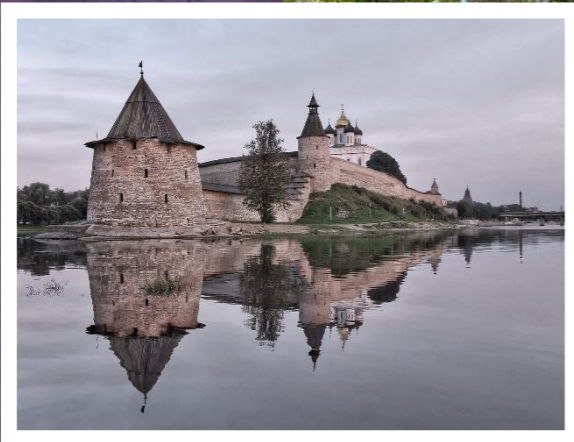




Особая
экономическая
зона
МОГЛИНО

2026

PSKOV REGION



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MOGLINO

SPECIAL ECONOMIC ZONE

MOGLINO

FREE DEVELOPMENT ZONE

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2012

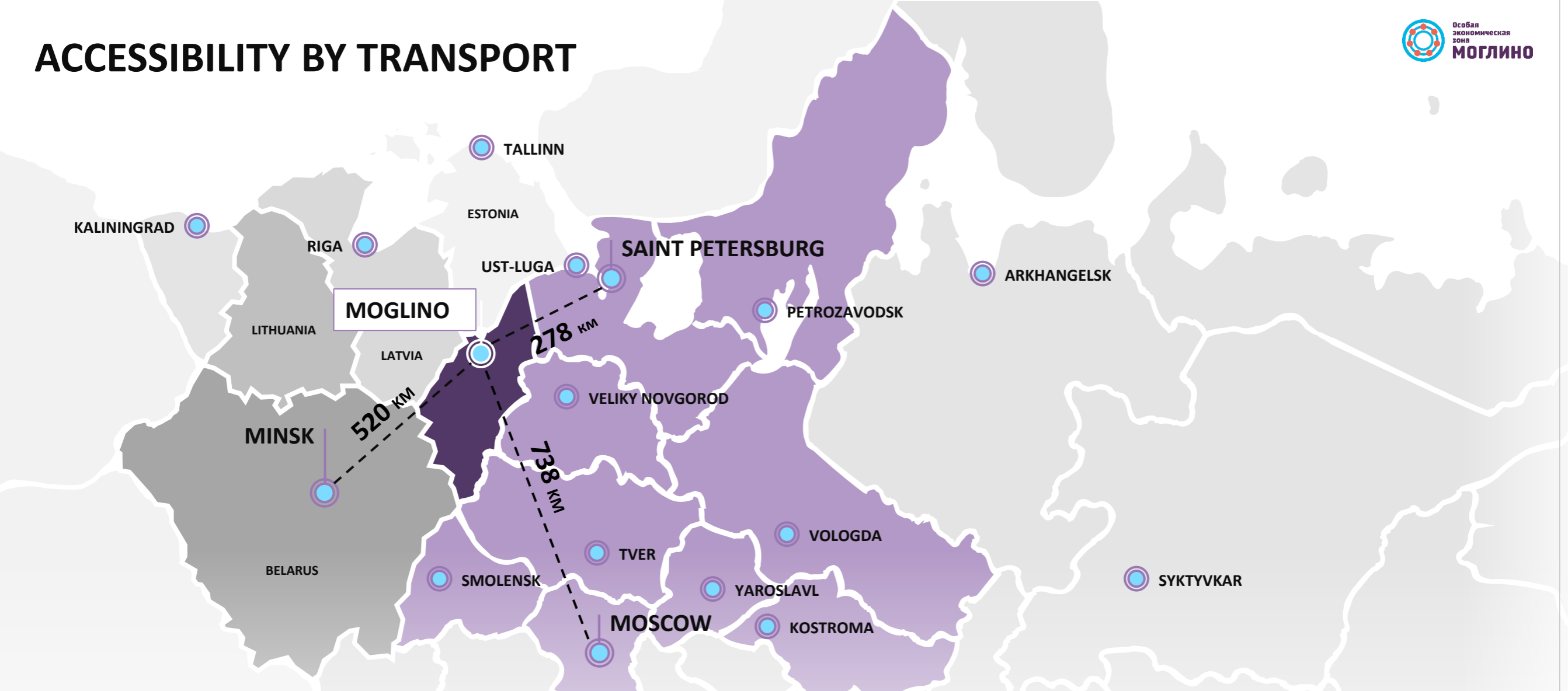
YEAR OF SEZ
ESTABLISHMENT

Modern international-level production and business infrastructure disburdening residents from routine tasks, allowing to be fully immersed in the development of the enterprise

- STATE SEZ ESTABLISHED UNDER FEDERAL LAW 116-FZ ON SPECIAL ECONOMIC ZONES IN THE RUSSIAN FEDERATION OF 22.07.2005.
- PREFERENTIAL TAXATION
- CUSTOMS PREFERENCES

MOGLINO

ACCESSIBILITY BY TRANSPORT



HIGH DENSITY OF INTERNATIONAL RAILROADS AND HIGHWAYS

PROXIMITY TO SEAPORTS

AIRPORT WITH REGULAR FLIGHTS TO MOSCOW, KALININGRAD, SOCHI, MINERALNYE VODY

300 HA IS THE TOTAL AREA OF MOGLINO SEZ

100 % READINESS OF INFRASTRUCTURE

5000 m² AREA OF A TYPICAL PANT IN SEZ

A promising region with developed logistics infrastructure and resource potential ready to launch large-scale projects with comprehensive continuous administration

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PLACE FOR YOUR BUSINESS

CURRENT INFRASTRUCTURE AND DEVELOPMENT PROSPECTS



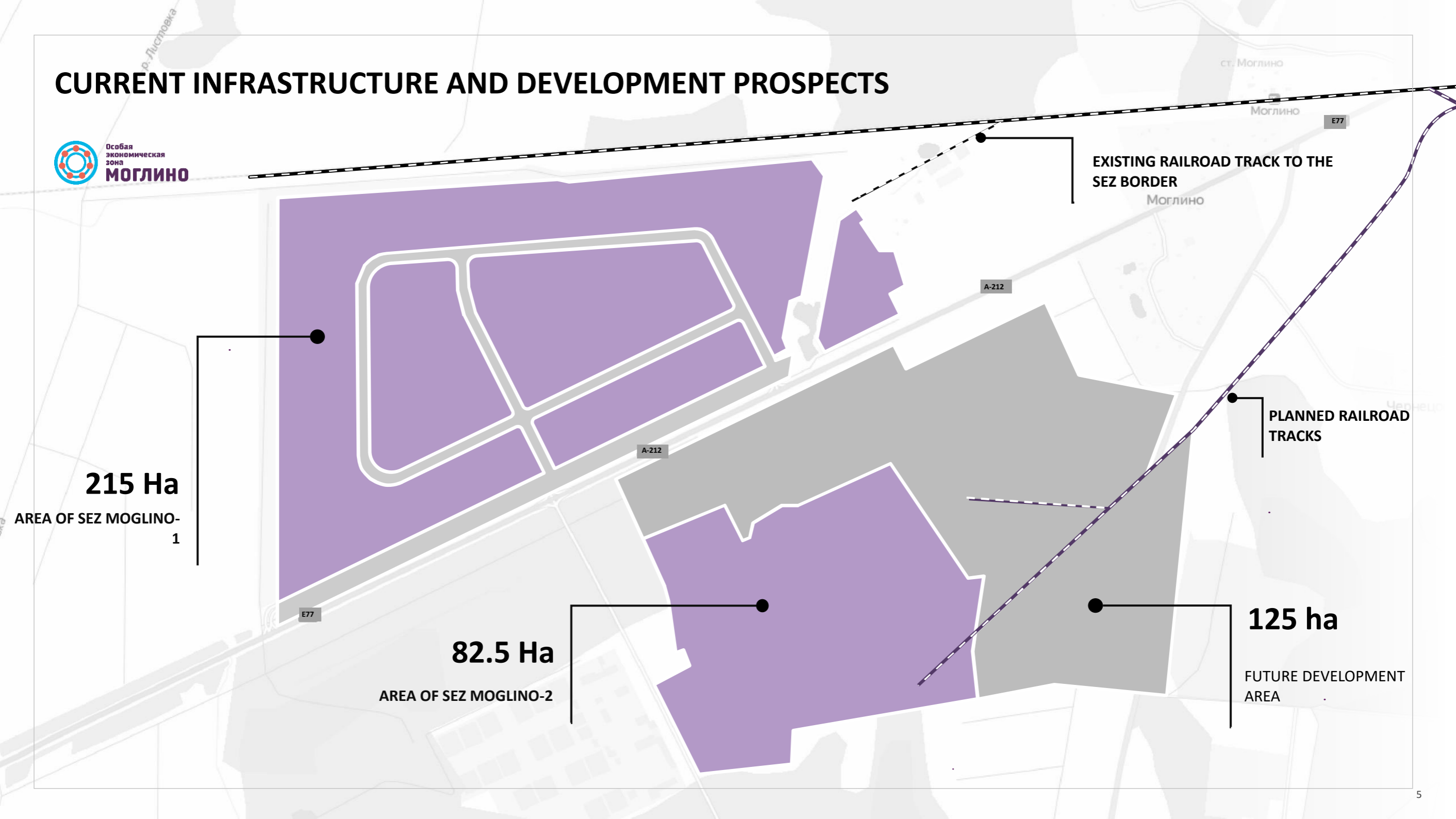
215 Ha
AREA OF SEZ MOGLINO-1

82.5 Ha
AREA OF SEZ MOGLINO-2

125 ha
FUTURE DEVELOPMENT AREA

EXISTING RAILROAD TRACK TO THE SEZ BORDER

PLANNED RAILROAD TRACKS





UTILITY INFRASTRUCTURE

Complex of utility and communication systems with regular service maintenance



WATER SUPPLY

4900 m³/day

1200 m³/day (projected)

GAS SUPPLY

210 mln. normal m³/year

DRAINAGE

3500 m³/day

ELECTRIC POWER SUPPLY

66 MW

49 MW (projected)

INDUSTRIAL SEWAGE TREATMENT FACILITIES

500 m³/day (projected)

LAND PLOTS LEASE AND PURCHASE

from
6700
RUB./HA/YEAR

LAND PLOT LEASE



FROM
134,000
RUB./HA
LAND PLOT PURCHASE

MOGLINO

RULES FOR CALCULATING LAND PLOT VALUE

LEASE

2% of cadastral value
with downward adjustment

LEASE DOWNWARD ADJUSTMENT



PURCHASE

20% of cadastral value

*The value is indicated based on average figures. Accurate calculation is made in respect of the specific land plot



TAX INCENTIVES FOR RESIDENTS

INCOME TAX

REGIONAL BUDGET

0% THE FIRST FIVE YEARS

5% THE NEXT FIVE YEARS

13.5% UNTIL 2061

FEDERAL BUDGET

2%

UNTIL 2061

PROPERTY TAX

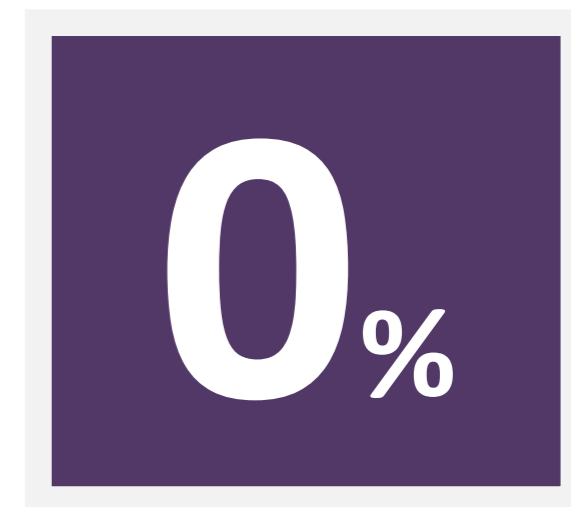
FOR 10 YEARS

TRANSPORT TAX

FOR 10 YEARS

LAND TAX

FOR 5 YEARS



DEPRECIATION RATE COEFFICIENT: 2

FREE CUSTOMS ZONE

IMPORTATION FROM OUTSIDE THE CUSTOMS
UNION (EAEU)

EXPORTATION OUTSIDE THE CUSTOMS
UNION (EAEU)



0%

**VAT
CUSTOMS DUTIES**

UP TO **30%**

GUARANTEED SAVING ON INVESTMENTS AND THE POSSIBILITY TO SIGNIFICANTLY SHORTEN THE START-UP TIME FOR THE PROJECT

BECOME A TENANT



01 stage.
Application



02 stage.
Expert council

15 days from the moment of application to signing a tripartite agreement

MINIMUM INVESTMENT VOLUME (EXCLUDING VAT)*



Land plot (construction)

At least

120

mln rub.

For priority projects**

At least

50

mln rub.

Production site (without
construction/renovation)

At least

40

mln rub.

At least

17

mln rub.

* No such requirements are imposed on technical and innovate projects

** The list of priority projects is established by the Decree of the Government of the Russian Federation dated 15.04.2023 № 603

SERVICES OF THE MANAGEMENT COMPANY OF MOGLINO SEZ

SEZ management company renders a wide range of services to its residents



PROJECT SUPPORT

Assistance in preparing a business plan, obtaining loans from the local FER, legal support

TECHNOLOGICAL SUPPORT

Free connection to utility infrastructure facilities. Technical specifications are issued in 1 hour

CONSTRUCTION SUPPORT

Construction services from the design stage to commissioning

OPERATING SERVICES

Own service company, providing infrastructure maintenance services

LEASE

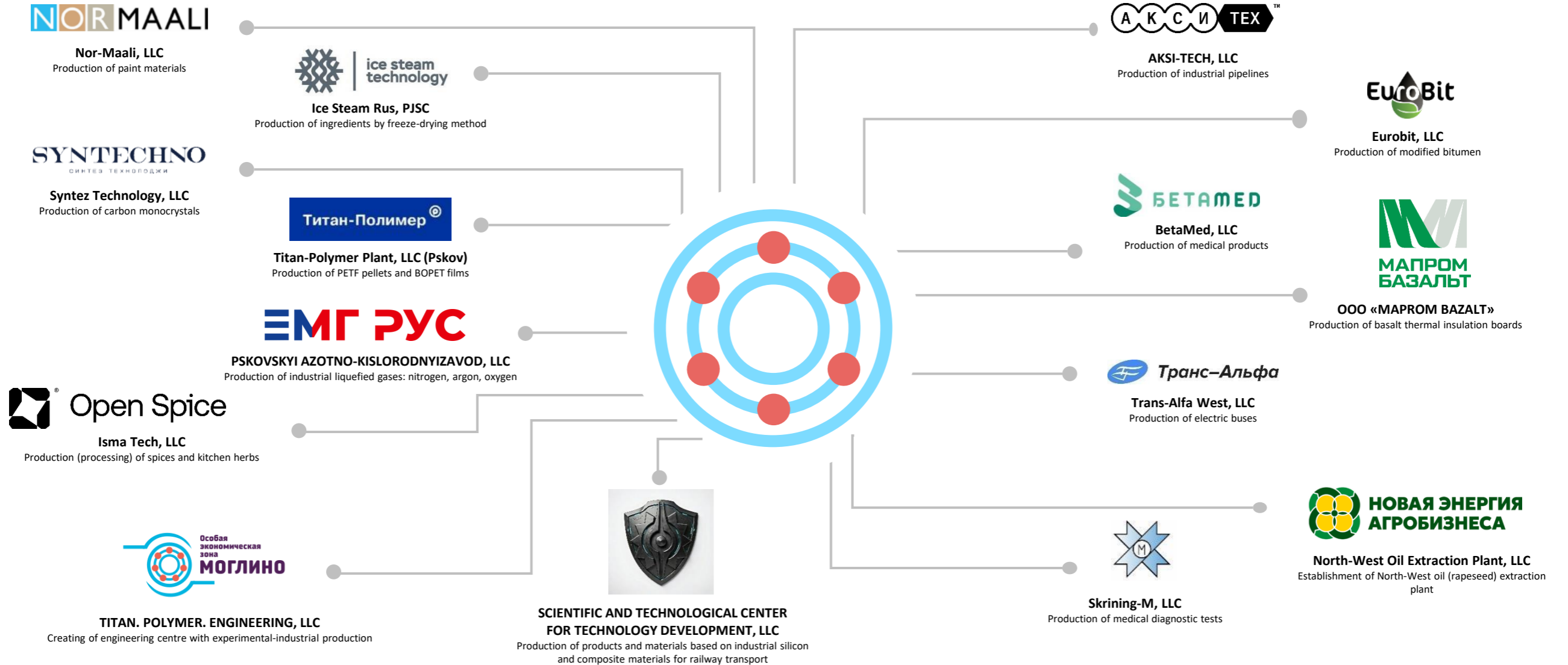
Lease of office and industrial premises, lease of special equipment



MOGLINO RESIDENTS

34.7 BLN. ₺
SCHEDULED INVESTMENT VOLUME

1772
NUMBER OF SCHEDULED JOBS





Titan-Polymer



TITAN-POLYMER, LLC

Production of polyethyleneterephthalate (PETF),
biaxially oriented polyethylene terephthalate
(BOPET) film

18,5 BLN. ₺

INVESTMENTS ALREADY MADE

460

JOBS ALREADY CREATED



**PSKOVSKIYI AZOTNO-
KISLORODNYIZAVOD, LLC**

Production of industrial gases: nitrogen, argon,
oxygen

2.6 BLN ₺

INVESTMENTS ALREADY MADE

27

JOBS ALREADY CREATED



SYBTEZ TECHNOLOGY, LLC

Production of carbon monocrystals

291 MLN. ₺

INVESTMENTS ALREADY MADE

24

JOBS ALREADY CREATED

NORMAALI

NOR-MAALI, LLC

Production of paint materials

553 MLN. ₺

INVESTMENTS ALREADY MADE

37

JOBS ALREADY CREATED



ice steam
technology



ICE STEAM RUS, PJSC

Production of food ingredients by freeze-drying
method

481 MLN. ₺

INVESTMENTS ALREADY MADE

35

JOBS ALREADY CREATED



EUROBIT, LLC

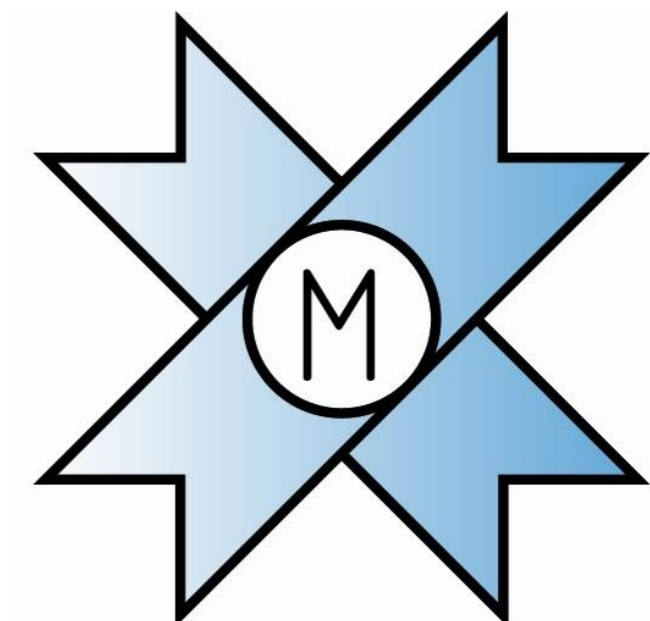
Production of polymer-bitumen binders (PBB)

98 MLN. ₺

INVESTMENTS ALREADY MADE

7

JOBS ALREADY CREATED



SKRINING-M, LLC

Production of medical test kits

258 MLN. ₺

INVESTMENTS ALREADY MADE

96

JOBS ALREADY CREATED

PROSPECTS OF INFRASTRUCTURE DEVELOPMENT

• INDUSTRIAL PREMISES TO ACCOMMODATE RESIDENTS



- FINISHED DESIGN DOCUMENTATION
- AREA: 20,000 M2
- INDUSTRIAL AND OFFICE PREMISES
- CAN ACCOMMODATE ANY KIND OF PRODUCTION

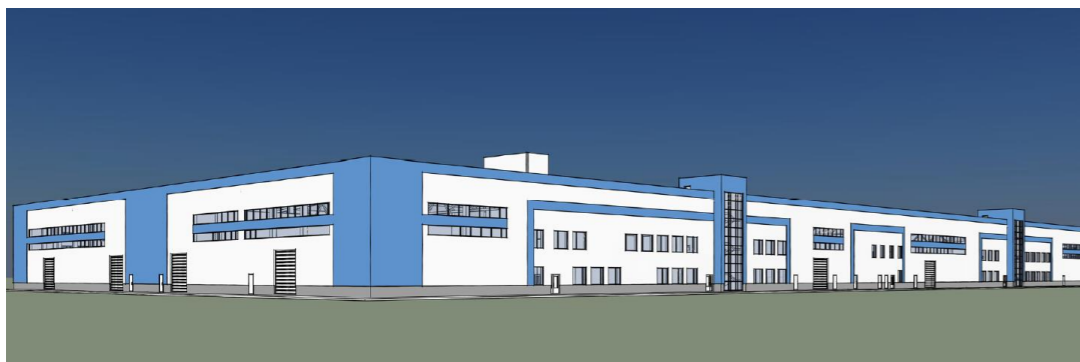
- FINISHED DESIGN DOCUMENTATION
- OFFICE PREMISES
- CONFERENCE HALLS
- HOTEL
- CAN ACCOMMODATE A RESTAURANT, POST OFFICE, BANK, MEDICAL STATION, PRIVATE KINDERGARTEN ETC.

• ADMINISTRATIVE OFFICE CENTER

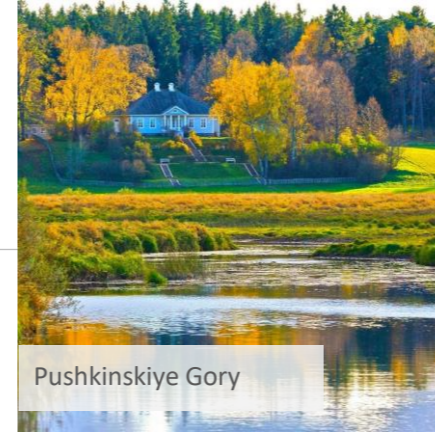


• PRODUCTION BUILDING AT MOGLINO- 2 SITE

- AREA: 20,000 M2
- RESIDENTS CAN USE BOPET FILMS AND PET PELLETS AS RAW MATERIAL FOR THEIR PRODUCTION



COMFORTABLE ENVIRONMENT FOR LIFE IN THE PSKOV REGION



Pushkinskiye Gory



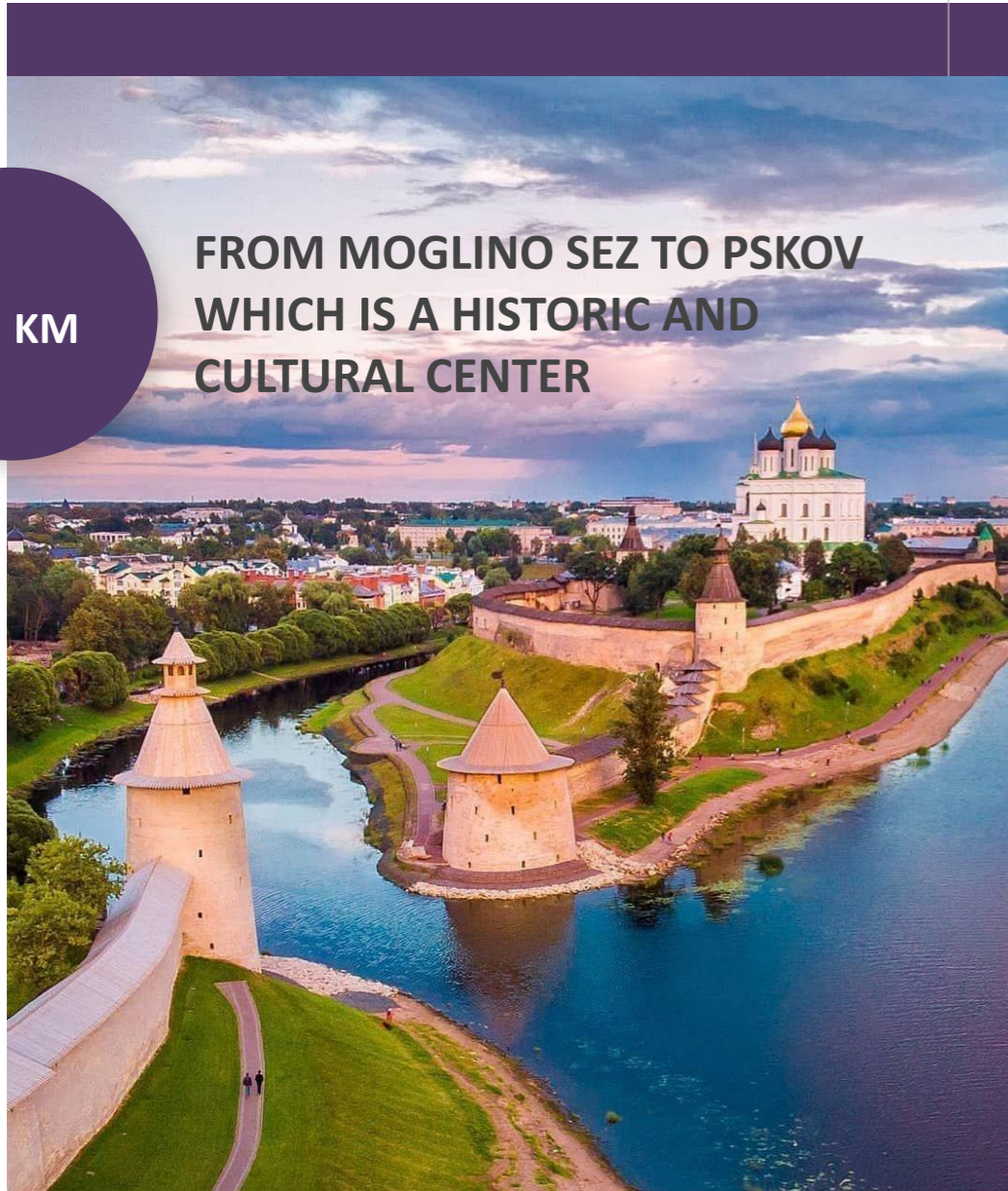
Izborsk Fortress



Pskov Pechersky
Monastery

8 KM

FROM MOGLINO SEZ TO PSKOV
WHICH IS A HISTORIC AND
CULTURAL CENTER



- WELL-DEVELOPED HOUSING STOCK
- SCHOOLS AND KIDERGARTENS
- HIGHER EDUCATION INSTITUTIONS
- SPORTS INFRASTRUCTURE
- RECREATIONAL FACILITIES
- HEALTHCARE INSTITUTIONS

581,147

PEOPLE – POPULATION OF
THE PSKOV REGION



WELCOME TO MOGLINO SEZ!

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info@moglinosez.ru

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Pskovsky district, Pskov region, 180502,

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