SAM’ LLC was opened in Belogorsk.

The main activity of the centre is additional education of children and adults not included in other groupings.

The organisation implements adapted educational programmes for children with disabilities and special needs, which differ from the inclusion programmes on the basis of municipal educational institutions.

More than 60 children are studying at the centre, and another 16 are on the waiting list.

Children from Belogorsk, Belogorsk, Seryshevsky, Mazanovsky, Magdagachinsky districts and districts attend the educational centre.

In May 2024, Ya SAM LLC was granted the status of ‘Social Enterprise’.

The administration of the town of Belogorsk invites entrepreneurs and potential investors to cooperate in the joint implementation of effective investment projects and solving issues of socio-economic development of the town of Belogorsk.

For detailed information on the municipal formation of the town of Belogorsk, and on the municipal services and proposals provided to entrepreneurs and investors, please visit the official websites of the town of Belogorsk [belogorck.ru](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: <a href="mailto:info@belogorck.ru">info@belogorck.ru</a>	<b>Head of the town of Belogorsk</b> <b>Stanislav Yuryevich Melyukov</b>
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: <a href="mailto:eczam@belogorck.ru">eczam@belogorck.ru</a>	Deputy Head for economy Investment Commissioner in Belogorsk  <b>Larisa Vyacheslavovna Tsyrkunova</b>
3.	Administration of the town of Belogorsk	2 Gagarina Str., Room 115, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-37-83, E-mail: <a href="mailto:Zvereva_O.V@belogorsk.ru">Zvereva_O.V@belogorsk.ru</a>	Deputy Head for territorial development  <b>Olga Valerievna Zvereva</b>
4.	Administration of the town of Belogorsk, MPI "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: <a href="mailto:tom_1@inbox.ru">tom_1@inbox.ru</a>	Deputy Head for housing and public utilities  <b>Olga Nikolaevna Alekseeva</b>
5.	MPI "Committee for property relations of the Administration of the town of Belogorsk"	2 Gagarina Str., Room 109, Belogorsk, Amur Region, 676850 Tel.: +7(914) 610-56-51, E-mail: <a href="mailto:komitet_zemlya@mail.ru">komitet_zemlya@mail.ru</a>	Chairman MPI "Committee for property relations of the Administration of the town of Belogorsk"  <b>Oksana Sergeevna Borisova</b>
6.	Administration of the town of Belogorsk	2 Gagarina Str., Room 409, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-03-51, +7(41641) 2-03-58, +7 (914) 600-80-75 E-mail: <a href="mailto:economica@belogorck.ru">economica@belogorck.ru</a> , <a href="mailto:tor@belogorck.ru">tor@belogorck.ru</a>	Chief of economic development and investments department  <b>Olga Anatolyevna Petrovskaya</b>
7.	Administration of the town of Belogorsk	2 Gagarina Str., Room 112, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-36-21, 2-05-51 +7(914) 600-80-34 E-mail: <a href="mailto:08112@inbox.ru">08112@inbox.ru</a>	Chief of department of territorial planning and urban development  <b>Svetlana Nikolaevna Tyaryna</b>

No.	Name of organization	Address, telephone, e-mail address	Head
8.	Administration of the town of Belogorsk	2 Gagarina Str., Room 115, Belogorsk, Amur Region, 676850 Tel.: +7(41641) 2-22-74, 2-48-84 +7(914) 600-80-69 E-mail: <a href="mailto:zemlyabelogorck.ru@yandex.ru">zemlyabelogorck.ru@yandex.ru</a>	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: <a href="mailto:tor@belogorck.ru">tor@belogorck.ru</a>	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](https://t.me/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!**