



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**

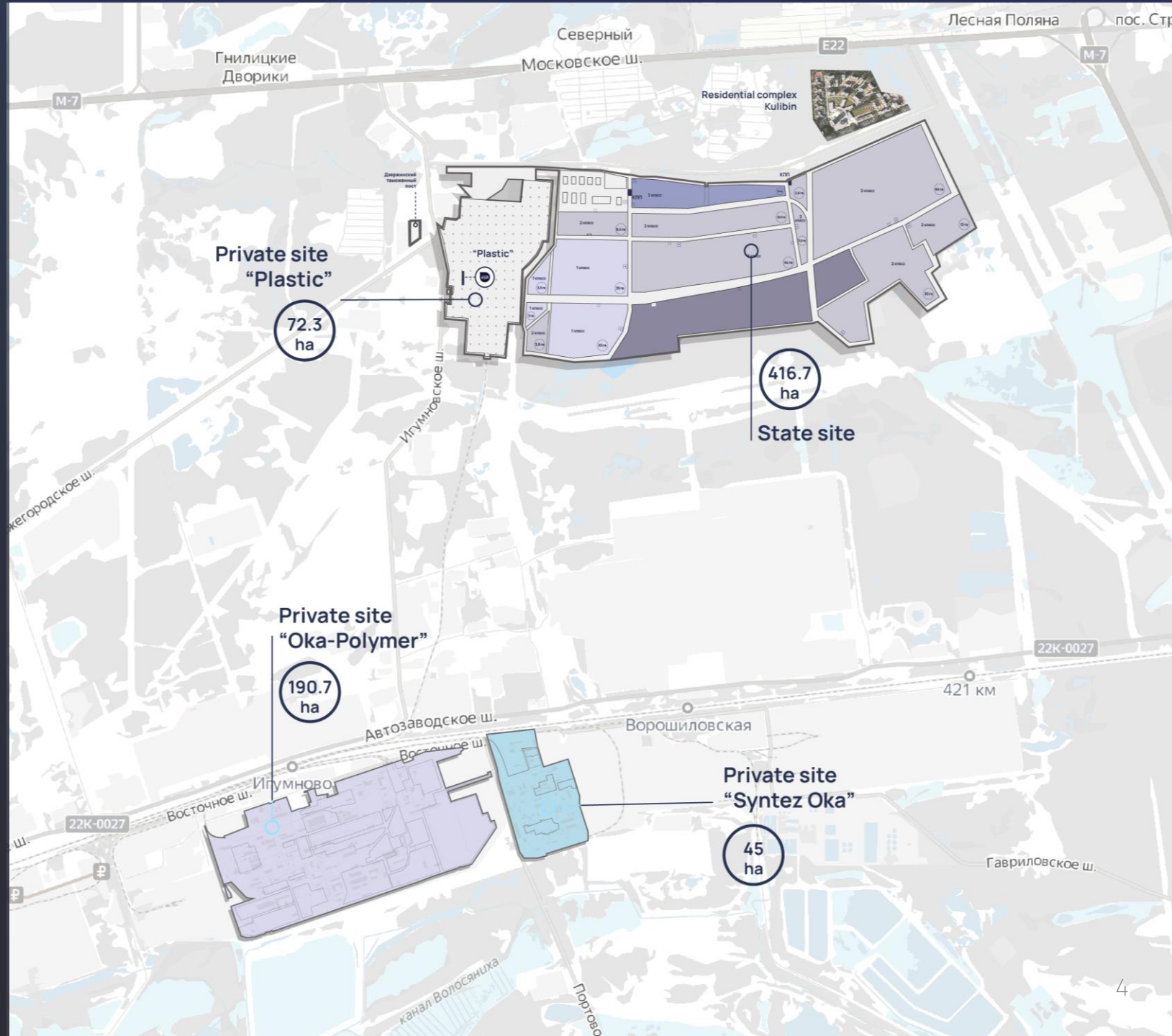
Total area

Usable area for resident accommodation —

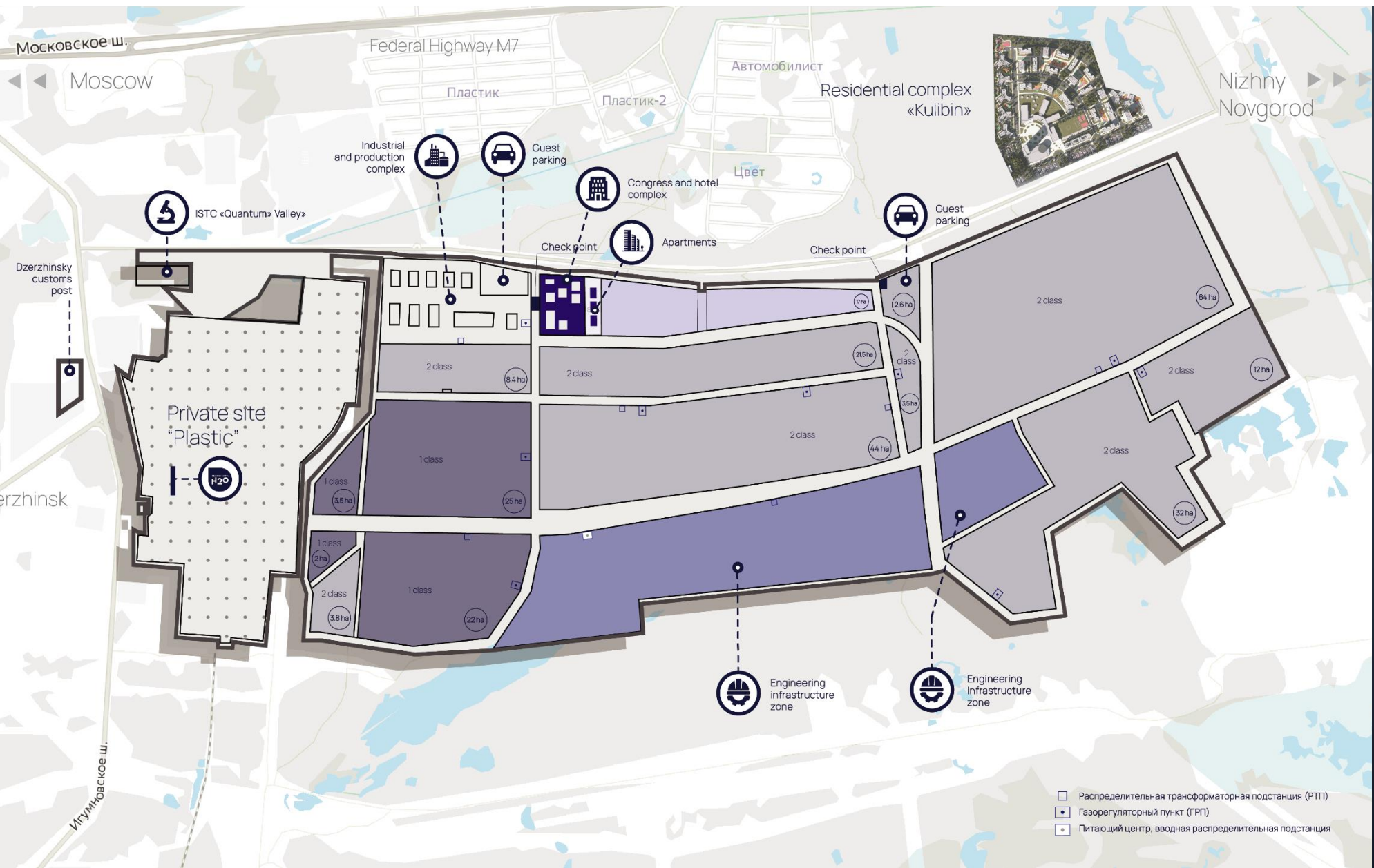
**440.51 ha**

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 (117.7 ha). Total SEZ area – 842.4 ha.



# STATE SITE AREA



Total area  
**416.7 ha**  
**274.17 ha**  
out of total  
for investor accommodation

## Energy capacities:

Power supply  
**31 MW**

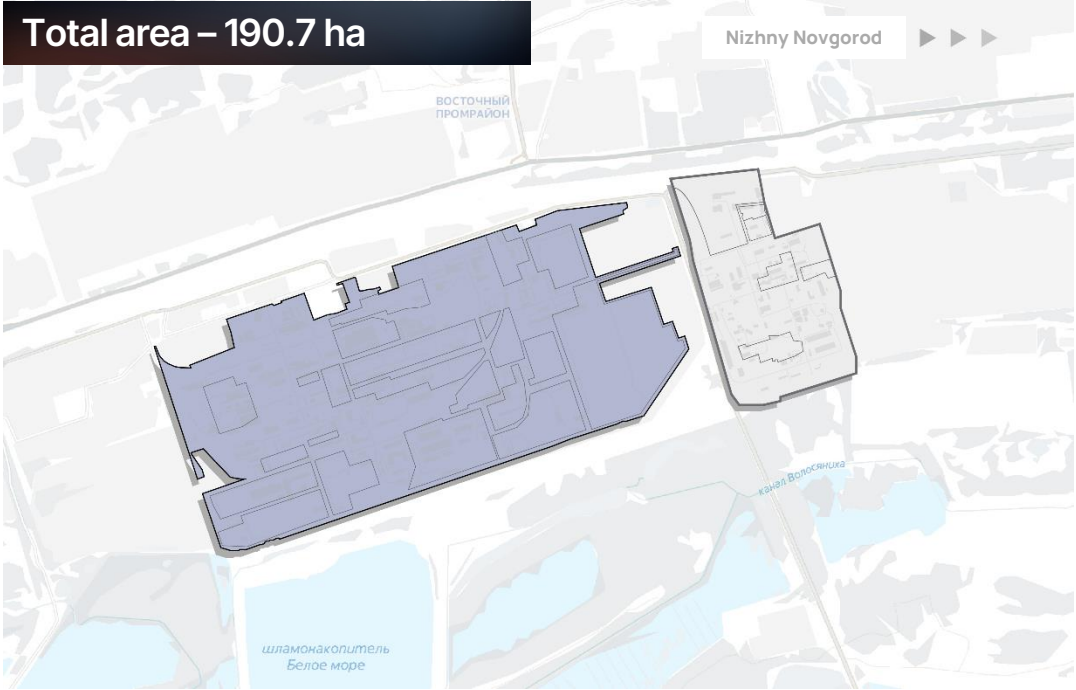
Water supply  
**250 m<sup>3</sup>/hour**

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

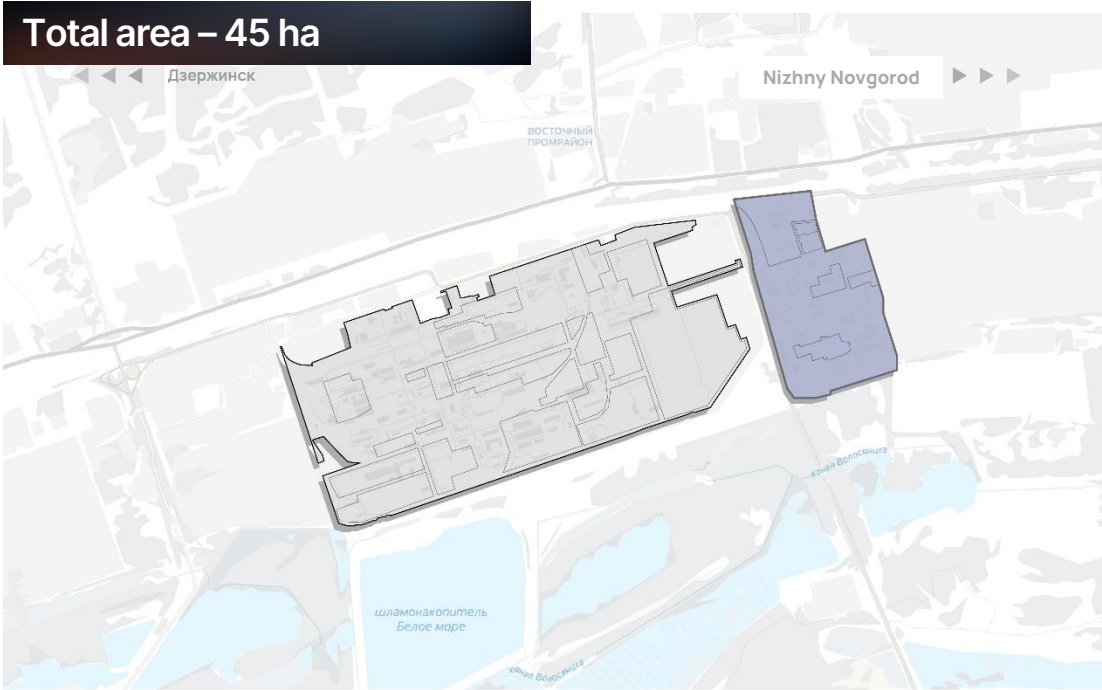
Gas supply  
**39,200 m<sup>3</sup>/hour**



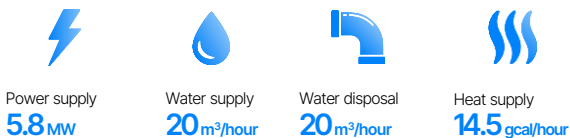
# TERRITORY OF IP "OKA-POLYMER" AND "SYNTEZ OKA"



Energy capacities of  
"IP "Oka-Polymer" JSC



Energy capacities of  
"Syntez OKA" LLC



# 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<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-Kazan)
- 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)



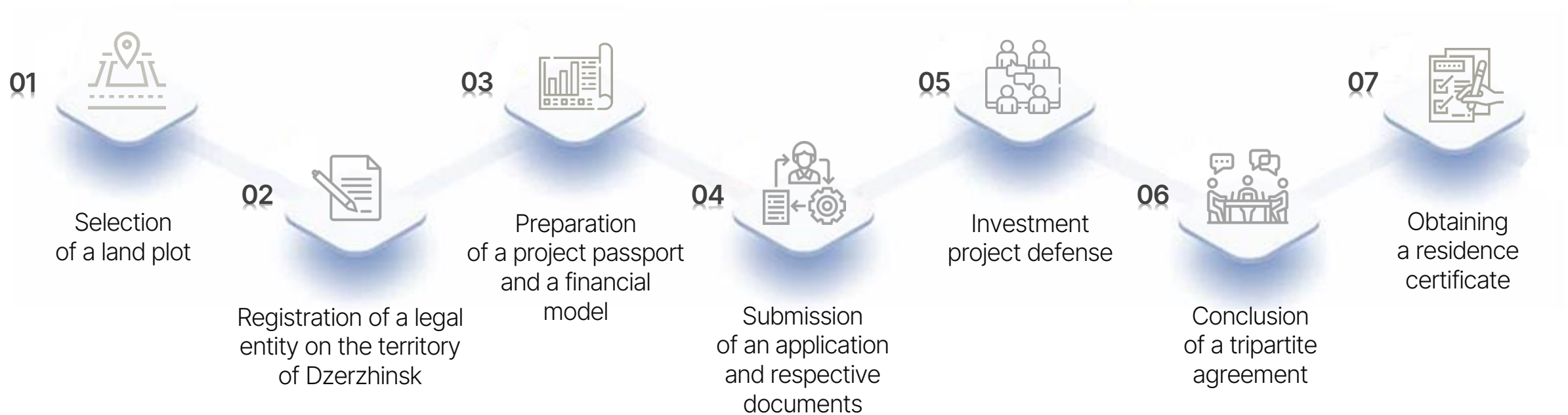
**Legal body to be registered in Dzerzhinsk urban district**



**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



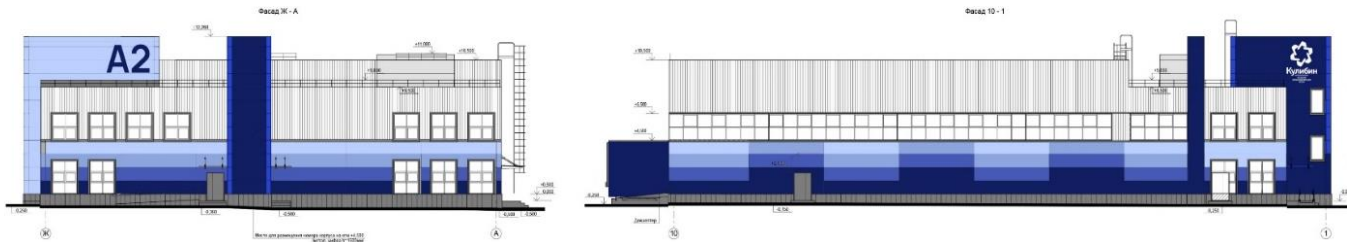
## Transport

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



# INDUSTRIAL INFRASTRUCTURE

## Production complex



COMMISSIONING OF THE FIRST PHASE — III QUARTER OF 2025

31,002.8 m<sup>2</sup>



Total area of the complex, including:  
29,432.4 m<sup>2</sup> – 9 buildings for resident accommodation  
1,570.4 m<sup>2</sup> – maintenance building



- 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 13% under the industrial mortgage program



Additional opportunities for investment in the development of production facilities



Reduced project start-up time



# 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

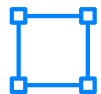
**1.06 gcal/hour**



# 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

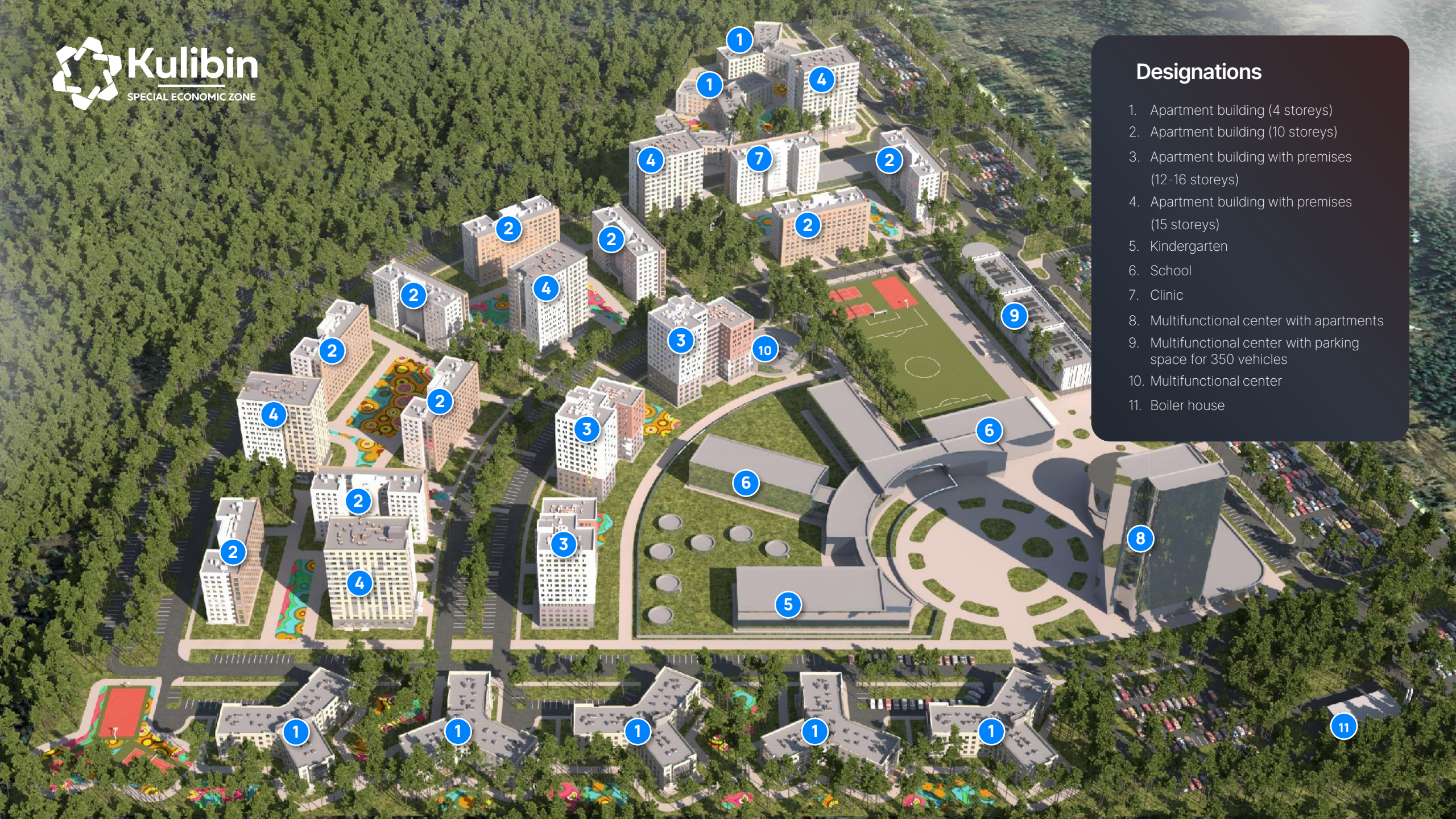
PROJECT IMPLEMENTATION PERIOD — 2027-2032





## 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



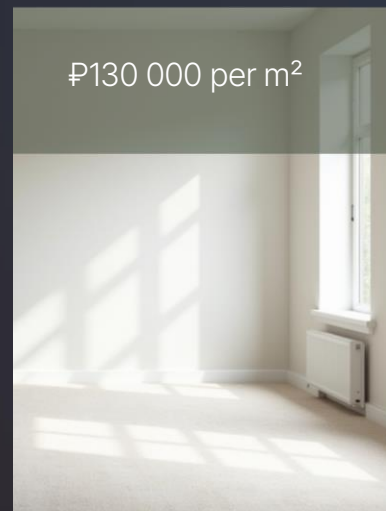




# APARTMENTS ON THE TERRITORY OF SEZ "KULIBIN"

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

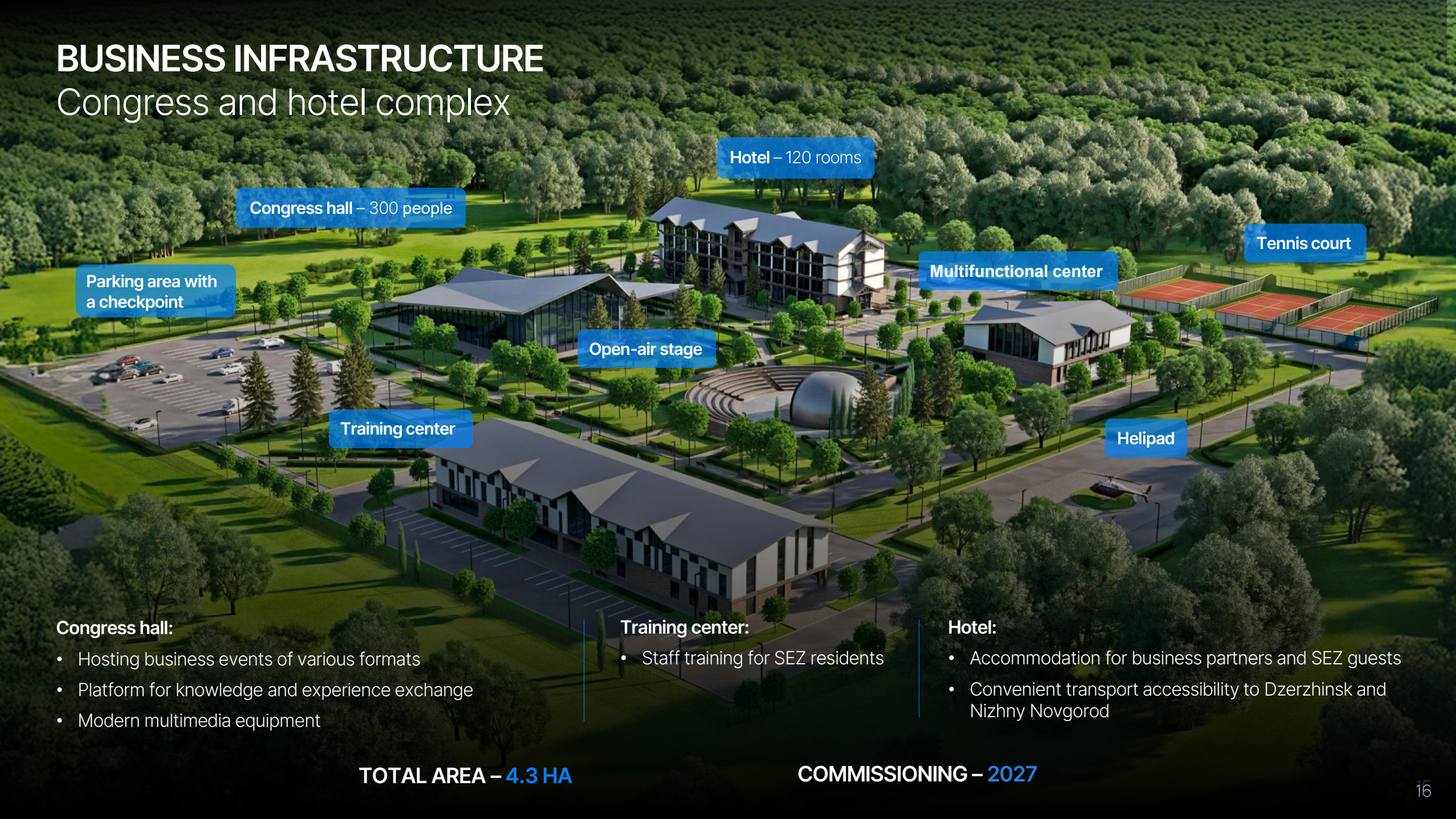
Studios of 21-34 m<sup>2</sup> in various configurations

COMMISSIONING – III QUARTER OF 2026



# 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**

**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

COMMISSIONING – 2027

## 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%



# MANAGEMENT COMPANY SERVICES

SERVICES PROVIDED BY THE  
MANAGEMENT COMPANY OF SEZ "KULIBIN"

FINANCIAL  
SERVICES

MARKETING AND PR

COMPREHENSIVE  
AUDIT

PERSONNEL  
MANAGEMENT

SUPPORT MEASURES

DESIGN AND  
CONSTRUCTION

LAND  
RELATIONS





**NIZHNY NOVGOROD REGION  
DEVELOPMENT CORPORATION**