



Industrial Production Special Economic Zone

Dobrograd-1



Winner of Russian Business Guide People of the Year for Best Industrial Platform

Dobrograd - 1 Special Economic Zone is an industrial site with a special treatment for business activities, which provides significant preferences. Locating production facilities on the territory of such an industrial production zone allows for the increase of the marketability of products.


The format of a private SEZ makes it possible not to be dependent on federal funding, to be flexible and efficient in making any decisions, to choose the best technologies and materials, and to provide any services to investors.

Established in

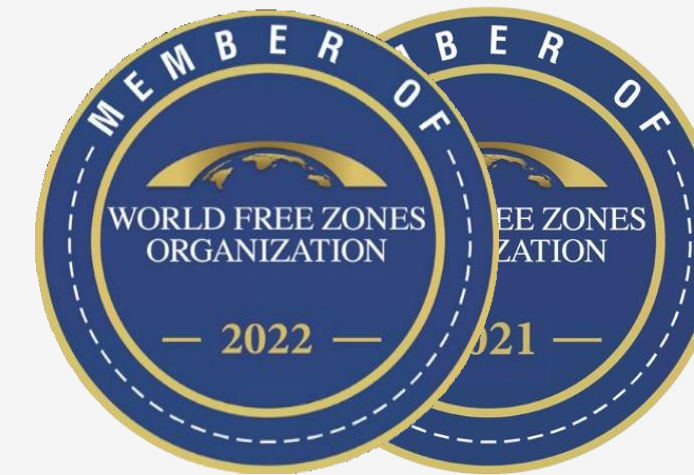
2020

Effective term of business

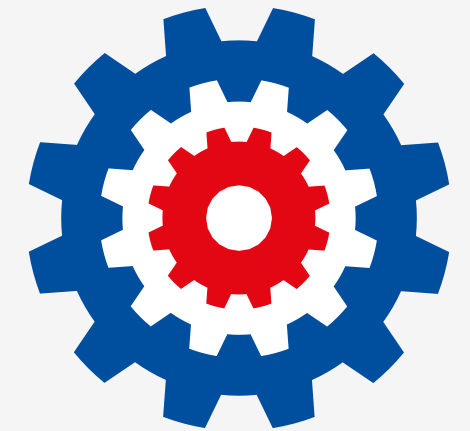
2069

 SEZ location – Vladimir Region

DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ General Information



A Voting Member
of the World FZO



An Honorary Member of the
Association of Industrial
Parks of Russia



**ASSOCIATION OF CLUSTERS,
TECHNOLOGY PARKS
AND SEZ OF RUSSIA**

An Honorary Member of
the Association of the
Association of clusters
and technology parks of
Russia

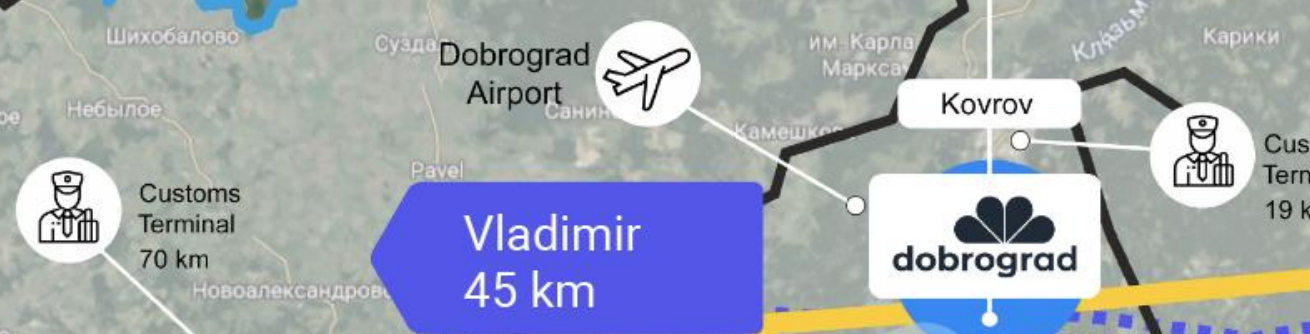


Federal Urban Awards
Winner for the Best
Regional Project for the
Integrated Development
of the Territory

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ
Location**

Saint Petersburg
750 km

**Dobrograd SEZ
Dobrograd Kovrovsky
(town)**



Moscow
Region

Kazan
570 km

Moscow
240 km

Nizhny Novgorod
180 km

Nizhny Novgorod
Region



Federal highways

Existing railway network

Projected Moscow-Kazan high-speed railway line (HSL)

Ryazan
Region

DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ

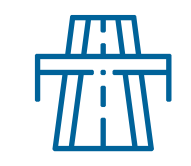
Project Territorial
Development Plan



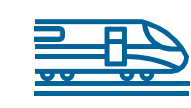


DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ

Transportation and Logistics Advantages



High concentration of interstate railway lines and automotive highways



Projected Moscow-Kazan high-speed railway station is 1.5 km from the SEZ



The M-12 Moscow-Kazan high-speed highway under construction. The launch is scheduled for the IV quarter of 2023



Located in the Central European part of Russia

240 km	to Moscow
180 km	to Nizhny Novgorod
45 km	to Vladimir
5 km	to Dobrograd



International airports

260 km	to Sheremetyevo	4 km	to private Dobrograd Airport for small aircraft with its own fleet
	to Domodedovo		
	to Vnukovo		
210 km	to Strigino		

We make your business **ACCESSIBLE**

→ In 4 km from the SEZ

Private airport with a fleet of small aircraft

- Self-service terminal for passenger flights
- Runway 1100 m (length) x 23 m (width)
- Paved apron with a total area of 8000 m²
- Heated hangar with an area of 900 m²
- Fuel warehouse
- Traffic control tower with lounges for passengers and crew

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Transportation and
Logistics Advantages



We make your
business **ACCESSIBLE**

Profit tax*

Base tax rate in the Russian Federation is 20%

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Special Tax Treatment

2%

7%

15,5%

for the first 7 years

for the next 5 years

later on

*profit tax is charged only from the moment of profit earning

The whole range of benefits and preferences effective on the Dobrograd-1 territory can save up to 35% of costs, as well as significantly reduce project launch time.

**We make your business
COST-EFFECTIVE**

0%

Tax Incentives**

Property tax
10 years

Base tax rate in the Russian Federation is up to 2,2 %

Land tax
5 years

Base tax rate in the Russian Federation is up to 1,5 %

Transport tax
10 years

Any engine power. Base tax rate in the Russian Federation is up to 15 %

Duty-Free Zone Regime

VAT

Base tax rate in the Russian Federation is from 10 to 20 %

Custom duties

Base tax rate in the Russian Federation is from 5 to 20 %

** property, transport and land taxes are charged after ownership registration

SEZ residents are guaranteed stable investment conditions supported by the government

SEZ residents have the right to high depreciation rate of fixed assets

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Special Tax Treatment

**We make your business
COST-EFFECTIVE**

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Resource Opportunities

Electricity
MW
as per tariff for
high voltage



Gas
m³/h



Water
m³/day



Drainage
m³/day



High-speed optic connection
with communication channels
reservation
Mbit/s



15

15 000

4 000

4 000

до 10000

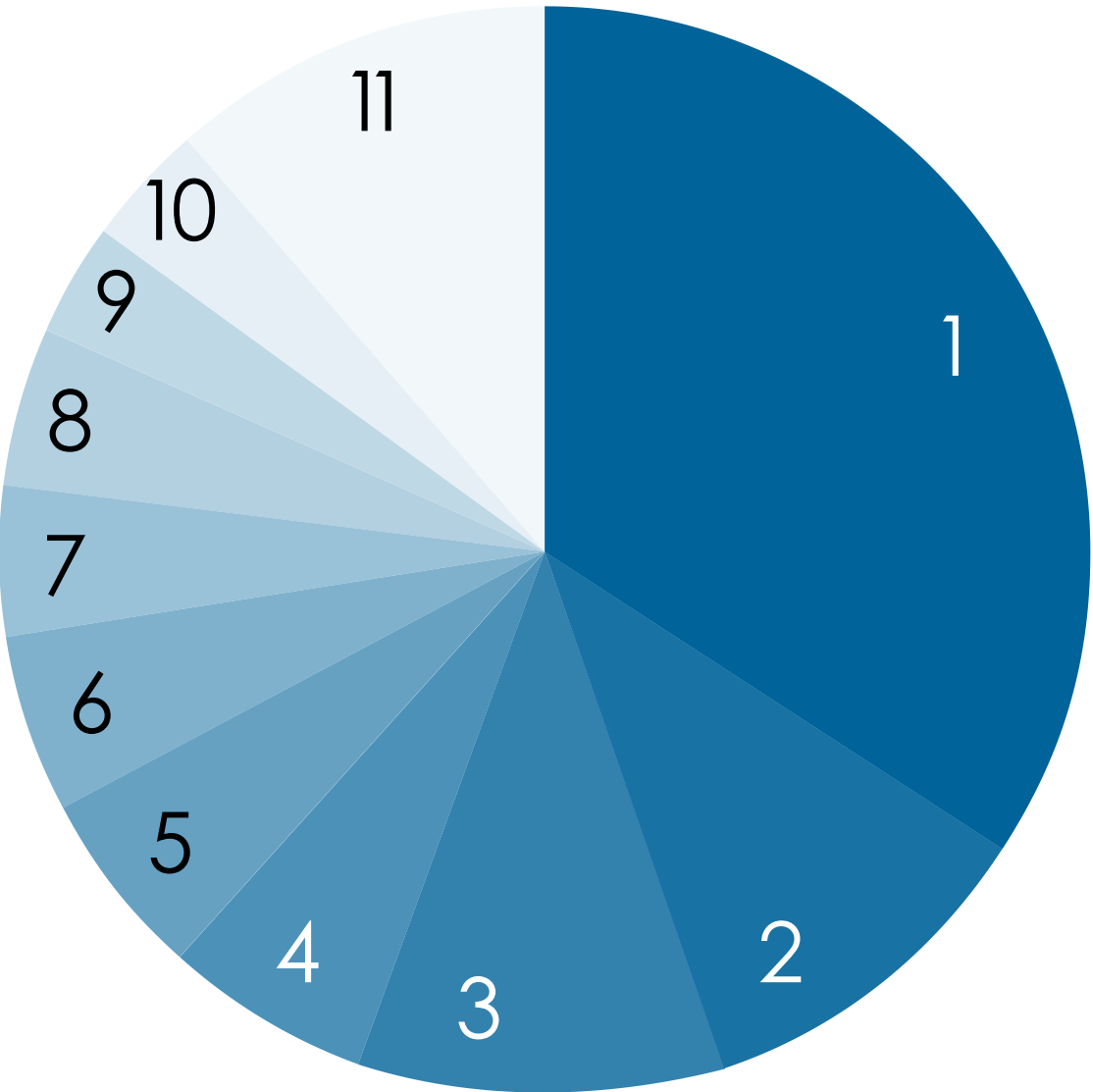
**We make your business
COST-EFFECTIVE**


The Vladimir Region is one of the most economically developed regions in Central Russia. Industry, which is the leading sector of the regional economy, defines the socio-economic state of the Vladimir Region. Industry makes up more than 40% of the gross regional product.

DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ
Investment Potential of the Region


Gross Regional Product Structure, %

1	Manufacturing	32,4
2	Wholesale and retail trade; motor vehicle and motorcycle repair	13,2
3	Real estate operations	12,8
4	Public health and social services	6,7
5	Public administration and defense programs; social programs	5,8
6	Transportation and storage	5,5
7	Construction	4,4
8	Agriculture, forestry, hunting, fishing and fish farming	3,4
9	Education	3
10	Professional, scientific and technological activities	2,9
11	Other	10,1






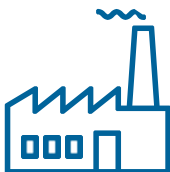
Territory
29 084 km²



Population
1,322,166 people



Industrial production index
+5,16% 108,3%



Number of large and medium-sized enterprises
186

We make your business
COST-EFFECTIVE

Regional higher education
institutions with traditionally
industrial orientation

Secondary specialized colleges
offering training for trade jobs in
different industries

DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ

Labor Resources

Low labor cost
compared to other
SEZ territories:

Vladimir Region

37 804 rubles/month

Republic of Tatarstan

44 934 rubles/month

Lipetsk Region

40 242 rubles/month

Kaluga Region

47 920 rubles/month

Moscow Region

63 410 rubles/month

Workforce relief
through automation and
optimization programs of
regional enterprises

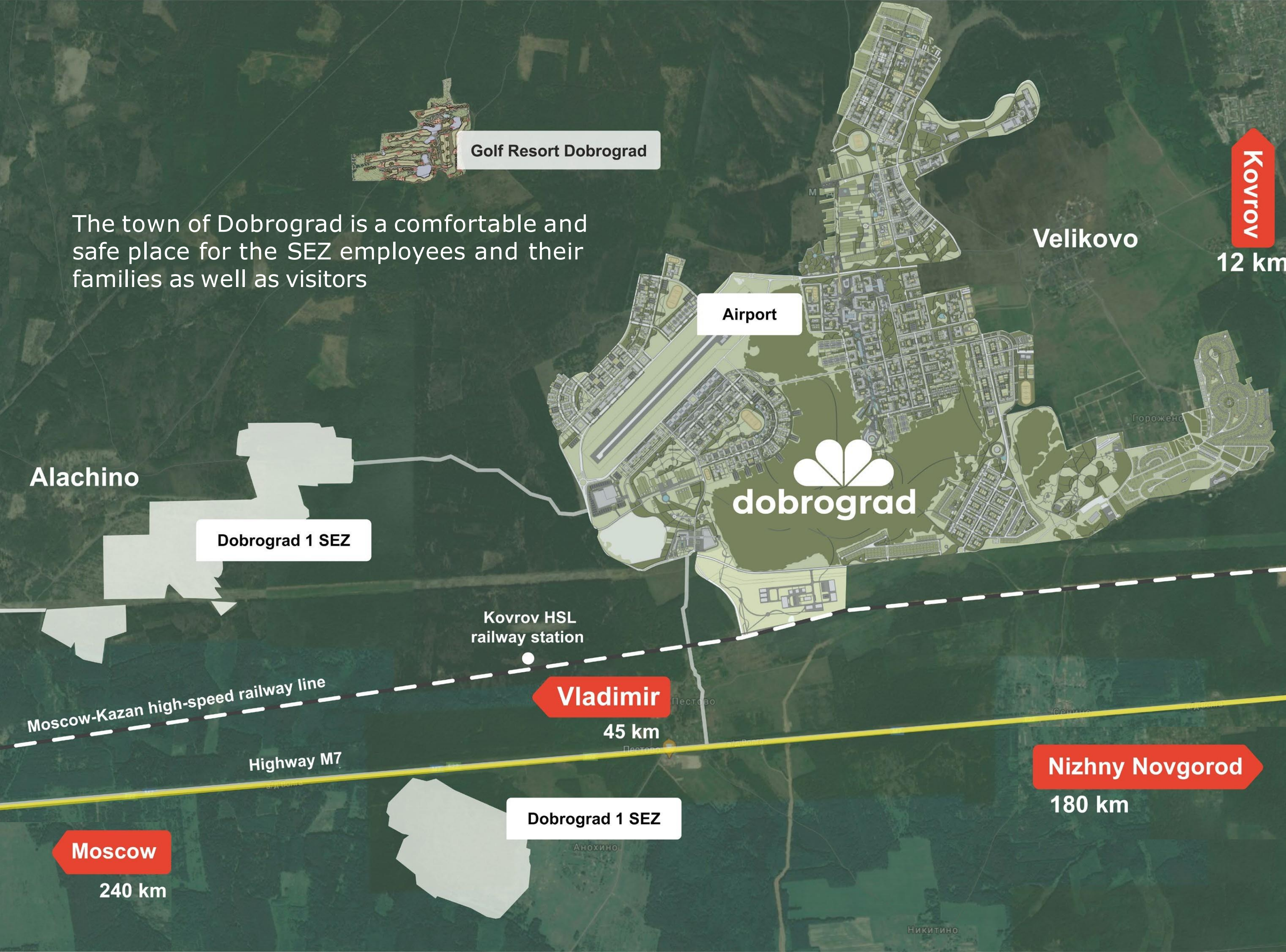


Dobrograd-1
SEZ workforce
capacity

Qualified personnel
migration

In-house recruitment and personnel
selection service with access to
database of the affiliate recruitment
agencies

We make your
business **SIMPLE**



The town of Dobrograd is a comfortable and safe place for the SEZ employees and their families as well as visitors

DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ

Social and Business Infrastructure

- **5 km from the SEZ**
- **2 611 ha**
dobrograd Square
- **2012-2039**
project time frame
- **73 billion rubles**
amount of private investments
- 50 000 people**
projected population
- **1 608 000 m²**
area of residential real estate of different types: apartments, townhouses, single-family homes
- **Rental housing**
ready to move in 1-2-3 bedroom apartments
- **985 000 m²**
area of commercial real estate
- 400 000 m²**
area of social infrastructure facilities: educational, sports, medical, entertainment
- **> 20 000**
jobs

The town of Dobrograd

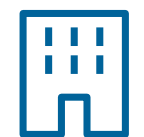
Housing Accommodations



Hostels and accommodations
on a rotational schedule



Cozy, ready to move in
apartments



Comfortable townhouses



Single-family homes



Options of buying
and renting

dobrograd.ru

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Social Infrastructure



**We make your business
feel **AT HOME****

The town of Dobrograd

For your family



MIR School with international education standards



Kindergarten
Grand opening in 2023



Dobrograd all-season Children's Camp and children's day camps



Weekend club and children's playgrounds



Landscaped parks for family fun and a ropes course



**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Social Infrastructure

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**We make your business
COMFORTABLE**

The town of Dobrograd

For your well-being



Environmentally pristine location and moderate climate of central Russia



First Clinical Medical Center with full scope of medical services, with in-patient and outpatient facilities, largest in the Central Federal District, in 12 km from the SEZ



Unique sports infrastructure:

- Grand-Arena sports complex with football fields, basketball and tennis courts
- Outdoor playgrounds, a football field
- A skate park and roller rink
- Fitness trails
- Paintball
- Mini golf
- Skiing runs and bicycle tracks of up to 100 km
- Orienteering range



Fitness center

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**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Social Infrastructure



**We make your
business HEALTHY**

The town of Dobrograd

For your free time



Golf resort with an area of 88 ha



**Dobrograd 4* park-hotel with 54 rooms
Hotel 4* with 153 rooms**



Spa complex with an outdoor pool and a hot tub



Cinema



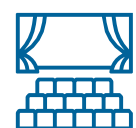
Restaurants, cafes and barbeque pavilions



**Wakeboard Park, swimming pool
with an area of 3 ha
Grand opening in 2023**



Turkish and Russian baths



**Summer theater with
a unique floating stage**



**Festivals, concerts,
sports games**

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**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Social Infrastructure



**We make your
business BENEFICIAL**

→ **In 5 km from the SEZ**

The town of Dobrogad offers business environment and complete business infrastructure for the SEZ employees.

- Office spaces to rent
- Convention halls and conference centers with up-to-date multimedia equipment
- Organization of exhibitions
- Hotels of different categories
- Meal arrangements
- Private International airport with aircraft fleet
- Personal drivers and a private car fleet
- Airport, railway and bus stations transfers



**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Business Infrastructure

Turnkey services for your projects

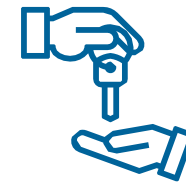
from land purchase to financial solutions and **build-to-suit** construction projects

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Build-to-Suit Infrastructure



Construction department with extensive experience in industrial construction

- Technical supervisor services
- Choosing a general contractor
- Design and construction
- Project management
- Project financing



Turnkey solutions

- Full project implementation
- Fixed dates
- Predictable budget
- Flexible financing



Construction Optimization

- Significant savings in construction costs
- Solutions for investors of any level

**We make your
business LOW RISK**

Private managing company with extensive experience in international business

Complete service package and
individual support

- Personal manager designated exclusively for your project
- Arrangements with governmental bodies
- Accounting and reporting
- IT support
- Business planning
- Professional marketing consulting
- Legal and tax consulting
- Tax and fiscal audit
- Sales and distribution channels search
- Supplier search
- Employee incentive programs
- Short term management
- Personnel training



**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Infrastructure of Investor
Friendly Administration

**We make your
business EASY**

Private service management company providing services to Dobrograd

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Service Infrastructure

- Services for engineering projects
- Security check point
- Cleaning services for the territory
- CCTV monitoring
- Landscaping and public amenities
- Infrastructure maintenance
- Cleaning and sanitary maintenance of buildings
- Industrial facilities security
- Fire safety



**We make your
business EASY**

Why us?

DOBROGRAD-1 INDUSTRIAL PRODUCTION SEZ Main Advantages



Convenient location and accessibility by transport. Private airport with a fleet of small aircraft



Tax and customs privileges



Resources with minimal tariffs



Workforce Capacity of Vladimir Oblast



Low labor cost compared to other SEZs



Developed infrastructure for your life, work, and leisure, for sale or rent in Dobrograd- town



Developed business infrastructure available for rent in Dobrograd-town



Own construction forces, 15 years of experience



Expertise of a management company experienced in implementation of international projects



Investor friendly administration regime and a personal manager for your project

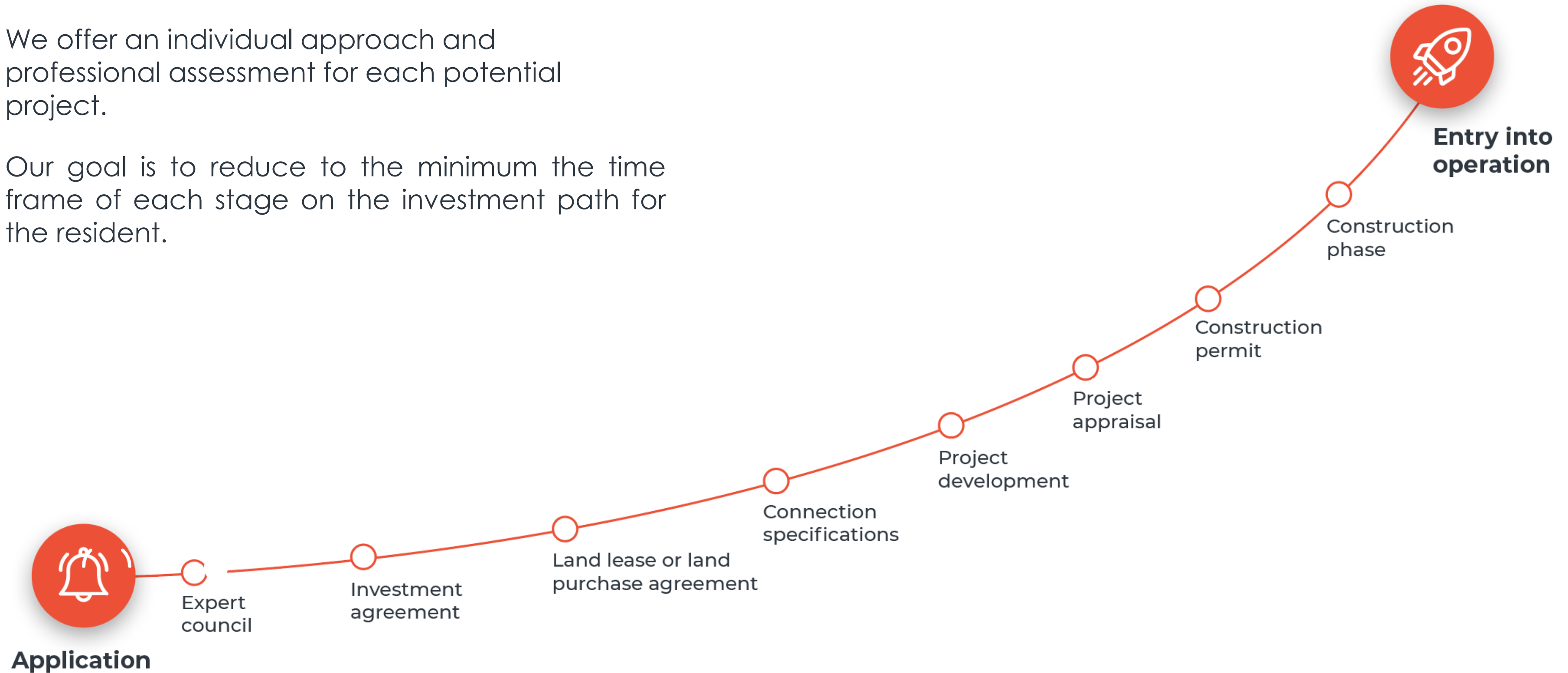
We make your business
COST-EFFECTIVE

Sequence of investment steps

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Investor's Path

We offer an individual approach and professional assessment for each potential project.

Our goal is to reduce to the minimum the time frame of each stage on the investment path for the resident.



We were chosen

**DOBROGRAD-1 INDUSTRIAL
PRODUCTION SEZ**
Residents



LLC INTEX

Production of medical
compression products

Investment volume 400 million rubles
Jobs 69
Production launch Q4/2023



LLC SVETOGOR Laboratory

Production of high quality lighting
equipment

Investment volume 197 million rubles
Jobs 49
Production launch Q4/2023



LLC Home Electro Systems

Production of heat pumps

Investment volume 155 million rubles
Jobs 34
Production launch Q1/2023



LLC Alachino Rental

Production of sleep products

Investment volume 10 billion rubles
Jobs 3 000
Production launch Q4/2024



LLC Promyshlennaya Gruppa Bezopasnye Tekhnologii

Production of equipment systems for gas,
energy and nuclear industries

Investment volume 700 million rubles
Jobs 93
Production launch Q2 / 2024



LLC Dobrograd Agro

Agricultural complex for food and
vegetable production

Investment volume 330 million rubles
Jobs 26
Production launch Q3/2023



Industrial Production Special Economic Zone «Dobrograd-1»



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