

SEZ  
LIPETSK

# Lipetsk

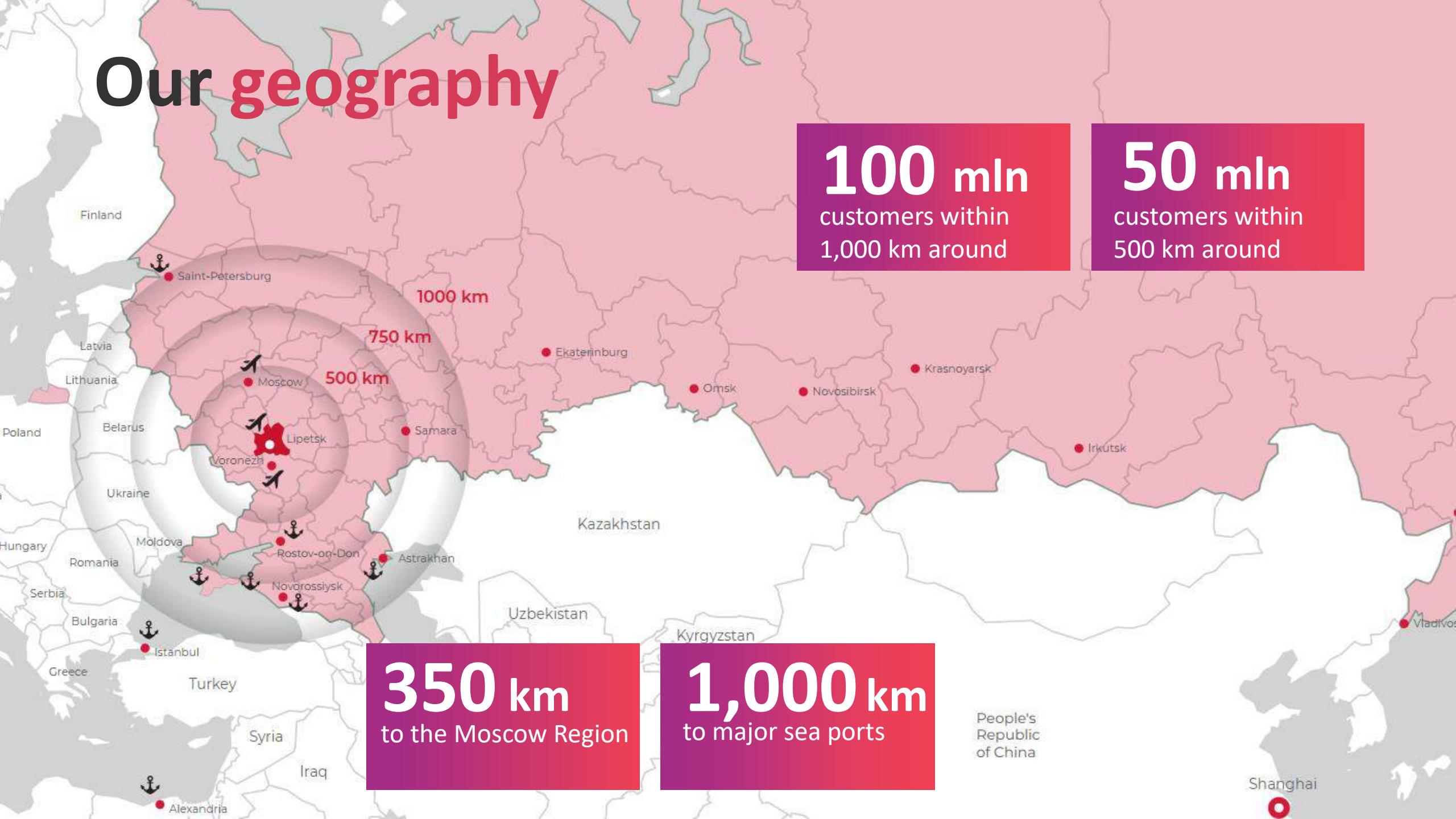
SPECIAL  
ECONOMIC  
ZONE



1 place in the VIII National  
rating of investment  
attractiveness of special  
economic zones of Russia



# 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

# Lipetsk Special Economic Zone

20 years  
expertise in localizing  
overseas business



**20 bln RUB**

State investments  
in SEZ infrastructure

**126 bln RUB**

Tenants'  
investments

**67**

Resident  
companies

**> 6 400**

Jobs created

**> 525 bln RUB**

Value of products  
manufactured

established in 2006

# Gryazi site of the Lipetsk SEZ

**1 024 ha**

Total area

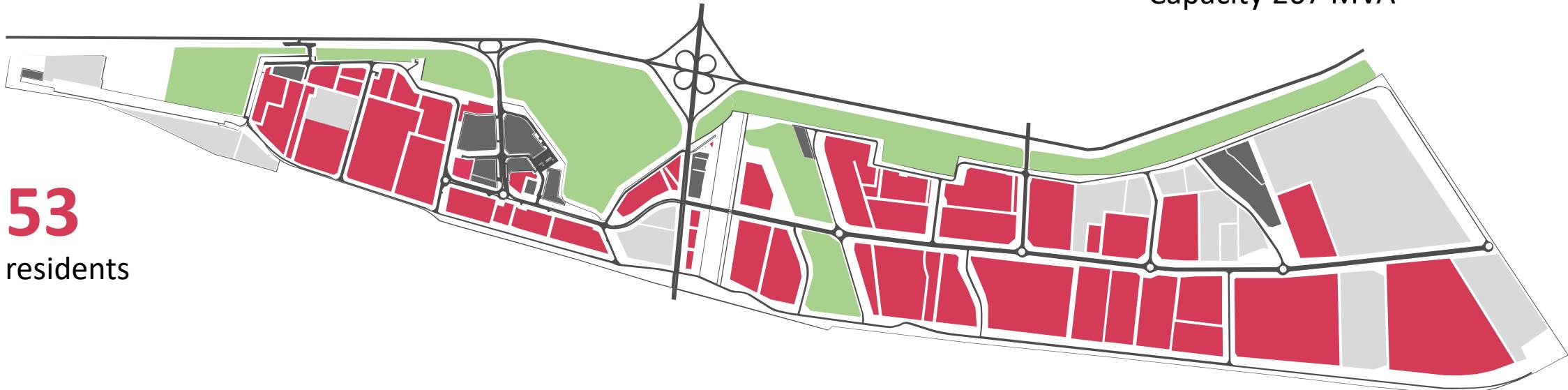
**18 km**  
to Lipetsk

**70 km**

M-4 federal  
highway

**12 km**  
to Gryazi

**53**  
residents



## Utility networks



Electric Power supply	<b>307 mW</b>
Gas supply	<b>58 000 m<sup>3</sup>/hour</b>
Water supply	<b>12 500 m<sup>3</sup>/day</b>
Wastewater	<b>12 000 m<sup>3</sup>/day</b>
Heat supply	<b>43.6 Gcal</b>

## 2 substations



Built in 2008

Substation 110/10/10 kV  
Capacity 2X40 MVA

Built in 2017

«Kazinka» substation  
220/110/10 kV  
Capacity 267 MVA

established in 2015

# Elets site of the Lipetsk SEZ

**1 274 ha**

Total area

**> 550 ha**

Vacant land plots

**80 km**

to Lipetsk

**350 km**

to Moscow

## Utility networks

Power supply **40 mW**

Gas supply **15,000 cu m/hour**

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

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

**15**

Residents

**13 km**

to Elets

**M4**

immediate proximity  
to federal highway



## Substation

To be commissioned in 2023

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



# Brownfield alternatives



 **10.7 he**  
premises size

 **50 544 м<sup>2</sup>**  
building size

## Capacities

-  Electric power supply – 13 MW
-  Water supply – 870 cu m/day
-  Wastewater – 650 cu m/day
-  Heating to +18 C°
-  Independent ventilation in each block
-  cable connections



# Building parameters



Floor capacity – 5 tons /m<sup>2</sup>



Crane - 3,2 tons

# LTZ site lipetsk SEZ

earlier – Lipetsk tractor factory

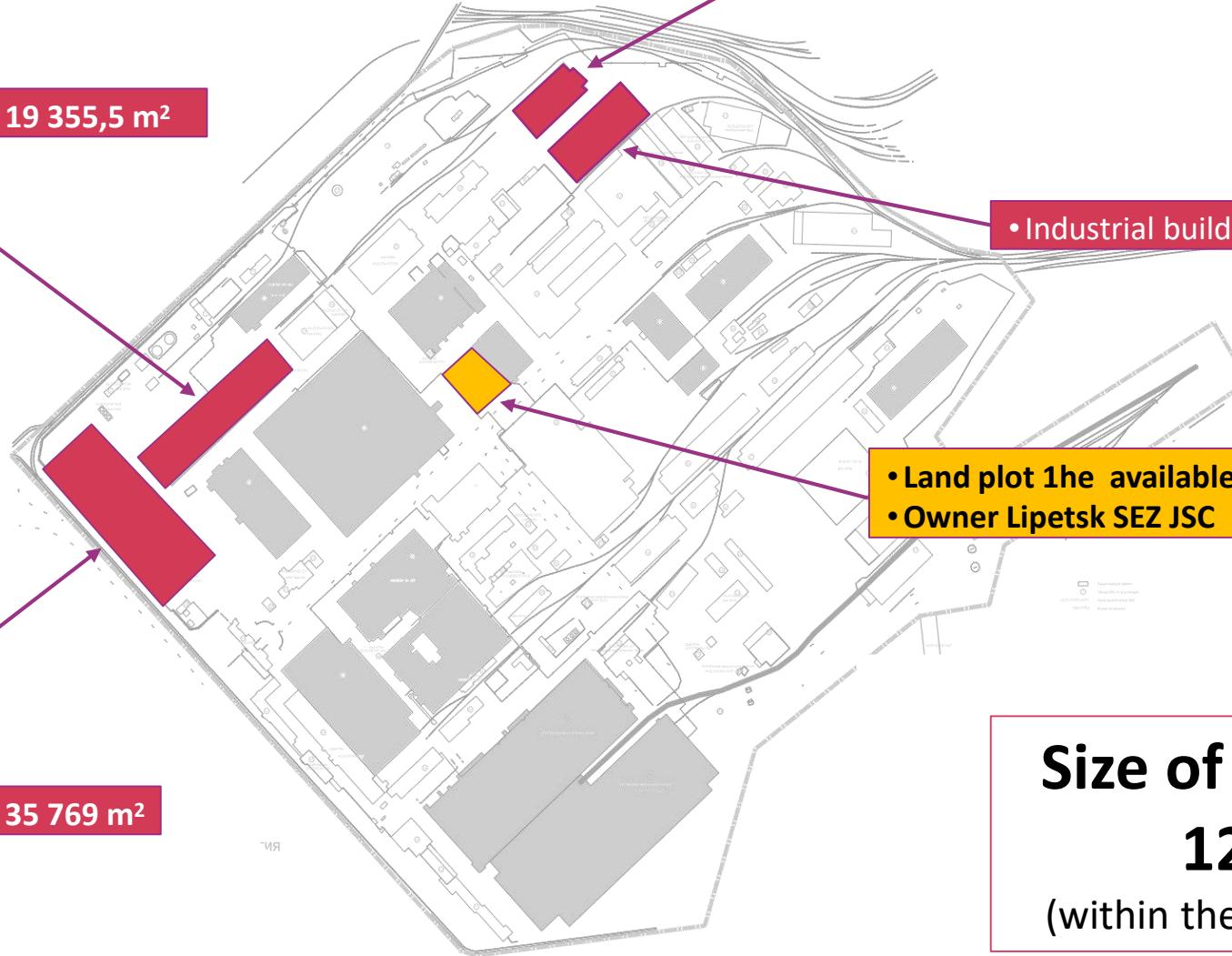
• Industrial building for renovation – **19 355,5 m<sup>2</sup>**

• Industrial building for renovation – **6 400 m<sup>2</sup>**

• Industrial building for renovation – **9 300 m<sup>2</sup>**

• Industrial building for renovation – **35 769 m<sup>2</sup>**

• Land plot 1he available for redemption  
• Owner Lipetsk SEZ JSC



**Size of premises:**  
**120 he**  
(within the city of Lipetsk)

# Tax reliefs offered to SEZ residents



## Profit tax

0–5 years
5–10 years
afterwards

**2%**

**7%**

**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



**25 %**



**1.5 %**



**2.2 %**



**1,55 EUR/h.p.**

## Tax rates applicable outside the SEZ

# Land cost in Lipetsk SEZ

Gryazi site  
1 024 ha

RENT

**RUB 50 806**

per ha per annum

BUYOUT

**RUB 190 520**

per ha

Elets site  
1 274 ha

RENT

**RUB 44 205**

per ha per annum

BUYOUT

**RUB 165 770**

per ha

## Cost calculation rules

RENT

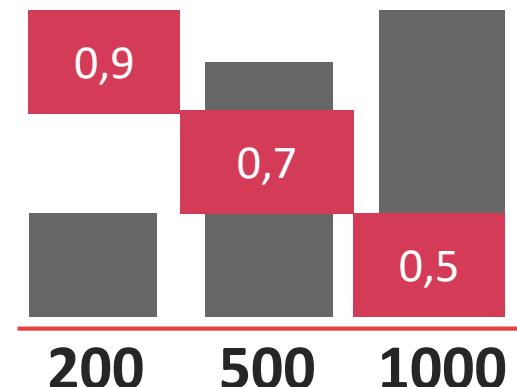
**2%<sup>\*\*</sup>**

with a reduction  
factor applied

BUYOUT

**7.5%<sup>\*\*</sup>**

Rent reduction factor  
for land



<sup>\*\*</sup>depends of the land cadastral cost

\*Land cost is indicative based on average values. Exact calculations is made individually for each land plot

# Free customs zone

**0%**

VAT and customs duties

When importing goods from the EEU

- equipment
- raw materials
- components



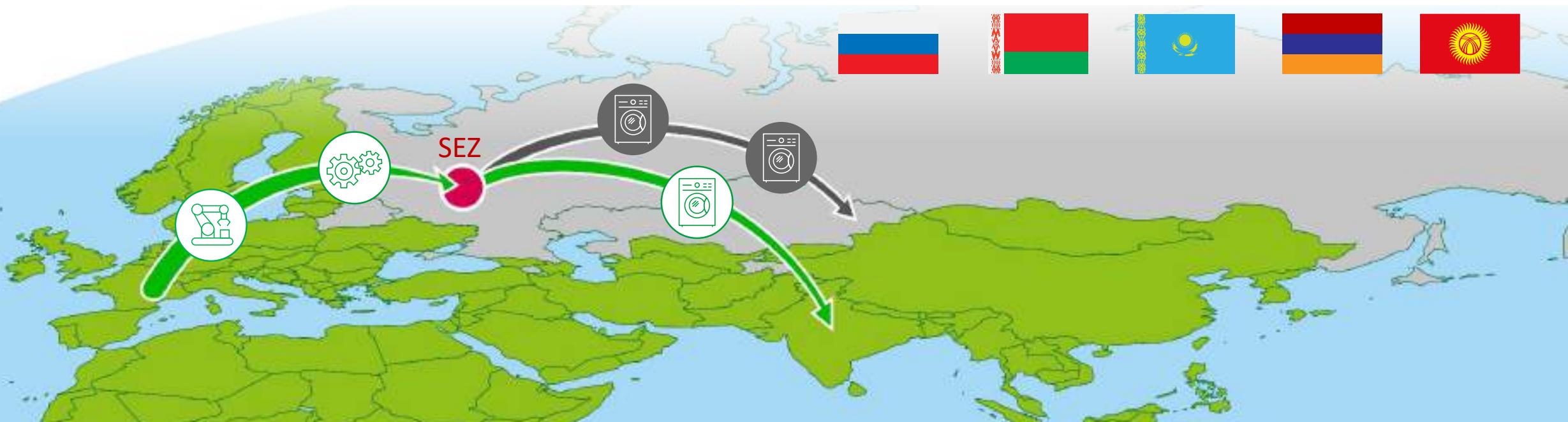
**0%**

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 and components



# Lipetsk SEZ: ideal investment environment

## Energy supply

Over 200 MW of power capacity available. Secure energy supply



## Soft financing and support from regional authorities

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

## Construction competencies

In line with the highest international standards



## SEZ utility control center

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



## Full range of engineering services

Extensive maintenance services for network and infrastructure facilities

## Roadmaps. Documented safeguards

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



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



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



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



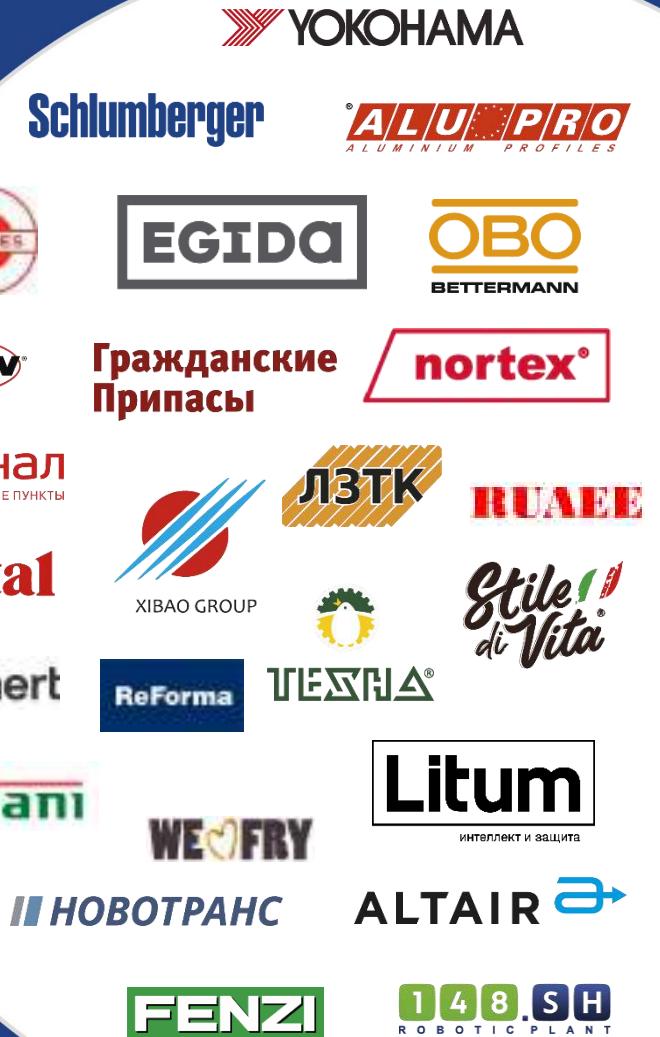
**100%** of employees at the commissioning stage



# Lipetsk Region Trusted by global leaders



ГРЯЗИНСКАЯ ПЛОЩАДКА



YOKOHAMA

Schlumberger

ALUM/PRO  
ALUMINIUM PROFILES



EGIDA

OBO  
BETTERMANN

KEMIN

Гражданские  
Припасы

рационал  
КОТЕЛЬНЫЕ И ТЕПЛОВЫЕ ПУНКТЫ

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ЛЗТК  
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Bekaert

XIBAO GROUP  
ТЕХНА®

Stile  
di Vita

liliani

WEFRY

Litum

НОВОТРАНС

ALTAIR

FENZI

148.SH  
ROBOTIC PLANT

ПЕТЭКСПЕРТ

avgust  
crop protection

RPF

РУННП

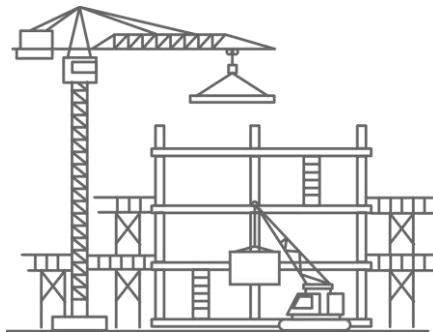
# Steps to partnership

1



Contact us in any convenient way

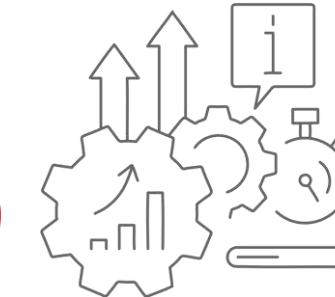
2



Your 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

# All about investments - on one page



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



[t.me/air\\_lipetsk\\_region](https://t.me/air_lipetsk_region)

