



2025
PSKOV REGION



www.moglino.ru

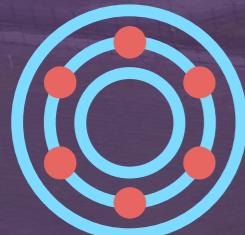


MOGLINO

SPECIAL ECONOMIC ZONE

МОГЛИНО

FREE DEVELOPMENT ZONE



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

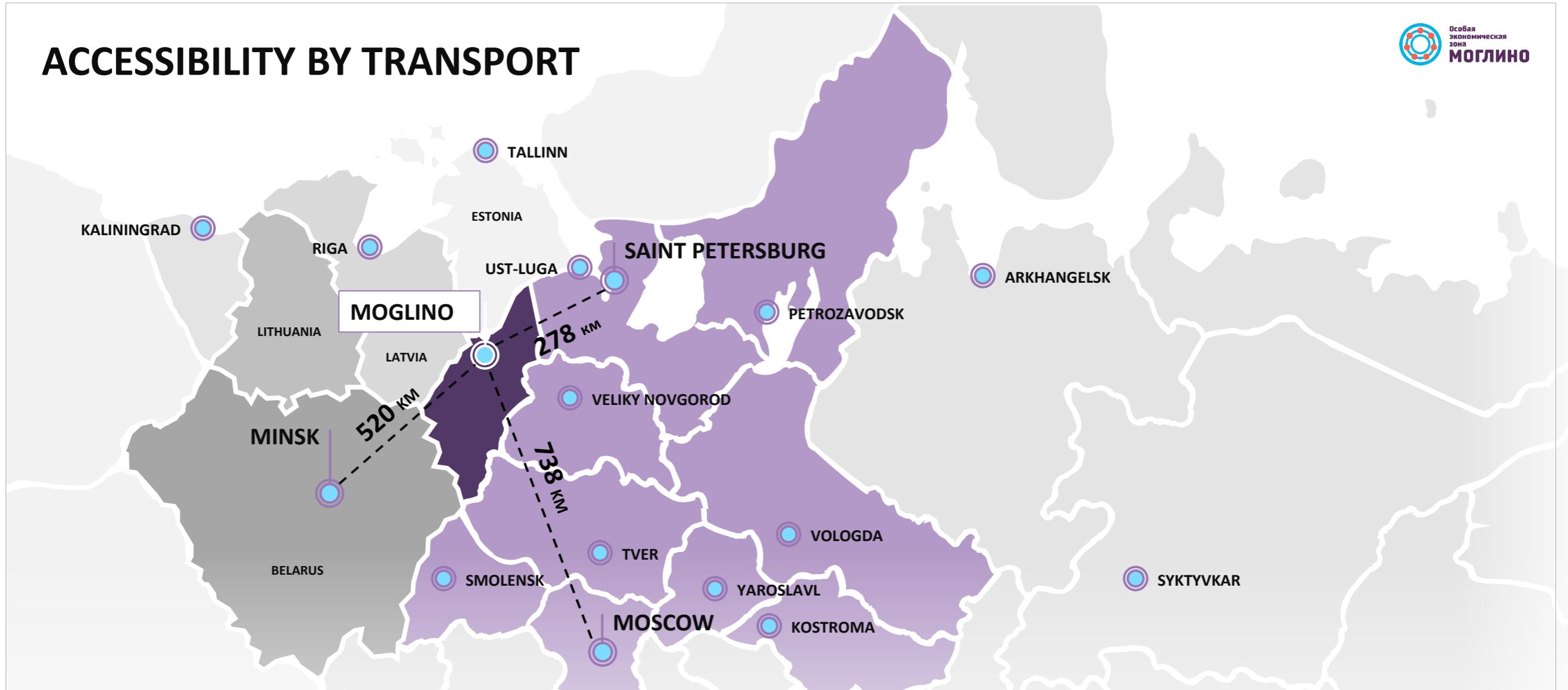
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МОГЛИНО

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



ACCESSIBILITY BY TRANSPORT



HIGH DENSITY OF INTERNATIONAL RAILROADS AND HIGHWAYS

PROXIMITY TO SEAPORTS

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

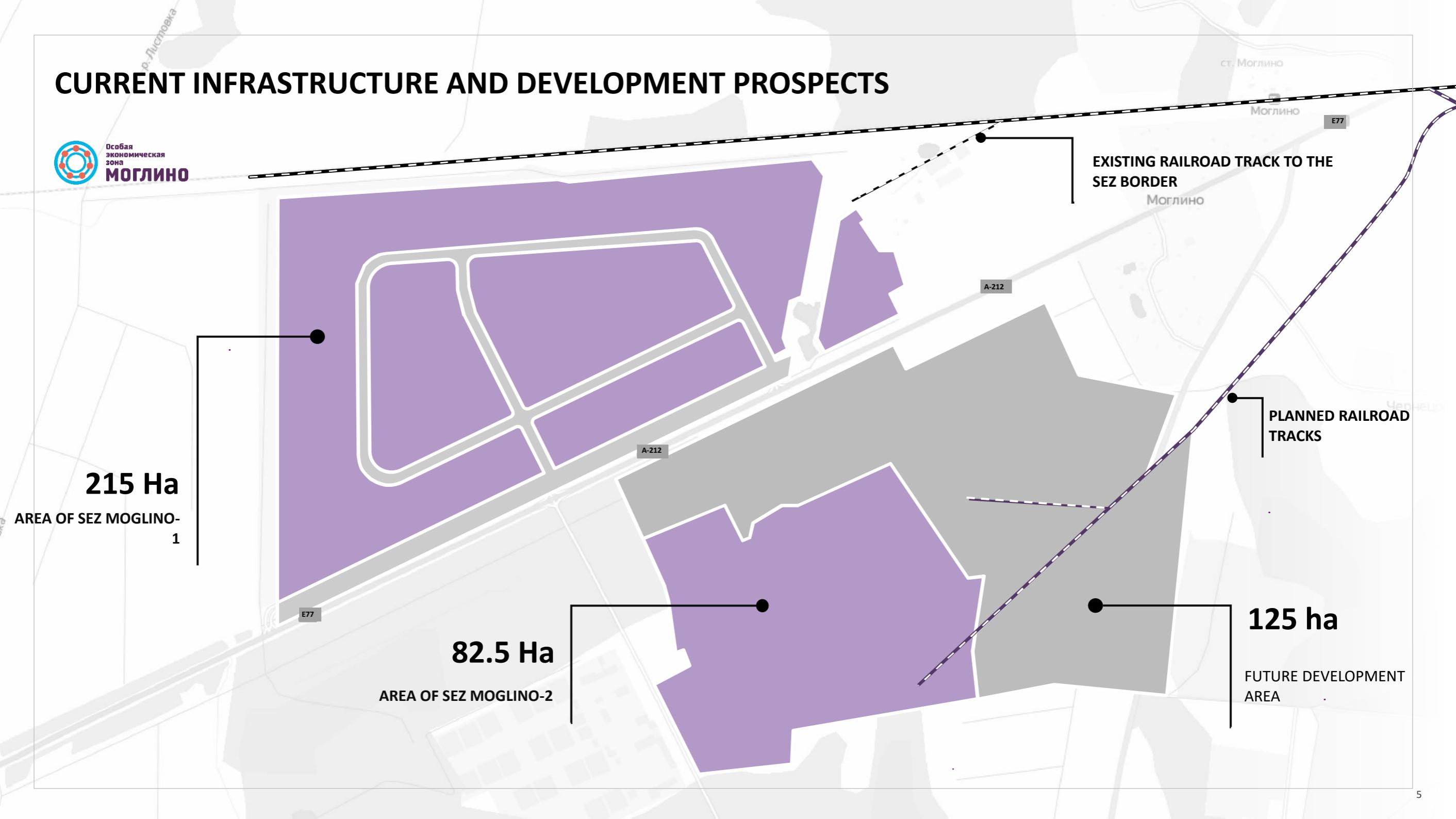
MOGLINO



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

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CURRENT INFRASTRUCTURE AND DEVELOPMENT PROSPECTS





UTILITY INFRASTRUCTURE

Complex of utility and communication systems with regular service maintenance



ELECTRIC POWER SUPPLY

66 MW
Average rate: 7.8 rub per kW/h

49 MW (projected)
5.4 rub. per kW/h

500 m³/day (projected)

WATER SUPPLY

4900 m³/day

process water: 3.59 rub./m³,
Potable water: 6.31 rub./m³

1200 m³/day (projected)

GAS SUPPLY

210 mln. normal m³/year
9691.86 rub. /thous.m³

DRAINAGE

3500 m³/day
42.44 rub./m³

INDUSTRIAL SEWAGE TREATMENT FACILITIES

from
6700
RUB./HA/YEAR
LAND PLOT LEASE

FROM
134,000
RUB./HA
LAND PLOT PURCHASE
+0.25
+4.43%
+4.56%
+0.67%
+9.56%
+4.43%
0.25
0.45
0.78
675



LAND PLOTS LEASE AND PURCHASE



МОГЛИНО

RULES FOR CALCULATING LAND PLOT VALUE

LEASE

2% of cadastral value
with downward adjustment

PURCHASE

20% of cadastral value

LEASE DOWNWARD ADJUSTMENT



120 240 360

INVESTMENTS (MLN. RUB.)

*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	FEDERAL BUDGET
0%	THE FIRST FIVE YEARS
5%	THE NEXT FIVE YEARS
13.5%	UNTIL 2061

PROPERTY TAX

FOR 10 YEARS

0%

TRANSPORT TAX

FOR 10 YEARS

LAND TAX

FOR 5 YEARS

DEPRECIATION RATE COEFFICIENT: 2

FREE CUSTOMS ZONE

IMPORTATION FROM OUTSIDE THE CUSTOMS UNION (EAEU)



МОГЛИНО
Special
Economic
Zone

EXPORTATION OUTSIDE THE CUSTOMS UNION (EAEU)

FINISHED PRODUCTS



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 innovative 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



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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

36.9 BLN. ₽
SCHEDULED INVESTMENT VOLUME

1566
NUMBER OF SCHEDULED JOBS



NORMAALI

Nor-Maali, LLC
Production of paint materials



ice steam
technology

Ice Steam Rus, PJSC
Production of ingredients by freeze-drying method

SYNTECNO

Syntez Technology, LLC
Production of carbon monocrystals

FINECO GOLDSTREET

FINECO Goldstreet, LLC
Production of equipment for processing
of biological waste of animal origin

Open Spice

Isma Tech, LLC
Production (processing) of spices and kitchen herbs



ООО «MAPROM BAZALT»
Production of basalt thermal insulation boards

36.9 BLN. ₽
SCHEDULED INVESTMENT VOLUME

1566
NUMBER OF SCHEDULED JOBS



ПСКОВИНБАНК
PRIMUS INTER PARIS
Pskovinbank, LLC
Production of medicines



Eurobit, LLC
Production of modified bitumen

БЕТАМЕД

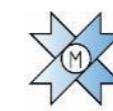
BetaMed, LLC
Production of medical products



Lesprom, LLC
Production of wide format plywood

Транс-Альфа

Trans-Alfa West, LLC
Production of electric buses



Skrining-M, LLC
Production of medical diagnostic tests

НОВАЯ ЭНЕРГИЯ АГРОБИЗНЕСА

North-West Oil Extraction Plant, LLC
Establishment of North-West oil (rapeseed) extraction
plant



Titan-Polymer



TITAN-POLYMER, LLC

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

17
BLN. ₽

INVESTMENTS ALREADY MADE

405

JOB ALREADY CREATED



**PSKOVSKYI 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

288 MLN. ₽

INVESTMENTS ALREADY MADE

SYNTESZ TECHNOLOGY
СИНТЕЗ ТЕХНОЛОДЖИ



24

JOB ALREADY CREATED



NOR-MAALI, LLC

Production of paint materials

550 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

JOB ALREADY CREATED



EUROBIT, LLC

Production of polymer-bitumen binders (PBB)

88 MLN. ₽

INVESTMENTS ALREADY MADE

7

JOBS ALREADY CREATED

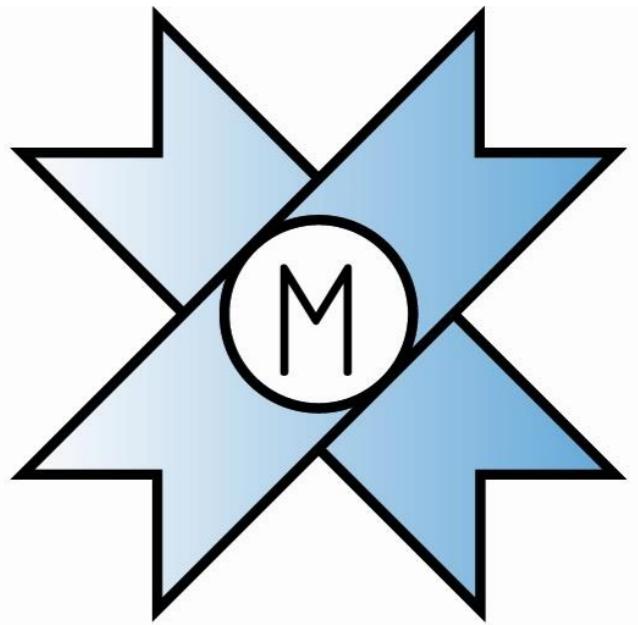


SKRINING-M, LLC

Production of medical test kits

132 MLN. ₽
INVESTMENTS ALREADY MADE

59
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: 15,000 M²
- RESIDENTS CAN USE BOPET FILMS AND PET PELLETS AS RAW MATERIAL FOR THEIR PRODUCTION

COMFORTABLE ENVIRONMENT FOR LIFE IN THE PSKOV REGION

8 KM

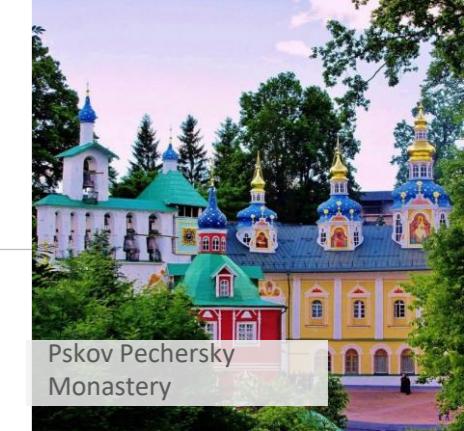
FROM MOGLINO SEZ TO PSKOV
WHICH IS A HISTORIC AND
CULTURAL CENTER



Pushkinskiye Gory



Izborsk Fortress



Pskov Pechersky
Monastery

- 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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Pskovsky district, Pskov region, 180502,

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