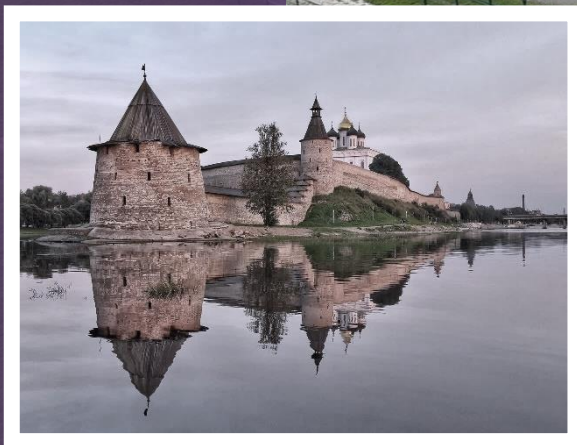




2023  
PSKOV REGION



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



# MOGLINO

SPECIAL ECONOMIC ZONE



# MO FREE DEVELOPMENT ZONE

www.moglino.com



## 2012

YEAR OF SEZ  
ESTABLISHMENT

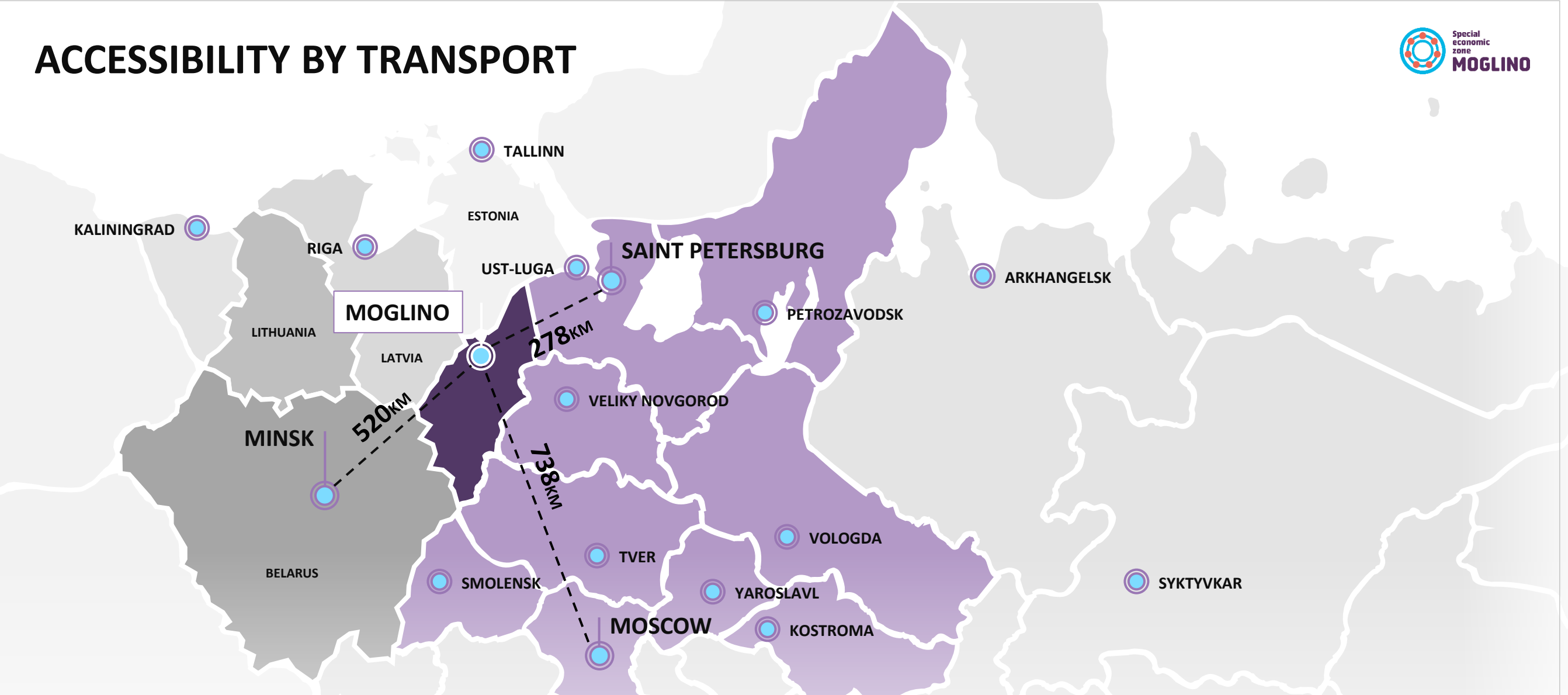
Modern international-level production and business infrastructure, relieving the residents from their daily routine and enabling them to be fully immersed in the development of their enterprise

- **STATE SPECIAL ECONOMIC ZONE, ESTABLISHED IN ACCORDANCE WITH LAW ON SPECIAL ECONOMIC ZONES IN RUSSIA No 116-FZ of July 22, 2005.**
- **PREFERENTIAL TAX TREATMENT**
- **CUSTOMS PREFERENCES**

MOGLINO



# ACCESSIBILITY BY TRANSPORT



HIGH DENSITY OF INTERNATIONAL RAILWAY LINES  
AND HIGHWAYS

PROXIMITY OF SEAPORTS (SAINT  
PETERSBURG, UST-LUGA, TALLINN, RIGA)

AIRPORT WITH REGULAR FLIGHTS TO  
MOSCOW, KAZAN, KALININGRAD, SOCHI

**300** HA - TOTAL AREA OF MOGLINO SEZ

**100** % INFRASTRUCTURE READINESS

**5000** SQ. M. – AREA OF A STANDARD  
PLANT IN SEZ

A promising region with the developed logistics infrastructure and resource base, ready to launch large-scale projects with comprehensive and continuous management

**THE PLACE FOR YOUR BUSINESS**

# READY-TO-USE INFRASTRUCTURE AND PROSPECTS FOR DEVELOPMENT

**215Ha**  
MOGLINO-1 SEZ SITE

**82.5Ha**  
MOGLINO-2 SEZ SITE

EXISTING RAILROAD TRACK UP TO  
THE BOUNDARY OF SEZ

PROPOSED  
RAILROAD TRACK

**100Ha**  
PROSPECTIVE  
DEVELOPMENT AREA  
INDUSTRIAL TECHNOLOGY  
PARK

**25Ha**  
PROSPECTIVE  
DEVELOPMENT AREA  
MULTIMODAL LOGISTICS CENTER



## UTILITY INFRASTRUCTURE

Regularly maintained complex of utility  
and communication systems



### WATER SUPPLY

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

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

Average rate: 20,1-33,1 rub./m<sup>3</sup>

### GAS SUPPLY

**210** mln normal m<sup>3</sup>/year

Average rate: 7154 rub. /thous.m<sup>3</sup>

### DRAINAGE

**3500** m<sup>3</sup>/day

Average rate: 35 rub. /m<sup>3</sup>

### ELECTRIC POWER SUPPLY

**66** МВт

Average rate: 5,5 руб. за кВт/ч

**49.9** MW (projected)

Average rate: 3.8 rub. per kW/h

### INDUSTRIAL SEWAGE TREATMENT FACILITIES

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

### WATER CONDITIONING

**3450** m<sup>3</sup>/day (projected)

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## PROJECT SUPPORT

Assistance in preparing a business-plan, support in sourcing funding programs, legal services

## TECHNOLOGICAL SUPPORT

Free connection to utility infrastructure facilities.  
Issuance of technical specifications within 1 hour.

## SUPPORT OF CONSTRUCTION

Construction services from design to commissioning

## OPERATING SERVICES

Own service company with infrastructure maintenance functions

## LEASE

Lease of office and industrial and production premises, lease of special equipment



## MAINTENANCE SERVICE

- SECURITY CHECKPOINT
- LANDSCAPING AND SITE CLEANING
- VIDEO SURVEILLANCE AND SEZ SITE SECURITY
- INFRASTRUCTURE SUPPORT
- FIRE SAFETY



# LAND LEASE

FROM  
**6 700**  
RUB./HA/YEAR

LAND LEASE

LAND CATEGORY:  
INDUSTRIAL LAND

TERRITORY IMMUNE FROM  
ARBITRARY INSPECTIONS

FROM  
**134 000**  
RUB./HA

LAND PURCHASE

MOGLINO



UP TO **30%**

**GUARANTEED SAVINGS IN INVESTMENTS AND AN OPPORTUNITY TO  
SIGNIFICANTLY SHORTEN START-UP TIMES FOR THE PROJECT**

**0% INCOME  
TAX**

**0%**

**FIRST  
5 YEARS SINCE  
START**

**5%**

**AFTER  
6 AND UNTIL 10  
YEARS**

**13.5%**

**AFTER  
11 YEARS AND  
ONWARDS**

**0% FOR 10 YEARS  
PROPERTY TAX**

**0% FOR 10 YEARS  
TRANSPORT TAX**

**0% FOR 5 YEARS  
LAND TAX**

**0% IMPORT CUSTOMS  
DUTIES AND VAT**







# WORKFORCE CAPACITY OF THE REGION

## STAFF RECRUITMENT

In-house HR Department, recruiting and hiring personnel

## STAFF TRAINING

Assistance in employees training and retraining

7

INSTITUTIONS OF HIGHER EDUCATION

15

VOCATIONAL AND TECHNICAL SCHOOLS

## LOW COST OF LABOR IN COMPARISON WITH OTHER SEZ REGIONS





# DEVELOPMENT PROSPECTS – INDUSTRIAL TECHNOLOGY PARK



**>2500**  
JOBS

There is a core plant with a high potential for complex-based cooperation, a resident has an opportunity to quickly obtain polymer raw materials for further processing

**140**

**THOUS. T.**

ANNUAL PET PRODUCTS OUTPUT  
CAPACITY

**72**

**THOUS. T.**

ANNUAL BOPET PRODUCTS OUTPUT  
CAPACITY



FOOD INDUSTRY

HEALTHCARE/ PHARMACEUTICS

COSMETICS

HOUSEHOLD CHEMICALS

CONSTRUCTION AND REPAIR

CONSUMER INDUSTRY

ELECTRONICS

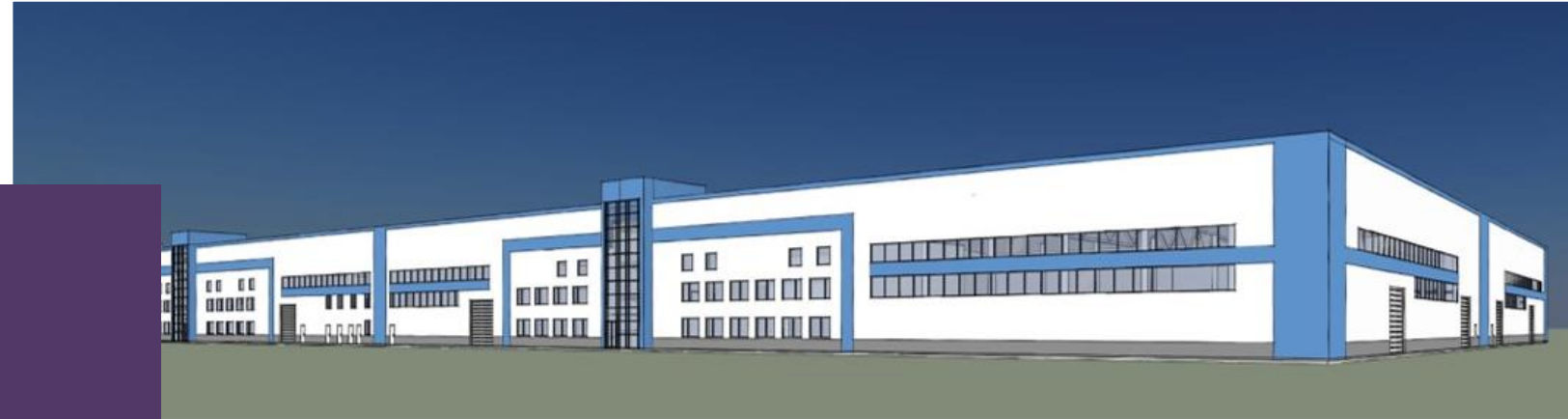
HEAVY INDUSTRY

- MOGLINO-2 SEZ AREA, S = 82.5 HA WITH POSSIBLE EXPANSION TO 205HA
- SCIENTIFIC, TECHNOLOGICAL AND PRODUCTION INFRASTRUCTURE
- A WIDE RANGE OF APPLICATION FOR BOPET AND PET PRODUCTS IN VARIOUS INDUSTRIES
- SCALABILITY



# INFRASTRUCTURE OUTLOOK

- COMPLETED DESIGN DOCUMENTATION
- AREA: 20,000 SQ. M.
- INDUSTRIAL AND OFFICE PREMISES
- ANY PRODUCTION CAN BE ACCOMMODATED



- COMPLETED DESIGN DOCUMENTATION
- OFFICE SPACE
- EXHIBITION CENTER AND CONFERENCE HALLS
- HOTEL
- THE FOLLOWING CAN BE ACCOMMODATED: A RESTAURANT, A POST OFFICE, A BANK, A HEALTH CARE UNIT, A PRIVATE KINDERGARTEN ETC.

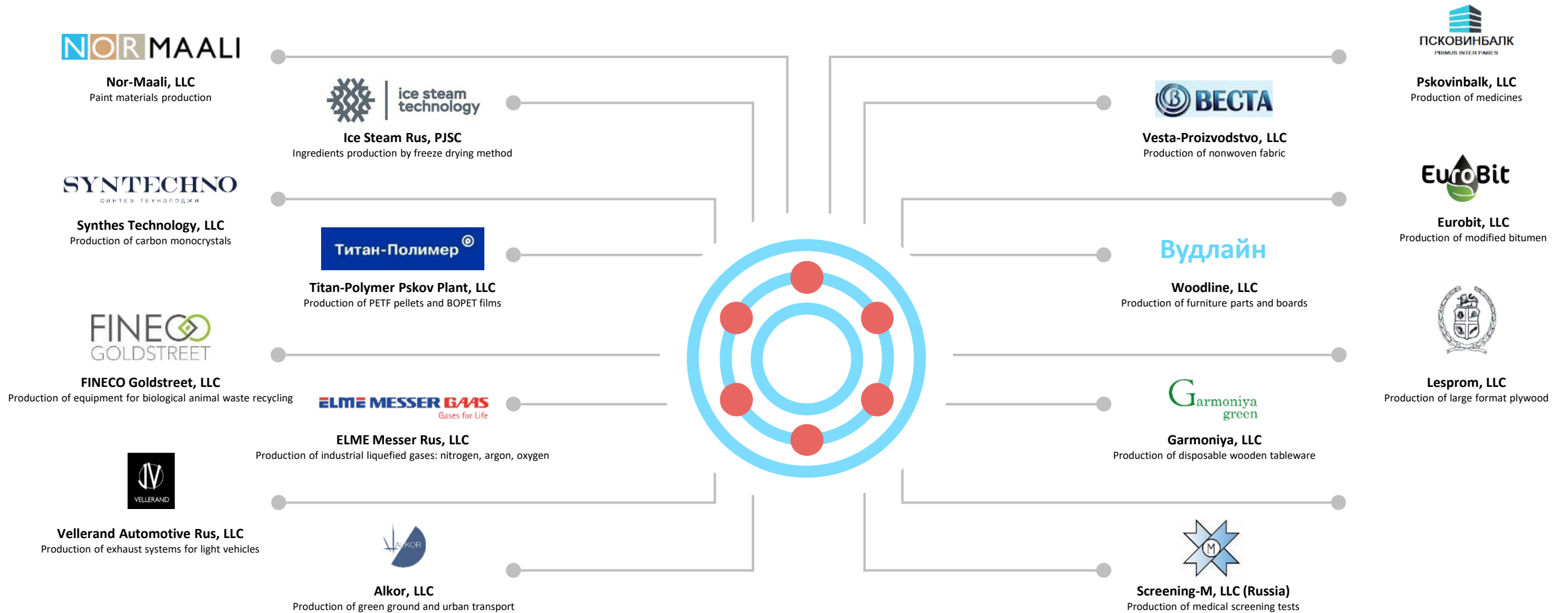




# MOGLINO RESIDENTS

**29.9 bln rub.**  
AMOUNT OF DECLARED  
INVESTMENTS

**1786**  
NUMBER OF JOBS CLAIMED





# COMFORTABLE LIVING ENVIROMENT IN PSKOV REGION

**8** KM

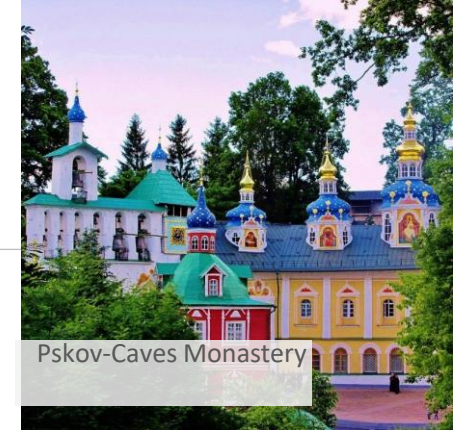
**FROM MOGLINO SEZ TO PSKOV –  
HISTORIC AND CULTURAL CENTER**



Pushkinskiye Gory



Izborsk Fortress



Pskov-Caves Monastery

- **DEVELOPED HOUSING RESOURCES**
- **SCHOOLS AND KINDERGARTENS**
- **HIGHER EDUCATION INSTITUTIONS**
- **SPORTS INFRASTRUCTURE**
- **RECREATIONAL COMPLEXES**
- **HEALTH CARE INSTITUTIONS**

**587,786**

**PEOPLE – POPULATION OF  
PSKOV REGION**





# FRIENDLY TEAM OF MOGLINO SEZ WELCOMES YOUR COOPERATION!

180502, Pskov Region, Pskov District,  
Moglino village, Moglino Special Production  
Economic Zone, house 18

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

[vk.com/moglino\\_sez](https://vk.com/moglino_sez)  
[t.me/sezmoglino](https://t.me/sezmoglino)

MOGLINO

