



2026  
PSKOV REGION



[www.moglino.ru](http://www.moglino.ru)

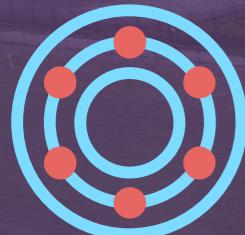


# MOGLINO

SPECIAL ECONOMIC ZONE

# МОГЛИНО

FREE DEVELOPMENT ZONE



2012

YEAR OF SEZ  
ESTABLISHMENT

Modern international-level production and business infrastructure disburdening residents from routine tasks, allowing to be fully immersed in the development of the enterprise

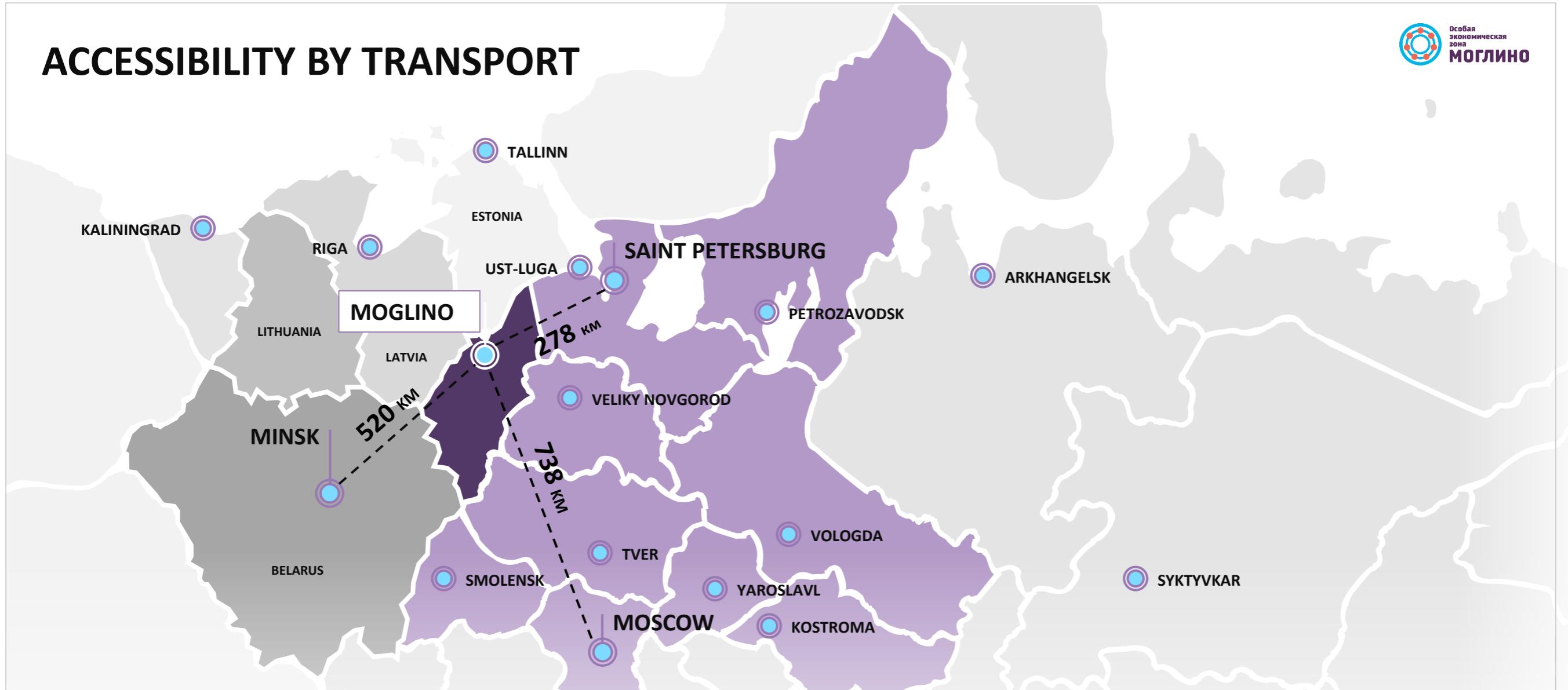
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# МОГЛИНО

- STATE SEZ ESTABLISHED UNDER FEDERAL LAW 116-FZ ON SPECIAL ECONOMIC ZONES IN THE RUSSIAN FEDERATION OF 22.07.2005.
- PREFERENTIAL TAXATION
- CUSTOMS PREFERENCES



# ACCESSIBILITY BY TRANSPORT



HIGH DENSITY OF INTERNATIONAL RAILROADS AND HIGHWAYS

PROXIMITY TO SEAPORTS

AIRPORT WITH REGULAR FLIGHTS TO MOSCOW, KALININGRAD, SOCHI, MINERALNYE VODY

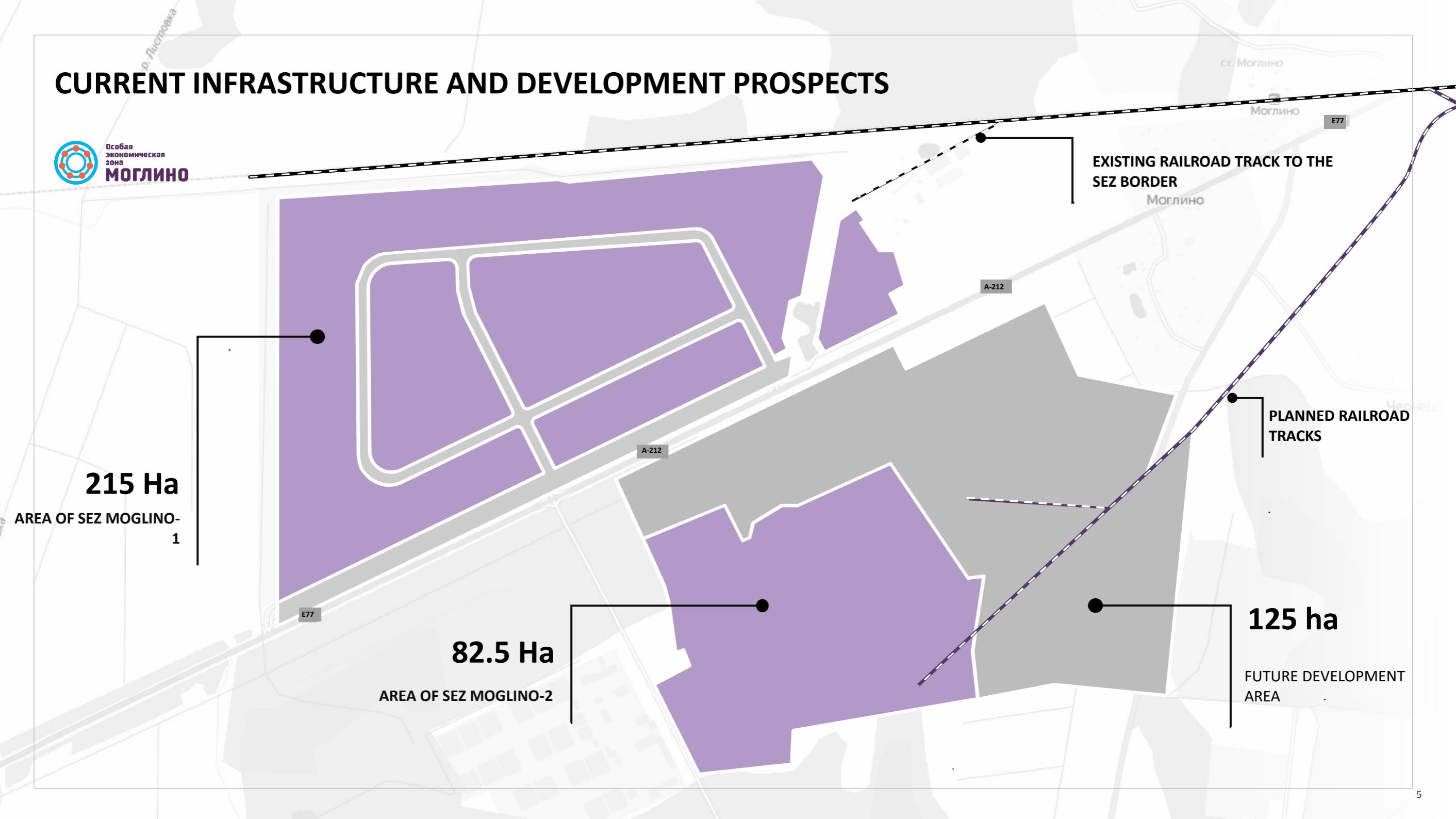
# MOGLINO



A promising region with developed logistics infrastructure and resource potential ready to launch large-scale projects with comprehensive continuous administration

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# CURRENT INFRASTRUCTURE AND DEVELOPMENT PROSPECTS





## UTILITY INFRASTRUCTURE

Complex of utility and communication systems with regular service maintenance



### ELECTRIC POWER SUPPLY

**66 MW**  
Average rate: 7.8 rub per kW/h

**49 MW (projected)**  
5.4 rub. per kW/h

**500 m<sup>3</sup>/day (projected)**

### WATER SUPPLY

**4900 m<sup>3</sup>/day**

process water: 3.59 rub./m<sup>3</sup>,  
Potable water: 6.31 rub./m<sup>3</sup>

**1200 m<sup>3</sup>/day (projected)**

### GAS SUPPLY

**210 mln. normal m<sup>3</sup>/year**  
9691.86 rub. /thous.m<sup>3</sup>

### DRAINAGE

**3500 m<sup>3</sup>/day**  
42.44 rub./m<sup>3</sup>

### INDUSTRIAL SEWAGE TREATMENT FACILITIES

from  
**6700**  
RUB./HA/YEAR  
LAND PLOT LEASE

FROM  
**134,000**  
RUB./HA  
LAND PLOT PURCHASE  
+0.25  
+4.43%  
+4.56%  
+0.67%  
+9.56%  
+4.43%  
0.25  
0.45  
0.78  
675



# LAND PLOTS LEASE AND PURCHASE



## МОГЛИНО

### RULES FOR CALCULATING LAND PLOT VALUE

LEASE

**2%** of cadastral value  
with downward adjustment

PURCHASE

**20%** of cadastral value

LEASE DOWNWARD ADJUSTMENT



120 240 360  
INVESTMENTS (MLN. RUB.)

\*The value is indicated based on average figures. Accurate calculation is made in respect of the specific land plot

# TAX INCENTIVES FOR RESIDENTS

## INCOME TAX

REGIONAL BUDGET	FEDERAL BUDGET
0%	THE FIRST FIVE YEARS
5%	THE NEXT FIVE YEARS
13.5%	UNTIL 2061

## PROPERTY TAX

FOR 10 YEARS

0%

## TRANSPORT TAX

FOR 10 YEARS

## LAND TAX

FOR 5 YEARS

DEPRECIATION RATE COEFFICIENT: 2

# FREE CUSTOMS ZONE

IMPORTATION FROM OUTSIDE THE CUSTOMS UNION (EAEU)



**МОГЛИНО**  
Special  
Economic  
Zone

EXPORTATION OUTSIDE THE CUSTOMS UNION (EAEU)

FINISHED PRODUCTS



0% VAT  
CUSTOMS DUTIES

UP TO **30%**

GUARANTEED SAVING ON INVESTMENTS AND THE POSSIBILITY TO SIGNIFICANTLY SHORTEN THE START-UP TIME FOR THE PROJECT

## BECOME A TENANT



01 stage.  
Application



02 stage.  
Expert council

**15 days** from the moment of application to signing a tripartite agreement

## MINIMUM INVESTMENT VOLUME (EXCLUDING VAT)\*

Land plot (construction)

At least  
**120**  
mln rub.

For priority projects\*\*

At least  
**50**  
mln rub.

Production site (without  
construction/renovation)

At least  
**40**  
mln rub.

At least  
**17**  
mln rub.

\* No such requirements are imposed on technical and innovative projects

\*\* The list of priority projects is established by the Decree of the Government of the Russian Federation dated 15.04.2023 № 603

# SERVICES OF THE MANAGEMENT COMPANY OF MOGLINO SEZ

SEZ management company renders a wide range of services to its residents



[www.moglino.ru](http://www.moglino.ru)

## PROJECT SUPPORT

Assistance in preparing a business plan, obtaining loans from the local FER, legal support

## TECHNOLOGICAL SUPPORT

Free connection to utility infrastructure facilities. Technical specifications are issued in 1 hour

## CONSTRUCTION SUPPORT

Construction services from the design stage to commissioning

## OPERATING SERVICES

Own service company, providing infrastructure maintenance services

## LEASE

Lease of office and industrial premises, lease of special equipment



# MOGLINO RESIDENTS

34.8 BLN. ₽  
SCHEDULED INVESTMENT VOLUME

1836  
NUMBER OF SCHEDULED JOBS



## NORMAALI

Nor-Maali, LLC  
Production of paint materials



ice steam  
technology  
Ice Steam Rus, PJSC  
Production of ingredients by freeze-drying method

## SYNTECNO

Syntez Technology, LLC  
Production of carbon monocrystals



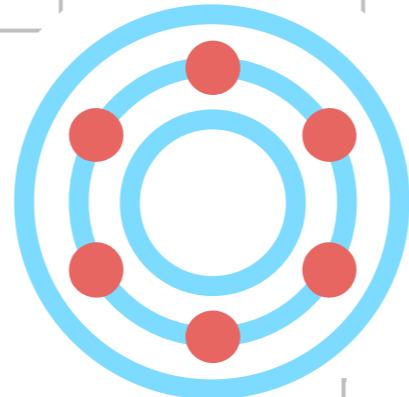
Титан-Полимер®  
Titan-Polymer Plant, LLC (Pskov)  
Production of PETF pellets and BOPET films



ПСКОВСКИЙ АЗОТНО-КИСЛОРОДНЫЙ ЗАВОД, LLC  
Production of industrial liquefied gases: nitrogen, argon, oxygen



Open Spice  
Isma Tech, LLC  
Production (processing) of spices and kitchen herbs



AKSI-TECH, LLC  
Production of industrial pipelines



Eurobit, LLC  
Production of modified bitumen



BetaMed, LLC  
Production of medical products



ООО «MAPROM BAZALT»  
Production of basalt thermal insulation boards



Trans-Alfa West, LLC  
Production of electric buses



НОВАЯ ЭНЕРГИЯ  
АГРОБИЗНЕСА  
North-West Oil Extraction Plant, LLC  
Establishment of North-West oil (rapeseed) extraction plant



Skrining-M, LLC  
Production of medical diagnostic tests



Titan-Polymer



## TITAN-POLYMER, LLC

Production of polyethyleneterephthalate (PETF),  
biaxially oriented polyethylene terephthalate  
(BOPET) film

18,5  
BLN. ₽

INVESTMENTS ALREADY MADE

460

JOB ALREADY CREATED



**PSKOVSKYI AZOTNO-  
KISLORODNYIZAVOD, LLC**  
Production of industrial gases: nitrogen, argon,  
oxygen

**2.6** BLN ₽  
INVESTMENTS ALREADY MADE

**27**  
JOBS ALREADY CREATED



## SYBTEZ TECHNOLOGY, LLC

Production of carbon monocrystals

**291** MLN. ₽

INVESTMENTS ALREADY MADE

**SYNTESZ TECHNOLOGY**  
СИНТЕЗ ТЕХНОЛОДЖИ



**24**

JOB ALREADY CREATED



**NOR-MAALI, LLC**

Production of paint materials

**553** MLN. ₽  
INVESTMENTS ALREADY MADE

**37**  
JOBS ALREADY CREATED



ice steam  
technology



## ICE STEAM RUS, PJSC

Production of food ingredients by freeze-drying  
method

**481** MLN. ₽

INVESTMENTS ALREADY MADE

**35**

JOB ALREADY CREATED



## EUROBIT, LLC

Production of polymer-bitumen binders (PBB)

**98** MLN. ₽

INVESTMENTS ALREADY MADE

**7**

JOBS ALREADY CREATED

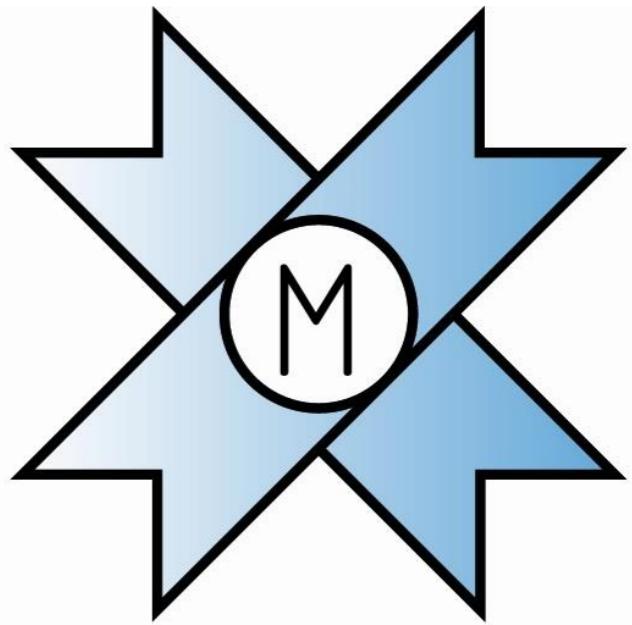


## SKRINING-M, LLC

Production of medical test kits

**258** MLN. ₽  
INVESTMENTS ALREADY MADE

**96**  
JOBS ALREADY CREATED



# PROSPECTS OF INFRASTRUCTURE DEVELOPMENT

- INDUSTRIAL PREMISES TO ACCOMMODATE RESIDENTS



- FINISHED DESIGN DOCUMENTATION
- AREA: 20,000 M<sup>2</sup>
- INDUSTRIAL AND OFFICE PREMISES
- CAN ACCOMMODATE ANY KIND OF PRODUCTION

- FINISHED DESIGN DOCUMENTATION
- OFFICE PREMISES
- CONFERENCE HALLS
- HOTEL
- CAN ACCOMMODATE A RESTAURANT, POST OFFICE, BANK, MEDICAL STATION, PRIVATE KINDERGARTEN ETC.

- ADMINISTRATIVE OFFICE CENTER



- PRODUCTION BUILDING AT MOGLINO- 2 SITE
- AREA: 20,000 M<sup>2</sup>
- RESIDENTS CAN USE BOPET FILMS AND PET PELLETS AS RAW MATERIAL FOR THEIR PRODUCTION

# COMFORTABLE ENVIRONMENT FOR LIFE IN THE PSKOV REGION

8 KM

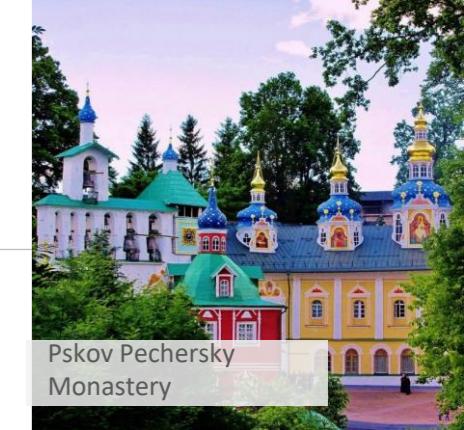
FROM MOGLINO SEZ TO PSKOV  
WHICH IS A HISTORIC AND  
CULTURAL CENTER



Pushkinskiye Gory



Izborsk Fortress



Pskov Pechersky  
Monastery

- WELL-DEVELOPED HOUSING STOCK
- SCHOOLS AND KIDERGARTENS
- HIGHER EDUCATION INSTITUTIONS
- SPORTS INFRASTRUCTURE
- RECREATIONAL FACILITIES
- HEALTHCARE INSTITUTIONS

581,147

PEOPLE – POPULATION OF  
THE PSKOV REGION



# WELCOME TO MOGLINO SEZ!



Moglino SEZ Industrial Area, 18 Moglino village,  
Pskovsky district, Pskov region, 180502,

[www.moglino.ru](http://www.moglino.ru)

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