



NIZHNY NOVGOROD REGION
DEVELOPMENT CORPORATION

Special economic zone of industrial and production type "Kulibin"



2026

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

3rd place

ESG rating of special economic zones of Russia

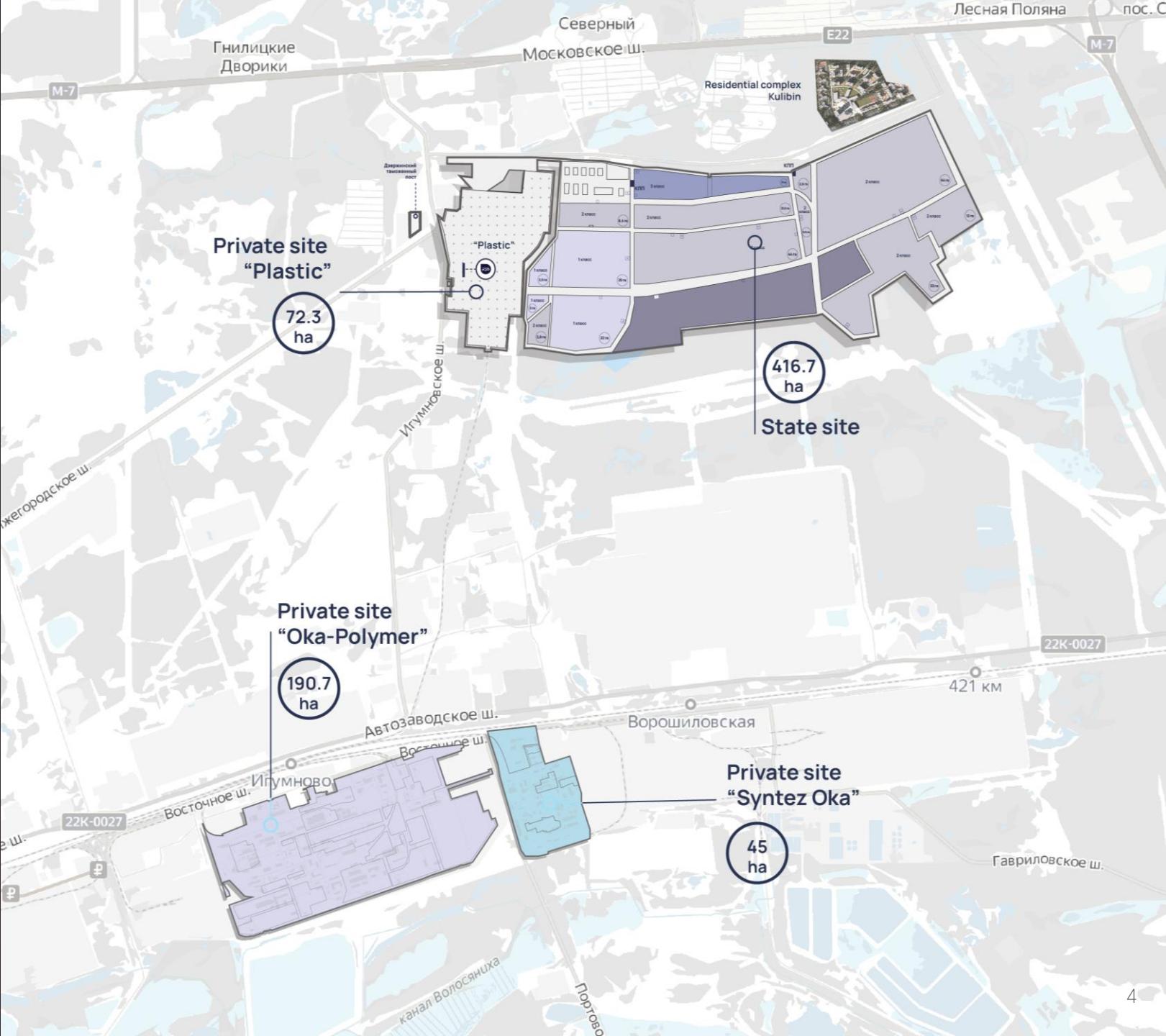
3rd place

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

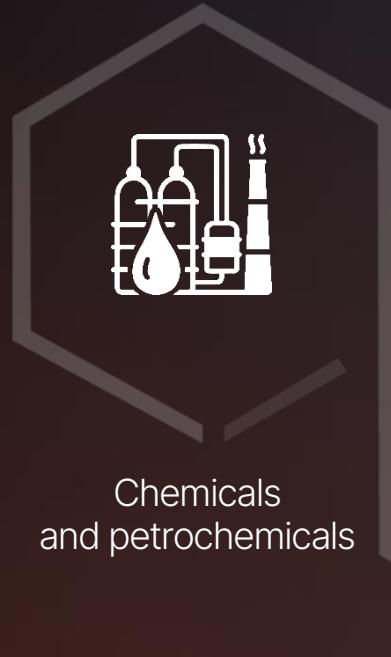


724.7 ha

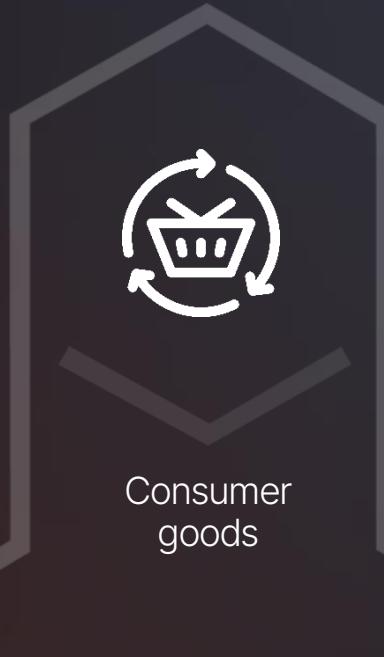
total area



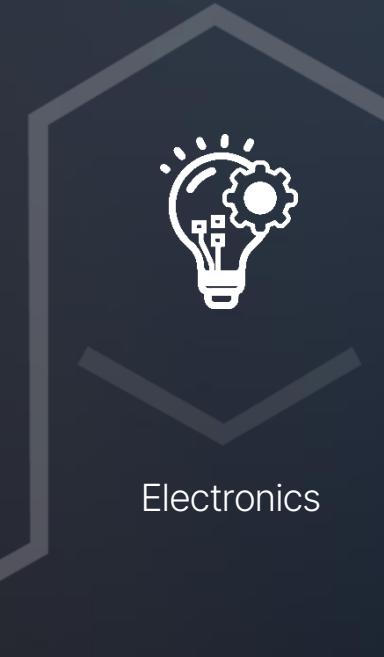
PRIORITY AREAS



Mechanical
engineering,
metallurgy



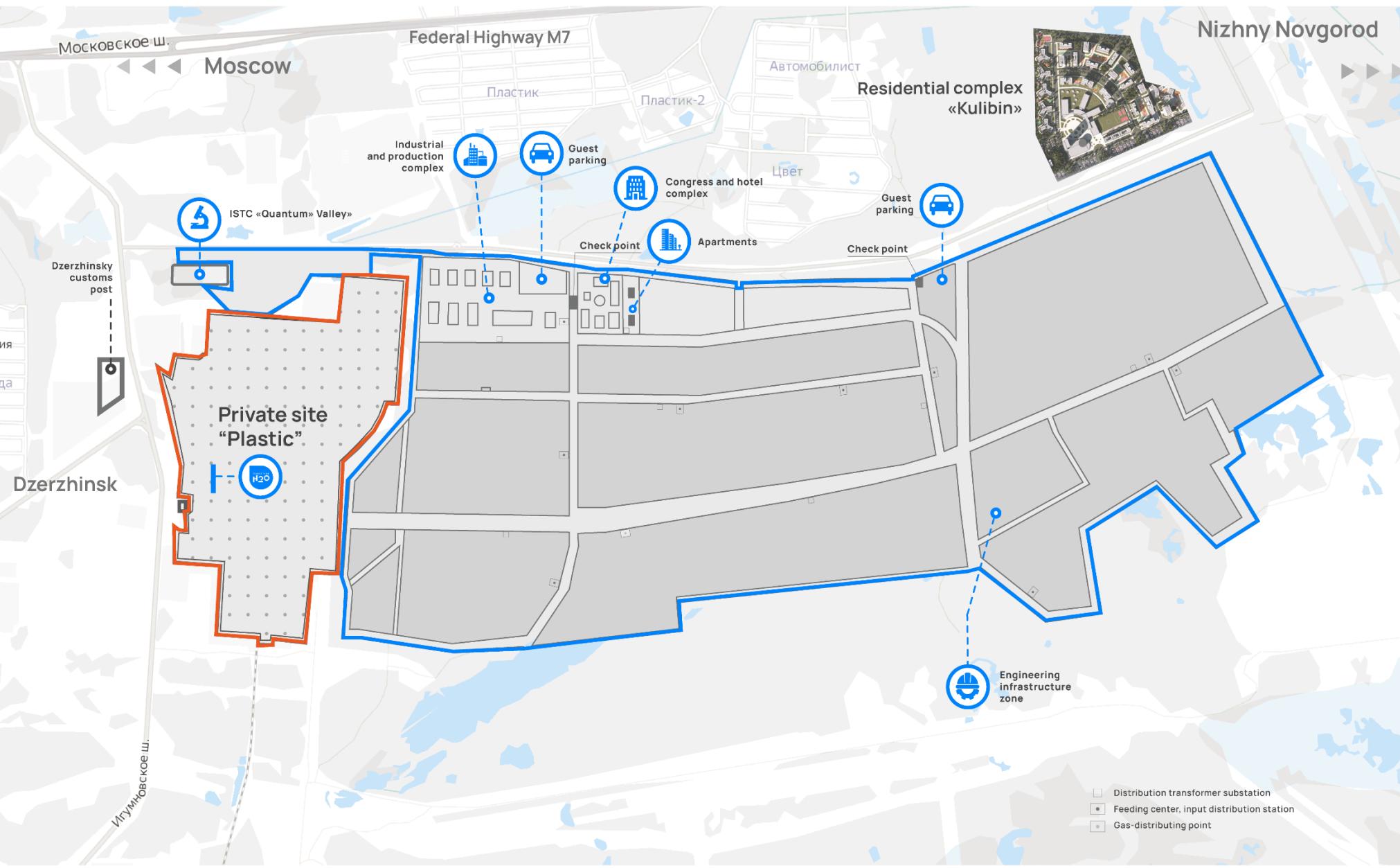
Logistics



Research and
development



STATE SITE AREA



Total area

416.7 ha

274.17 ha

Available for investor accommodation

Energy capacities:

Power supply
25 MW

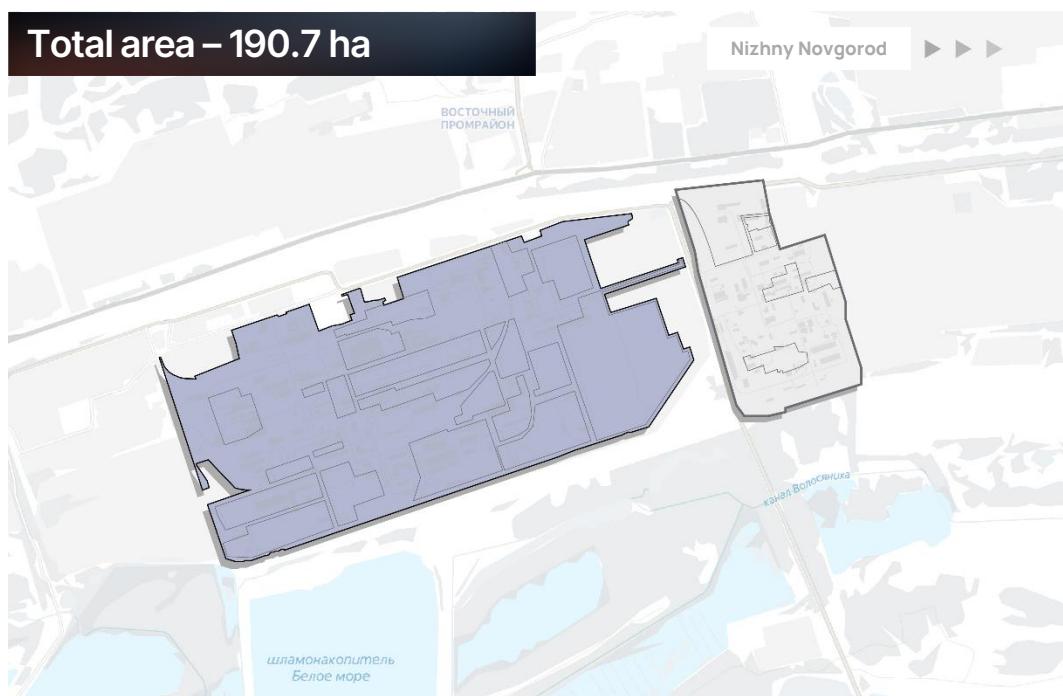
Water supply
250 m³/hour

Water disposal
250 m³/hour

Gas supply
39,200 m³/hour

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

Total area – 190.7 ha



Energy capacities of
"IP "Oka-Polymer" JSC



Power supply
60 MW



Water supply
1,139 m³/hour



Water disposal
648 m³/hour

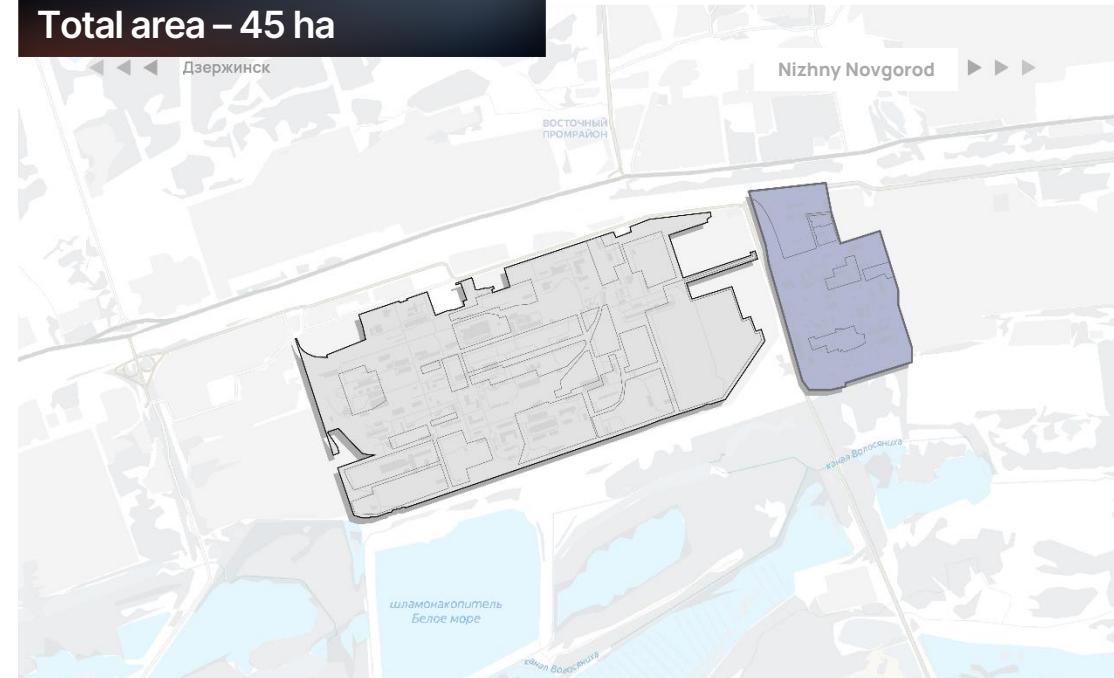


Gas supply
6,000 m³/hour



Nitrogen
49 m³/hour

Total area – 45 ha



Energy capacities of
"Syntez OKA" LLC



Power supply
5.8 MW



Water supply
20 m³/hour



Water disposal
20 m³/hour



Heat supply
14.5 gcal/hour

ECOSYSTEM



Science and innovations

8,429 m² "Technopark H₂O"

ISTC "Quantum" Valley



Activities

1,500 people

cultural events zone

640 people street theater



Business infrastructure

11,000 m² congress and hotel complex



Residential complex "Kulibin"

5,900 residents

177,510 m² 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

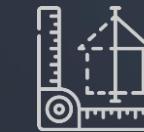
INDUSTRIAL INFRASTRUCTURE

Production complex



29,432.4 m²

Total area for resident accommodation (9 buildings)



4 types of two-block buildings:

- production block
- administrative block

Total building area, m²

Nº 1-5	2,236.0
Nº 6	2,929.4
Nº 7-8	3,100.0
Nº 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 H₂O

Total area

8,428.6 m²

Area for lease
6,400 m²

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



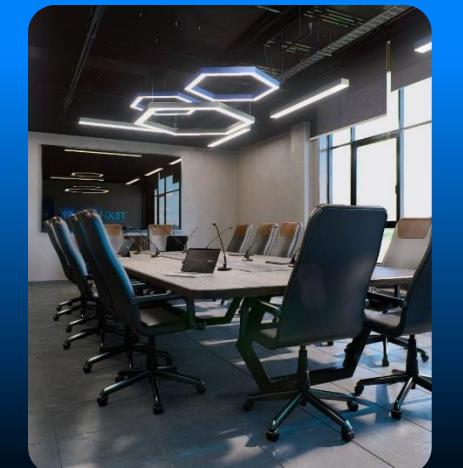
Water supply
16.38 m³/day



Water disposal
12.96 m³/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"

HH

5,900 residents

 **29.4 ha**
territory

 **265,378 m²**
Total construction area

 **3,354**
apartments

 **177,510 m²**
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

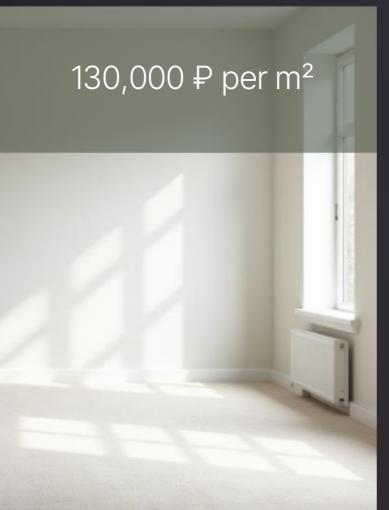




SOCIAL INFRASTRUCTURE

Apartments on the territory of SEZ "Kulibin"

Without finishing:



130,000 ₽ per m²

Finishing included:



150,000 ₽ per m²

Finishing, furniture and appliances included:



165,000 ₽ per m²

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

COMFORT CLASS HOUSING

Studios of 21-34 m² in various configurations



The object is located in close proximity to the production area

BUSINESS INFRASTRUCTURE

Congress and hotel complex







117.7 ha

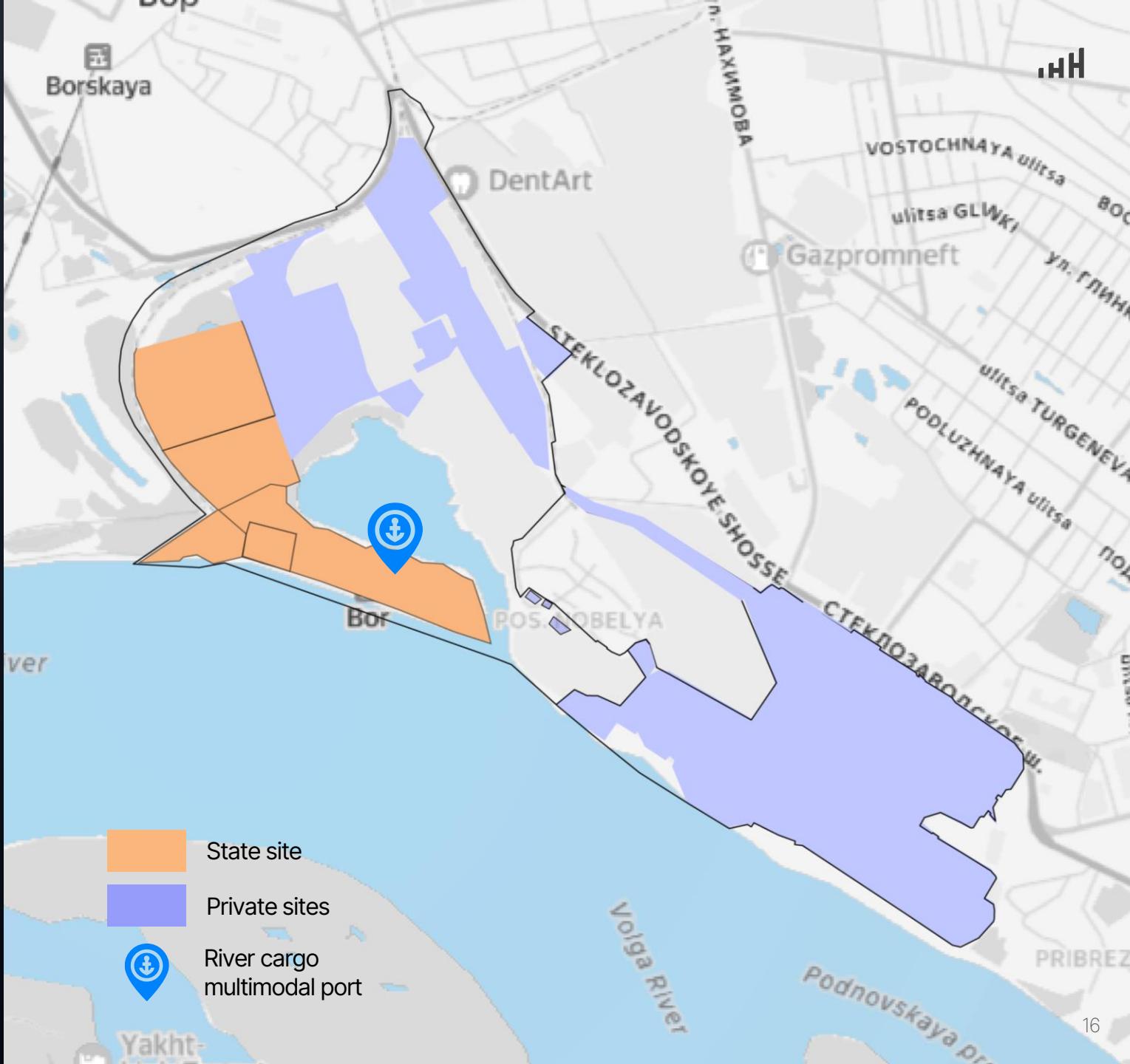
total area

35.5 ha

state site area

82.2 ha

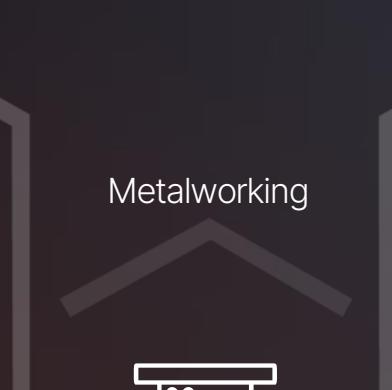
private sites area



PRIORITY AREAS



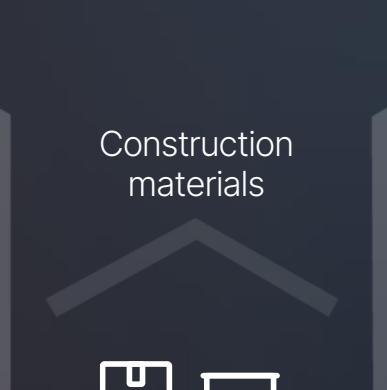
Mechanical
engineering



Metalworking



Transport
and logistics



Construction
materials



Food
industry

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

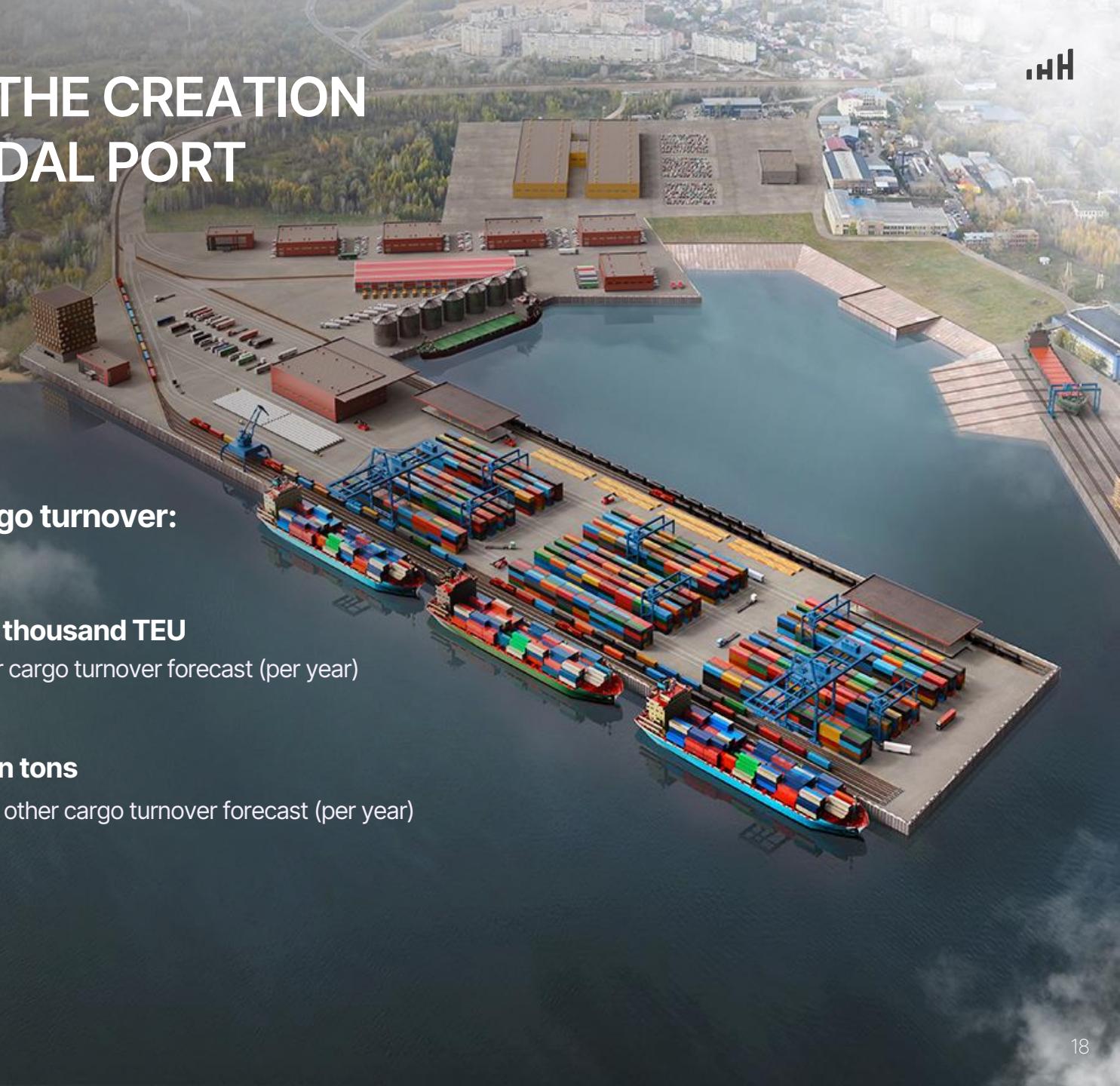
 **2.4 thousand m²**
Port buildings and structures area

 **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 **90 000** ₽
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)*

Land plot
(construction)

at least
₽ 120 million

Production site
(without construction/renovation)

at least
₽ 40 million

For priority projects**

at least
₽ 50 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



Legal body to be registered in Dzerzhinsk / Bor district



No branches or representative offices beyond the territory of SEZ

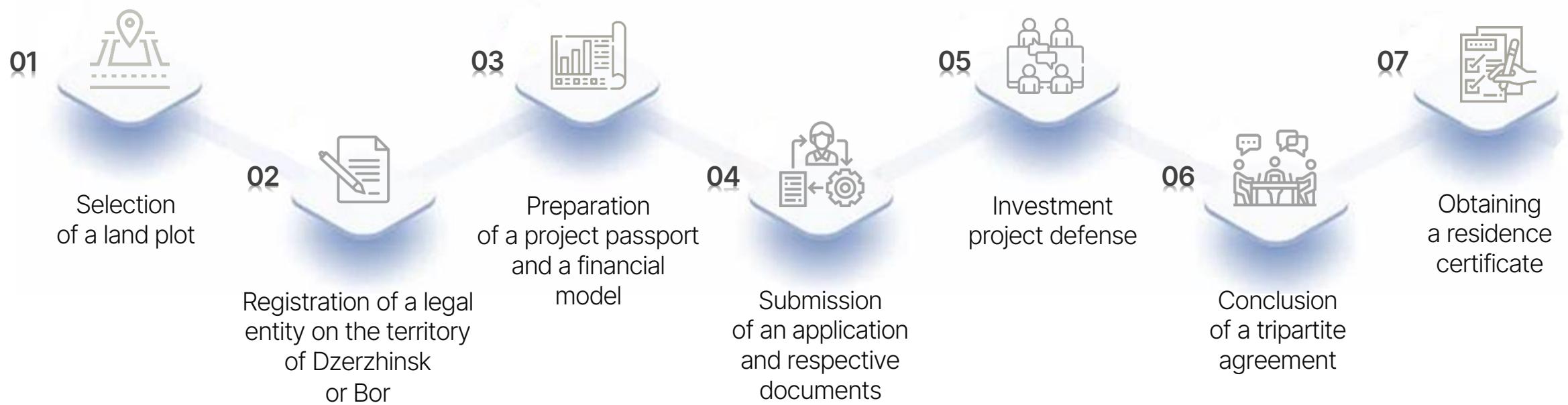


development of mineral deposits, except for the development of mineral water deposits and other natural therapeutic resources



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

PROCEDURE FOR OBTAINING RESIDENT STATUS IN SEZ "KULIBIN"



MANAGEMENT COMPANY SERVICES



SERVICES PROVIDED BY THE
MANAGEMENT COMPANY OF SEZ "KULIBIN"

SUPPORT MEASURES

DESIGN AND
CONSTRUCTION

LAND
RELATIONS

FINANCIAL
SERVICES

MARKETING AND PR

COMPREHENSIVE
AUDIT

PERSONNEL
MANAGEMENT





NIZHNY NOVGOROD REGION
DEVELOPMENT CORPORATION