



Lipetsk

SPECIAL
ECONOMIC
ZONE



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



Our geography

100 mln

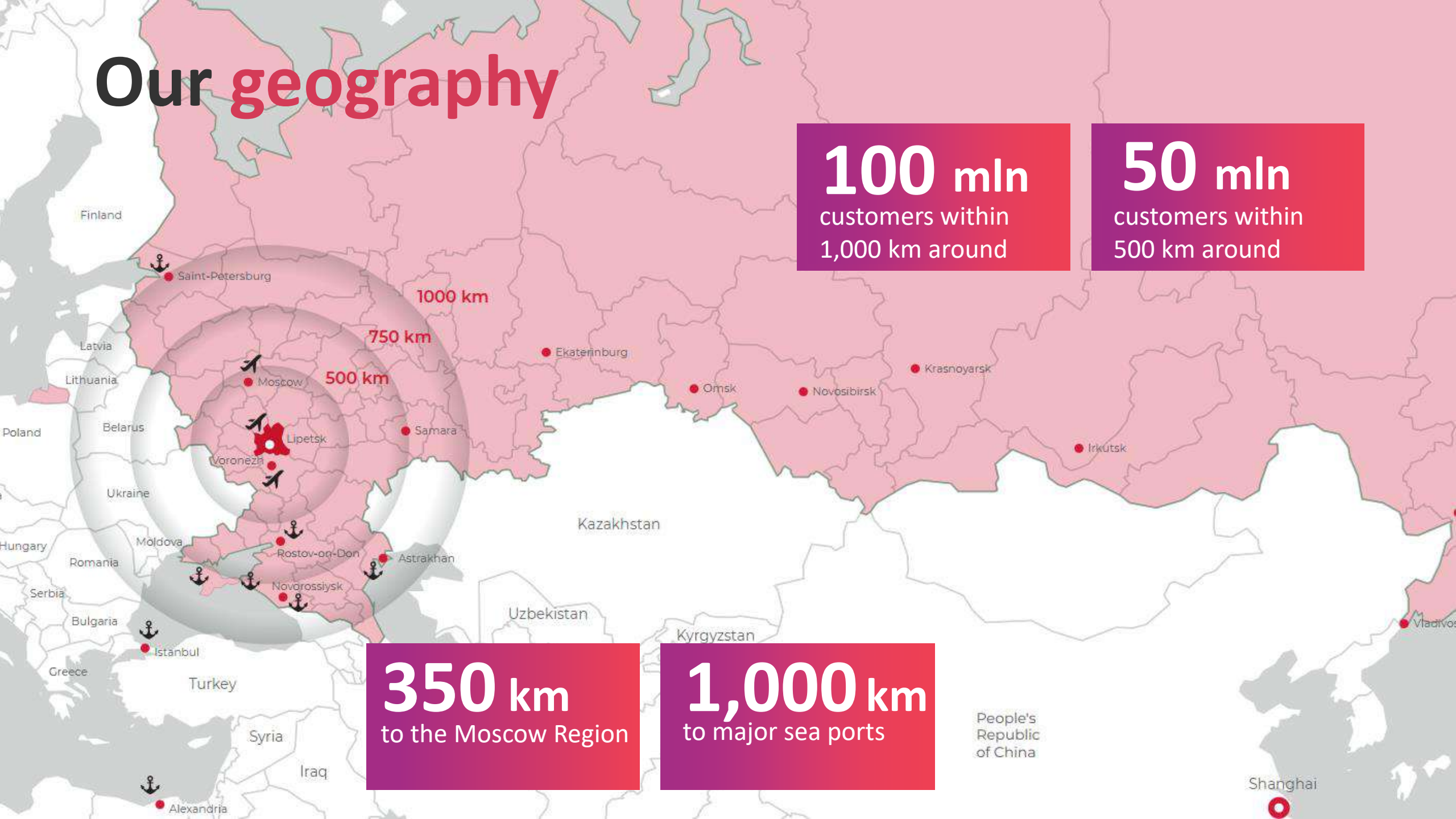
customers within
1,000 km around

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



128 bln RUB
Tenants'
investments



66
Resident
companies



> 6 200
Jobs created



> 549 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

13 000 m³/day

Heat supply

43.6 Gcal

2 substations

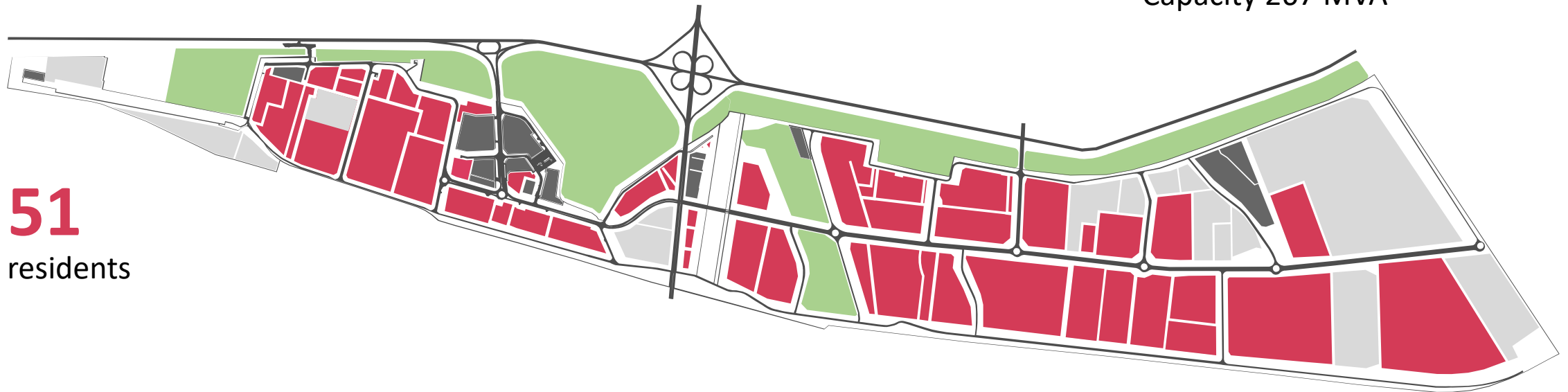


Built in 2008

Substation 110/10/10 kV
Capacity 2X40 MVA

Built in 2017

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



51

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 – 10 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

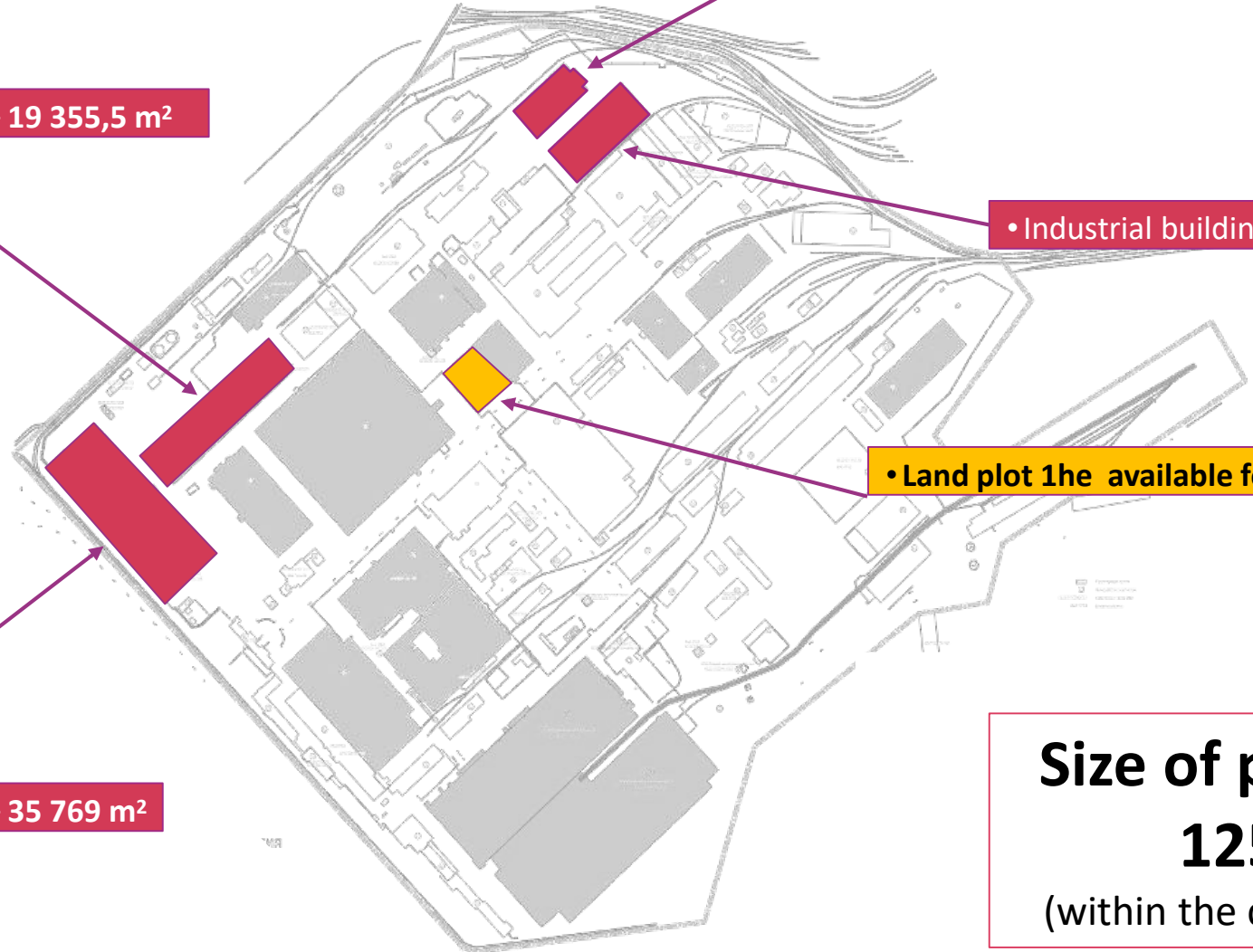
• Industrial building for renovation– 6 400 m²

• Industrial building for renovation– 9 300 m²

• Land plot 1he available for redemption

• Industrial building for renovation– 35 769 m²

Size of premises:
125 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

SEZ tenants may apply an increased depreciation rate (max. 2x)

No limits on loss carry-forward

LIMITATIONS: THE AMOUNT OF BENEFITS RECEIVED CANNOT EXCEED THE AMOUNT OF CAPITAL INVESTMENTS MADE

For residents who obtained status after April 1, 2026.

0%

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

K. RUB. 50,8
per ha per annum

BUYOUT

K. RUB. 1 524
per ha

Elets site
1 274 ha

RENT

K. RUB. 44 205
per ha per annum

BUYOUT

K. RUB. 1 326
per ha

Cost calculation rules

RENT

2%**

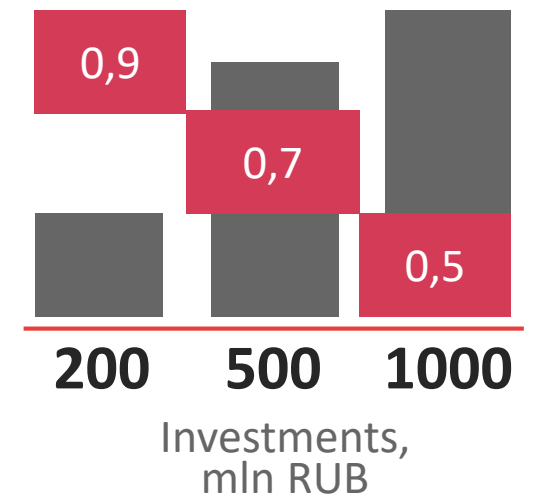
with a reduction
factor applied

BUYOUT

60%**

**depends of the land cadastral cost

Rent reduction factor
for land



Free customs zone

0% VAT and customs duties

When importing goods from the EEU

- equipment
- raw materials
- components

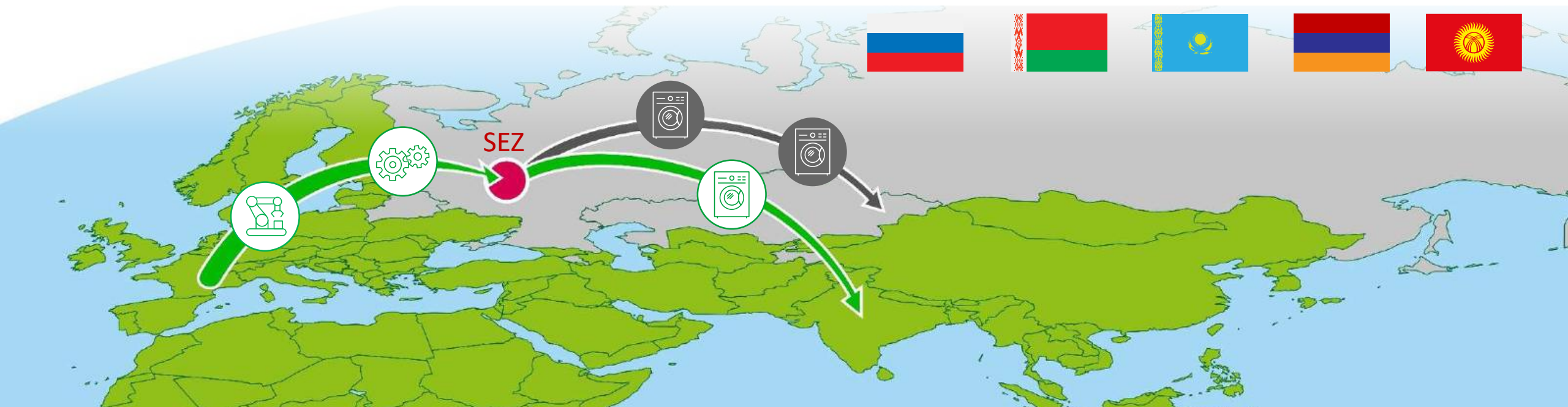


0% VAT and customs duties

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



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 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



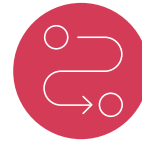
Monitoring and Forecasting of Staffing Needs in the Lipetsk Region, a proprietary information and talent management system operated by a community of local employers



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



Гражданские Припасы



рационал
КОТЕЛЬНОЕ И ТЕПЛОВЫЕ ПУНКТЫ



РУАЕЕ

fondital



Bekaert



WE♥FRY



НОВОТРАНС

ALTAIR

FENZI

ОЭЗ «ЛИПЕЦК»
ГРЯЗНСКАЯ ПЛОЩАДКА

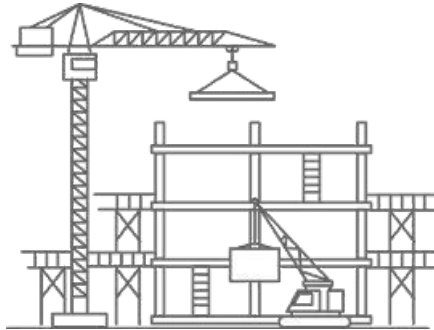
Steps to **partnership**

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



[ОЭЗ ЛИПЕЦК](#)

