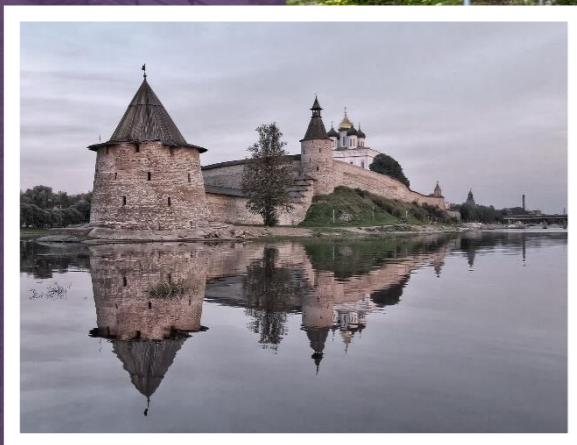




Особая
экономическая
зона
МОГЛИНО

2025
PSKOV REGION



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МОГЛИНО

SPECIAL ECONOMIC ZONE

MOGLINO

FREE DEVELOPMENT ZONE

www.mogliino.ru



2012

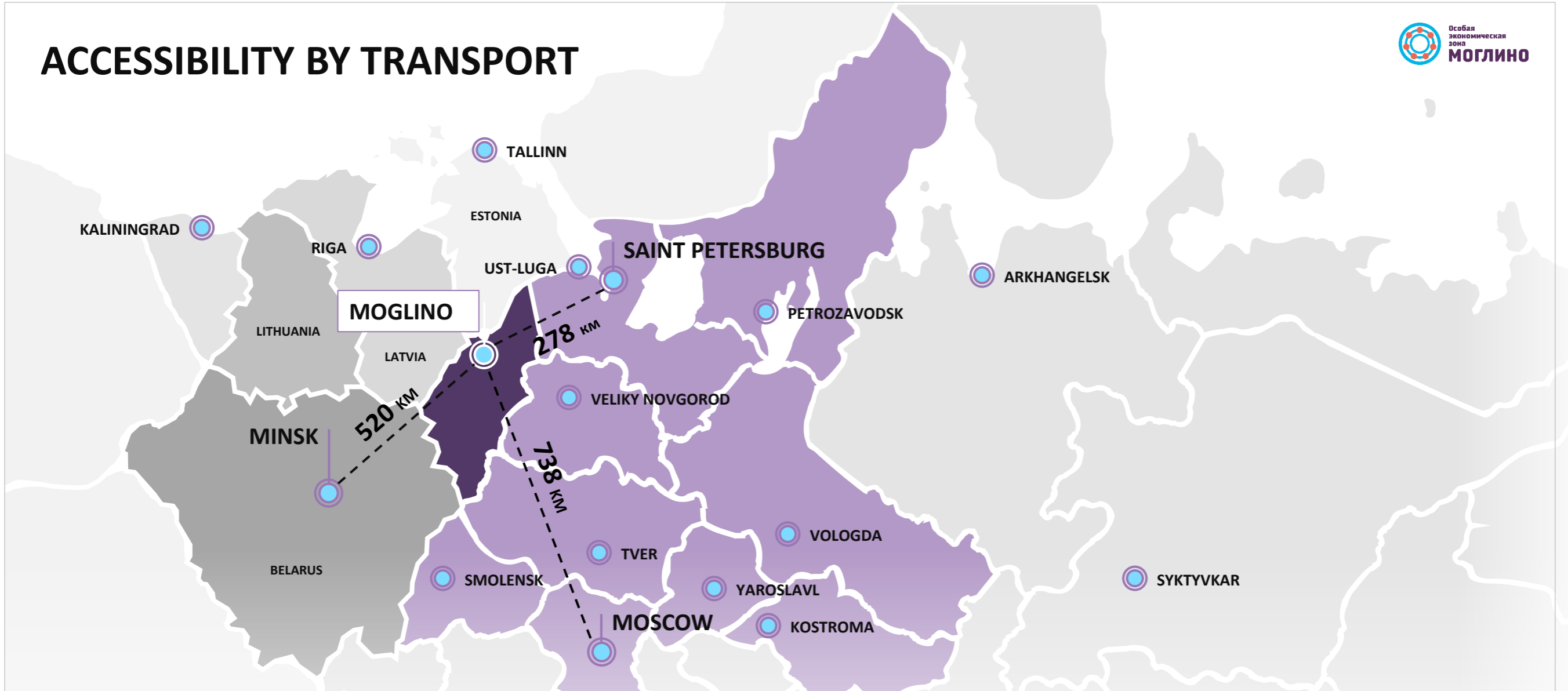
YEAR OF SEZ
ESTABLISHMENT

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

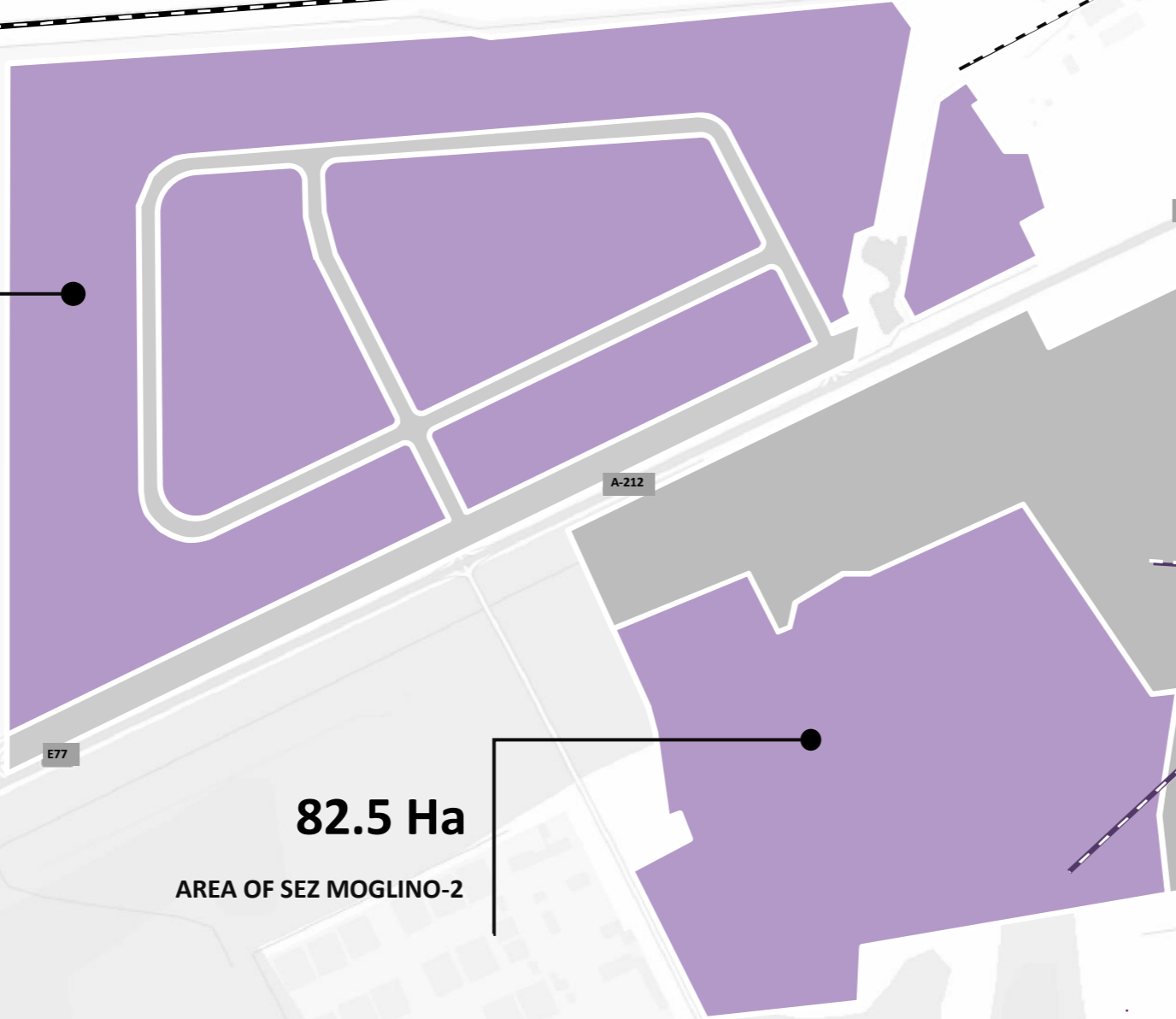
5000 m² AREA OF A TYPICAL PANT IN SEZ

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

www.moglino.ru

PLACE FOR YOUR BUSINESS

CURRENT INFRASTRUCTURE AND DEVELOPMENT PROSPECTS



EXISTING RAILROAD TRACK TO THE SEZ BORDER

PLANNED RAILROAD TRACKS

215 Ha

AREA OF SEZ MOGLINO-1

82.5 Ha

AREA OF SEZ MOGLINO-2

125 ha

FUTURE DEVELOPMENT AREA



UTILITY INFRASTRUCTURE

Complex of utility and communication systems with regular service maintenance



WATER SUPPLY

4900 m³/day

process water: 2.72 rub./m³,
Potable water: 4.82rub./m³

1200 m³/day (projected)

GAS SUPPLY

210 mln. normal m³/year

7153.2 rub. /thous.m³

DRAINAGE

3500 m³/day

35.45 rub./m³

ELECTRIC POWER SUPPLY

66 MW

Average rate: 6.7 rub per kW/h

49.9 MW (projected)

4.6 rub. per kW/h

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

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

0% THE FIRST FIVE YEARS

5% THE NEXT FIVE YEARS

13.5% UNTIL 2061

FEDERAL BUDGET

2%

UNTIL 2061

PROPERTY TAX

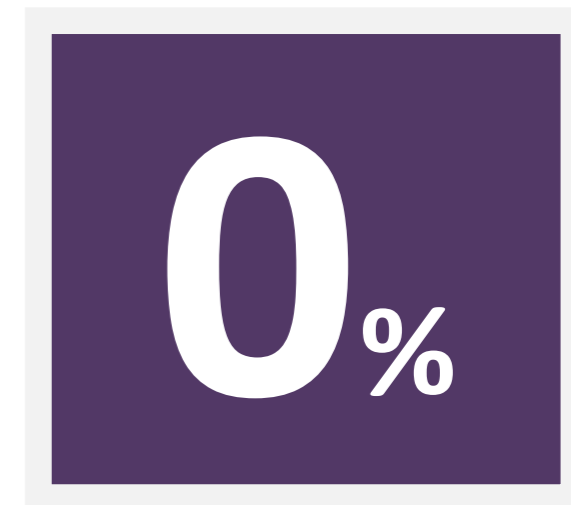
FOR 10 YEARS

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%**

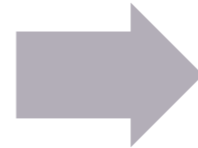
GUARANTEED SAVING ON INVESTMENTS AND THE POSSIBILITY TO SIGNIFICANTLY SHORTEN THE START-UP TIME FOR THE PROJECT

HOW TO BECOME A RESIDENT OF MOGLINO SEZ

Step
1

REVIEW BOARD

Prepare a business plan and
register the legal entity in
Pskovsky district of the
Pskov region



Step
2

ADVISORY BOARD



CAPITAL INVESTMENTS IN THE PROJECT

0
rub.

technology and innovation project

40
mln. rub.

when the project is implemented using ready-made production facilities

120
mln. rub.

industrial production and logistics activities

50
mln. rub.

a project that is consistent with the priority areas of state policy of the Russian Federation

*When the Inter-Ministerial Board finds that the project complies with the requirements for technological sovereignty and Russian economy's structural adjustment projects, as defined by the priority areas. The requirements are specified in Resolution of the Government No 603 of April 15, 2023.

Requirements for investment projects implemented by residents of special economic zones are approved by Resolution of the Government of the Russian Federation No 156 of February 14, 2024.

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

36.9 BLN. ₺
SCHEDULED INVESTMENT VOLUME

1566
NUMBER OF SCHEDULED JOBS



NOR MAALI

Nor-Maali, LLC
Production of paint materials



ice steam technology

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

SYNTECHNO
СИНТЕЗ ТЕХНОЛОГИИ

Syntez Technology, LLC
Production of carbon monocrystals

Титан-Полимер

Titan-Polymer Plant, LLC (Pskov)
Production of PETF pellets and BOPET films

FINECO GOLDSTREET

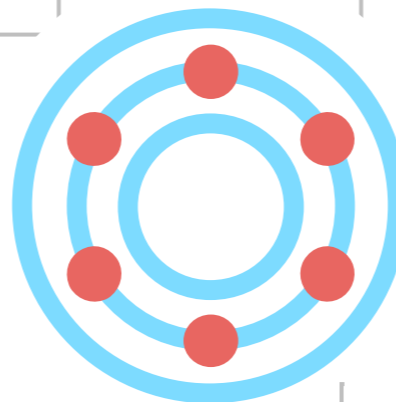
FINECO Goldstreet, LLC
Production of equipment for processing of biological waste of animal origin

ELME MESSER GMS
Gases for Life

Elme Messer Rus, LLC
Production of industrial liquefied gases: nitrogen, argon, oxygen



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



Pskovinbalk, LLC
Production of medicines



Eurobit, LLC
Production of modified bitumen



BetaMed, LLC
Production of medical products



Lesprom, LLC
Production of wide format plywood



Trans-Alfa West, LLC
Production of electric buses



Skringing-M, LLC
Production of medical diagnostic tests



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

JOBS ALREADY CREATED



ELME MESSER RUS, LLC

Production of industrial gases: nitrogen, argon, oxygen

2.6 BLN ₺

INVESTMENTS ALREADY MADE

27

JOBS ALREADY CREATED



SYNTECHNO
СИНТЕЗ ТЕХНОЛОДЖИ



SYBTEZ TECHNOLOGY, LLC

Production of carbon monocrystals

288 MLN. ₺

INVESTMENTS ALREADY MADE

24

JOBS ALREADY CREATED



NORMAALI

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

JOBS ALREADY CREATED



EUROBIT, LLC

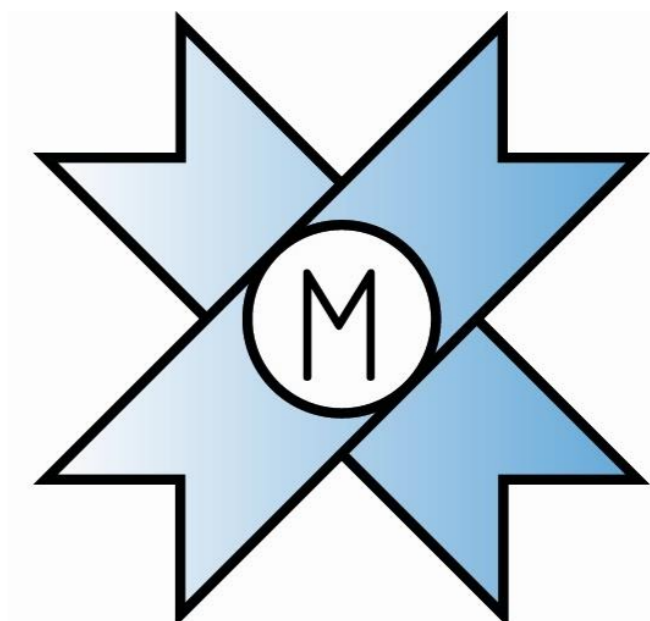
Production of polymer-bitumen binders (PBB)

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

PERSONNEL POTENTIAL OF THE REGION



7

HIGHER EDUCATION
INSTITUTIONS

15

COLLEGES AND
VOCATIONAL SCHOOLS

PERSONNEL TRAINING TO MEET THE NEEDS OF INVESTORS

Cooperation agreement with the core
higher education institution of the
region

PERSONNEL RECRUITING

In-house recruitment and hiring
department

PERSONNEL TRAINING

Assistance in employees training and
professional retraining

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

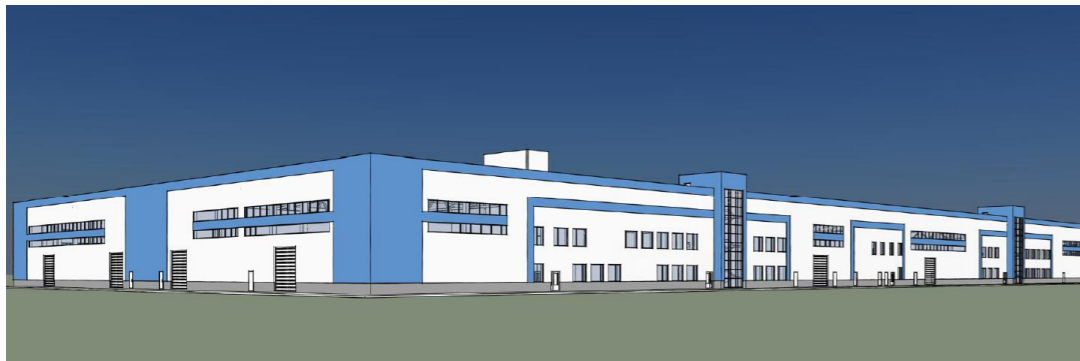
- FINISHED DESIGN DOCUMENTATION
- OFFICE PREMISES
- CONFERENCE HALLS
- HOTEL
- CAN ACCOMMODATE A RESTAURANT, POST OFFICE, BANK, MEDICAL STATION, PRIVATE KINDERGARTEN ETC.

- 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





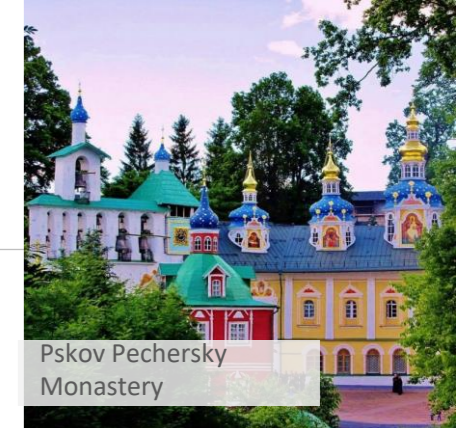
COMFORTABLE ENVIRONMENT FOR LIFE IN THE PSKOV REGION



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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t.me/sezmoglino

