



NIZHNY NOVGOROD REGION
DEVELOPMENT CORPORATION

Special economic zone of industrial and production type "Kulibin"

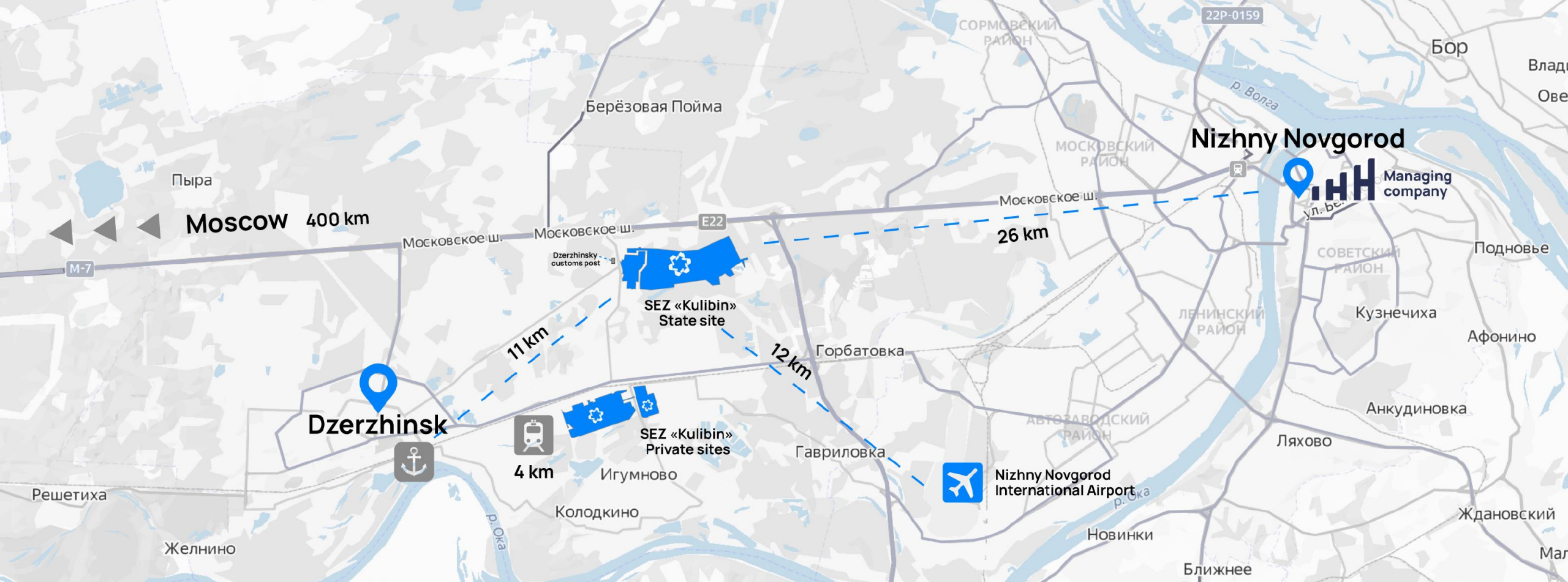




PRIORITY AREAS OF SEZ "KULIBIN"



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

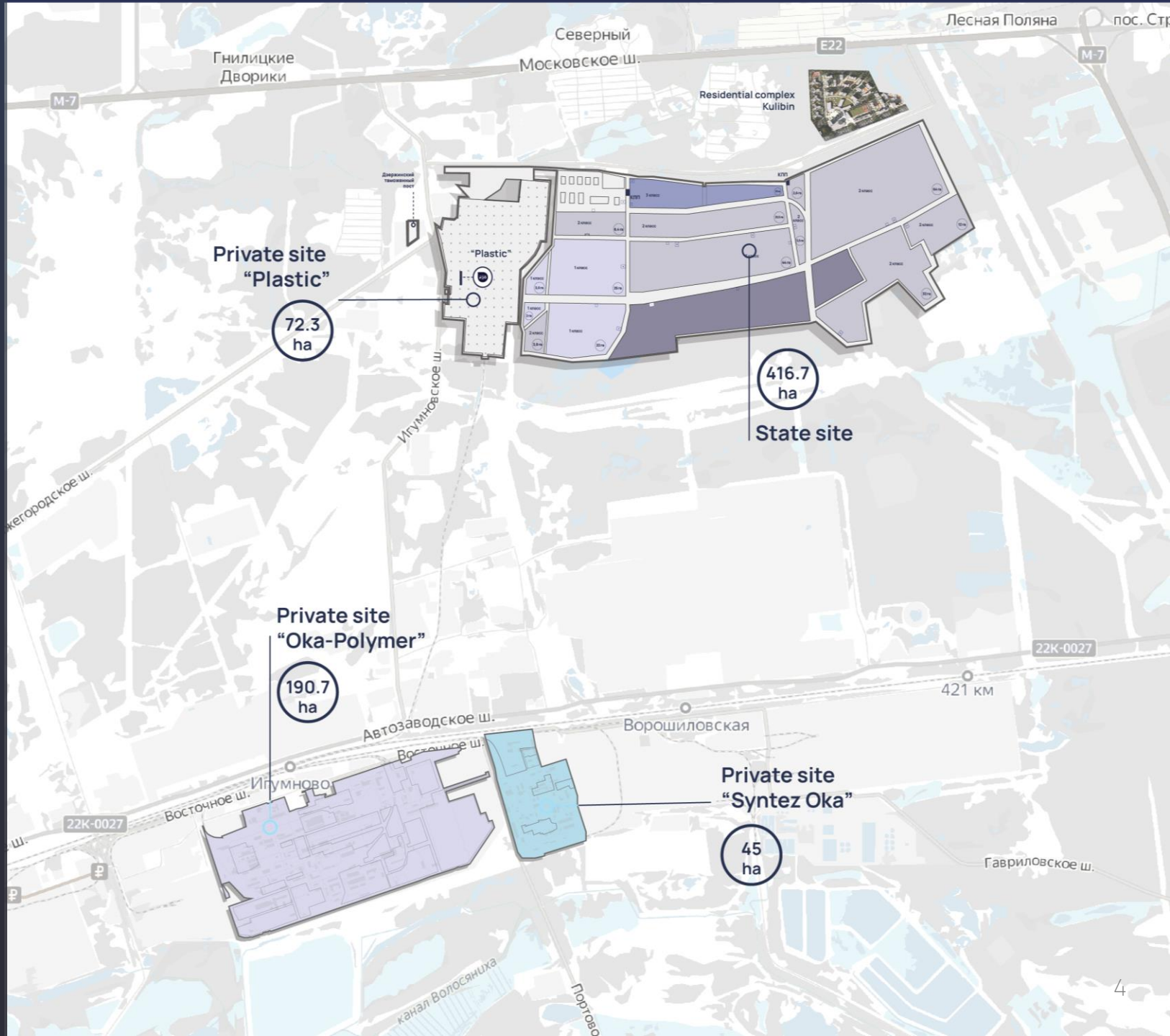
Total area

Usable area for resident accommodation —

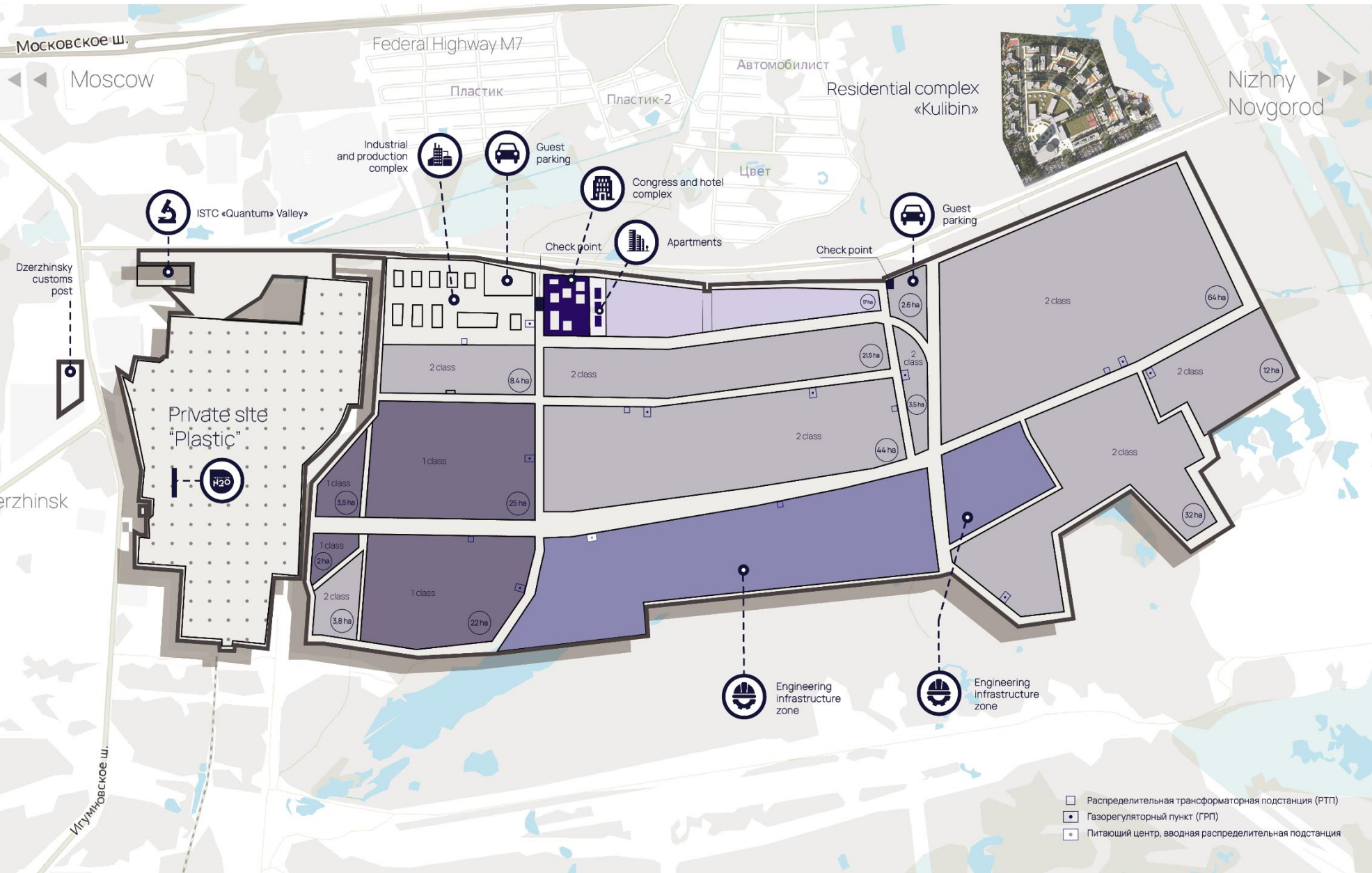
440.51 ha

Potentially — **6,000 ha**

On 01.11.2024, an application was submitted by the Government of the Nizhny Novgorod Region for the expansion of SEZ territory by including the land plots in Bor urban district (125.9 ha). Total SEZ area – 850 ha.



STATE SITE AREA



Total area
416.7 ha

274.17 ha

out of total
for investor accommodation

Energy capacities:

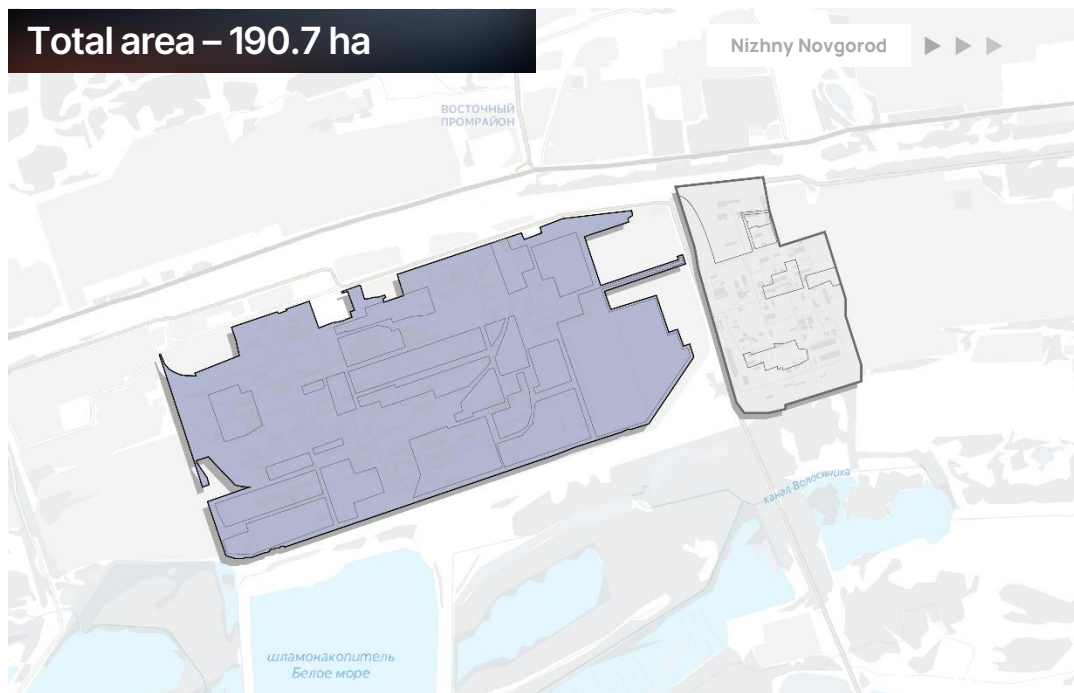
Power supply
31 MW

Water supply
250 m³/hour

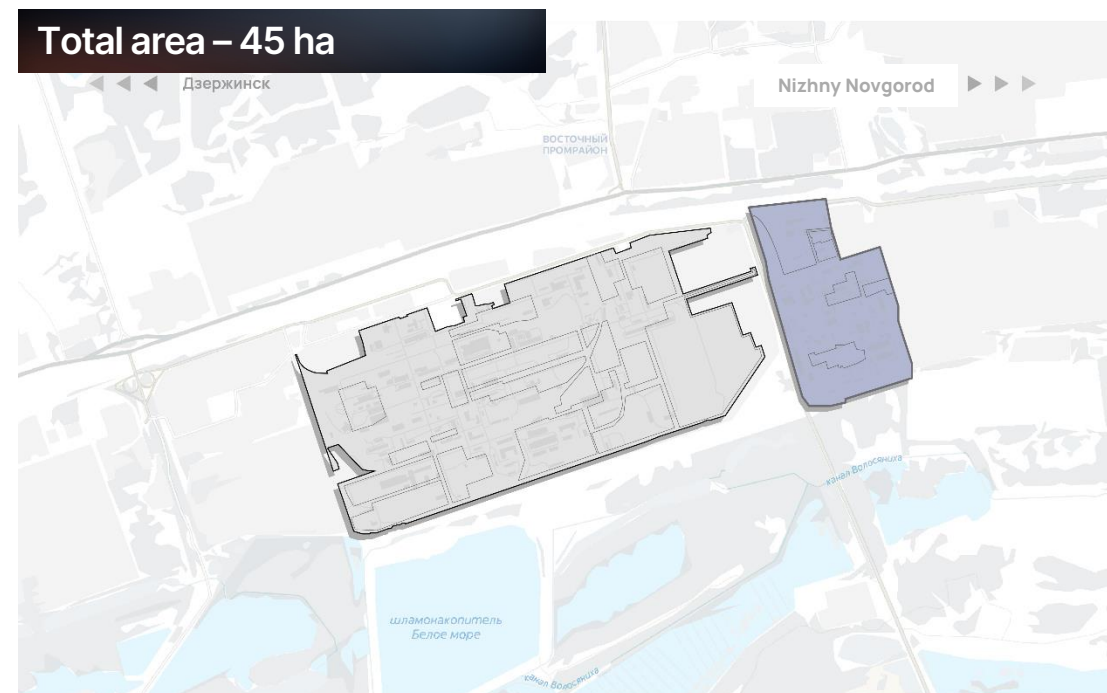
Water disposal
250 m³/hour

Gas supply
39,200 m³/hour

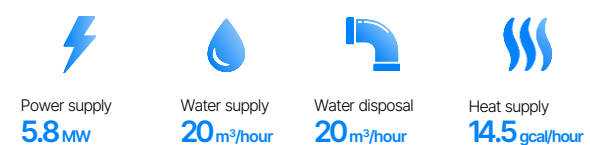
TERRITORY OF IP "OKA-POLYMER" AND "SYNTEZ OKA"



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)

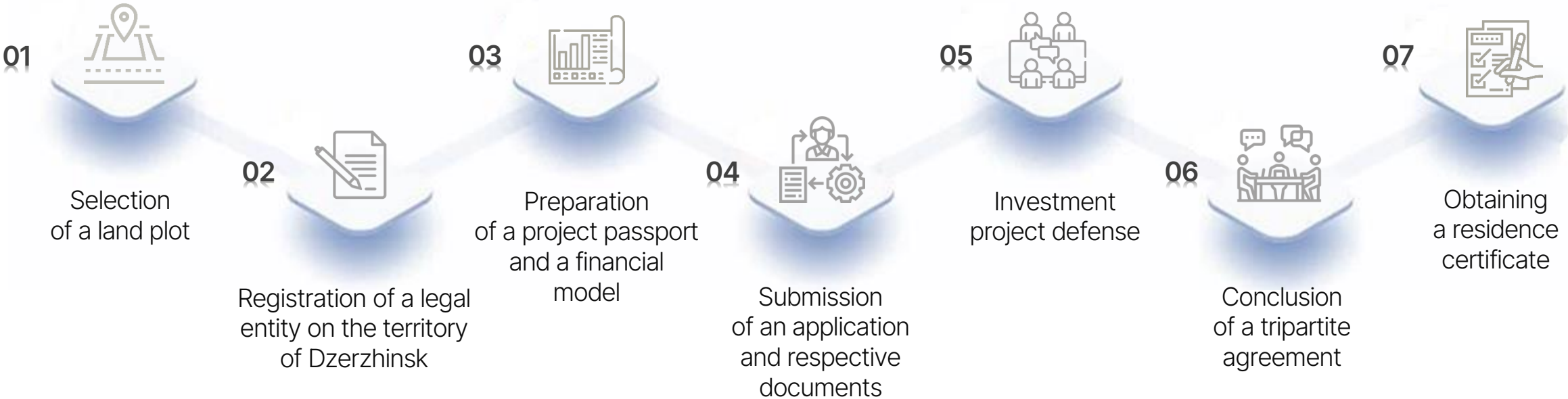


Legal body to be registered in Dzerzhinsk urban district



No branches or representative offices beyond the territory of SEZ

PROCEDURE FOR OBTAINING RESIDENT STATUS IN SEZ "KULIBIN"



SEZ ECOSYSTEM



Science

8,429 m² technopark
5,800 m² laboratories

Activities

1,500 people
cultural events zone
640 people street theater

Business infrastructure

11,000 m² congress and hotel complex



Residential Complex "Kulibin"

6,000 residents
177,510 m² living area
3,354 apartments

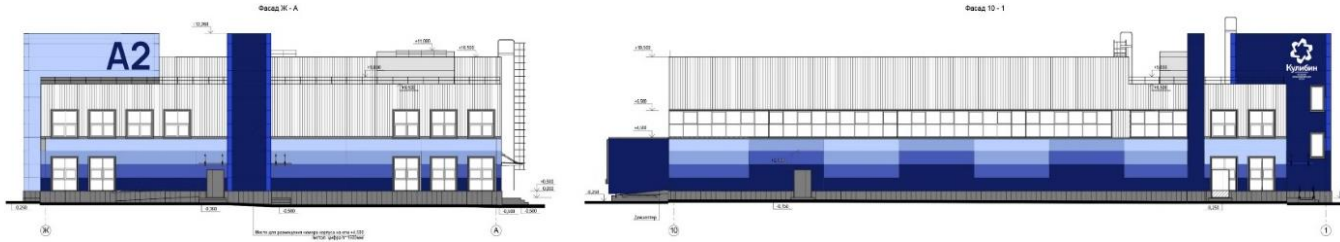


Transport

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

INDUSTRIAL INFRASTRUCTURE

Production complex



29,432.4 m²

Total area for resident accommodation (9 buildings)



4 types of two-block buildings:

- production block
- administrative block

	Total building area, m ²
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



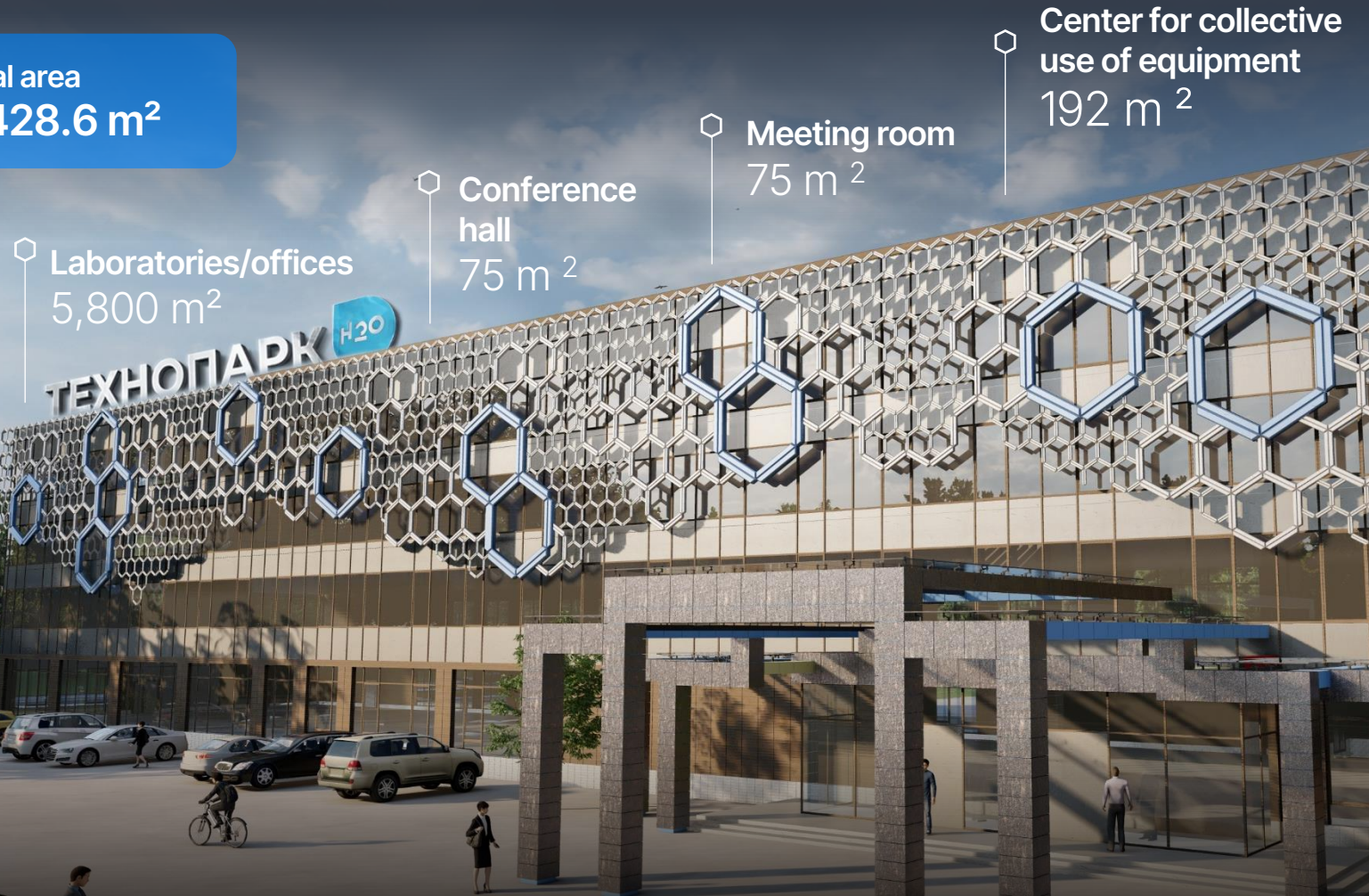
Reduced project start-up time

COMMISSIONING OF THE FIRST PHASE — III QUARTER OF 2025

SCIENTIFIC AND EDUCATIONAL INFRASTRUCTURE

Technopark H₂O

Total area
8,428.6 m²




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 m³/day

 Water disposal
12.96 m³/day

 Heat supply
1.06 gcal/hour

RESIDENTIAL COMPLEX "KULIBIN"

 **6,000 residents**

 **32 ha**

293,679 m² total construction area


 **177,510 m²** living area
3,354 apartments

 **8**

4-storey residential buildings
with incorporated townhouses

 **10**

10-storey residential buildings

 **5**

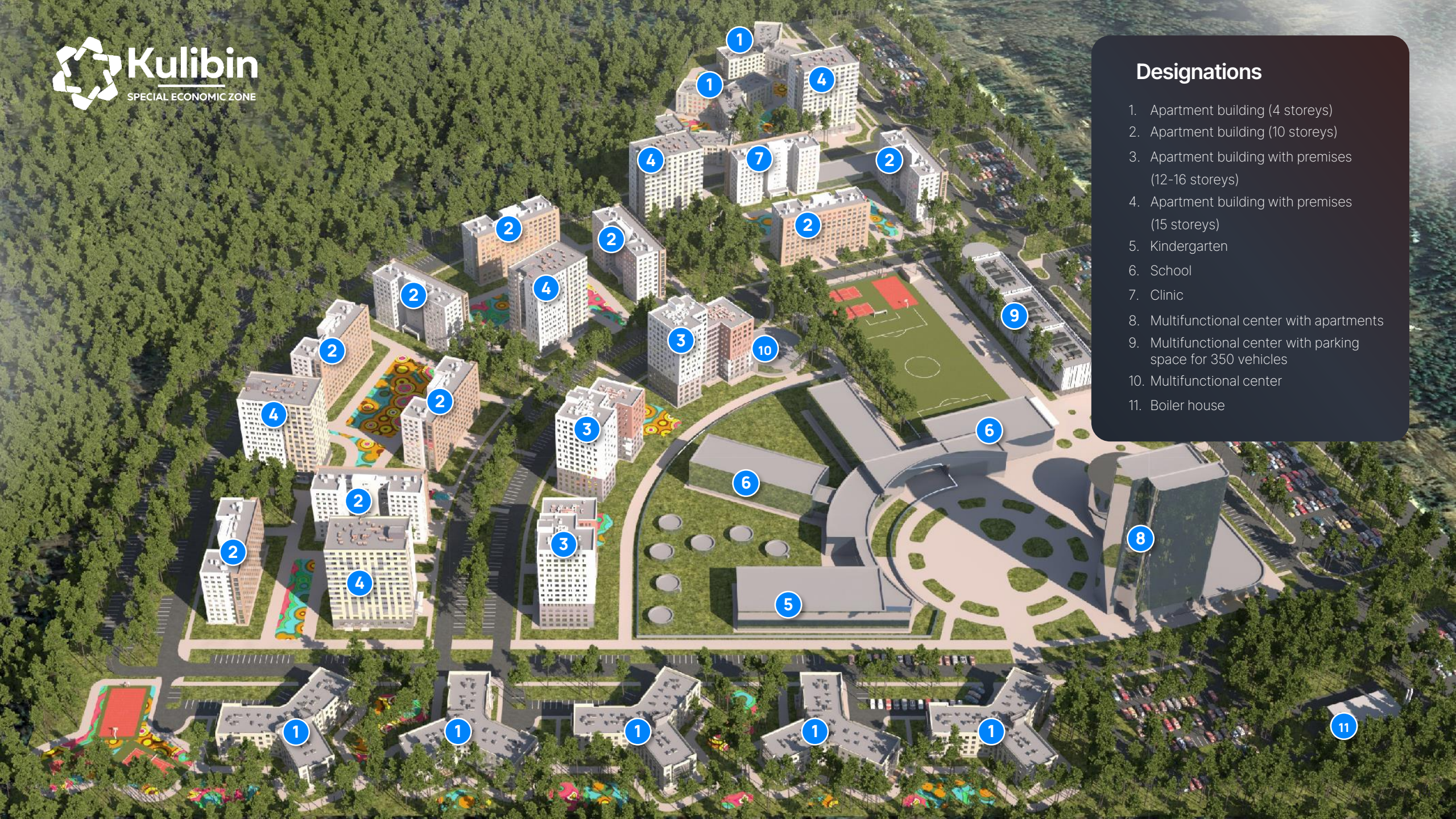
15-storey residential buildings
with commercial premises

 **3**

12-16-storey residential buildings
with commercial premises

PROJECT IMPLEMENTATION PERIOD — 2027-2032





Designations

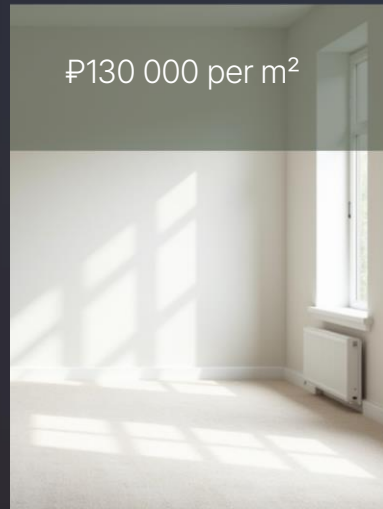
1. Apartment building (4 storeys)
2. Apartment building (10 storeys)
3. Apartment building with premises (12-16 storeys)
4. Apartment building with premises (15 storeys)
5. Kindergarten
6. School
7. Clinic
8. Multifunctional center with apartments
9. Multifunctional center with parking space for 350 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 m² in various configurations


COMMISSIONING – III QUARTER OF 2026

APARTMENTS IN DZERZHINSK

Petrishcheva str., 2

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

 **7,701.6 m²**
Total area

 **2.5 m**
Ceiling height

ECONOMY CLASS HOUSING

Apartments of 34-69 m² in various configurations

125 apartments available for purchase:

1-room apartments (34 m²): ₴4,550 thousand

1-room apartments (40 m²): ₴5,250 thousand

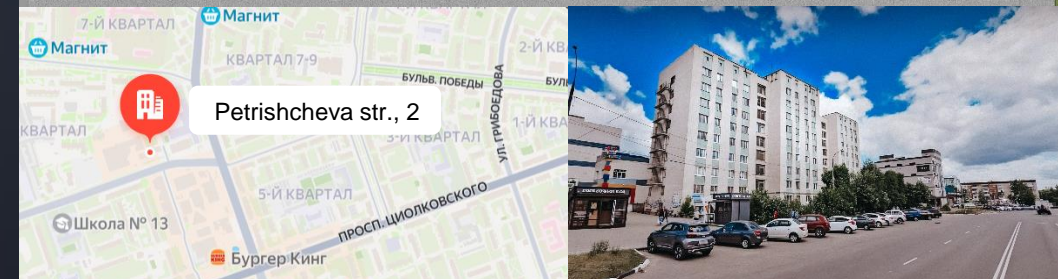
2-room apartments (58 m²): ₴7,450 thousand

3-room apartments (69 m²): ₴8,600 thousand



If a contract is signed in the first two quarters of 2025 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 – III QUARTER OF 2026

BUSINESS INFRASTRUCTURE

Congress and hotel complex



Congress hall – 300 people

Hotel – 120 rooms

Parking area with a checkpoint

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 m²
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**