



**NIZHNY NOVGOROD REGION  
DEVELOPMENT CORPORATION**



**SPECIAL ECONOMIC ZONE  
OF INDUSTRIAL AND PRODUCTION TYPE "KULIBIN"**

# PRIORITY DIRECTIONS OF SEZ “KULIBIN”



# LOCATION OF SEZ "KULIBIN"



Total area - 724.7 ha

Usable area for resident accommodation - 440.51 ha

# SEZ "KULIBIN"

Dzerzhinsk



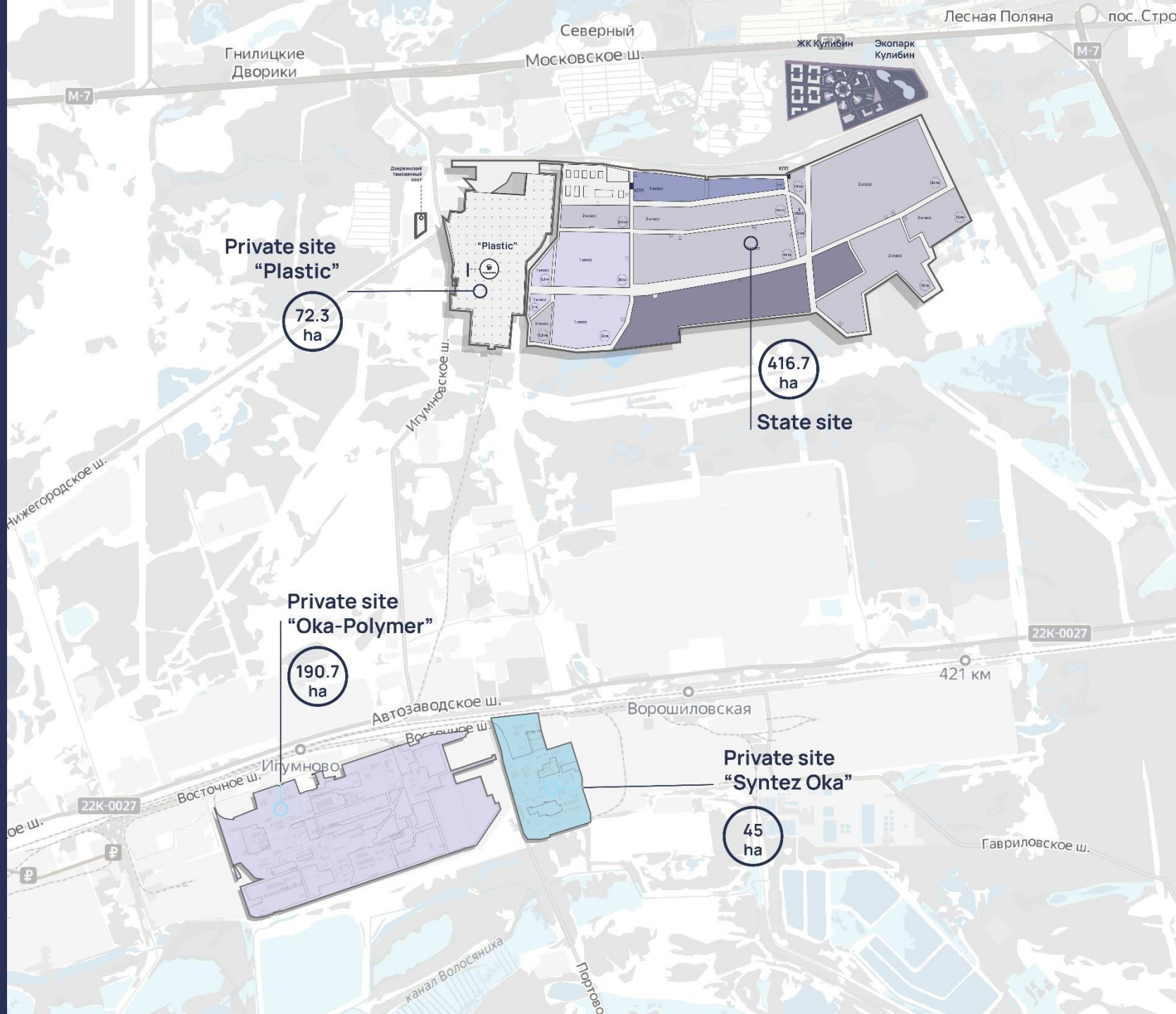
**724.7 ha**

Total area

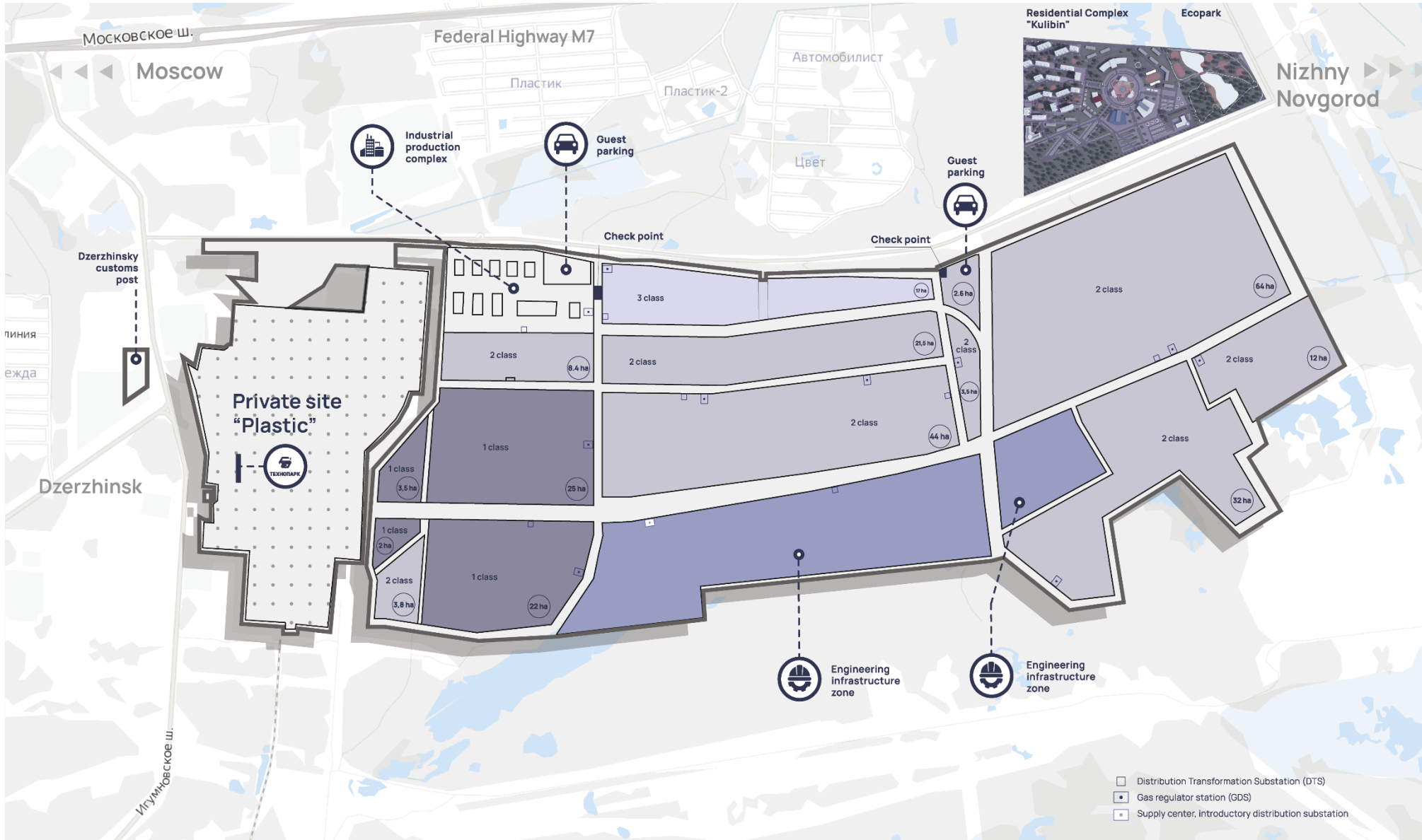
Usable area for resident accommodation – **440.51 ha**

Potentially – **6,000 ha**

On 13.03.2023 an agreement was signed on expanding the boundaries of SEZ "Kulibin" among the Ministry of Economic Development of Russia, the Government of the Nizhny Novgorod Region and the administration of the city of Dzerzhinsk



# STATE SITE AREA



Total area  
**416.7 ha**

**274.17 ha**  
out of total  
for investor  
accommodation

Energy  
capacities:

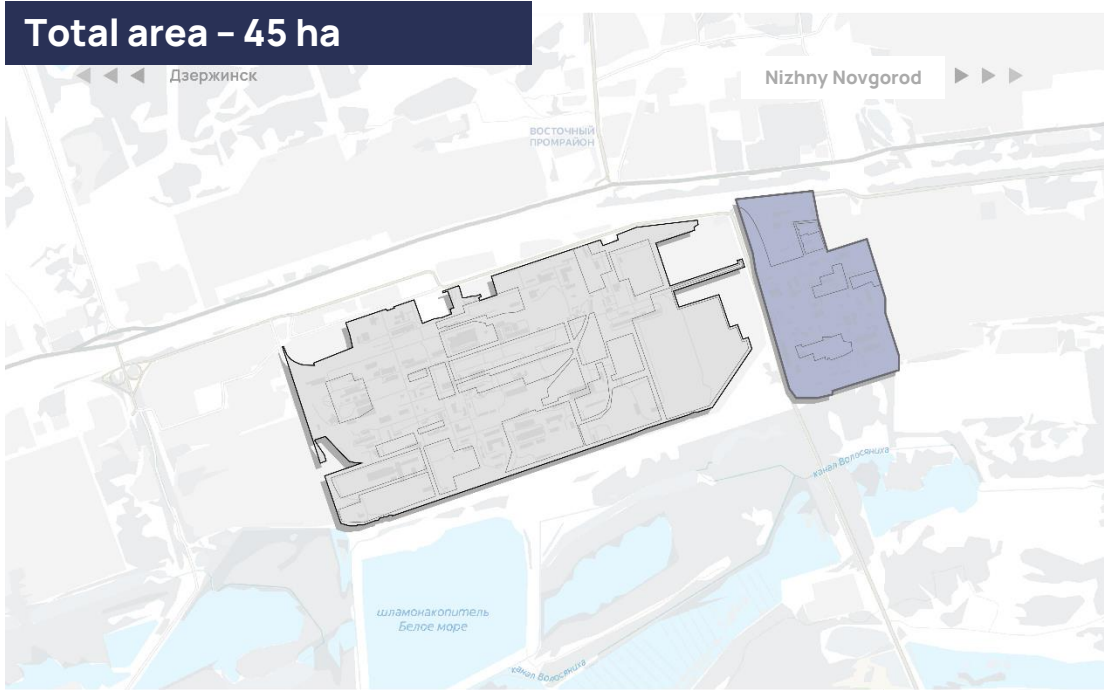
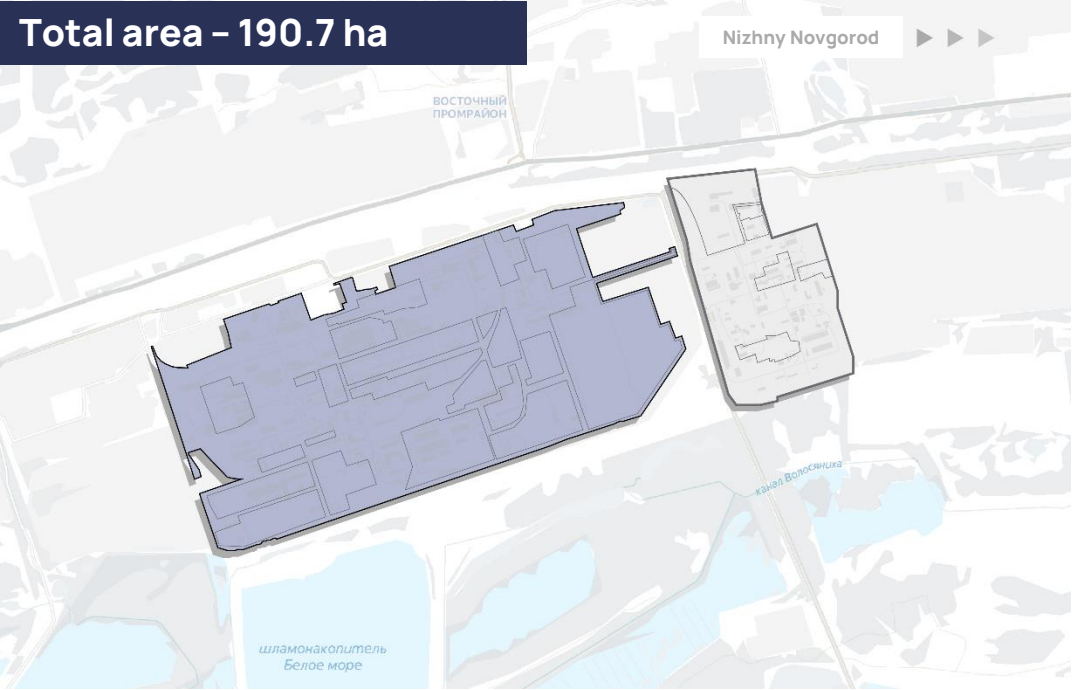
⚡ Power supply  
**31 MW**

💧 Water supply  
**250 m<sup>3</sup>/hour**

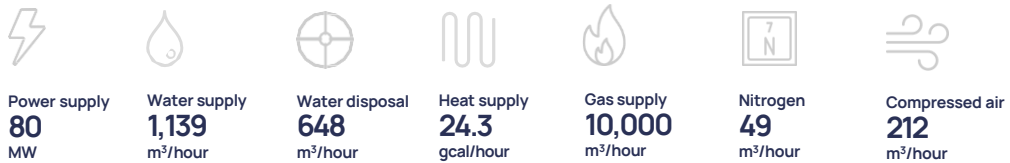
⊕ Water disposal  
**250 m<sup>3</sup>/hour**

🔥 Gas supply  
**39,200 m<sup>3</sup>/hour**

# TERRITORY OF IP OKA-POLYMER AND SYNTEZ OKA



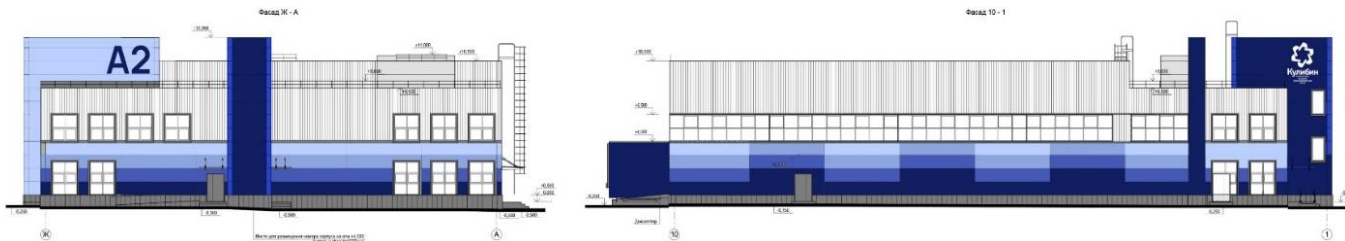
## Energy capacities of IP Oka-Polymer JSC



## Energy capacities of Syntez OKA LLC



# INDUSTRIAL COMPLEX



Commissioning of the 1<sup>st</sup> stage – April 2025

## 29,432.4 m<sup>2</sup>

Total building area (9 blocks)



**4 types** of buildings of 2 blocks:

- production hall
- administrative block

	Total area of the building, m <sup>2</sup>
1 type	2,236.0
2 type	2,929.4
2.1 type	3,100.0
3 type	9,123.0

### ADVANTAGES



Reduction of project financing due to the lease of production space



Purchase from 3% under the industrial mortgage program



Additional opportunities for investment in the development of production facilities



Reduced project start-up time

# TECHNOPARK H<sub>2</sub>O

Ready ecosystem for the development of R&D centers

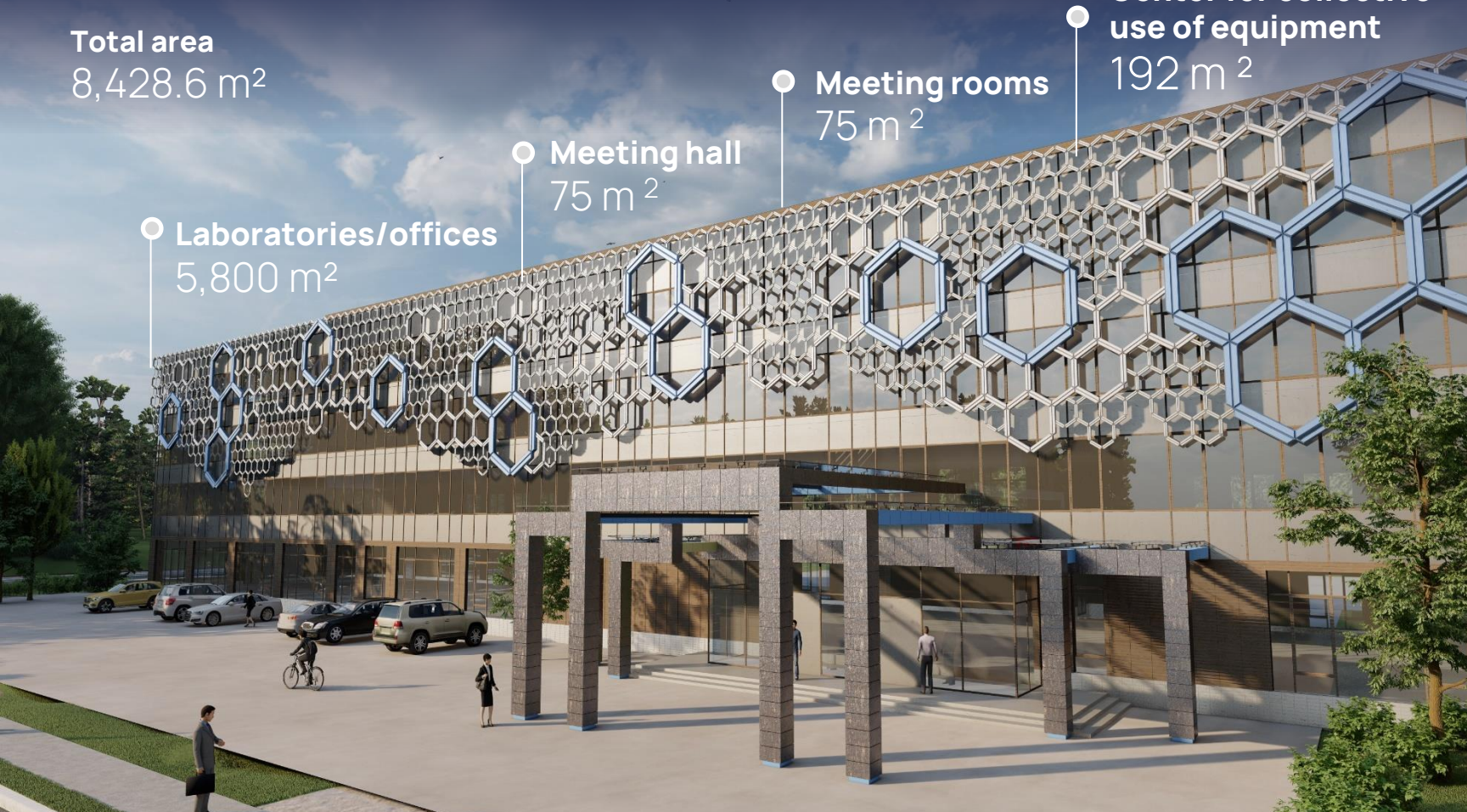
**Total area**  
8,428.6 m<sup>2</sup>

**Laboratories/offices**  
5,800 m<sup>2</sup>

**Meeting hall**  
75 m<sup>2</sup>

**Meeting rooms**  
75 m<sup>2</sup>

**Center for collective  
use of equipment**  
192 m<sup>2</sup>



## Energy capacities:



Energy  
capacities:  
**1.45 MW**



Water  
supply  
**16.38 m<sup>3</sup>/day**



Water  
disposal  
**12.96 m<sup>3</sup>/day**



Heat  
supply  
**1.06 gcal/hour**



COMMISSIONING - 2024



# Residential Complex "Kulibin"



 **6,000 residents**

 **28 ha**

**223,899 m<sup>2</sup> total construction area**

 **120,000 m<sup>2</sup> of living space**  
**2,908 apartments**



 **9 pcs.**  
12-storey residential buildings  
1,521 apartments

 **9 pcs.**  
9-storey residential buildings  
1,387 apartments

 **15 pcs.**  
Townhouses

**1,168**  
1-room apartments

**1,403**  
2-room apartments

**337**  
3-room apartments

## Designations

- |                        |  |                                    |
|------------------------|--|------------------------------------|
| 1. Cultural Center     | 5. Parking lot                           | 9. Townhouses                      |
| 2. School              | 6. Shopping areas                        | 10. Ecopark                        |
| 3. Kindergarten        | 7. Sports and recreation center          | 11. Multifunctional medical center |
| 4. Apartment buildings | 8. Technical and consumer service center |                                    |



Moskov ←

Moskovskoye highway →

→ Nizhny Novgorod



SPECIAL ECONOMIC ZONE "KULIBIN"

# ACCOMMODATION IN SEZ “KULIBIN”

Why is it profitable?

## TAX BENEFITS

**0%**

- property (10 years)
- land (5 years)
- transportation (10 years)

Income tax\*

**2%**

1-5 years

**5%**

6-10 years

**14,5%**

until 2069

## READY INFRASTRUCTURE


 Power supply

 Water supply

 Wastewater

 Heat supply

 Gas supply

 Transportation infrastructure

## LOW COST OF LAND PLOT LEASE AND PURCHASE

from **50<sup>000</sup> ₪**  
rent of  
(1 ha/year)

**1,5%**  
of cadastral value –  
redemption of land  
plot


## ADVANTAGES

- Industrial center of Russia
- High human and intellectual potential
- Possibility to locate production of 1-2 hazard class
- Transport accessibility to the federal highway M7 “Volga” (Moscow-Ufa)
- Ready industrial and production sites

## FREE CUSTOMS ZONE REGIME\*\*

**0%**

VAT  
Import duties

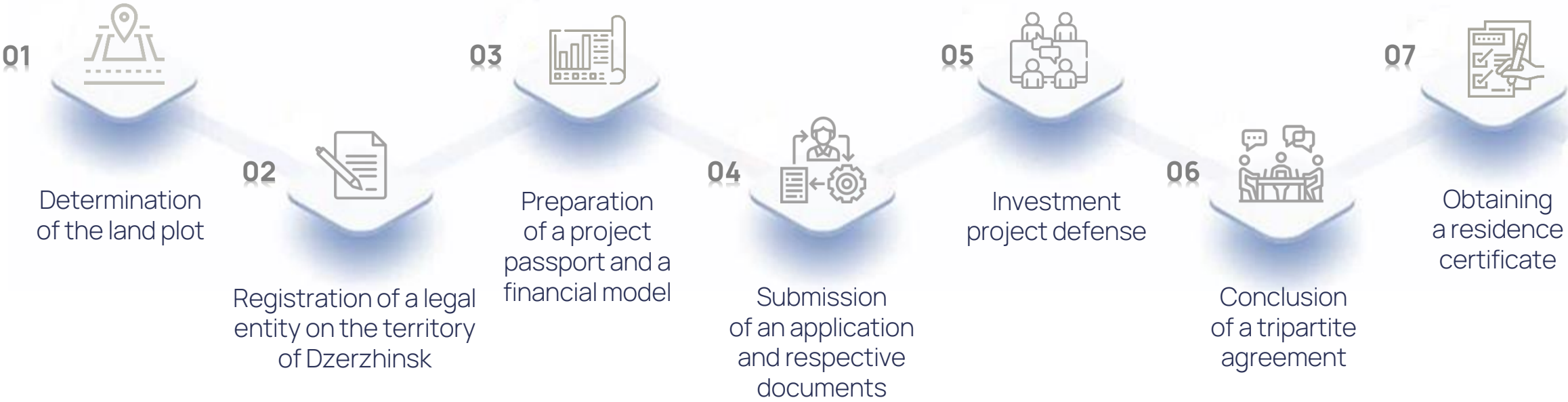
 Duty-free importation of equipment and raw materials to the territory of SEZ

 Duty-free exportation of finished goods outside the Eurasian Economic Union

\* Starting from the tax period in which the profit subject to taxation was first received

\*\* Provided that the resident’s land plot is equipped in accordance with order of FCS of Russia № 817 dated 30.04.2015

# PROCEDURE FOR OBTAINING RESIDENT STATUS IN THE SEZ “KULIBIN”



# OBTAINING A RESIDENCE CERTIFICATE

## Minimum investment volume (excluding VAT)\*

For priority projects\*\*

**Land plot**  
(construction)

at least

**₽120 million**

at least

**₽ 50 million**

**Production site**  
(without construction/renovation)

at least

**₽ 40 million**

at least

**₽ 17 million**

\* No such requirements are imposed on technical and innovative projects

\*\* The list of priority projects is established by the Decree of the Government of the Russian Federation dated 15.04.2023 N° 603

at least

**2/3 of the investment\***

to be made within the first 3 years

lower than

**15 years\***

payback period of the project

\* No such requirements are imposed on projects with a total investment volume exceeding ₽5 billion

**It is not allowed on the territory of the special economic zone:**



**development of mineral deposits,** except for the development of mineral water deposits and other natural therapeutic resources



**production and processing of excisable goods** (except for production of passenger cars, motorcycles, production and processing of ethane, liquefied hydrocarbon gases and liquid steel)



**Legal body to be registered in Dzerzhinsk urban district**



**No branches or representative offices beyond the territory of SEZ**

# SEZ INFRASTRUCTURE



## Science

8,429 m<sup>2</sup> technopark  
5,800 m<sup>2</sup> laboratories



## Activities

1,500 people  
cultural events zone  
640 people street stage



## Business infrastructure

11,000 m<sup>2</sup> congress and hotel complex



## Residential Complex "Kulibin"

6,000 residents

120,000 m<sup>2</sup> of living space  
(total area including common areas 150,000 m<sup>2</sup>)

2,908 apartments



## Transport

4 km Railway station with developed railroad connection

12 km International airport "CHKALOV"

2 Helicopter landing sites

# MANAGEMENT SERVICES

SERVICES PROVIDED BY THE  
MANAGEMENT COMPANY OF KULIBIN SEZ

FINANCIAL  
SERVICES

SUPPORT MEASURES

MARKETING  
AND PR

DESIGN AND  
CONSTRUCTION

COMPREHENSIVE  
AUDIT

LAND  
RELATIONS

PERSONNEL  
MANAGEMENT





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DEVELOPMENT CORPORATION**