



NIZHNY NOVGOROD REGION  
DEVELOPMENT CORPORATION

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



# LOCATION OF SEZ "KULIBIN"





Dzerzhinsk urban district



## TOP 5

National rating of investment attractiveness  
of special economic zones

### Nomination

## "Comfortable ecosystem"

National rating of investment attractiveness  
of special economic zones

## 3<sup>rd</sup> place

ESG rating of special economic zones of Russia

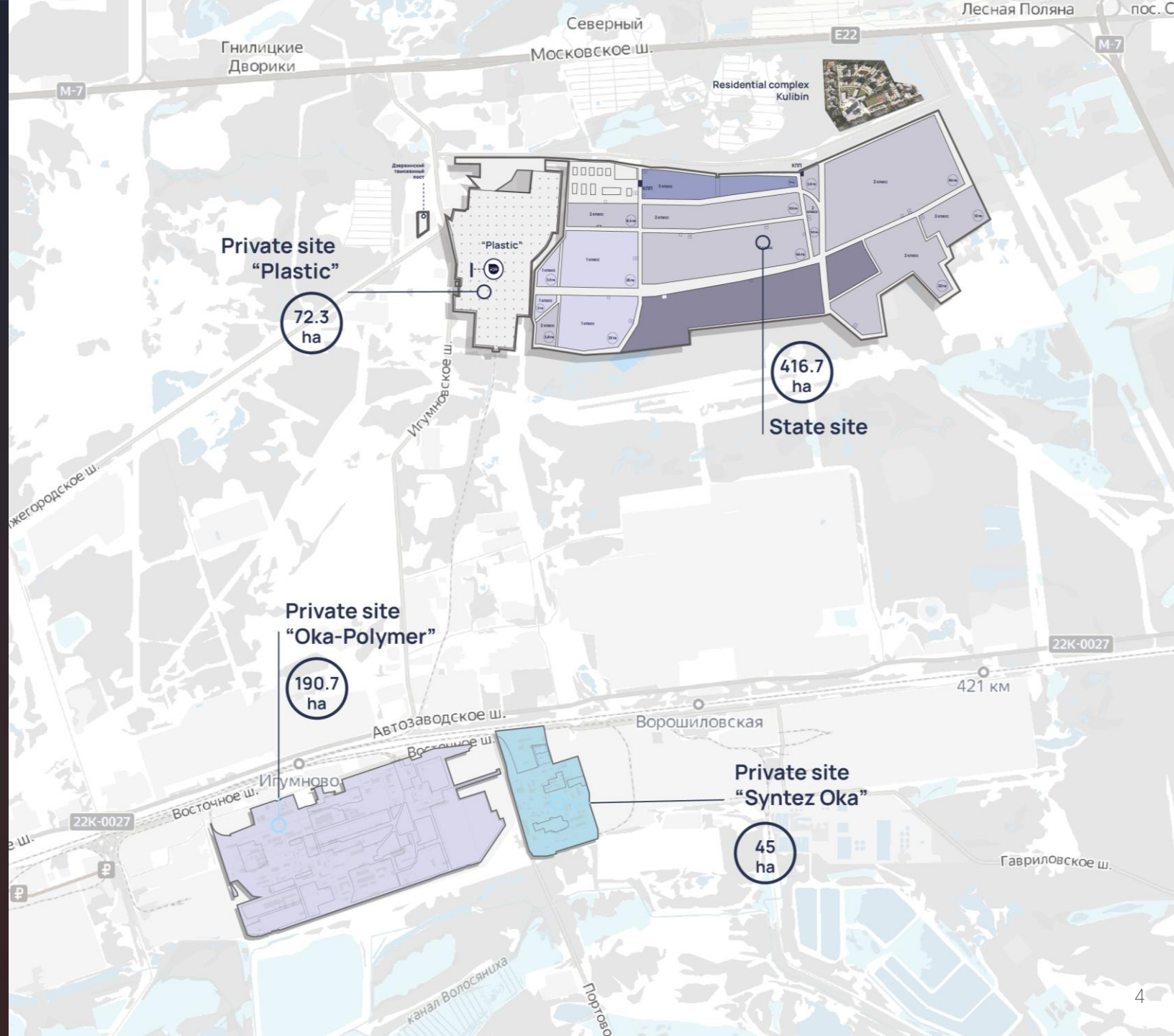
## 3<sup>rd</sup> place

among client-oriented industrial sites in the rating  
of industrial parks and special economic zones  
of Russia



# 724.7 ha

total area



# PRIORITY AREAS



# STATE SITE AREA



Total area  
**416.7 ha**

**274.17 ha**  
Available for investor accommodation

## Energy capacities:

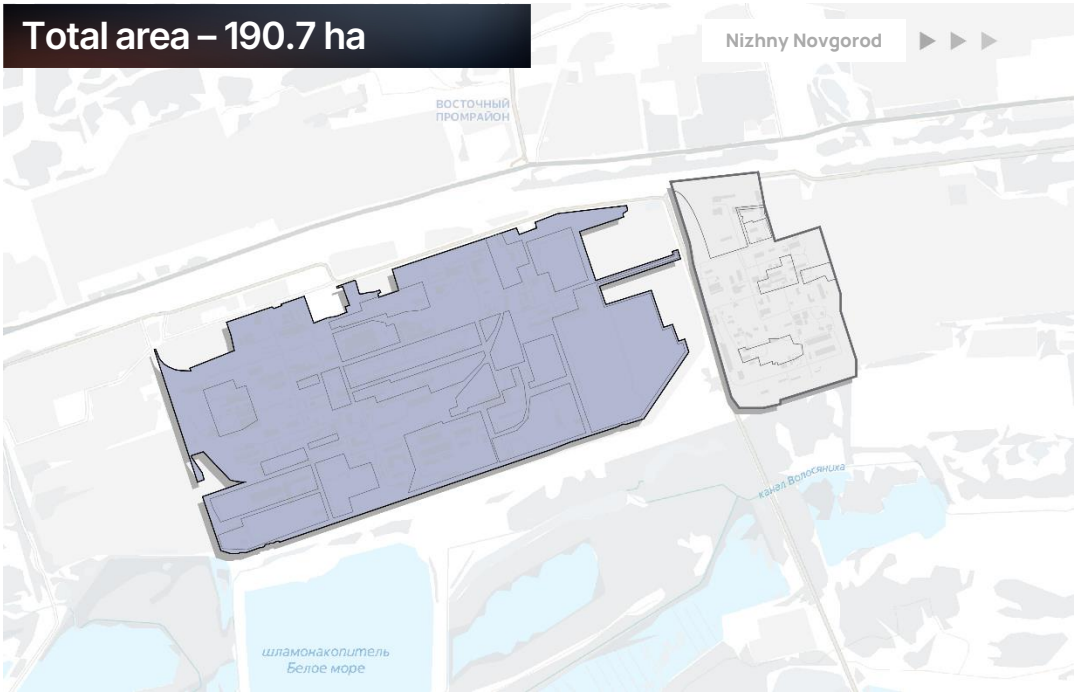
Power supply  
**25 MW**

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

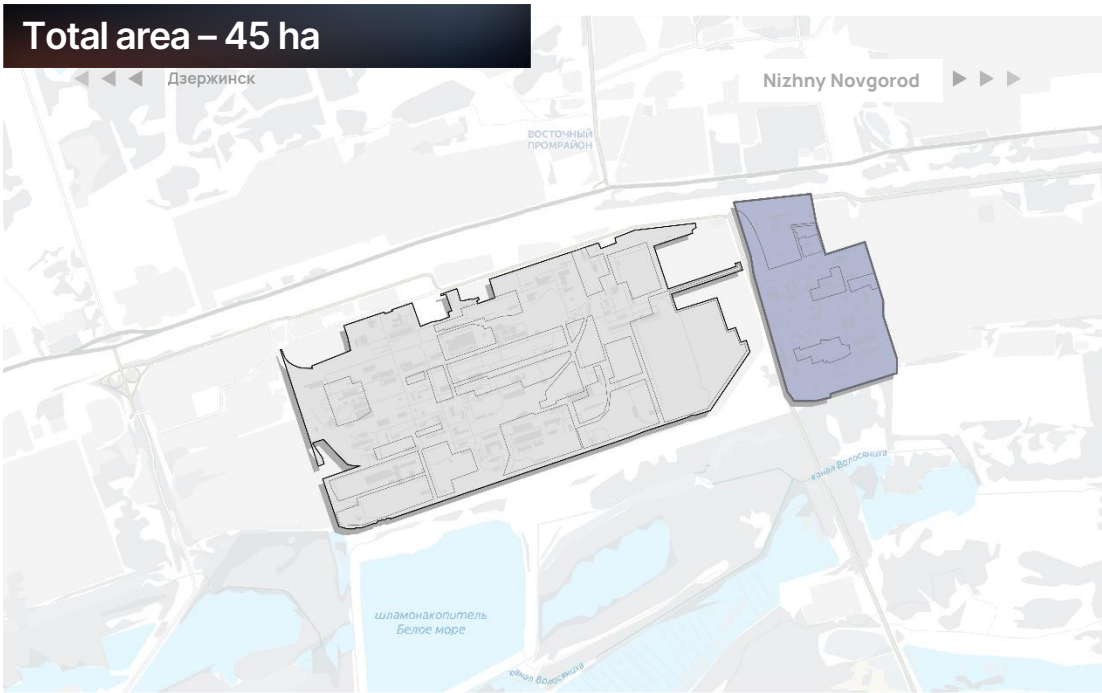
Water disposal  
**250 m<sup>3</sup>/hour**

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

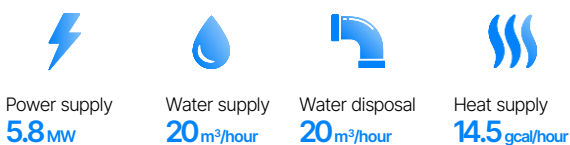
# TERRITORY OF IP "OKA-POLYMER" AND "SYNTEZ OKA"



Energy capacities of  
"IP "Oka-Polymer" JSC



Energy capacities of  
"Syntez OKA" LLC



# ECOSYSTEM



## Science and innovations

**8,429 m<sup>2</sup>** "Technopark H<sub>2</sub>O"  
ISTC "Quantum" Valley"



## 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"

**5,900** residents  
**177,510 m<sup>2</sup>** living area  
**3,354** apartments

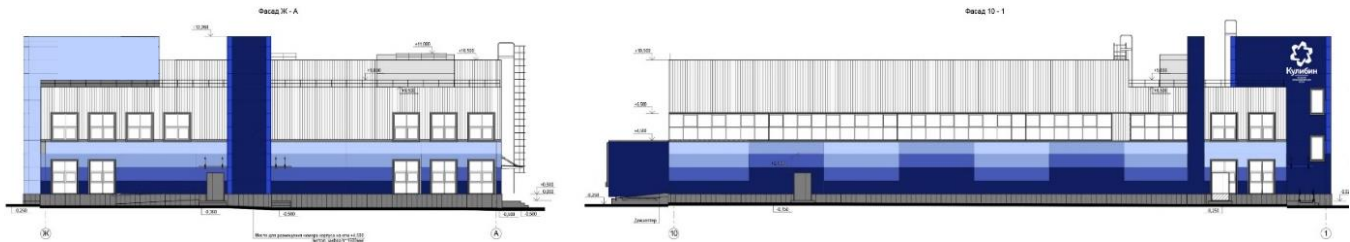


## Transport

**4 km** railway station with developed railroad connection  
**25 km** Nizhny Novgorod International Airport named after V.P.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>
№ 1-5	2,236.0
№ 6	2,929.4
№ 7-8	3,100.0
№ 9	9,123.0

### ADVANTAGES



Reduction of project financing due to the lease of production space



Additional opportunities for investment in the development of production facilities



Reduced project start-up time

# INNOVATIVE INFRASTRUCTURE

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

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





Area for lease  
6,400 m<sup>2</sup>

Flexible floor  
planning  
4 floors



**SPACE FOR BUSINESS, SCIENCE AND PRODUCTION**

## INFRASTRUCTURE

-  Production, office and laboratory premises
-  Innovative and technological center
-  Conference hall and meeting room
-  Center for collective use of equipment

### 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**



# INNOVATIVE INFRASTRUCTURE

ISTC "Quantum" Valley" (cluster "Dzerzhinsk")



**Activity area**

Innovative chemistry

**5 ha**

Total cluster area

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



## 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%

# SOCIAL INFRASTRUCTURE

Residential complex "Kulibin"

**5,900** residents



**29.4 ha**  
territory



**265,378 m<sup>2</sup>**  
Total construction area



**3,354**  
apartments



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



**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



Clinic



School



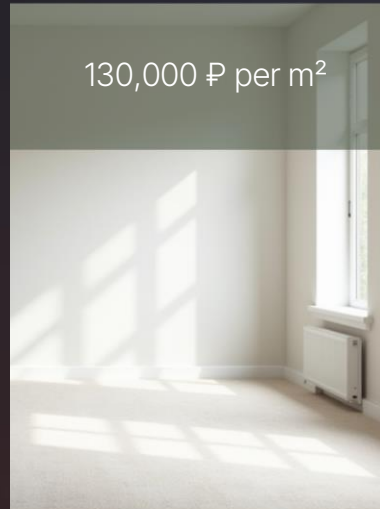
Kindergarten



# SOCIAL INFRASTRUCTURE

Apartments on the territory of SEZ "Kulibin"

Without finishing:



Finishing included:



Finishing, furniture and appliances included:



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

## COMFORT CLASS HOUSING

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



The object is located in close proximity to the production area

# BUSINESS INFRASTRUCTURE

## Congress and hotel complex



Hotel – 120 rooms

Congress hall – 300 people

Parking area with  
a checkpoint

Tennis court

Multifunctional center

Open-air stage

Training center

Helipad

### 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**

An aerial photograph of a port facility, likely the Kulibin Port in the Bor municipal district. The image shows a large body of water with a ship docked at a pier. The port area includes various industrial buildings, storage tanks, and a parking lot. The background shows a cityscape with numerous buildings and roads. The image is overlaid with a dark, semi-transparent layer, and the port's name and location are written in white text in the center.

# Kulibin PORT

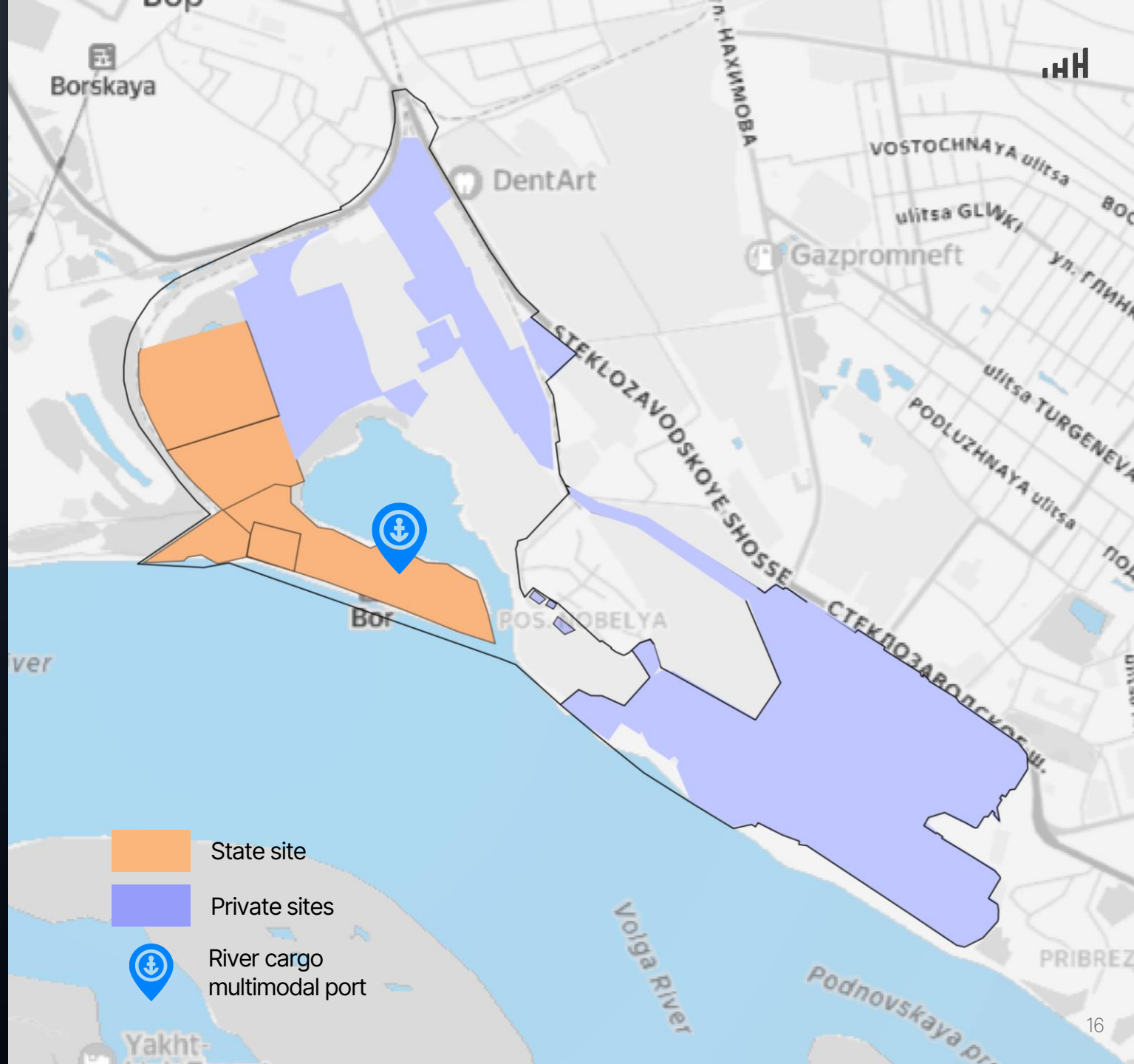
Bor municipal district



 **117.7** ha  
total area

 **35.5 ha**  
state site area

 **82.2 ha**  
private sites area





## PRIORITY AREAS



# PROSPECTIVE PROJECT FOR THE CREATION OF A RIVER CARGO MULTIMODAL PORT



**20.5** billion ₺

Total investment volume  
(VAT included)

## Project parameters:



**8.2** ha

Total port area



**2.4** thousand m<sup>2</sup>

Port buildings and structures area



**4**

Crane systems

## Target cargo turnover:



**100** thousand TEU

Container cargo turnover forecast (per year)



**1** million tons

Grain and other cargo turnover forecast (per year)

# ACCOMMODATION IN SEZ "KULIBIN"

Why it is profitable

## TAX BENEFITS\*

0%

- Property tax (10 years)
- Land tax (5 years)
- Transport tax (10 years)

Income tax\*\*

2%

1-5 years

5%

6-10 years

14,5%

until 2069

## READY INFRASTRUCTURE



Power supply



Water supply



Water disposal



Heat supply



Gas supply



Transportation infrastructure

## LOW COST OF LAND PLOT LEASE AND PURCHASE

from **90<sup>000</sup> ₪**  
rent  
(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

\* Companies that received resident status after 01.04.2026, after 3 years, apply tax benefits in full only if they comply with the requirements established by the Tax Code of the Russia

\*\* 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 <b>₽ 120 million</b>	at least <b>₽ 50 million</b>
Production site (without construction/renovation)	at least <b>₽ 40 million</b>	at least <b>₽ 17 million</b>

\* 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 <b>2/3 of the investment*</b> to be made within the first 3 years	lower than <b>15 years*</b> payback period of the project
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\* No such requirements are imposed on projects with a total investment volume exceeding ₽5 billion

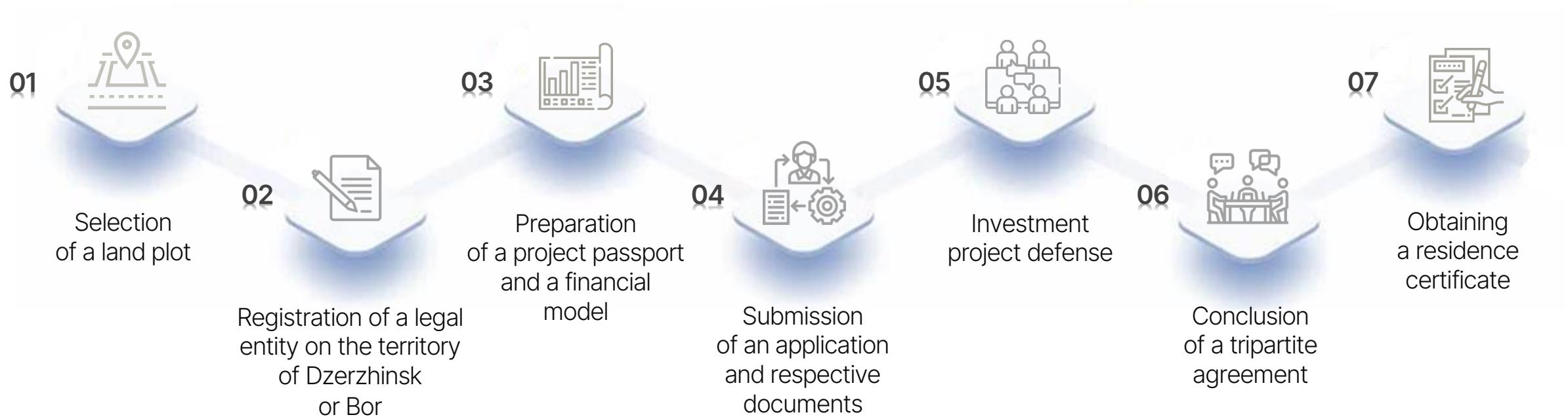
**It is not allowed on the territory of the special economic zone:**

-  **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 / Bor district

 No branches or representative offices beyond the territory of SEZ

# PROCEDURE FOR OBTAINING RESIDENT STATUS IN SEZ "KULIBIN"



# 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





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