



# Lipetsk

SPECIAL  
ECONOMIC  
ZONE



# Our geography

**100 mln**

customers within  
1,000 km around

**50 mln**

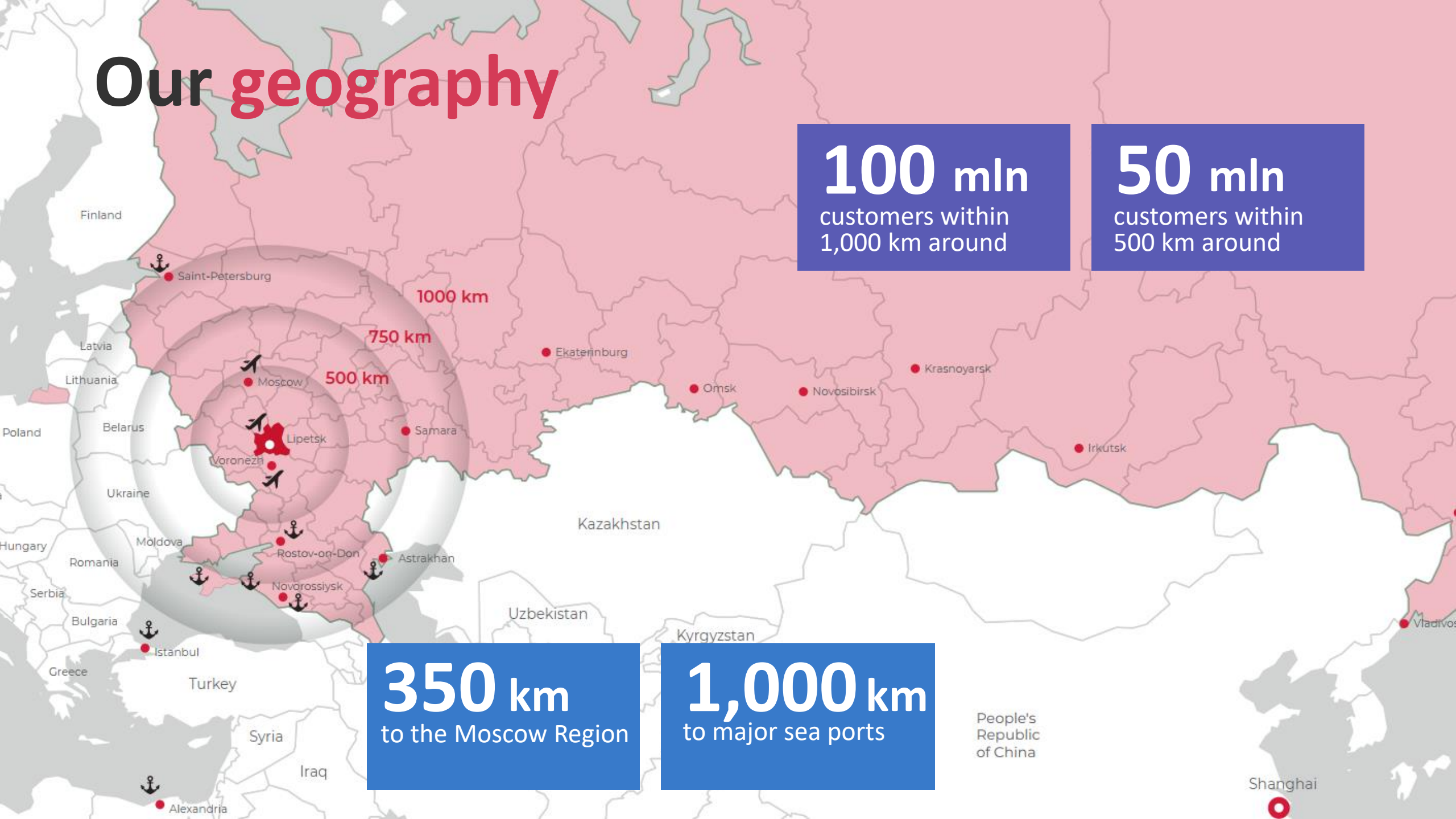
customers within  
500 km around

**350 km**

to the Moscow Region

**1,000 km**

to major sea ports



# Greetings from **Lipetsk SEZ** General Director

*"...our sites are known for the quality of infrastructure. We had enough time to get well prepared and gain necessary expertise. This year, the site in Elets celebrates six years of operation while the Gryazi site marks its 16th anniversary. That time was filled with stories of success of the companies that chose the Lipetsk SEZ as a place for their business. Suffice it to say that running a business here allows tenants to cut their costs by an average of 30%."*

*Alexander Bazaev,  
General Director  
Lipetsk SEZ*



# Lipetsk Special Economic Zone



Home to foreign companies for 18 years



**EUR 172 mln**

Government investments in infrastructure



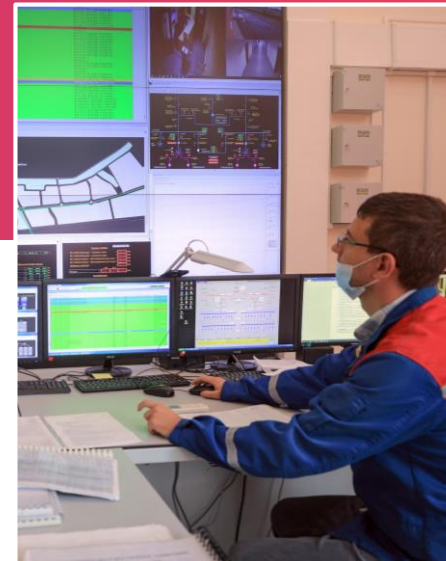
**EUR 1,062 mln**

Private investments



**64**

Tenants



**>5,600**

Jobs created



**> EUR 3 087 mln**

Products manufactured

Established in 2006

# Gryazi site of the Lipetsk SEZ

**1,024 ha**

Total area

**70 km**

M-4 federal highway

**18 km**

to Lipetsk

**12 km**

to Gryazi

## Utility networks



Power supply	<b>307 mW</b>
Gas supply	<b>42,000 cu m/hour</b>
Water supply	<b>6,000 cu m/hour</b>
Sewage	<b>6,000 cu m/hour</b>
Heat supply	<b>43,6 Gcal/hour</b>

## 2 substations



Built in 2008

Digital substation 110/10/10 kV  
Capacity 2X40 MVA

Built in 2017

**Kazinka** digital substation  
220/110/10 kV  
Capacity 267 MVA



**49**

tenants

Established in 2015

# Elets site of the Lipetsk SEZ

**1,274 ha**

Total area

**15**

tenants

**650 ha**

Usable area

**13 km**

to Elets

**80 km**

to Lipetsk

**M4**

federal highway  
runs along the site

**350 km**

to Moscow

## Utility networks

Power supply **40 mW**

Gas supply **2,000 cu m/hour**

Water supply **2,500 cu m/hour**

Sewage **2,000 cu m/hour**

## Substation

To be commissioned in 2023

**Elets SEZ 1** substation  
110/10 kV  
Capacity 2X40 MVA

M4



# Tax reliefs offered to SEZ tenants



## Income tax

0–5 years

**2%**

5–10 years

**7%**

afterwards

**15.5%**



## Land tax

for 5 years



## Property tax

for 10 years



## Vehicle tax

for 10 years

**0%**

SEZ tenants may apply an increased depreciation rate (max. 2x)  
No limits on loss carry-forward

## Tax rates applicable outside the SEZ



**20**

%



**1.5**

%



**2.2**

%



**EUR 3/h.p.**

# Price of land in Lipetsk SEZ

Gryazi site  
1,024 ha

RENT

**EUR 674**

per ha per annum

BUYOUT

**EUR 2,530**

per ha

Elets site  
1,274 ha

RENT

**EUR 587**

per ha per annum

BUYOUT

**EUR 2,200**

per ha

## Land price calculation rules

RENT

**2%\*\***

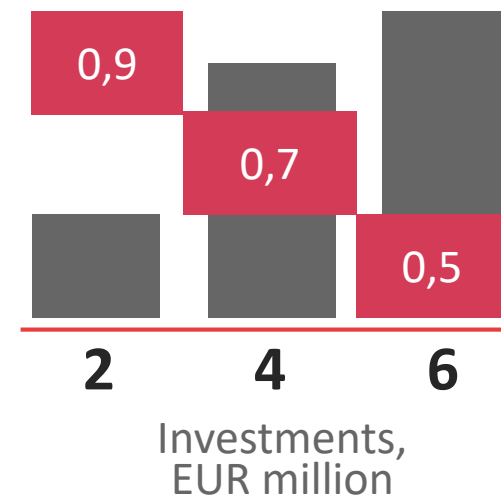
with a reduction factor applied

BUYOUT

**7.5%\*\***

\*of the land cadastral value

Rent reduction factor for land



\*Land price is indicative based on average values. Exact calculations are made with respect to each land plot



# Free customs zone

**0%** VAT and customs duties

When importing goods from the EEU

- equipment
- raw materials
- components

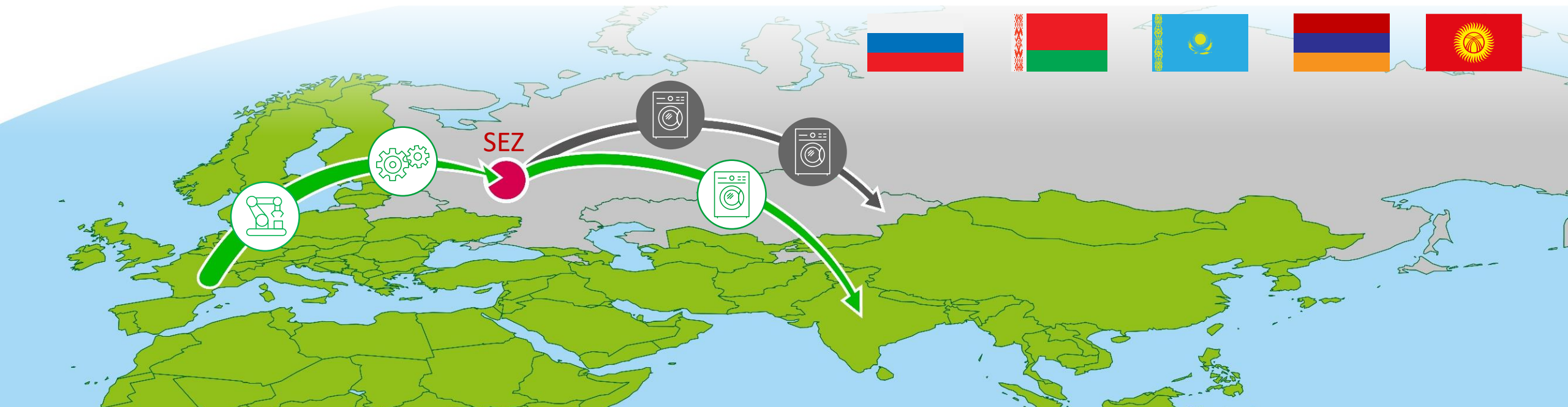


**0%** VAT and customs duties

When exporting goods to outside of the EEU

When finished products are sold in the EEU

- VAT and customs duties charged:
- on finished products
  - on raw materials



# Lipetsk SEZ: ideal investment environment

## Energy supply

Over 200 MW of power capacity available. Secure energy supply



## SEZ utility control center

Engineering services provided by the SEZ management company increase reliability and efficiency



## Construction competencies

In line with the highest international standards



## Full range of engineering services

Extensive maintenance services for network and infrastructure facilities

Soft financing and support from regional authorities

Best-fit tailored solutions and free-of-charge assistance in document management



## Roadmaps. Documented obligations

Engineering services provided by the SEZ management company increase reliability and efficiency



# Full range of services on sites

Construction and installation



Engineering / construction supervision



Equipped offices and conference halls for rent



Automated utility control system



Passenger vehicle services



Electric laboratory services



Maintenance and repairs of low current systems



Utilities maintenance



Data center collocation services



Manned special-purpose machinery for rent



Maintenance and repairs of ventilation systems



# HR support of investment projects



Targeted training programs in partnership with vocational schools



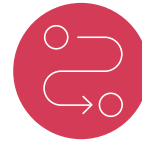
Monitoring and Forecasting of Staffing Needs in the Lipetsk Region, a proprietary information and talent management system operated by a community of local employers



Joint HR project run by the Lipetsk Region Employment Center and Jobs in Russia web portal



Career counseling system, event calendars for students and targeted media campaigns



Established recruitment roadmaps in accordance with investor requirements

Project team building through HR support:

**30%** of employees at the project design stage



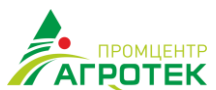
**70%** of employees at the construction stage



**100%** of employees at the commissioning stage



# Lipetsk Region Trusted by global leaders



ОЭЗ «ЛИПЕЦК»  
ЭЛЕЦКАЯ ПЛОЩАДКА



ОЭЗ «ЛИПЕЦК»  
ГРЯЗНСКАЯ ПЛОЩАДКА

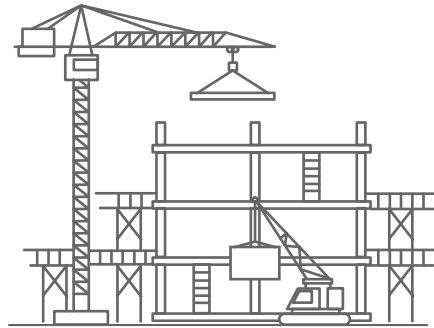
# Steps to **partnership**

# 1



Contact us **in any convenient way**

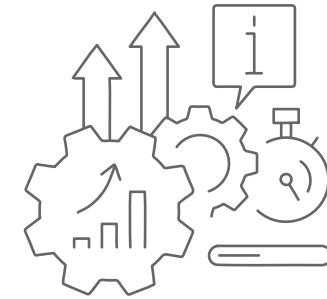
# 2



You project receives **tailored assistance** from the first contact onwards

- Site selection
- Agreements and contracts
- Provision of land
- Connection to utilities
- Quick turnaround on your project
- Project support
- HR support

# 3



Day-to-day business **support**

- Maintenance of utility networks and systems
- Utility infrastructure management
- Government finance
- Export assistance
- Assistance in migration matters
- Legal counseling
- Selection of suppliers and contractors



**INVESTMENT  
DEVELOPMENT  
AGENCY OF LIPETSK  
REGION**

# All about investments - on one page



[t.me/sez\\_lipetsk](https://t.me/sez_lipetsk)

