



Lipetsk

SPECIAL
ECONOMIC
ZONE



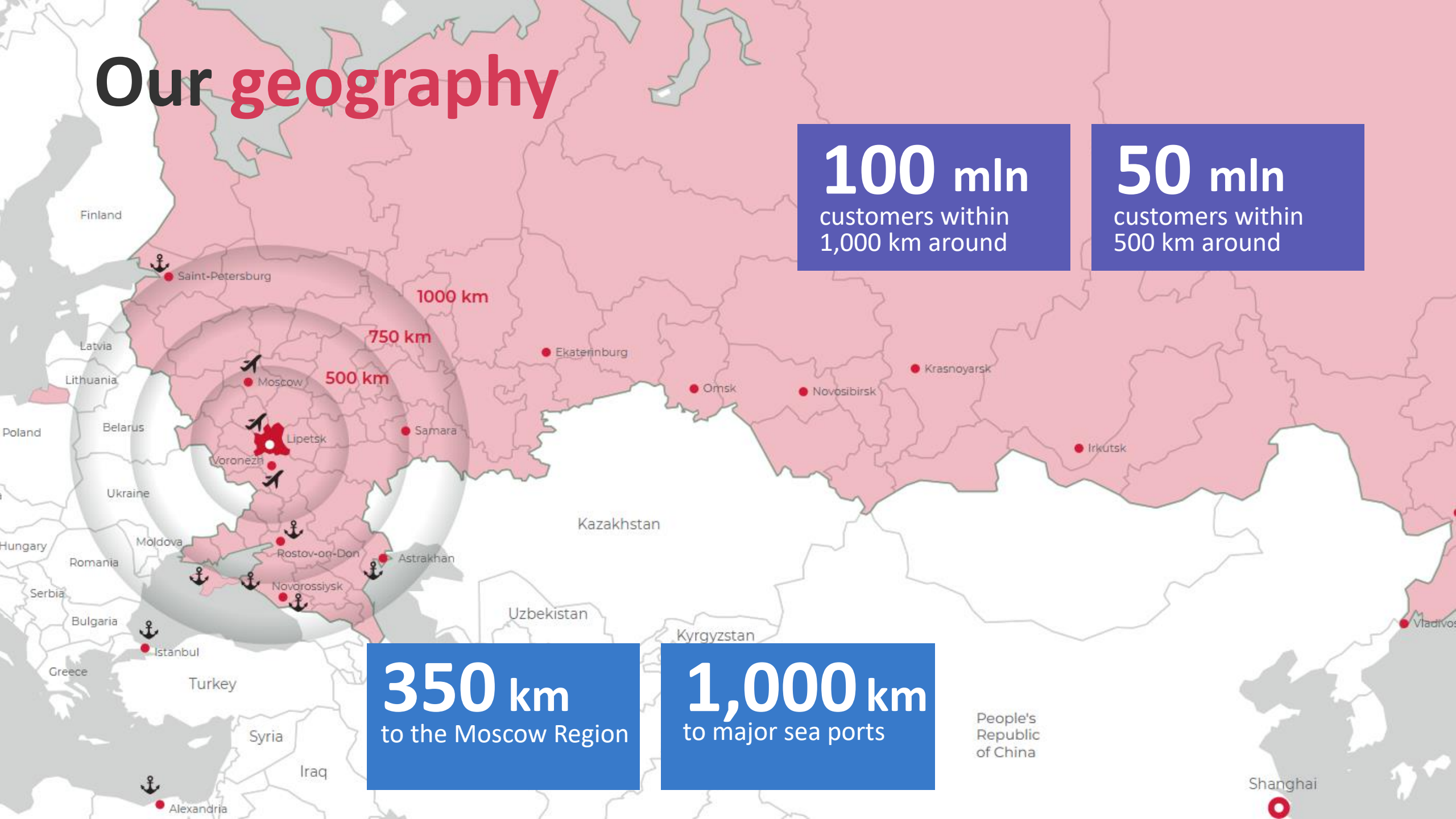
Our geography

100 mln

customers within
1,000 km around

50 mln

customers within
500 km around



350 km
to the Moscow Region

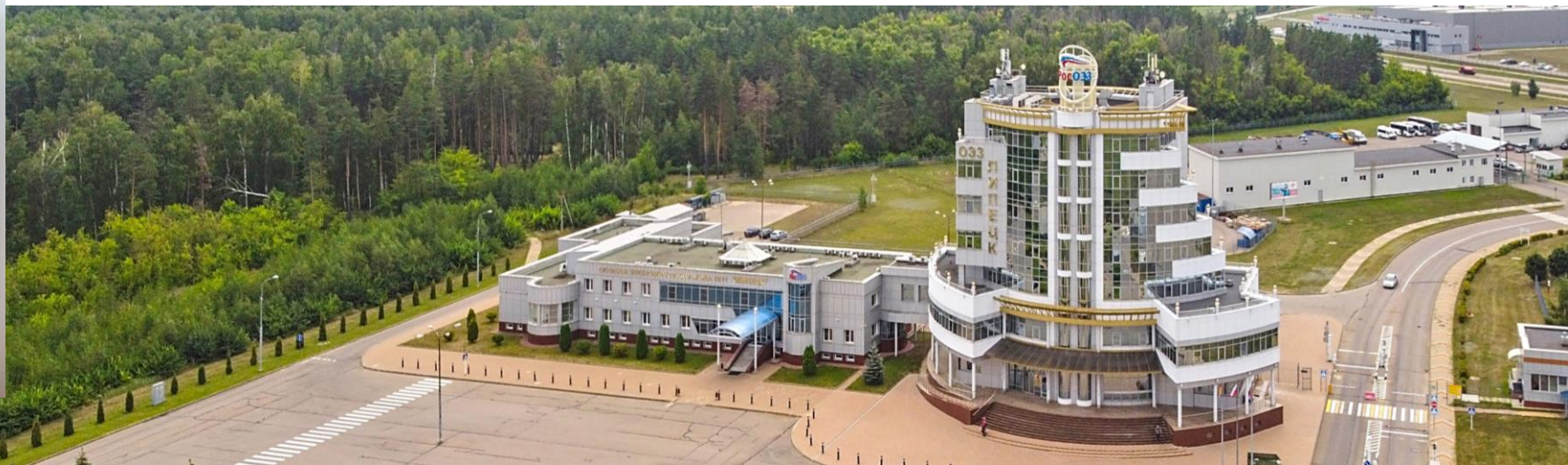
1,000 km
to major sea ports

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 17 years



EUR 172 mln

Government investments in infrastructure



EUR 1,062 mln

Private investments



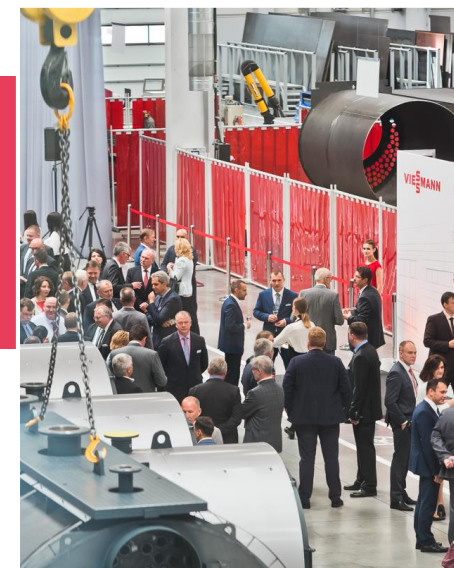
61

Tenants



>5,500

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

307 mW

Gas supply

42,000 cu m/hour

Water supply

6,000 cu m/hour

Sewage

6,000 cu m/hour

Heat supply

155 Gcal/hour

2 substations

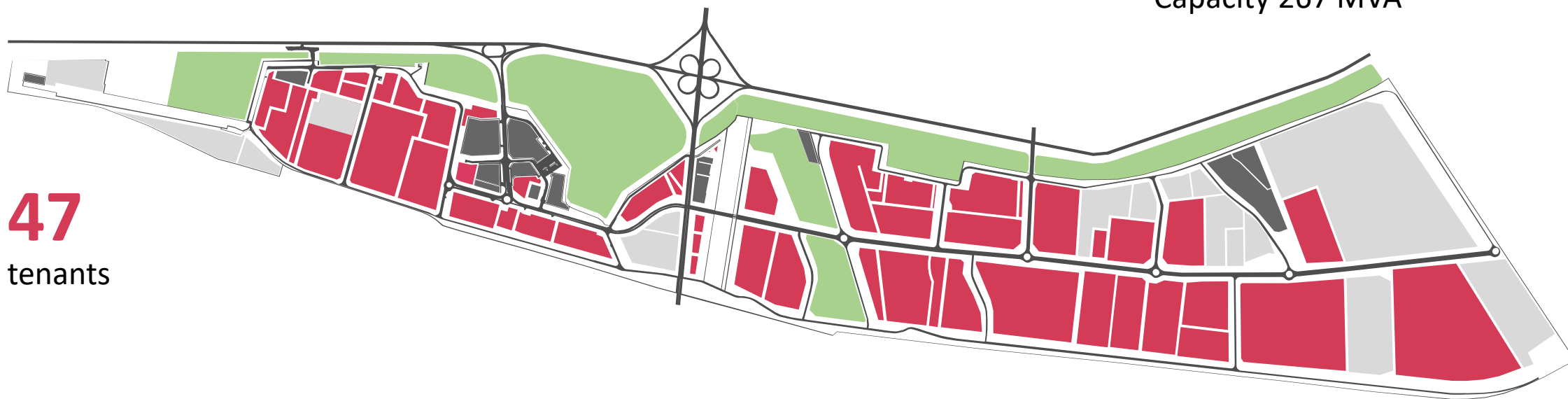


Built in 2008

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

Built in 2017

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



47

tenants

Established in 2015

Elets site of the Lipetsk SEZ

1,274 ha

Total area

14

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%**

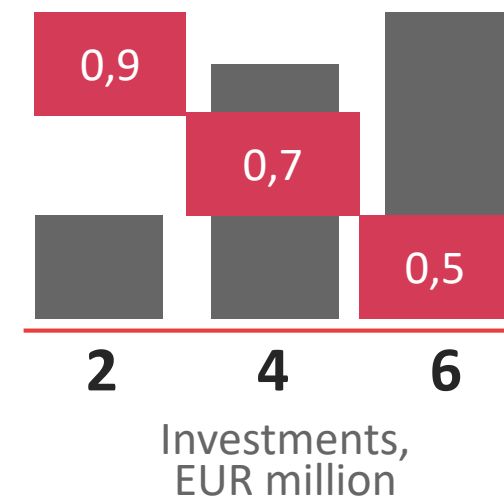
with a reduction factor applied

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



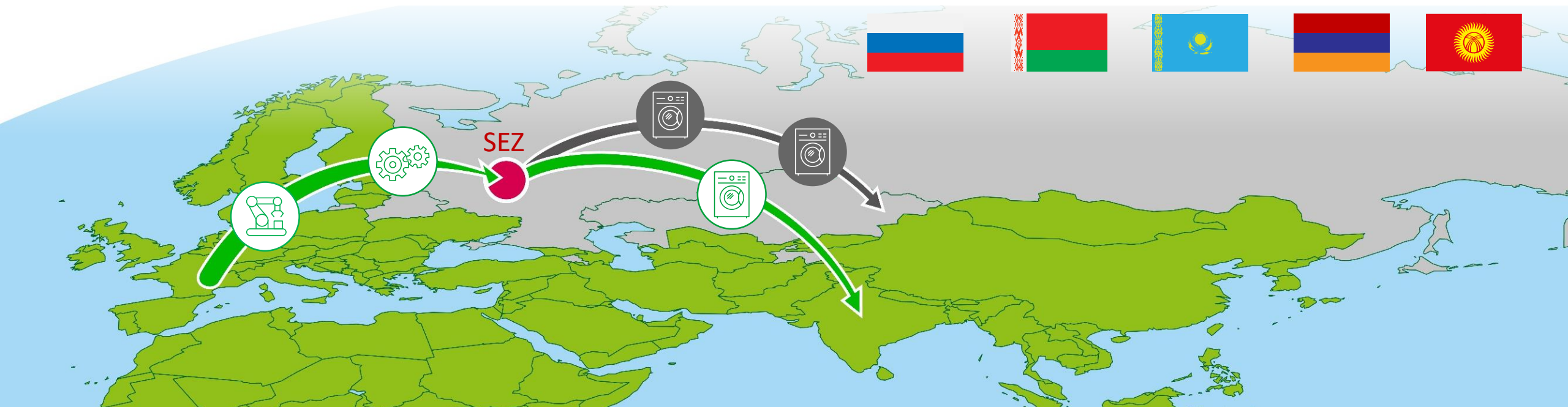
0% VAT and customs duties

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



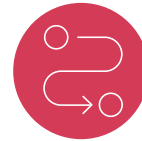
Monitoring and Forecasting of Staffing Needs in
the Lipetsk Region, a proprietary information and
talent management system operated by a
community of local employers



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



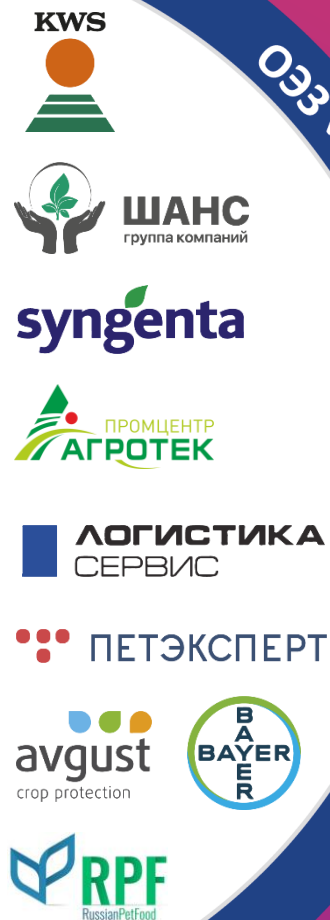
70% of employees
at the construction stage



100% of employees at the
commissioning stage



Lipetsk Region Trusted by global leaders



ОЭЗ «ЛИПЕЦК» ЕЛЕЦКАЯ ПЛОЩАДКА



ГРЯЗИНСКАЯ ПЛОЩАДКА ОЭЗ «ЛИПЕЦК»



Steps to partnership

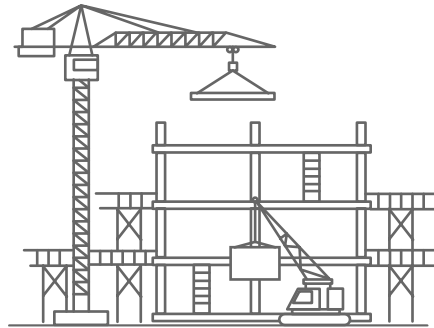


Contact us **in any convenient way**



**INVESTMENT
DEVELOPMENT
AGENCY OF LIPETSK
REGION**

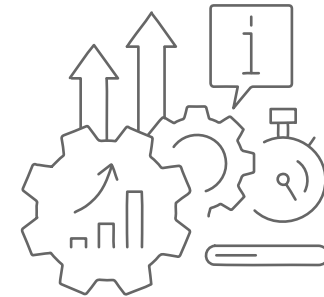
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You project receives **tailored assistance** from the first contact onwards

- 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

