



NIZHNY NOVGOROD REGION  
DEVELOPMENT CORPORATION

# Special economic zone of industrial and production type "Kulibin"

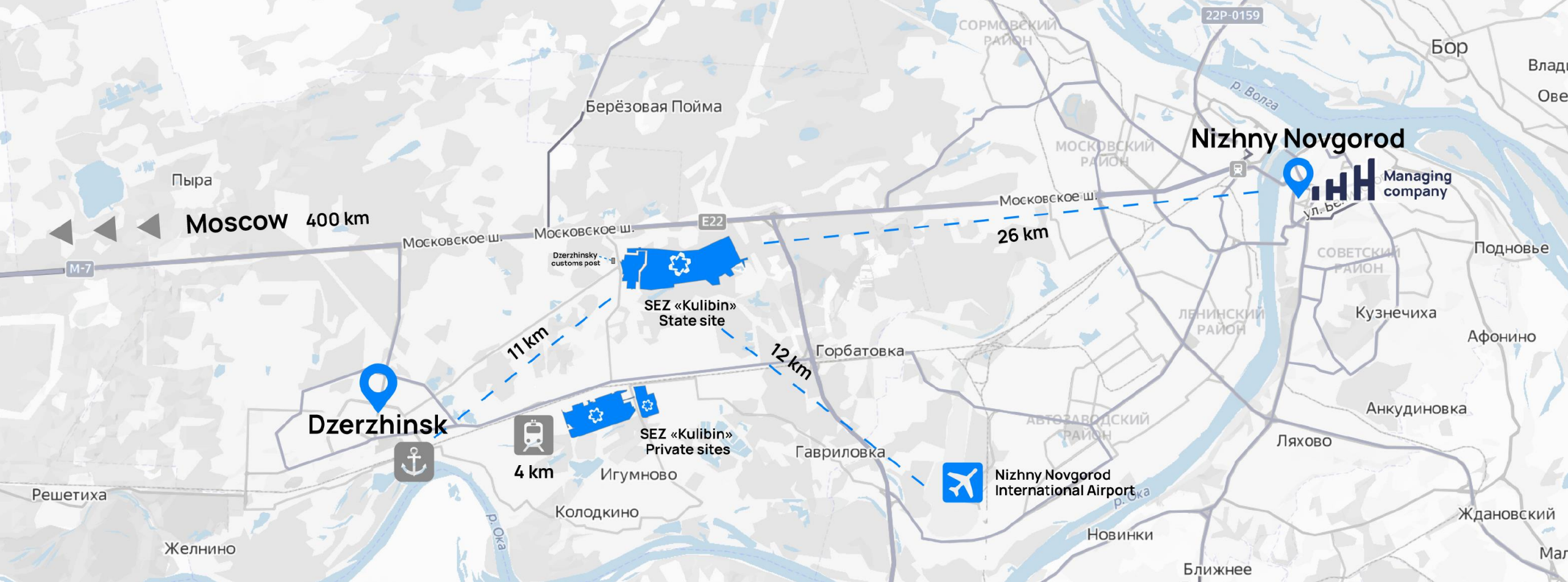




# PRIORITY AREAS OF SEZ "KULIBIN"



# LOCATION OF SEZ "KULIBIN"



Total area – **724.7 ha**

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



# SEZ "KULIBIN"

Dzerzhinsk urban district



**Kulibin**  
SPECIAL ECONOMIC ZONE

**724.7 ha**

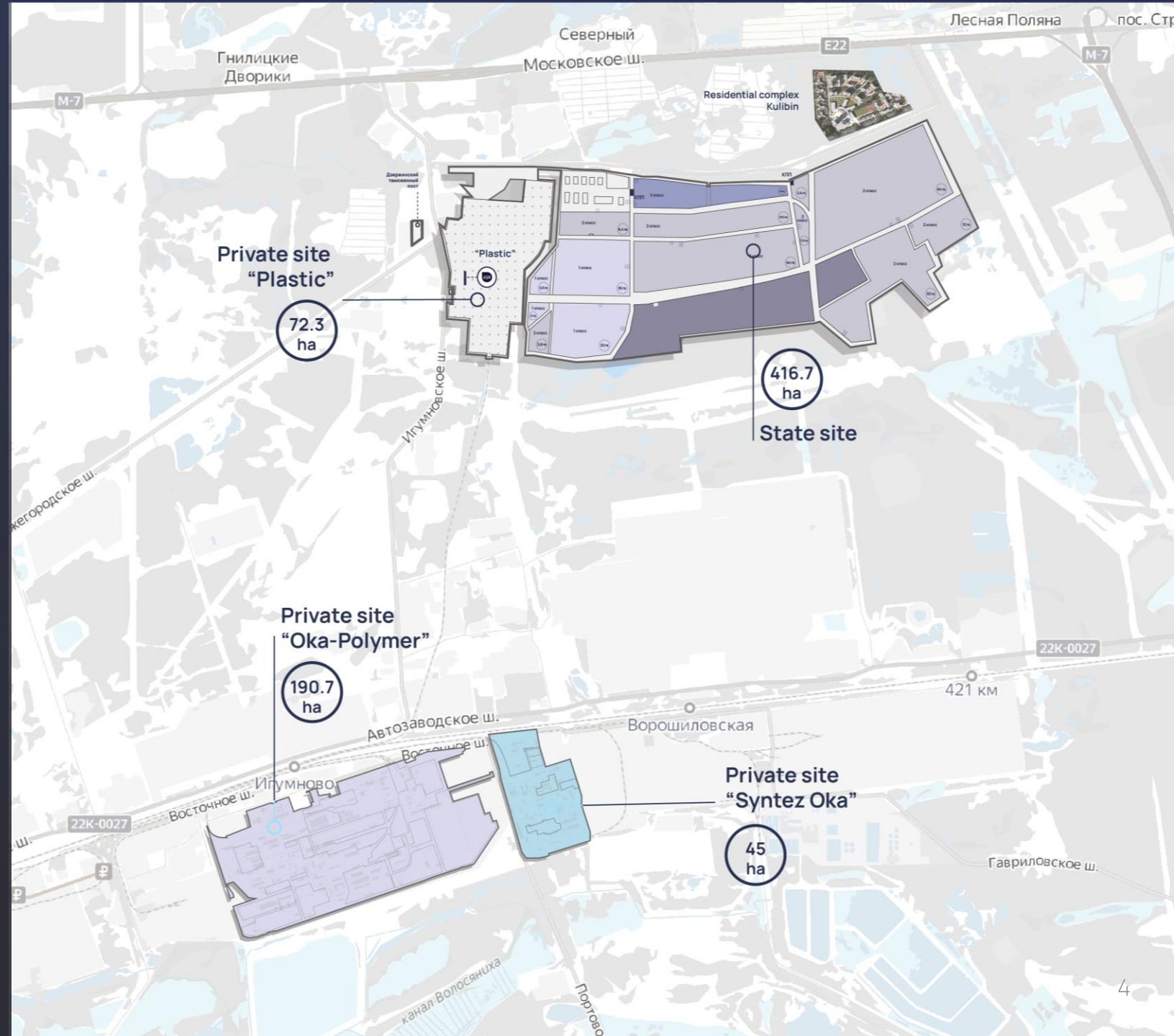
Total area

Usable area for resident accommodation —

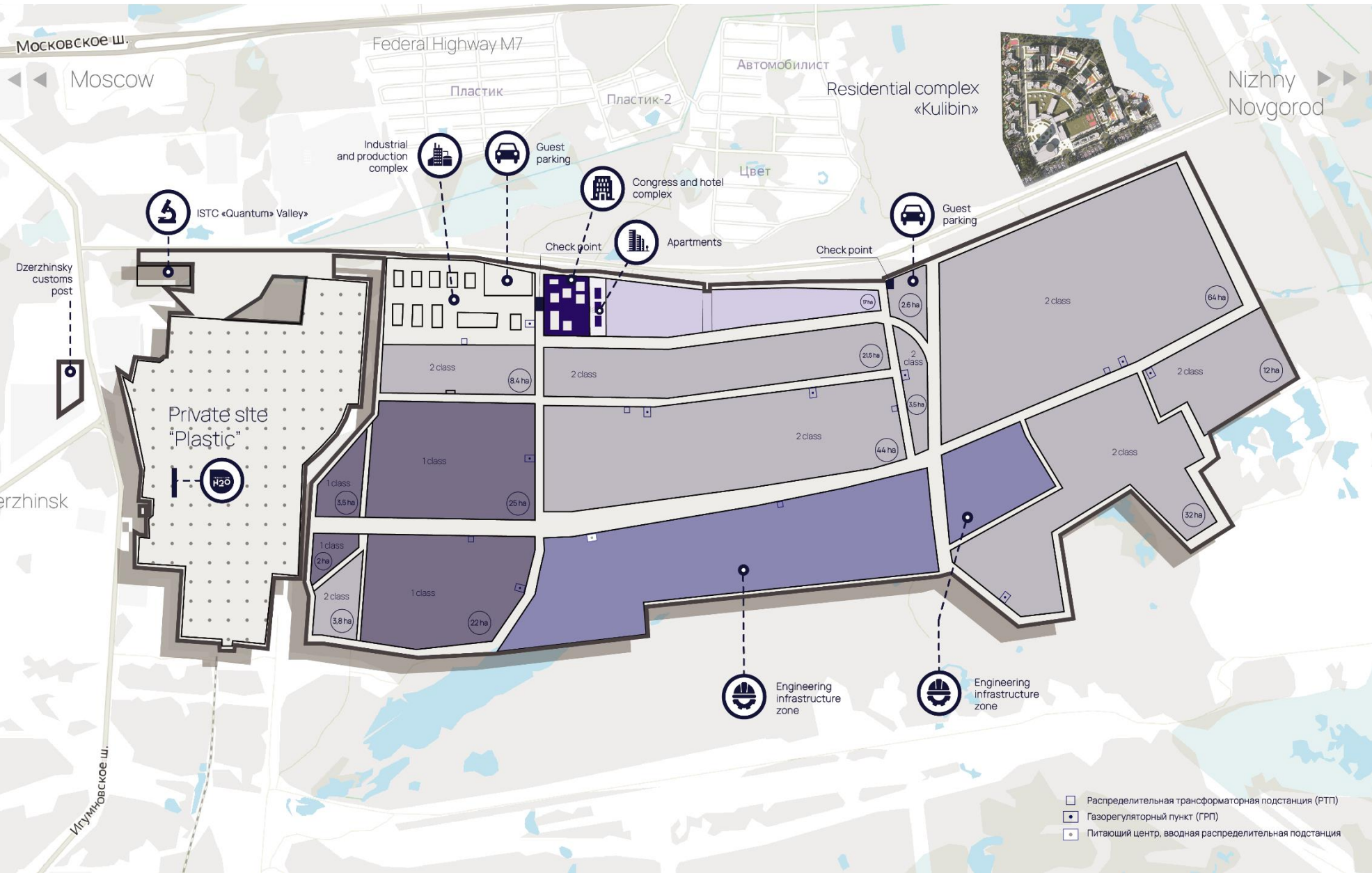
**440.51 ha**

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**

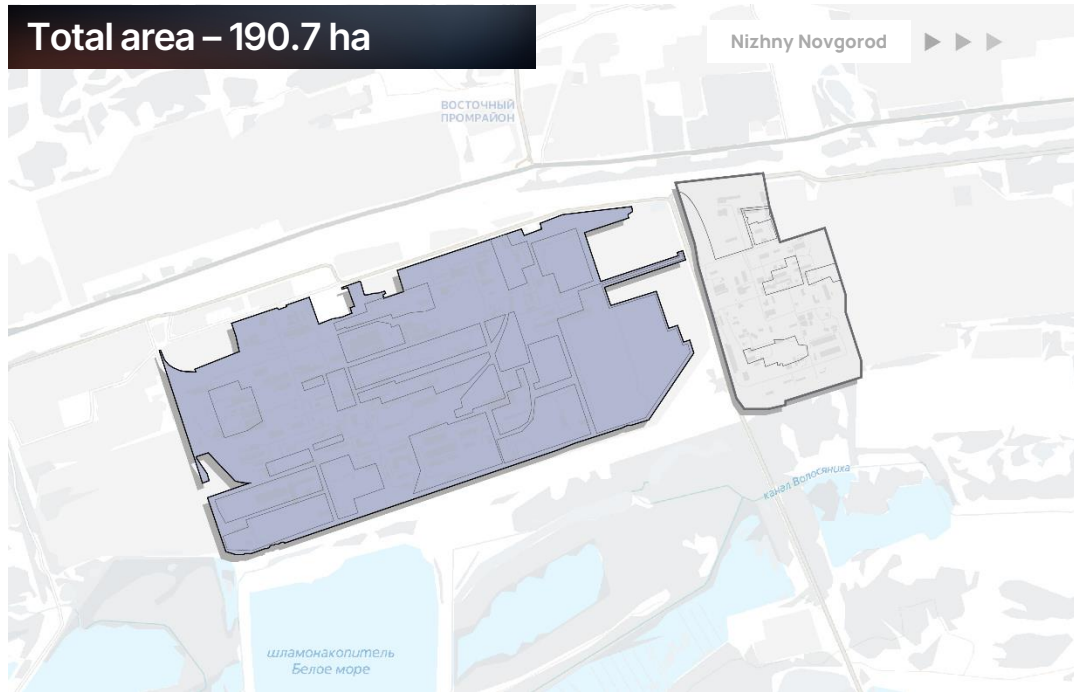
Water disposal  
**250 m<sup>3</sup>/hour**

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

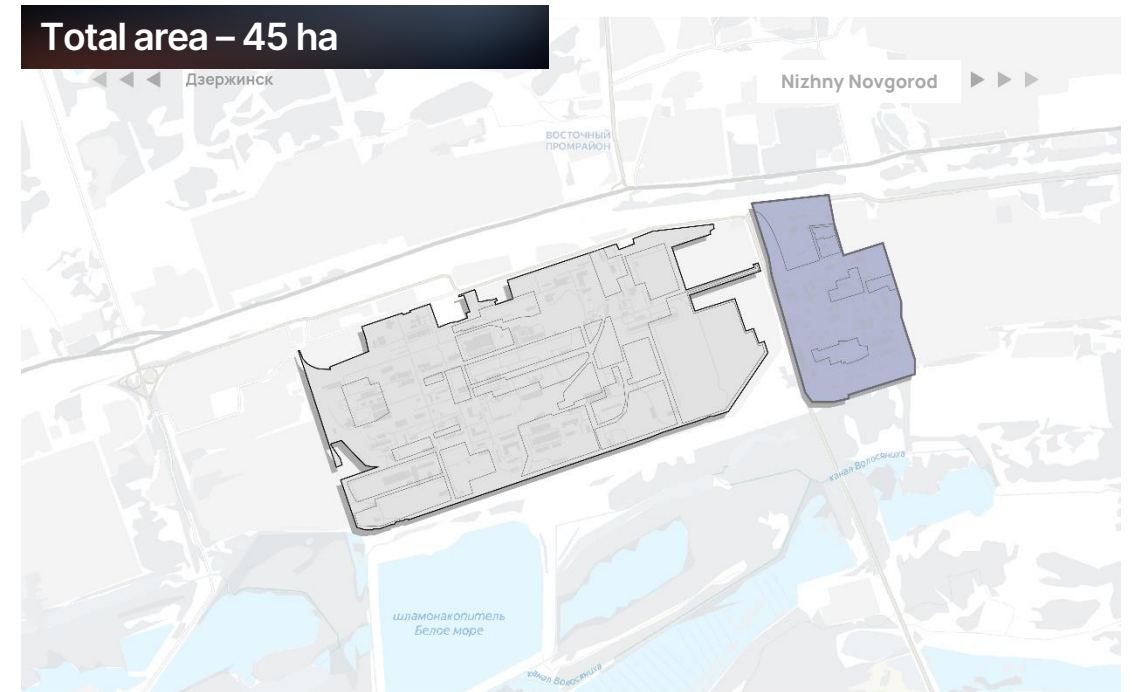
- Распределительная трансформаторная подстанция (РТП)
- Газорегуляторный пункт (ГРП)
- Питательный центр, вводная распределительная подстанция



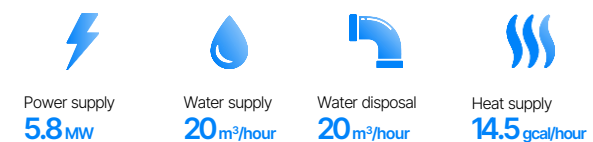
# TERRITORY OF IP "OKA-POLYMER" AND "SYNTEZ OKA"



Energy capacities of  
"IP "Oka-Polymer" JSC



Energy capacities of  
"Syntez OKA" LLC



# ACCOMMODATION IN SEZ "KULIBIN"

Why it is 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 **90 000 ₺**  
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

# 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 № 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)



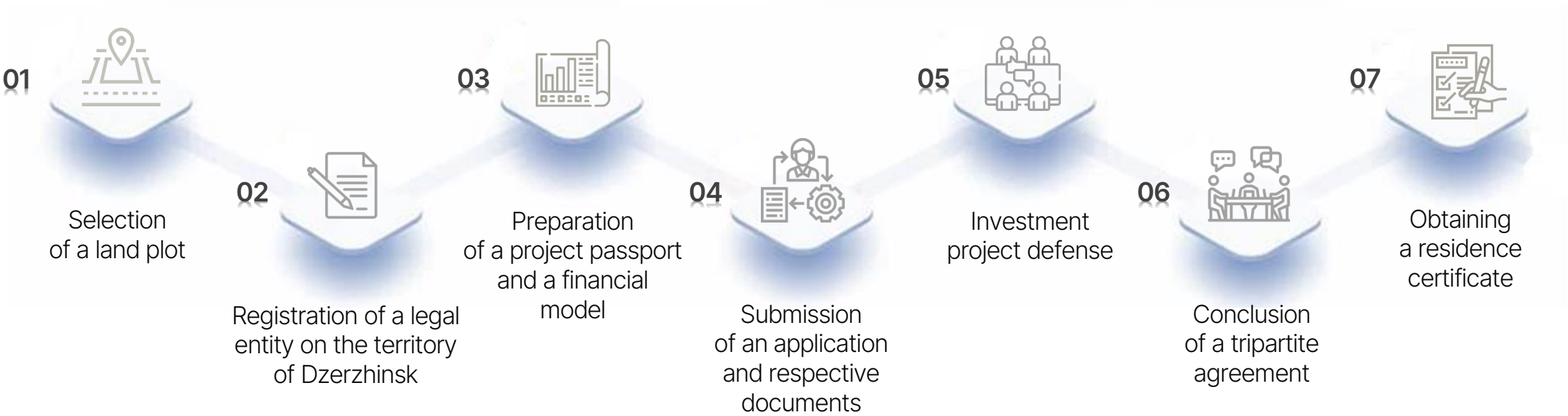
**Legal body to be registered in Dzerzhinsk urban district**



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



# PROCEDURE FOR OBTAINING RESIDENT STATUS IN SEZ "KULIBIN"



# SEZ ECOSYSTEM



## 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 theater



## Business infrastructure

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



## Residential Complex "Kulibin"

6,000 residents  
177,510 m<sup>2</sup> living area  
3,354 apartments



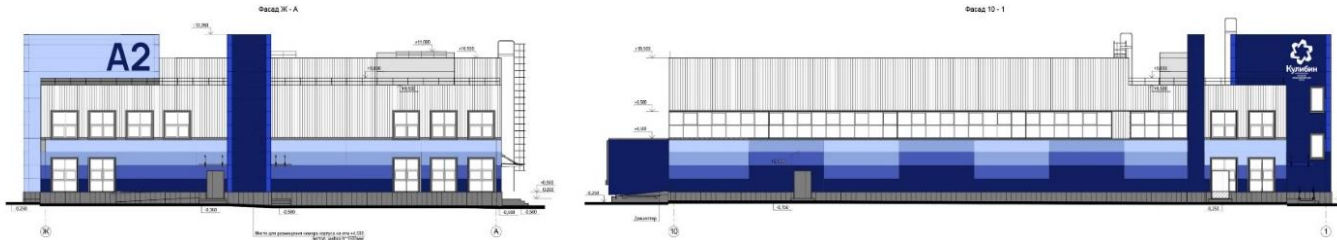
## Transport

4 km railway station with developed railroad connection  
12 km International airport "Chkalov"  
2 helicopter landing sites



# INDUSTRIAL INFRASTRUCTURE

## Production complex



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

Total area for resident accommodation (9 buildings)



**4 types** of two-block buildings:

- production block
- administrative block

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

### ADVANTAGES



Reduction of project financing due to the lease of production space



Purchase from 14% under the industrial mortgage program



Additional opportunities for investment in the development of production facilities



Reduced project start-up time

COMMISSIONING OF THE FIRST PHASE — III QUARTER OF 2025



# SCIENTIFIC AND EDUCATIONAL INFRASTRUCTURE

Technopark H<sub>2</sub>O

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

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

Conference hall  
75 m<sup>2</sup>

Meeting room  
75 m<sup>2</sup>

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


**READY-MADE ECOSYSTEM FOR R&D ACTIVITIES**


CURRENT STATUS — CONSTRUCTION


COMMISSIONING — **IV QUARTER OF 2025**

## Energy capacities:

 Power supply  
**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**



# RESIDENTIAL COMPLEX "KULIBIN"

 **6,000 residents**

 **32 ha**

**293,679 m<sup>2</sup>** total construction area


 **177,510 m<sup>2</sup>** living area  
**3,354** apartments

 **8**

4-storey residential buildings  
with incorporated townhouses

 **10**

10-storey residential buildings

 **5**

15-storey residential buildings  
with commercial premises

 **3**

12-16-storey residential buildings  
with commercial premises

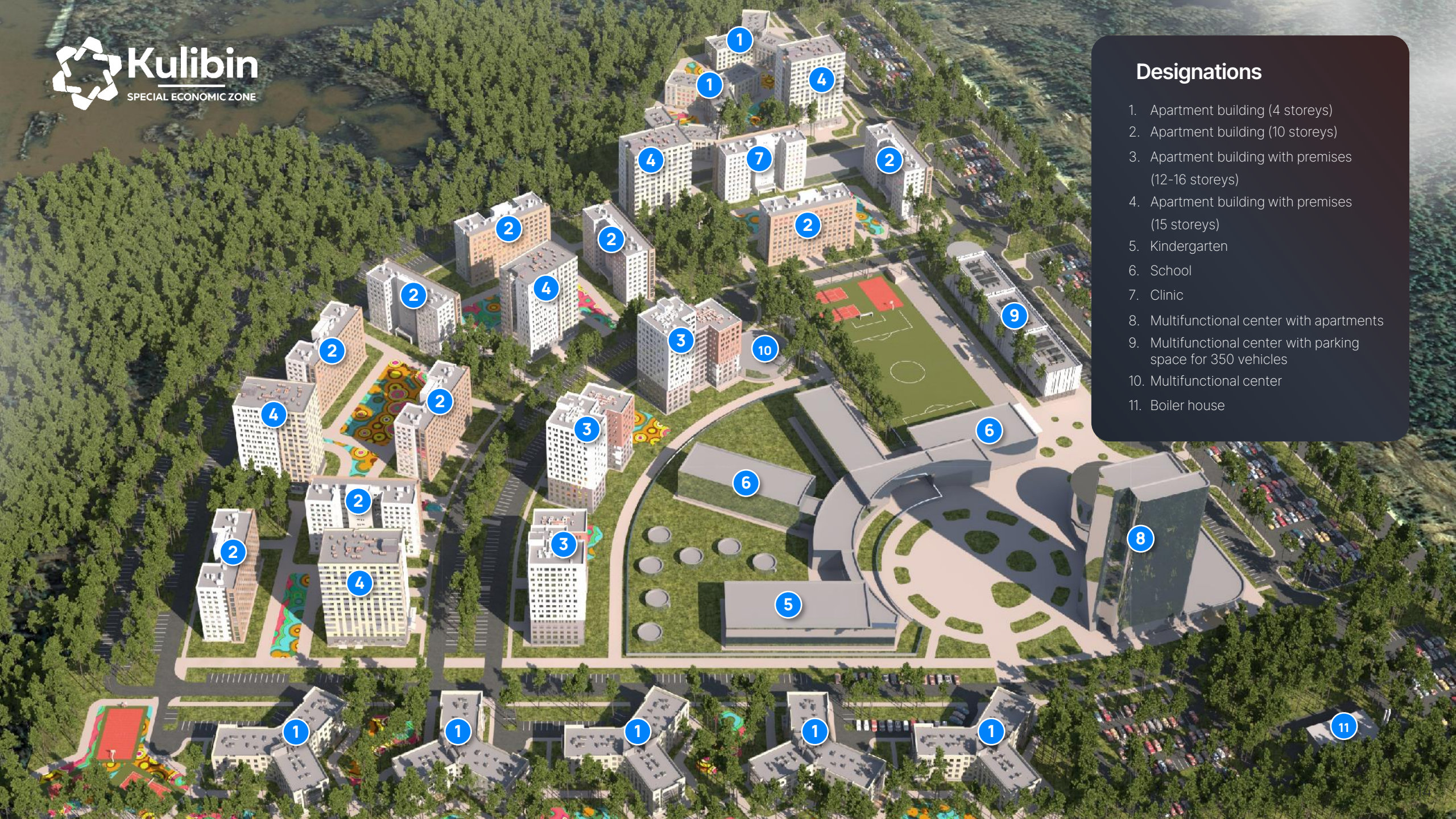
PROJECT IMPLEMENTATION PERIOD — **2027-2030**





## Designations

1. Apartment building (4 storeys)
2. Apartment building (10 storeys)
3. Apartment building with premises (12-16 storeys)
4. Apartment building with premises (15 storeys)
5. Kindergarten
6. School
7. Clinic
8. Multifunctional center with apartments
9. Multifunctional center with parking space for 350 vehicles
10. Multifunctional center
11. Boiler house



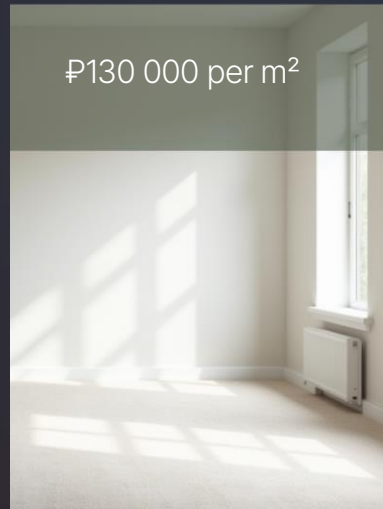




# APARTMENTS ON THE TERRITORY OF SEZ "KULIBIN"

Accommodation facility in close proximity to the production area

Without finishing:



With finishing:



With finishing, furniture and appliances:



- Modern design
- Finishing, furniture and appliances
- 24/7 service support

## COMFORT CLASS HOUSING

Studios of 21-34 m<sup>2</sup> in various configurations


COMMISSIONING – II QUARTER OF 2025

# APARTMENTS IN DZERZHINSK

Petrishcheva str., 2

9-storey building consisting of 4 blocks – **24.8 x 65.04 m**

 **7,701.6 m<sup>2</sup>**  
Total area

 **2.5 m**  
Ceiling height

## ECONOMY CLASS HOUSING

Apartments of 34-69 m<sup>2</sup> in various configurations

### 125 apartments available for purchase:

1-room apartments (34 m<sup>2</sup>): ₴4,550 thousand

1-room apartments (40 m<sup>2</sup>): ₴5,250 thousand

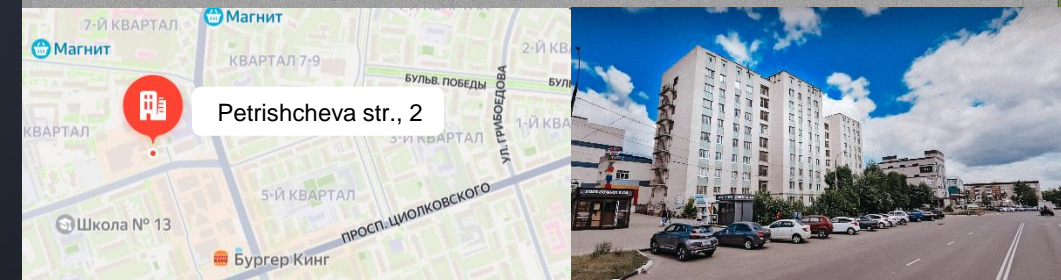
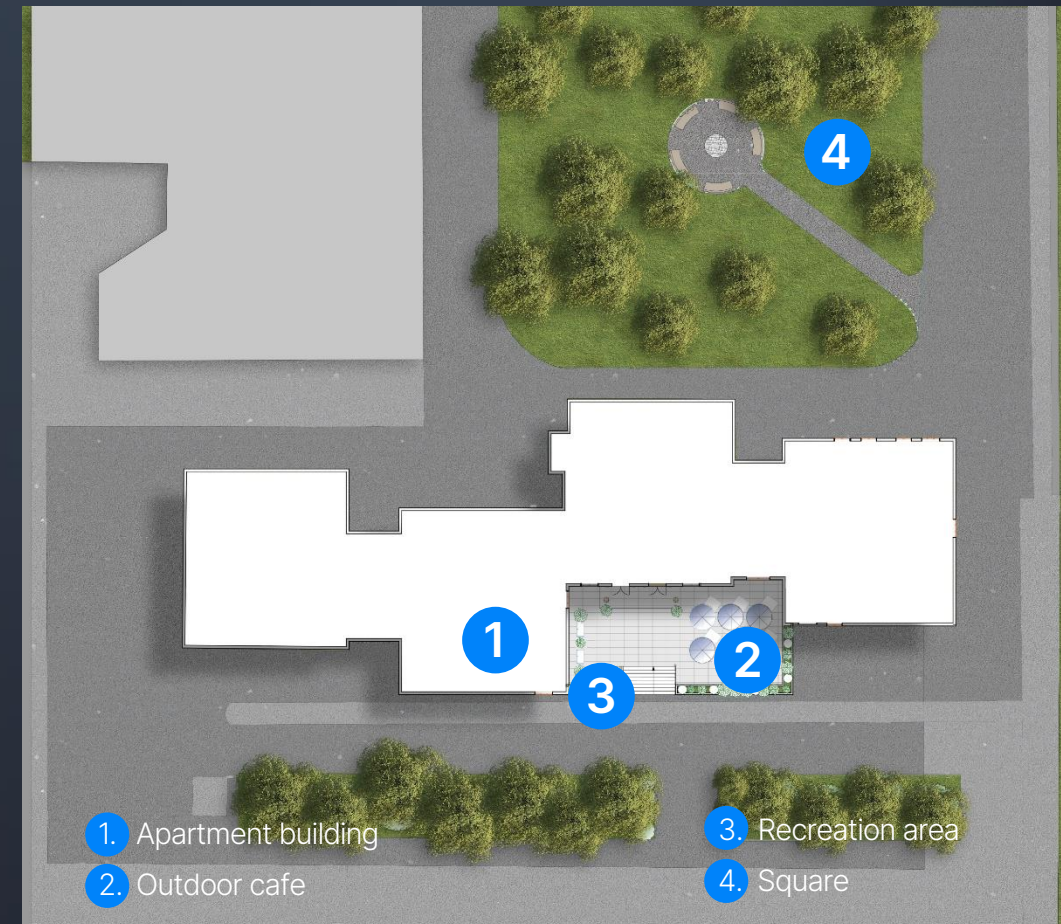
2-room apartments (58 m<sup>2</sup>): ₴7,450 thousand

3-room apartments (69 m<sup>2</sup>): ₴8,600 thousand



If a contract is signed by the end of 2024 with a down payment of 20% to 50%, the price is fixed and an additional discount of 10% to 15% is provided

\*Including 20% VAT



COMMISSIONING – 2025



# BUSINESS INFRASTRUCTURE

## Congress and hotel complex



Congress hall – 300 people

Parking area with a checkpoint

Hotel – 120 rooms

Multifunctional center

Open-air stage

Helipad

Training center

### Congress hall:

- Hosting business events of various formats
- Platform for knowledge and experience exchange
- Modern multimedia equipment

### Training center:

- Staff training for SEZ residents

### Hotel:

- Accommodation for business partners and SEZ guests
- Convenient transport accessibility to Dzerzhinsk and Nizhny Novgorod

TOTAL AREA – 4.3 HA

COMMISSIONING – 2027



# INNOVATIVE SCIENTIFIC AND TECHNOLOGICAL CENTER "QUANTUM" VALLEY"

Cluster "Dzerzhinsk"

A territory for conducting scientific and applied research and implementing high-tech investment projects

**Activity area**  
Innovative chemistry

**5 ha**  
Total cluster area

**25,000 m<sup>2</sup>**  
Area of laboratories/offices

## Benefits and preferences:

**0%** – profit tax\*

**0%** – VAT\*

**0%** – property tax\*

**15%** – unified insurance  
premium rate\*\*

\*For 10 years, with a turnover of at least ₺1 billion and profit of at least ₺300 million.

\*\* With a minimum wage – 30%,  
above – 15%

COMMISSIONING – 2027

# MANAGEMENT COMPANY SERVICES

SERVICES PROVIDED BY THE  
MANAGEMENT COMPANY OF SEZ "KULIBIN"

FINANCIAL  
SERVICES

SUPPORT MEASURES

MARKETING AND PR

DESIGN AND  
CONSTRUCTION

COMPREHENSIVE  
AUDIT

LAND  
RELATIONS

PERSONNEL  
MANAGEMENT





**NIZHNY NOVGOROD REGION  
DEVELOPMENT CORPORATION**