



Infrastructure Development Agency of the Tyumen Region



IDA

INFRASTRUCTURE
DEVELOPMENT AGENCY
OF THE TYUMEN REGION

What is the Tyumen region?

1st place in the ranking
of cities with best quality of life

the per capita level of new housing in Russia – 1.48m². It exceeds the national average by 1.5 times.

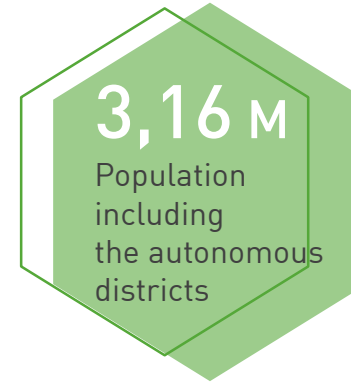
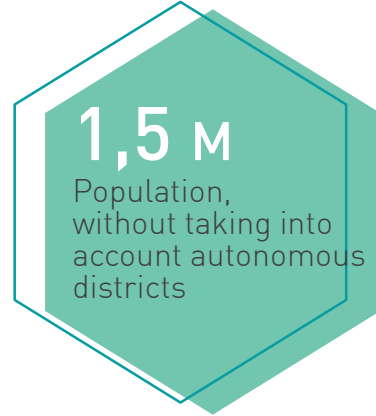
of the most promising Russian megacities of 2017

of management effectiveness in the constituent entities of Russian Federation

1st place
among 85 Russian regions in National Ranking of investment climate

Fitch affirmed the rating level of Tyumen region at «BBB-», outlook «Stable»

By 2025 Tyumen will be in the top -600 cities, which will shape the economic development of the world, and where 60% of global GDP will be generated



Currently, Tyumen region realizes 490 projects with an investment volume of over \$27 billion

2006-2017

ORGANIZED
14049
jobs

IN 2016, TYUMEN REGION HAD RANKED 9TH AMONG THE CONSTITUENT ENTITIES OF THE RUSSIAN FEDERATION IN TERMS OF INVESTMENT VOLUME PER CAPITA

IN 2017, THE TYUMEN REGION HAS HEADED NATIONAL RANKING OF INVESTMENT CLIMATE

1th PLACE AMONG 85 REGIONS OF RUSSIAN FEDERATION

LAUNCHED
35 large industrial factories

Integrated financial support. What does it mean in practice?

We offer municipal sites, industrial park sites with comprehensive infrastructure (linked to business cases), completed recreational facilities, industrial enterprises sites for the project implementation

Reduction of the regional part of the profit tax to 14%

Property tax - 0%

Provision of tax benefits: land & transport tax

Investment loans at 3% for 5 years;
at 0% for residents of industrial parks
“Bogandinsky” and “Ishimsky”

Leasing refunding preferences

Administrative support





Industrial parks of the Tyumen region

Industrial park

- The industrial area equipped with infrastructure
- Transparent system of rental rates or redemption value
- Clustering opportunities
- Centralized infrastructure management

Economic development zone

- Regional tax benefits applicable to all EDZ residents for several years

Financial support

- Compensation of some leasing costs at Central bank base rates provided to EDZ residents



Borovsky
Industrial park

27,9 HA

17 km from Tyumen



Electricity

4,0 MW

Gas

1800 m3/hour

Water
/Drainage

500 m3/day/500 m3/day

Land lease

\$5/ha

Property tax

0%

Income tax

Reduction of regional part to 14%



Bogandinsky
Industrial park

267,9 HA

40 km from Tyumen



Electricity

30,1 MW

Gas

2200 m3/hour

Water
/Drainage

2500 m3/day/ 2500 m3/day

Land lease

\$2/ha

Property tax

0%

Income tax

Reduction of regional part to 14%

Residents of the industrial park «Borovsky»

«EnergotechService», Ltd.

Project: Construction of technical center
for the production and servicing of gas power plants
Investment size – \$ 23 090 278
Number of workplaces – 60

CPC «Yagody Plus», Ltd.

Project: Processing and freezing of wild plants
Investment size – \$880 000
Number of workplaces – 30

«NG-GRUPP», Ltd.

Project: Processing of polypropylene.
Container production
Investment size – \$1 760 000
Number of workplaces – 35

«Tyumen Pribor», Ltd.

Project: Production of
measuring equipment
Investment size – \$1 930 000
Number of workplaces – 50

SPA «SibBurMash», Ltd.

Project: Production of oil and gas equipment
Investment size – \$1 930 000
Number of workplaces – 50

«Rost Grib», Ltd.

Project: Mushrooms breeding and
production
Investment size – \$2 281 000
Number of workplaces – 42

«Provans Group», Ltd.

Project: Processing of salads and vegetables
Investment size – \$1 230 000
Number of workplaces – 80

«LANDIS», Ltd.

Project: Construction of an ice cream factory
Investment size – \$2 230 000
Number of workplaces – 43

«TYUMENENERGOSTROY», PLC

Project: Confectionary factory
Investment size - \$1 800 000
Number of workplaces - 40

A low-angle photograph of a large industrial facility, likely a refinery or chemical plant. The image shows a dense network of dark grey metal pipes, walkways, and structural steel beams against a clear blue sky. The perspective is looking upwards, emphasizing the scale and complexity of the infrastructure.

Residents of the industrial park «Bogandinsky»

«Suprimex», Ltd.

Project: Assemblage and maintenance of diesel and gasoline generators

Investment size – \$900 000

Number of workplaces – 38

JSC «Alfa Kinetika»

Project: Equipment production for steam-thermal and traditional oil extraction

Investment size – \$1 800 000

Number of workplaces – 49

PLC «Cotton Way Medical»

Project: Rental and industrial processing of textiles, application of waterproof layer, special coatings on products

Investment size – \$13 000 000

Number of workplaces – 200

«Tekhnosvarkomplekt», Ltd.

Project: Production of welding wire

Investment size – \$3 330 000

Number of workplaces – 80

Application procedure

STEP 1: Execution of an application

Execution of an application

Preparation of necessary documents

Order of Tyumen region Government No. 248-p

- Department of Investment Policy and State Support of Entrepreneurship
- Fund «Investment Agency of Tyumen region»

STEP 2: Expert review

Selection regulations of industrial parks residents in the Tyumen region

Indicators:

- Investment size: minimum \$530 000/1 ha
- Number of workplaces: minimum 20/1 ha
- Creation of new production
- New product release

STEP 3: Expert Council (group)

Presentation of the investment project by investor

Evaluation of the project by the Expert Council

- Maintenance of the investment project
- Inclusion of IP residents





Industrial logistic park «DSK-500»

Investment offer

Construction of a Wholesale Distribution Center

- Object area: 135 000 m²
- Territory area: 23 ha
- All communications
- Convenient access system incl. railroad dead end in the building
- Protected area

Area
1560 m²

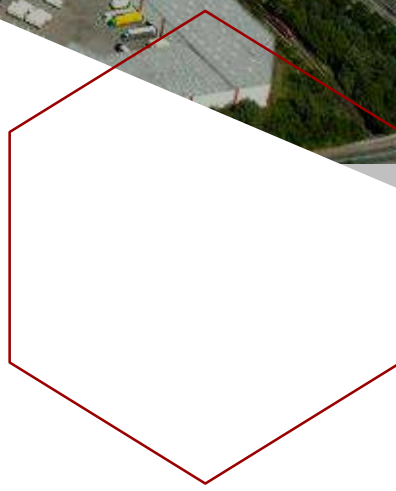
Building for a hostel/hotel level 2**

Area
3376,4 m²

Building for a food production

Under implementation

Business Incubator «Industrial»

- Rental price: \$6/m²
 - Available area: 500 m²
 - Available offices: 20
 - 15 minutes to the center of Tyumen
 - Parking
- 

Investment offer: Creation of the Wholesale Distribution Centre

MARKET BACKGROUND

In the immediate vicinity of the Wholesale Distribution Center, the project of «X5 Retail Group» for the creation of a modern logistics center is being implemented.

Wholesale Distribution Centre allows to accumulate food products in one place and centralize them with supplies to the northern regions

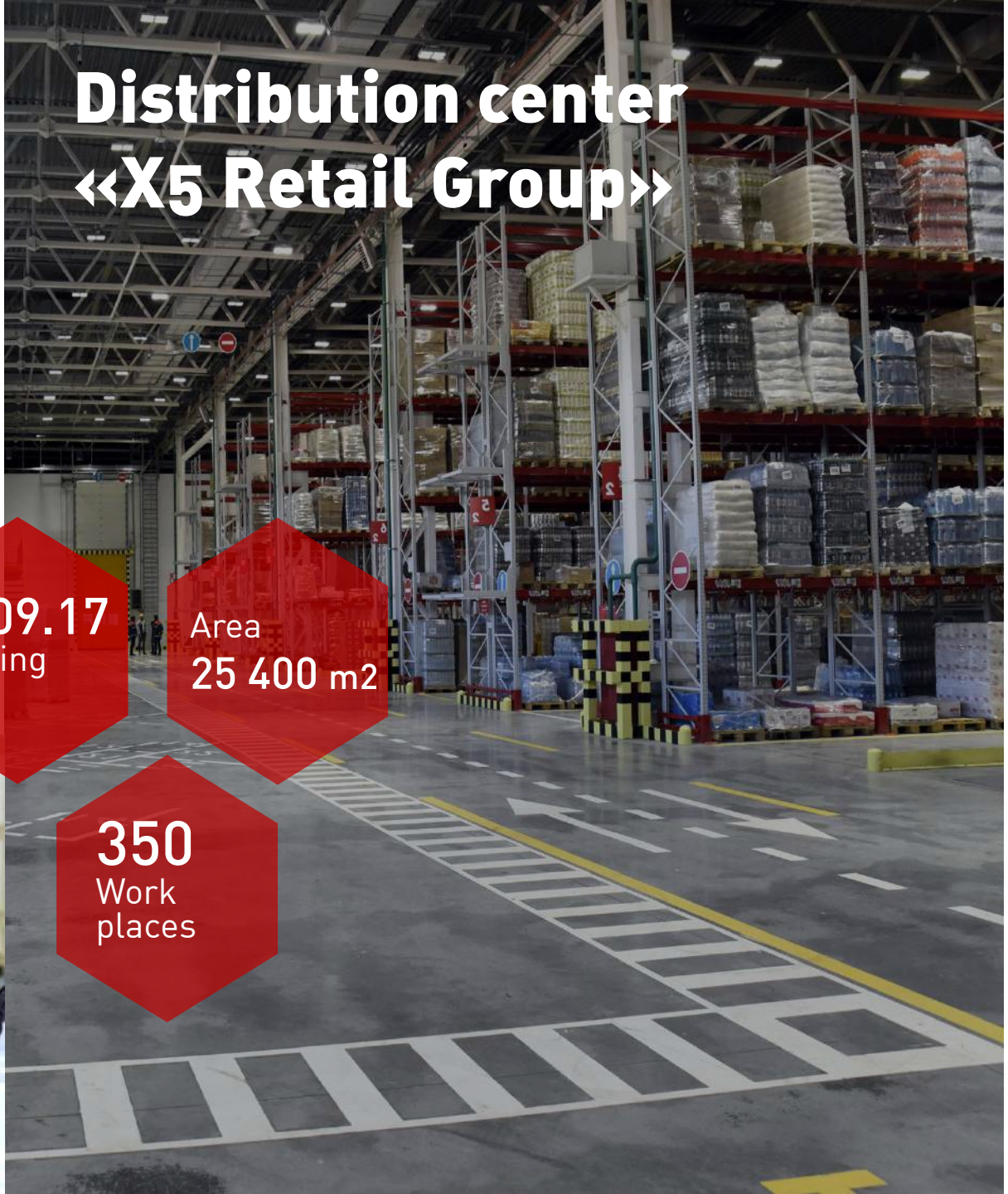
Convenient access to the markets of the northern regions (the autonomous districts: Khanty-Mansiysk Autonomous District and Yamalo-Nenets Autonomous District

Distribution center «X5 Retail Group»

26.09.17
Opening

Area
25 400 m²

350
Work
places



Wholesale Distribution Centre In Tyumen region

Facilities

- **23 ha**
- **protected area**
- **In 15 min from the center of Tyumen**
- **Convenient system of access roads**
 - railroad dead end
 - proximity of federal routes
 - new transport interchanges
 - parking
- **Entering the markets**
 - the northern regions of the Tyumen region
 - (the autonomous districts KhMAO and YaNAO)

Offices

1000 m²

Electricity
15 MW

Advantages:

The industrial area equipped with infrastructure

State support in the amount of 20% for construction and installation works and equipment purchase from the federal budget

State support in the form of subsidies (leasing, credit)

Profit tax and property tax remissions



Agro-industrial park «Ishimsky»



Ishimskiy
Agro-industrial park

The Government of the Tyumen region is preparing sites for the implementation of investment projects for deep processing of grain

AREA
38,9 HA

The industrial area
equipped with infrastructure

Electricity	4,9 MW
Gas	1200 m³/hour
Water/Drainage	2000 m³/day 2000 m³/day
Property tax	0%
Income tax	Income tax reduction of regional part to 14%

Ishim municipality situated in the south-east of the Tyumen region

5,5 thousand km²
Area of the district

22 rural settlements
Are part of the district

100 thousand people
Population, as of 2017

290 km
Distance from Tyumen to Ishim

4 land plots were selected as locations for the agro-industrial park

Project information

The Government of Tyumen region started work on the creation of an agro industrial greenfield park – platform for project implementation in the field of agro-industrial complex.

Comprehensive infrastructure will be brought up to the lot boundary free of charge for the investor.

Economic Development Zone status, i.e. acquisition of tax advantages:

- Property tax – 0%
- Reduction of the regional part of the profit tax to 14%

State support for the project and large manufacturers of agricultural products

Increased opportunities for agricultural products export and products of advanced processing of grain

38,9 HA
S1 stage

25,7 HA
S2 stage

64,6 HA
S total



Investment project for construction
of a grain terminal in the Tyumen region

Prerequisites

The Tyumen region is a major transport hub on the Trans-Siberian Railway

Infrastructure construction for storage and processing

Experience in implementation of similar projects (Factory «Aminosib»)

Russia ranks

1st in world ranking of grain export

37 M tons or 14,6% of world exports

Prospects for the implementation of the project

13,3 M tons of grain

were harvested for the 2017 season in Tyumen, Omsk, Sverdlovsk, Kurgan regions, as well as in Northern Kazakhstan

350 thousand tons of grain and legumes

agricultural producers can supply to markets of other Russian regions in the current year

1,5-2 M tons

may be the total volume of potential delivery and processing in conjunction with neighboring regions



Ishim geography compared to the neighboring regions



Ishim — railway station, situated on the main road of the Trans-Siberian Railway

Kazakhstan – remoteness from the ports, but proximity to the railway

Allows to accumulate on its territory a significant amount of grain:

UP TO 1,5 M TONS OF GRAIN
south of the Tyumen region;

UP TO 2 M TONS OF GRAIN
Kurgan region, 250 km away from the site

UP TO 4 M TONS OF GRAIN
Omsk region,
200 km away from the site

UP TO 5 M TONS OF GRAIN
Northern Kazakhstan,
90 km away from the site

Wheat advanced processing factory «AMINOSIB»

120 thousand
tons a year
production capacity
of the enterprise

7000 M rubles
investment volume

250
jobs

in **2017**
factory will be launched,
project is under finalization

**GRAIN WILL BE
PROCESSED IN:**
Gluten;
Lysine;
Protein-mineral vitamin
components



Products, made from grain

Wheat
Rye
Triticale
Barley
Oats
Millet
Spelt
Rice
Maize

Straw
Bran
Sprouts
Starch
Fibers
Protein
Vegetable oil

Separation
(mechanical/chemical)

Extraction
(mechanical/chemical)

Hydrolysis
(acid/enzyme/
thermo-chemical)


Fermentation
(aerobic/anaerobic)

Combustion/gas formation

Biobased products

- Food products (gluten, natural/modified starch, wheat germ oil, yeast, drinking alcohol, sorbitol, lactic acid, citric acid, glucose/maltose, HFS 55, etc.)
- Fodder means (DDGS, nutrient yeast, lysine, etc.)
- Chemistry and pharmaceuticals (solvent, glue, tenside)
- Biomaterials (biomaterials, such as biopolymers, bioplastics, polylactide, etc.)
- Biofertilizer
- Bioenergy (bioelectricity, heat)





Oilfield services

MARKET BACKGROUND

- A significant part of oil (64%) and gas (91%) in the country is produced on the north of the Tyumen region
- The reserves of light oil are exhausted, in connection with this the cost of service is increasing
- The oil recovery ratio is increasing

MARKET EVALUATION

- The volume of the world market of oilfield services is about \$200 billion and annually increases by 6.5%

Investment projects of

manufacture of control and measurement instruments

Market background

- Program of import substitution in Russia
- Extensive scientific and technical base
- Proximity of oil and gas industries
- The share of imports of these products in Russia is 70%

Project information

- Estimated land area 3 – 4 ha
- Investments \$17,7 M
- Payback period: 3 – 4 years

Staff

- 200 - 300 people (including account maintenance and technical personnel and APS)
- Salary per 1 employee is \$800 – 900 including insurance

Investment in construction of drill fluid production plant

Market background

- The market share of the drilling services on the Tyumen region territory is \$4,6 bn a year. Of these, drill fluid service accounts for about 30%, i.E. About \$12 bn a year
- The proximity of hydrocarbon deposits
- Absence of enterprises engaged in service and production of drilling fluids

Project information

- The estimated area of industrial premises is 5000 m²
- Investments \$5,3 M
- Payback period: 3 – 4 years

Staff

- 200 - 300 people (incl. Maintenance and technical personnel and APS)
- Salary per 1 employee is \$700 including insurance

Petrochemistry



MARKET BACKGROUND

- The SIBUR Company's polyethylene production will be one of three largest in the world
- Average demand on polymers will grow by 4% per year
- Proximity to raw materials for the production of mineral fertilizers - natural gas

MARKET EVALUATION

- The market of linear polyethylene in Russia at the moment is represented by 1 company and it does not meet market requirements
- A large volume of import of linear polyethylene

Investment projects of

manufacture of nonwoven materials

Market background

- The company SIBUR will produce up to 1M tons of polypropylene.
- Strength and versatility of product application
- Growth of the needs of various industries in nonwovens

Project information

- Investments \$3,5 M
- Payback period: 5 years

Staff

- 25 people
- salary per 1 employee is \$600 – 700 including insurance

polyethylene processing

Market background

- The project of the SIBUR company will be implemented to produce 1.5 million tons of polyethylene, including linear, which is represented on the market mainly by imported products
- The ability to produce a wide range of goods: stretch membrane, bags, packaging for medicines, packaging and shrink membrane with a high level of transparency and glossiness, etc.

Project information

- Investment size depends on the project
- Payback period : 3 – 4 years

Staff

- 50 people
- salary per 1 employee is \$800 – 900 including insurance

sulfur processing

Market background

- JSC «Antipinsky Oil Refinery» produces 2000 tons/month
- Use in agriculture (mineral fertilizers).
- Use in the production of sulfuric acid.
- Use in the production of rubber products (production of automobile tires).

Project information

- Estimated land area 3 - 4 hectare
- Investments \$3,5 million
- Payback period: 3 – 4 years

Staff

- 60 people
- salary per 1 employee is \$540-625 including insurance

Agrobiotechnologies

MARKET BACKGROUND

- Growth of grain exports from the Russian Federation
- The opening of grain exports from Siberia to China
- Construction of infrastructure for storage and processing
- The market of deep processing of grain is completely represented by imported products
- Establishment of an agro-industrial park in the Tyumen region

MARKET EVALUATION

- By 2030 y. significant part of agricultural products (50%) and medicines (80%) in the country will be produced in the Tyumen region
- In 2020 y. the world market value of goods and services of the agrobiotechnology market will be \$600 Bn
- The possibility of accumulating in the territory of the south of the Tyumen region significant grain reserves: up to 2 M tons of grain



Investment project on the construction Of the factory for deep processing of potatoes

Market background

- According to the potato yield in all types of farms, the Tyumen Region is the leader among the subjects of the Russian Federation and the Urals Federal District
- Availability of municipal sites for the implementation of the project
- Convenient geographical location
- Potatoes are one of the most profitable agricultural crops. In some farms, the profitability of potato growing is 300%
- Refined products: chips, flakes, potato semi-finished products, starch

Project information

- Investments \$3,5 million
- Estimated land area 20 ha
- Payback period 4 – 5 years

Staff

- 50 people
- salary per 1 employee \$350 – 550, including insurance



Medical technologies

A modern, brightly lit operating room with various medical technologies. The room features a central patient table, multiple surgical lights, and several monitors displaying medical data. The ceiling is equipped with complex lighting and ventilation systems. The overall atmosphere is clean and professional.

MARKET BACKGROUND

- In Tyumen, a large project «Medical City» is being implemented, integrating existing and under construction medical facilities into a single medical diagnostic complex
- The Federal Center of Neurosurgery is one of the main customers of medical equipment and instruments in Russia

MARKET EVALUATION

- Annually only in the Federal Center of Neurosurgery more than 4000 high-tech operations per year are carried out

Development of a high-tech project Medical care «Medical city»

Terms of implementation - 2017-2020
Investment size \$167 M

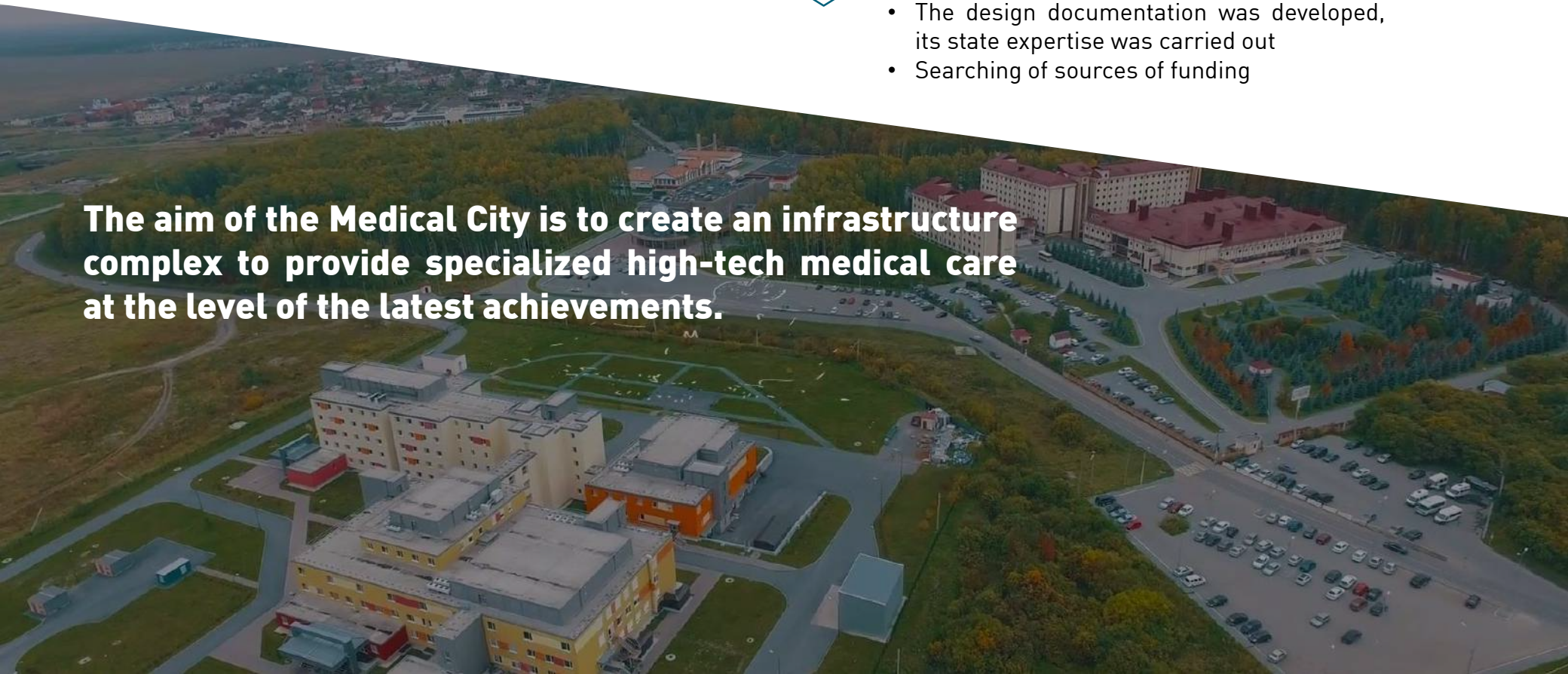
Economic efficiency

- 250 treatment and diagnostic procedures
- 420 advisory visits per day
- Telemedicine consultations by specialists of the center
- Training of specialists on the basis of the center and exchange of experience with partners
- Development of medical tourism

Current state

- The design documentation was developed, its state expertise was carried out
- Searching of sources of funding

The aim of the Medical City is to create an infrastructure complex to provide specialized high-tech medical care at the level of the latest achievements.



PRODUCTION OFFER ON THE TERRITORY OF THE INDUSTRIAL PARKS:

- **Super-thin endoscopes**
- **US-machines for neurosurgery**
- **Neurostimulators**
- **Robotized machinery that does function of tool holders**
- **High-precision wear resistant cutting instruments for high-speed surgical power equipment**
- **High-speed drills with high-precision holders**
- **Laboratory for creating extremely realistic educational models of the brain**
- **Innovative prosthetic intervertebral discs**
- **Pneumatic and electric holders**

Market background

- Demand in Russia as abroad
- No competitors in Russia and not much abroad

Project information

- Estimated land plot area: 1,5-5 ha
- Investment size: \$2,7M – \$8,8M
- Payback period: 2 – 5 y

Staff

- 35 - 50 people
- Salary per employee \$650-\$800, incl. insurance premium

New innovation policy of the Tyumen region

3-level system creation of investment finance support

- Grants of the state program and launch of a new system of innovative loans 3 * 3 (up to 3 million rubles, at 3% per annum for 3 years)
- Creation of the Club of Business Angels at the Tyumen Technopark.
- Financial fund formation of the Management Company for venture financing of projects

Opening of a free Business English School for Entrepreneurs at the Technopark

Launching the School of Innovative Thinking

Opening of the coworking-school programming in the building of the Technopark, as well as Networking-cafe in the square near Technopark

Terms and conditions for the development of it companies

Property Support
(low-cost offices + housing)

Human Resources
(higher education and specialized courses)

Financial support
(tax incentives and subsidies)

Access to large customers
(structuring and submission of information on state and municipal procurement, as well as procurements of oil and gas companies and private business)

Sales promotion

First IT-incubator in Tyumen region

3
Incubators
will open in 2018

981.2 m²
total area
of the building

IT companies entering
the region are
provided with offices
in the centre of the city
for \$1/m²



HUMAN RESOURCES: students

1500
students educating a year

**Robotics and Automated
Control Systems Center
of the Tyumen Region**

**5 Robotics
Laboratories**

**9 Programming
Laboratories**

**5 Innovative Art
Centers for Youth**

Open laboratories, free access zones to high-tech equipment, where young people can implement their technical ideas, learn and share experiences



HUMAN RESOURCES: graduates of universities

**Tyumen State
University**

**Industrial University
of Tyumen**

800 students a year
educating in specialties:

Information systems and technologies
Applied Informatics
Informatics and computer engineering
Mathematical support and administration of information systems
Information Security
Mathematics
Computer security
Mathematics and Computer Science
Mechanics and mathematical modeling
Mechatronics and robotics



HUMAN RESOURCES: specialized courses

200 students
educating a year

Free School of Programming

Launched on July 2017

The school is launched on the basis of IT Coworking in Tyumen Technopark.

Its task is to train young people in programming with the issuance of a confirmatory certificate.

Educational programmes have been developed:

- PHP Programming (on request of Cognitive Technologies)
- Fundamentals of WEB development (with the involvement of the E-soft teacher)
- Basic programming on the «1C: Enterprise 8» platform

Scholarships are paid to the three best programmers - \$ 200/month

HUMAN RESOURCES: specialized courses



Innovation Thinking School

Launched on January 2017

It is an educational project for entrepreneurs, startups and people, who dream of becoming part in the innovative field of the region.

Classical lectures, TED Talks, case studies, webinars are held within the framework of the School.

2800 people
project audience in 2017

16
lectures

20
speakers

of **6** countries

The aim of this project is not only to acquaint businessmen with the best world practices, but also to create space for communication for innovation-oriented people.

Free Business English School for entrepreneurs

Launched on March 2017

In the framework of this program, employees of innovative enterprises of the Tyumen region, focused on export activities, are trained in negotiating and holding presentations in English. The training takes place with native speakers.

15 groups of people

30-hour education course

32 people have been trained and received certificates

33 people are being trained

55 people are planned to be trained by the end of the year

The best graduates get the opportunity to go for a two-week language training in the UK.

TAX AND FINANCIAL SUPPORT

STRUCTURING PROCUREMENT

State and municipal procurement, placed through the Department of Informatization

Procurement of large oil and gas companies

Order of private players of local small and medium-sized businesses

Sales promotion

Subsidies

To create a prototype

Co-financing under the «START» program

Preferential innovative loans

Rate of 3% for a period of up to 3 years for up to \$52 000

Search for investors

Venture fund: participation in the authorized capital and attracting private investment

Assistance in obtaining federal tax benefits

Accreditation in the Register of the Ministry of Communications: the rate of insurance contributions in the state extra-budgetary funds in the amount of 14%

Tax incentives

A lower rate of income tax 14% and 1%

Subsidies for the purchase of the most expensive types of equipment

Server hardware for data storage, super powerful computers

Proposed new forms of support



Tyumen State University

2900 graduates

of full-time education,
offering Bachelor, Specialty, Master,
Internship, Residency programs

Ranks 12th
in technology transfer

Entered top-15
of the best Russian universities in the social
sciences

Enters 5-100 project
Project aimed at increasing
the competitiveness of leading Russian
universities
among the world's leading research
and educational centers

Academic Gymnasium of Tyumen State University
acknowledged as one of the best in Russia

Entered top-50 Russian universities in
Webometrics ranking

Entered top-40 of the best Russian universities
in terms of "research"

Industrial University of Tyumen

Main university.
First corporate university

Industrial University of Tyumen entered
Worldwide
Professional University Rankings
RankPro

2553 graduates
of full-time education,
offering Bachelor, Specialty, Master,
Internship, Residency programs

