

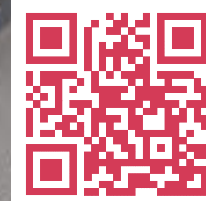


Lipetsk

SPECIAL
ECONOMIC
ZONE



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



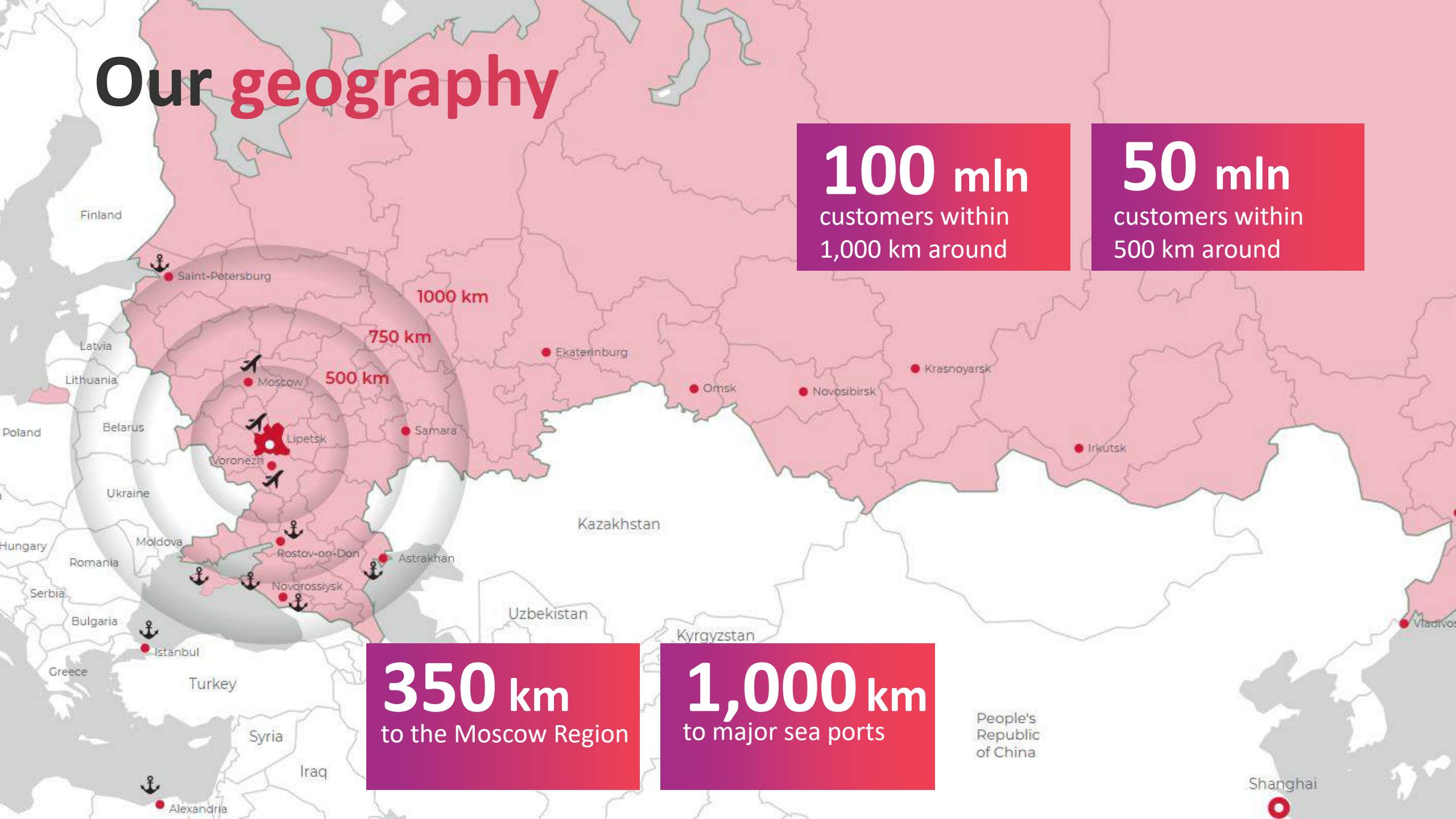
Our geography

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

70 km

M-4 federal
highway

18 km

to Lipetsk

12 km

to Gryazi

Utility networks



Electric Power supply

307 mW

Gas supply

58 000 m³/hour

Water supply

12 500 m³/day

Wastewater

12 000 m³/day

Heat supply

43.6 Gcal

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



53

residents

established in 2015

Elets site of the Lipetsk SEZ

1 274 ha

Total area

15

Residents

> 550 ha

Vacant land plots

13 km

to Elets

80 km

to Lipetsk

M4

immediate proximity
to federal highway

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**

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** **m²**
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

SEZ
LIPETSK

4,2 x 3 m

Automatic gates

6 m

Column
distance

6,5 m

Ceiling height

9,9 m

Overall height



Floor capacity – 5 tns /m²



Crane - 3,2 tns

LTZ site lipetsk SEZ

earlier – Lipetsk tractor factory

• Industrial building for renovation– 19 355,5 m²

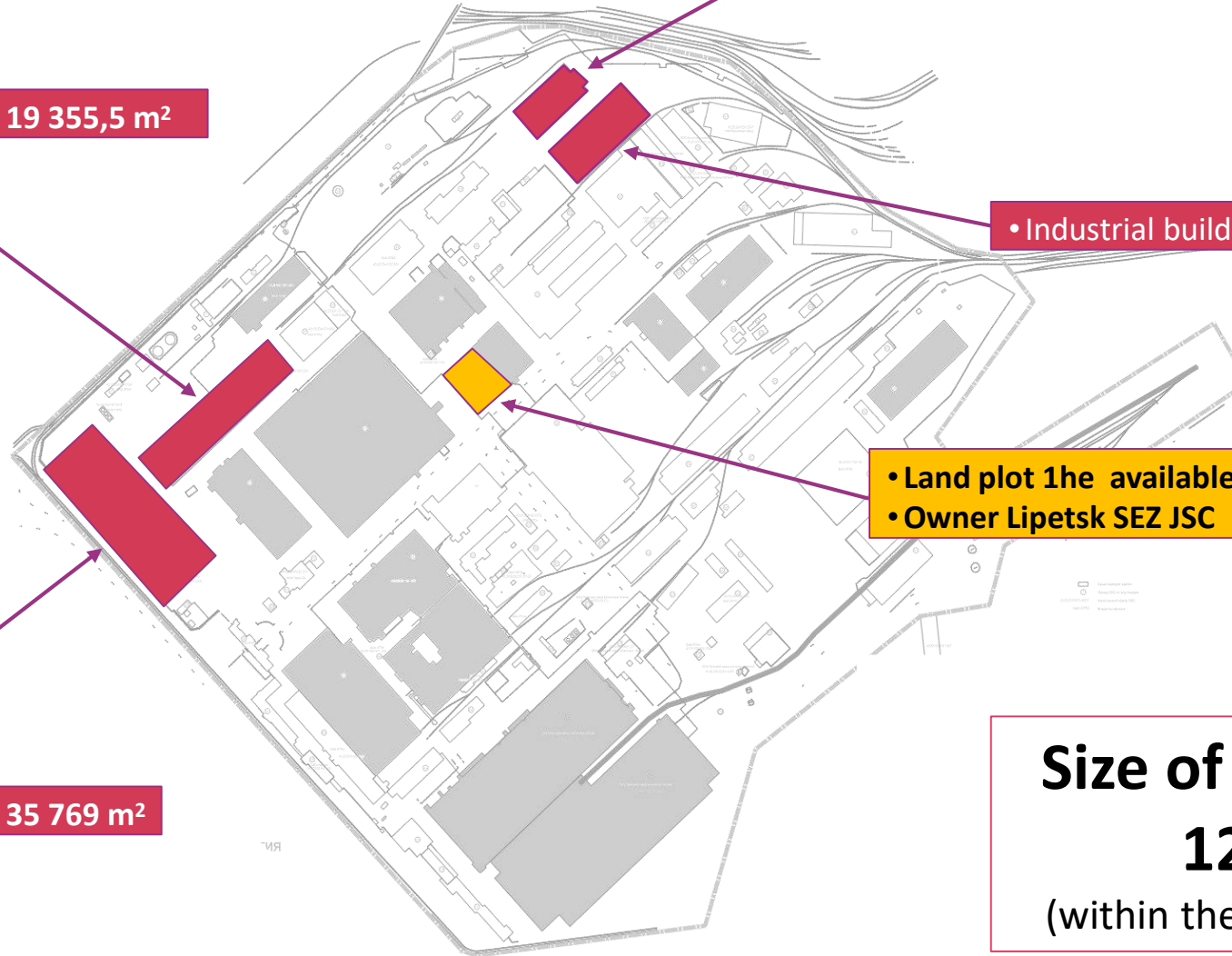
• Industrial building for renovation– 6 400 m²

• Industrial building for renovation– 9 300 m²

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

• Industrial building for renovation– 35 769 m²

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



Tax reliefs offered to SEZ residents



Profit 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



25 %



1.5 %



2.2 %



1,55 EUR/h.p.

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%**

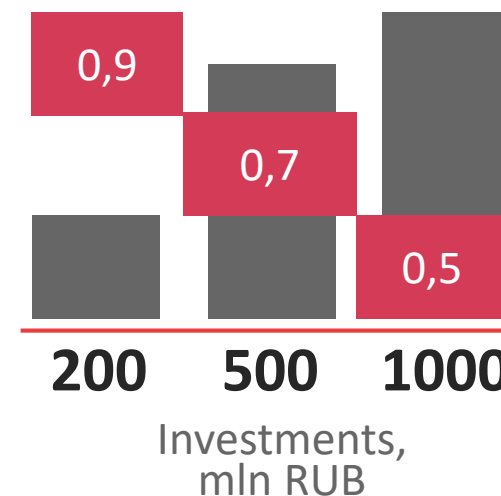
with a reduction
factor applied

BUYOUT

7.5%**

**depends of the land cadastral cost

Rent reduction factor
for land



*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



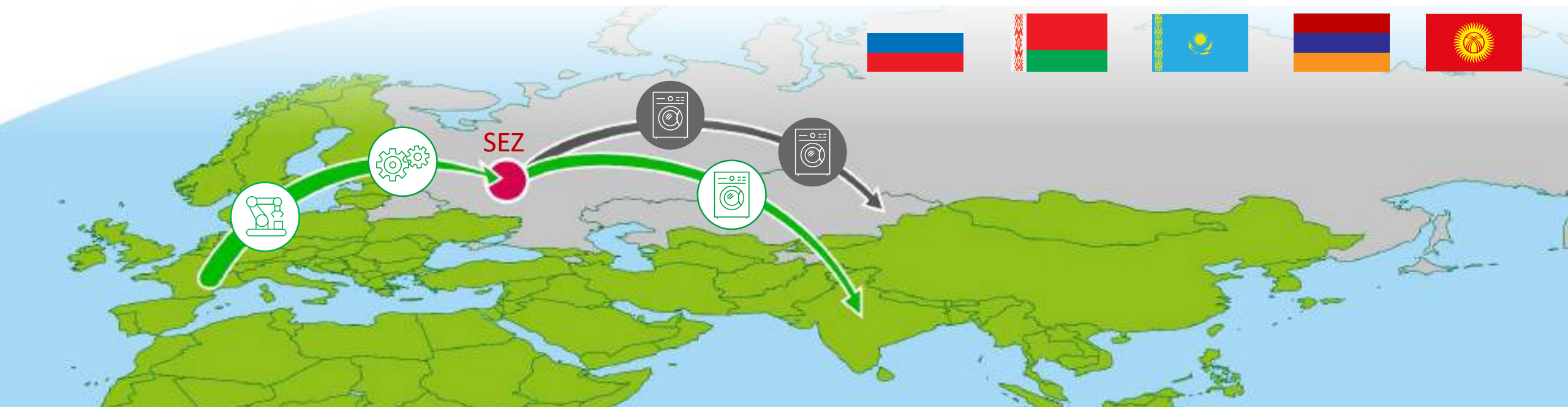
0% VAT and customs duties

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



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



Soft financing and support from regional authorities

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



Roadmaps. Documented safeguards

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



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



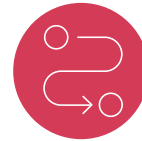
Monitoring and Forecasting of Staffing Needs in
the Lipetsk Region, a proprietary information and
talent management system operated by a
community of local employers



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



KWS



ШАНС
группа компаний

syngenta



РУНИТИ

ПЕТЭКСПЕРТ

avgust
crop protection



ОЭЗ «ЛИПЕЦК» ЕЛЕЦКАЯ ПЛОЩАДКА



YOKOHAMA

Schlumberger

ALU PRO
ALUMINIUM PROFILES



EGIDA

OBO
BETTERMANN

KEMIN

Гражданские
Припасы

nortex®

рационал
КОТЕЛЬНЫЕ И ТЕПЛОВЫЕ ПУНКТЫ



ЛЗТК

RUAAE

fondital



Stile
di Vita

Bekaert

ReForma

TESMA

liliani

WE FRY

Litum
ИНТЕЛЛЕКТ И ЗАЩИТА

НОВОТРАНС

ALTAIR

FENZI

148 SH
ROBOTIC PLANT

ОЭЗ «ЛИПЕЦК» ГРЯЗИНСКАЯ ПЛОЩАДКА

Steps to **partnership**

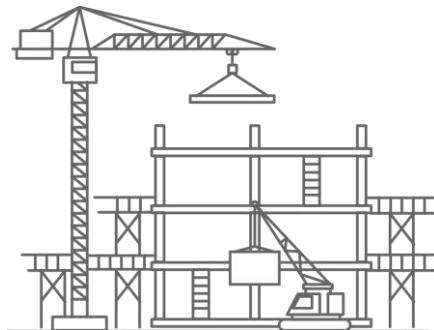


Contact us in any convenient way



**INVESTMENT
DEVELOPMENT
AGENCY OF LIPETSK
REGION**

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

All about investments - on one page



t.me/sez_lipetsk



t.me/air_lipetsk_region

