Pskov region, Russia

industrial production
special economic zone
MOGLINO
Pskov region on the map of Russia

**Area**
55,3 thous. km²

**Population**
656 thous. people

**Largest cities**
Pskov
Veliky Luki

**Interim Governor**
Mikhail Vedernikov

**Key industries**
Electrical machinery, timber, mechanic engineering, agriculture, tourism
Geographical location

To St Petersburg 300 km
To Moscow 736 km

Border on three states
Estonia, Latvia and Belarus

9 border crossing points:
5 automobile
3 railway
1 airport
Moglino SEZ

Area
215 ha

Industrial development area
152 ha

Duration
49 years

Infrastructure
- Gas supply
- Water supply
- Power supply
- Drainage system
- Customs infrastructure
- Business center
- Pre-built industrial units
- Roads

Jurong Consultants prepared Moglino SEZ development plan
06 Land lots

Lease

Purchase

from 345 RUR/ha/year

from 6 902 RUR/ha

Land lease rate based on investment value, RUR / ha / year

Flexible parcel plan

- Amalgamation of smaller lots
- Single large lot
- Sub-division of a large lot
- 2 smaller lots

- < EURO 10 mln: from 626
- > EURO 10 mln: from 563
- > EURO 20 mln: from 438
- > EURO 30 mln: from 313
**Taxation policy**

- **Corporate profit tax***
  - 0% during 5 calendar years since the tax period during which the company got taxable profit for the first time
  - 5% during the period from the 6th to the 10th calendar year inclusively since the tax period during which the company got taxable profit for the first time
  - 13.5% upon the expiry of 10 calendar years since the tax period during which the company got taxable profit for the first time

- **Corporate property tax**
  - for 10 years

- **Land tax**
  - for 5 years from the registration date

- **Vehicle tax**
  - for 10 years from the registration date*

**Free customs zone regime**

**FOREIGN STATES**

- Moglino SEZ
  - 0% VAT
  - 0% Import duty
  - 0% Excise

**CUSTOMS UNION**

- Moglino SEZ
  - 0% Export duty
  - VAT – refunded by tax authorities

**FOREIGN STATES**

- 0% VAT
- 0% Import duty following customs tariffs***

**CUSTOMS UNION**

- 18% VAT

**SEZ tenants may apply an increased fixed assets depreciation factor, not exceeding 2**

- Corporate profit tax to the federal budget – 2%
- ** Except for passenger cars, air and water vehicles with engine power more than 250 horsepower

**Insurance payments** (for tenants performing technical innovative activities): in 2018 – 21%, in 2019 – 28%

* Excluding prices for Customs union goods

** Customs Union includes RF, Kazakhstan, Belarus, Armenia, Kyrgyzstan

*** Excluding prices for Customs union goods
### Infrastructure

#### Industrial infrastructure

<table>
<thead>
<tr>
<th>Service</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas supply</td>
<td>33 480 th nm³/year</td>
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<tr>
<td>Power supply</td>
<td>120 MVA</td>
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<tr>
<td>Water supply</td>
<td>4900 m³/day</td>
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<tr>
<td>Water removal</td>
<td>3500 m³/day</td>
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<tr>
<td>Roads</td>
<td>7.1 km</td>
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#### Business infrastructure

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<td>Pre-built industrial units</td>
<td>single / multi-tenanted industrial units of various sizes</td>
</tr>
<tr>
<td>Business center</td>
<td>investment grade office space of variable sizes with requisite facilities &amp; amenities</td>
</tr>
<tr>
<td>Total area</td>
<td>4 800 m²</td>
</tr>
<tr>
<td>To lease</td>
<td>1 800 m²</td>
</tr>
</tbody>
</table>

**Pre-filled infrastructure – FREE OF CHARGE**

Utility networks are provided to the border of the land lot.

### Utility networks

- **Gas supply**
  - 33 480 th nm³/year
- **Power supply**
  - 120 MVA
- **Water supply**
  - 4900 m³/day
- **Water removal**
  - 3500 m³/day
- **Roads**
  - 7.1 km

**Power supply**

- **120 MVA**

**Water supply**

- **4900 m³/day**

**Water removal**

- **3500 m³/day**

**Gas supply**

- **33 480 th nm³/year**

**Business infrastructure**

- **Pre-built industrial units**
  - single / multi-tenanted industrial units of various sizes
  - 5 000 m²
- **Business center**
  - investment grade office space of variable sizes with requisite facilities & amenities
  - From 290 RUR /m²/mo

**Utility network connection fee**

- **5 422 RUR /1000 m³ (exc VAT)**
- **4 100 RUR /MW/HR (exc VAT)**
- **35 RUR /m³ (exc VAT)**

**Lease rates**

- **500-600 RUR /m²/mo**
Pre-built industrial units

- Total area: 5 000 m²
- Located close to the SEZ main entrance
- III-V hazard class
- Ceiling height: 9 m
- Min lease area: 500 m²
- Full and partial lease
- Loading on a floor: 5 t/m²
- End of construction: IV quarter 2018

Power supply
Ventilation
Water supply
Water removal
Fire water supply
Heating
Parking

Infrastructure connection – FREE OF CHARGE
Urban integration

New residential area Borisovich
14 km to Pskov city center

Proximity to railway station and airport

Direct access to the federal highway St Petersburg – Riga

50 km To the border on EU

Moglino SEZ

8 km
Moglino SEZ tenants

FIA Pro Team Pskov, LLC
Production of painting tools
Germany

MESI
MECATEX
MECATEX
Production of technical textile
Russia-France

BioniQ
Bioniq RUS, LLC
Production of desiccated and sublimated fruits and berries
Russia

Felzer
Felzer, LLC
Production of cooling and venting equipment
Russia

Link, LLC
Production of heating and cooling equipment
Russia

FIA ProTeam

Pskov Farma, LLC
Production of pharmaceutical products and substances
Great Britain

PSKOV FARMA

Siberian Gistinec, LLC
Production of food ingredients with sublimation dehydration method
Russia

Nor Maali, LLC
Production of paints and lacquers
Finland

Ecocable, LLC
Production of cable and semiconductor products
Russia

"Titan-Polimer"
Polyethylene terephthalate pellets and polyester, stretch film

"Titan-Polimer"
polyethylene terephthalate pellets and polyester, stretch film

Total projects’ investment – 18,5 bn RUR
The total number of jobs provided – 1 300
Tenants status acquisition

01. Register the legal body in the Pskov district of the Pskov region

02. Prepare the business plan and required documents

03. Present the investment project to the Supervisory and Expert Board

05. Sign a tripartite agreement with the Pskov region Administration and Moglino SEZ

120 mln RUR
Min capital investments (excluding intangible assets)

40 mln RUR
within the first 3 years after Tripartite Agreement signing
Thank you for your attention!