



Pskov region, Russia

industrial production  
special economic zone  
MOGLINO





### Largest cities

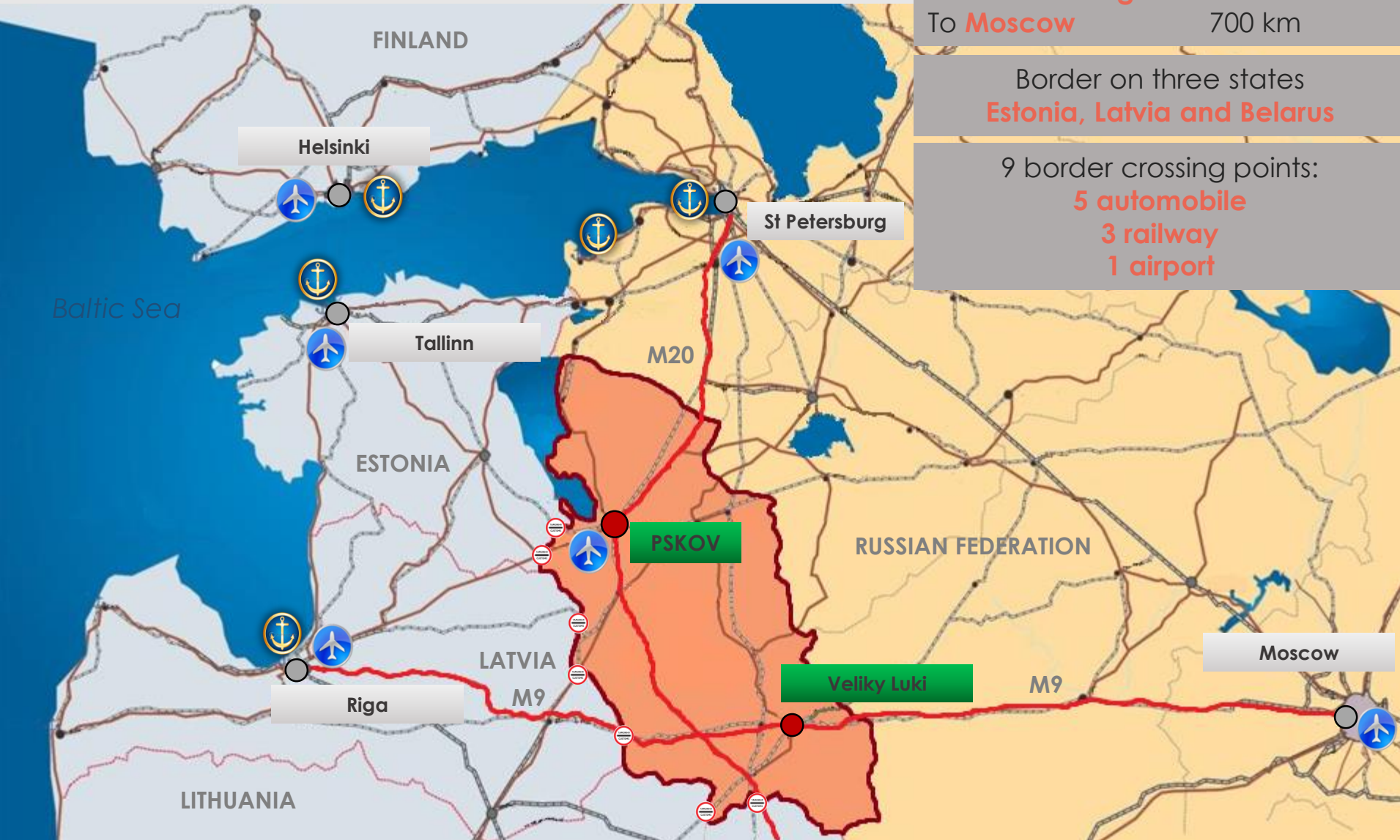
Pskov  
Veliky Luki

### Interim Governor

Mikhail Vedernikov

### Key industries

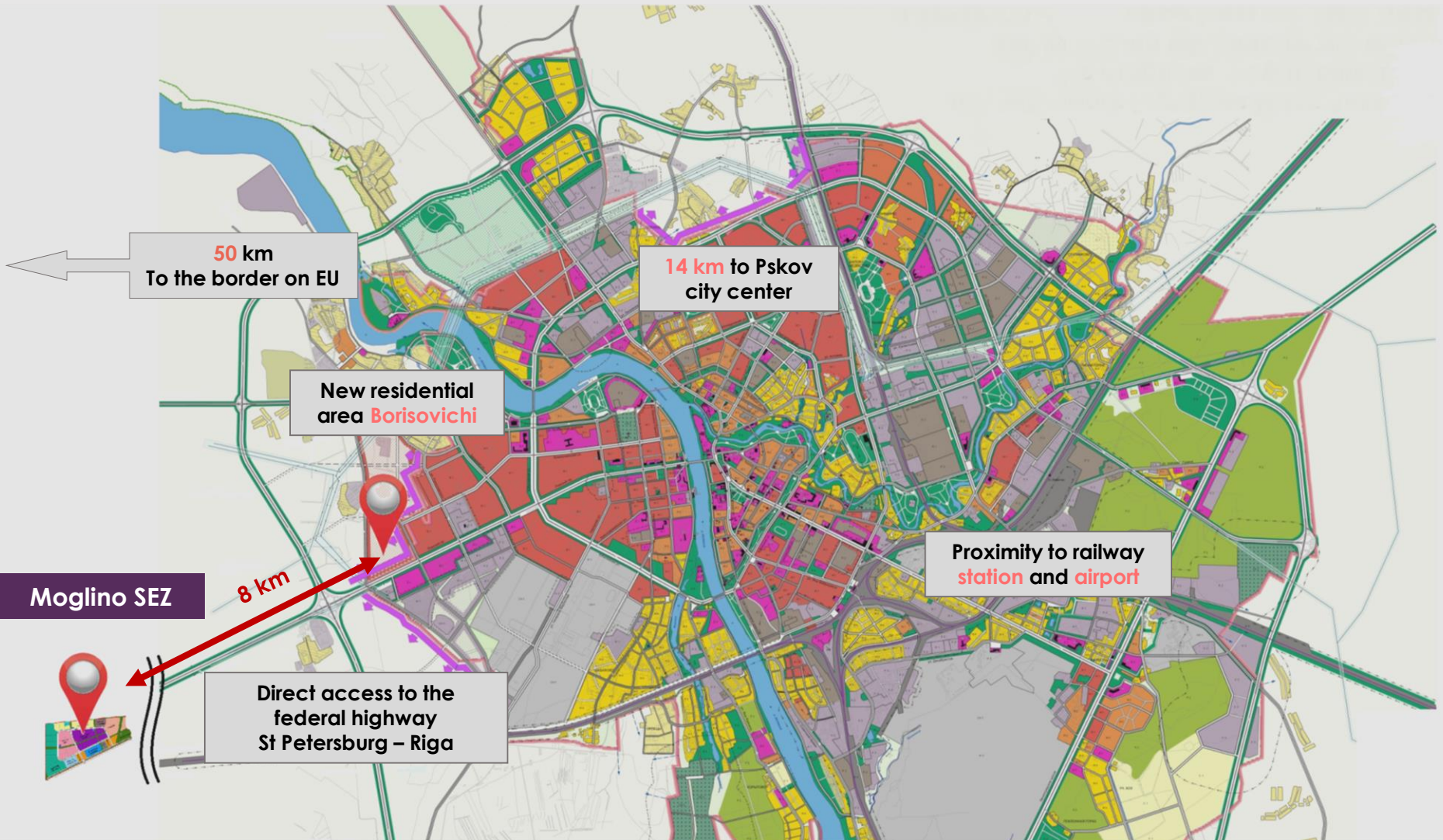
Electrical machinery, timber,  
mechanic engineering,  
agriculture, tourism



To **St Petersburg** 300 km  
 To **Moscow** 700 km

Border on three states  
**Estonia, Latvia and Belarus**

9 border crossing points:  
**5 automobile**  
**3 railway**  
**1 airport**



Area

**215** ha

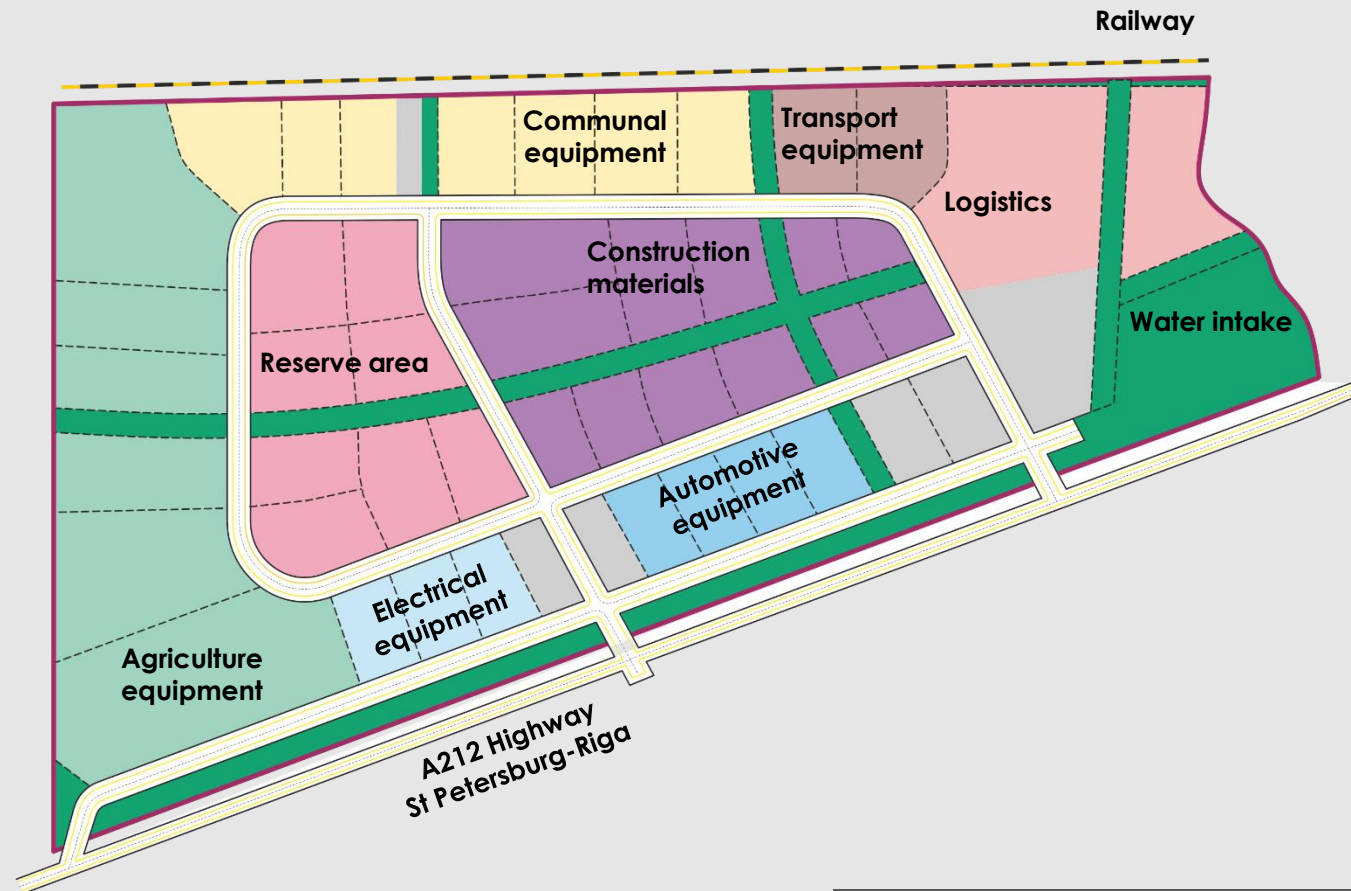
Industrial development area

**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 Mogolino SEZ  
 development plan

Lease

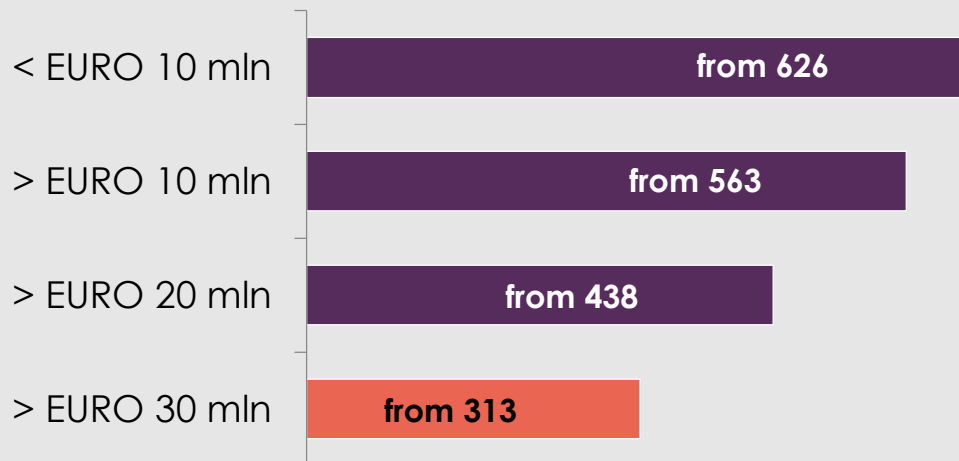
from 313 RUR/ha/year



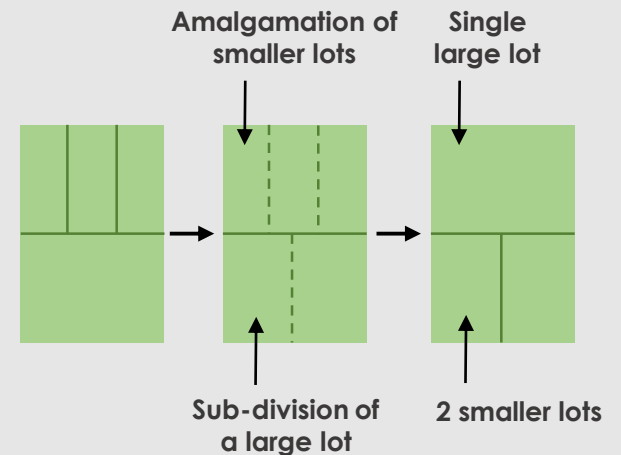
Purchase

from 6 260 RUR/ha

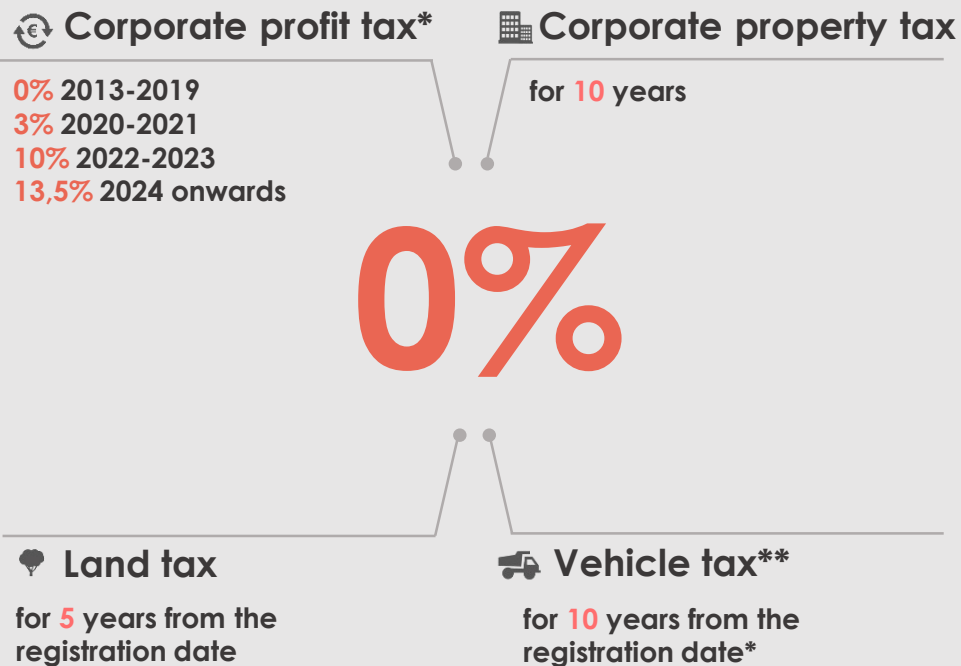
Land lease rate based on investment value,  
RUR / ha / year



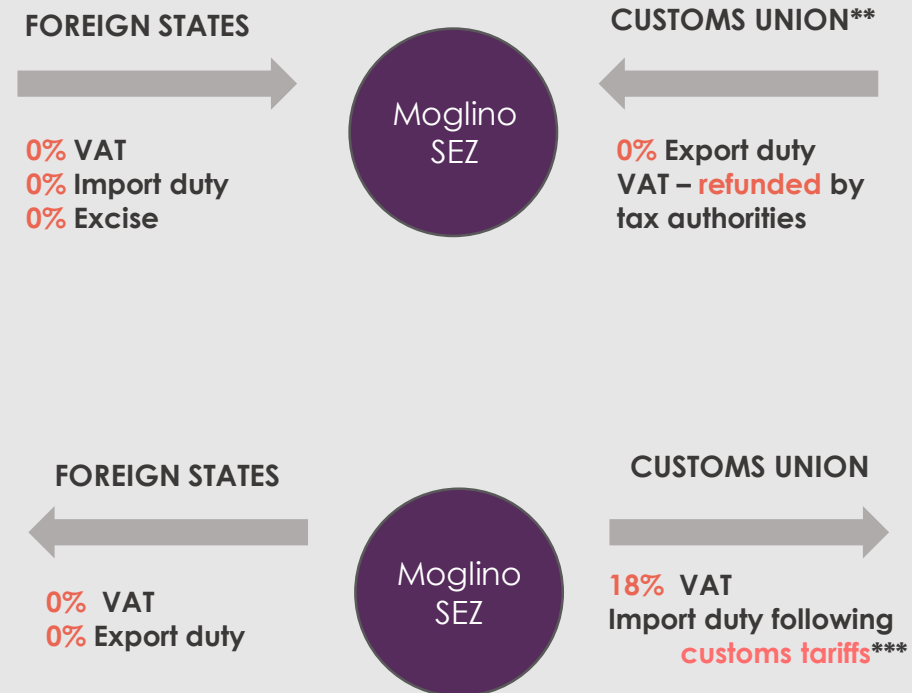
Flexible parcel plan



## Taxation policy



## Free customs zone regime



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

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

\* Except for water transport vehicle, aircrafts and passenger cars with more than 250 hp capacity

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

\*\*\* Excluding prices for Customs union goods

## Industrial infrastructure



**33 480**  
 th nm<sup>3</sup>/year  
 Gas supply

**5 800**  
 RUR/1000 m<sup>3</sup>  
 (exc VAT)



**120**  
 MVA  
 Power supply

**5 350**  
 RUR /MW/hr  
 (exc VAT)



**4900**  
 m<sup>3</sup>/day  
 Water supply

**27**  
 RUR m<sup>3</sup>  
 (exc VAT)



**3500**  
 m<sup>3</sup>/day  
 Water removal

**12,31**  
 RUR /m<sup>3</sup>  
 (exc VAT)



**7,1**  
 km  
 Roads

## Business infrastructure

### Pre-built industrial units

single / multi-tenanted industrial units  
 of various sizes

**5 000 m<sup>2</sup>**



**From 290**  
 RUR /m<sup>2</sup>/mo

### Business center

investment grade office space of variable  
 sizes with requisite facilities & amenities

**4 800 m<sup>2</sup>**  
 total area



**1 800 m<sup>2</sup>**  
 to lease

**500-600**  
 RUR /m<sup>2</sup>/mo

Infrastructure connection – **FREE OF CHARGE**

Utility networks are provided to the border of the land lot





Total area  
**5 000** m<sup>2</sup>

Located close to the  
SEZ main entrance

**IV-V**  
hazard class

Min lease area  
**450** m<sup>2</sup>

Ceiling height  
**9** m

Full and partial lease

Lease rate  
from **290** RUR/m<sup>2</sup>/mo

Loading on a floor  
**5** t/m<sup>2</sup>

End of construction: **II quarter 2018r.**

Power supply

Ventilation

Water supply

Water removal

Fire water supply

Heating

Parking



**FIA Pro Team Pskov, LLC**  
Production of painting tools  
Germany



**Strimtex, LLC**  
Production of technical textile  
Russia-France



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



**Felzer, LLC**  
Production of cooling and venting equipment  
Russia



**Link, LLC**  
Production of heating and cooling equipment  
Russia



**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  
Россия

**PSKOV FARMA**

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



### Training center

#### Key services

Recruitment, training and re-training upon tenant's request

SEZ management training

Experience exchange

#### Training center concept

Direct job placement

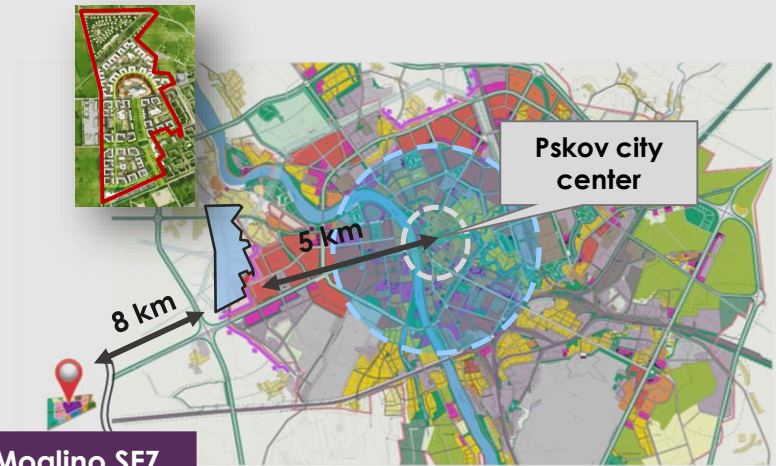
Last mile approach

Industrial workers, mainly

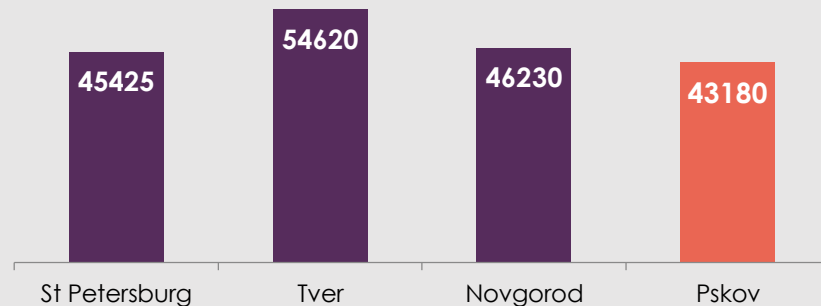
First choice for tenants

### Borisovichi residential estate

SEZ tenants can lease prepared land lots to construct residential buildings



Accommodation construction cost in primary market, RUR/m<sup>2</sup>



amount of students

**27 126**

**3 000**  
graduates annually

**30%**  
engineers

**30%**  
workers

## Pskov State University

established in 2010 after unification of  
Teachers Training and Polytechnic  
Universities

### Training programs:

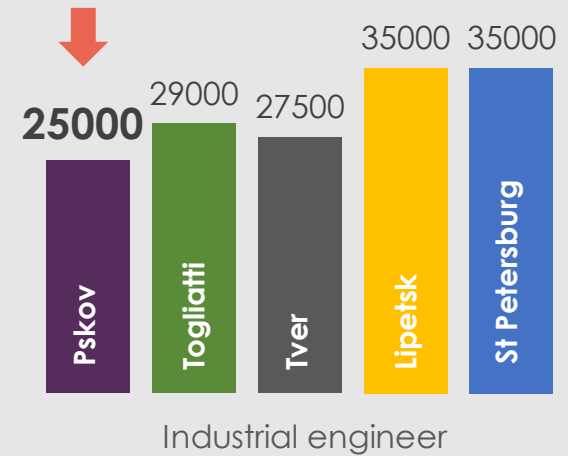
Power and electric engineering  
Metallurgy, machine engineering  
Design and construction  
Food and consumer goods  
technology  
Economics and management  
Biotechnology  
Service and hospitality

**13**

### VET schools

to train key competences for  
industrial production

## Average monthly salary, RUR



**120**

**mIn RUR**

Min capital investments  
(excluding intangible assets)

01

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

**40**

**mIn RUR**

within the first 3 years after  
Tripartite Agreement signing

02

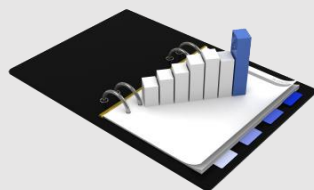
Prepare the business plan and required documents

03

Present the investment project to the Supervisory and Expert Board

05

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



*Thank you  
for your attention!*



[www.moglino.com](http://www.moglino.com)



MOGLINO SEZ

Pskov, Lenina str., 17

Ph: 8(8112)68-20-80

E-mail: [info@moglino.com](mailto:info@moglino.com)