



**ФОНД РАЗВИТИЯ
ЮГРЫ** | [FONDUGRA.RU](https://fondugra.ru)

Development of a special economic zone in the municipality of Nyagan of the Khanty-Mansiysk Autonomous Okrug – Ugra

2023

DESCRIPTION OF THE SPECIAL ECONOMIC ZONE (SEZ)

LOCATION Urban land block 37, plot 1, cadastral number ZU 86:13:0601001:652, Nyagan

SEZ TYPE Industrial production SEZ

LAND PLOT AREA 272.8 ha

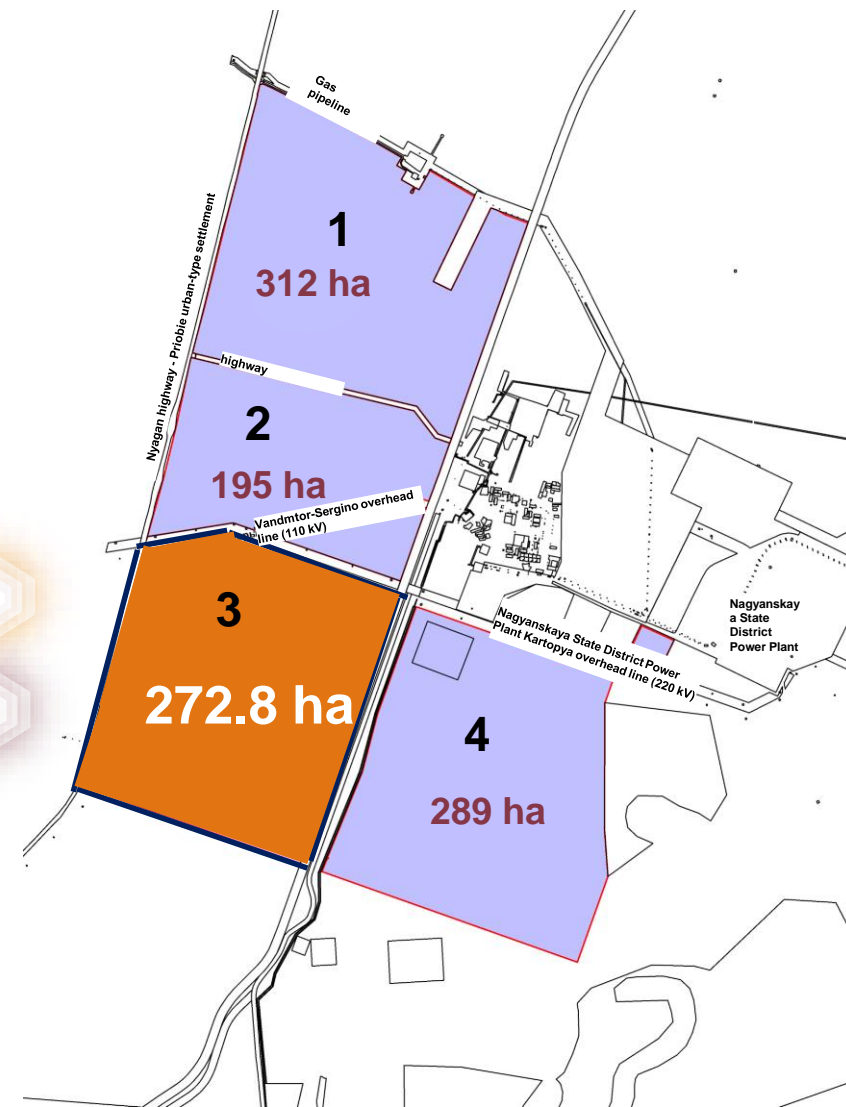
POTENTIAL FOR INCREASING THE SEZ AREA to 1,092 ha

EXPECTED CONSTRUCTION TIME 2023–2026.

EXPECTED INVESTMENT IN SEZ INFRASTRUCTURE: RUB 8.6 BLN

EXPECTED RESIDENTS' INVESTMENT: RUB 29.5 BLN

NUMBER OF NEW JOBS > 700 UNITS



GENERAL INFORMATION

LAND PLOT
CATEGORY

settlement lands

CADASTRAL
NUMBER

86:13:0601001:652

SEZ INFRASTRUCTURE
DEVELOPMENT

2023–2025.

PROPOSED ZONING SCHEME FOR THE SEZ AREA

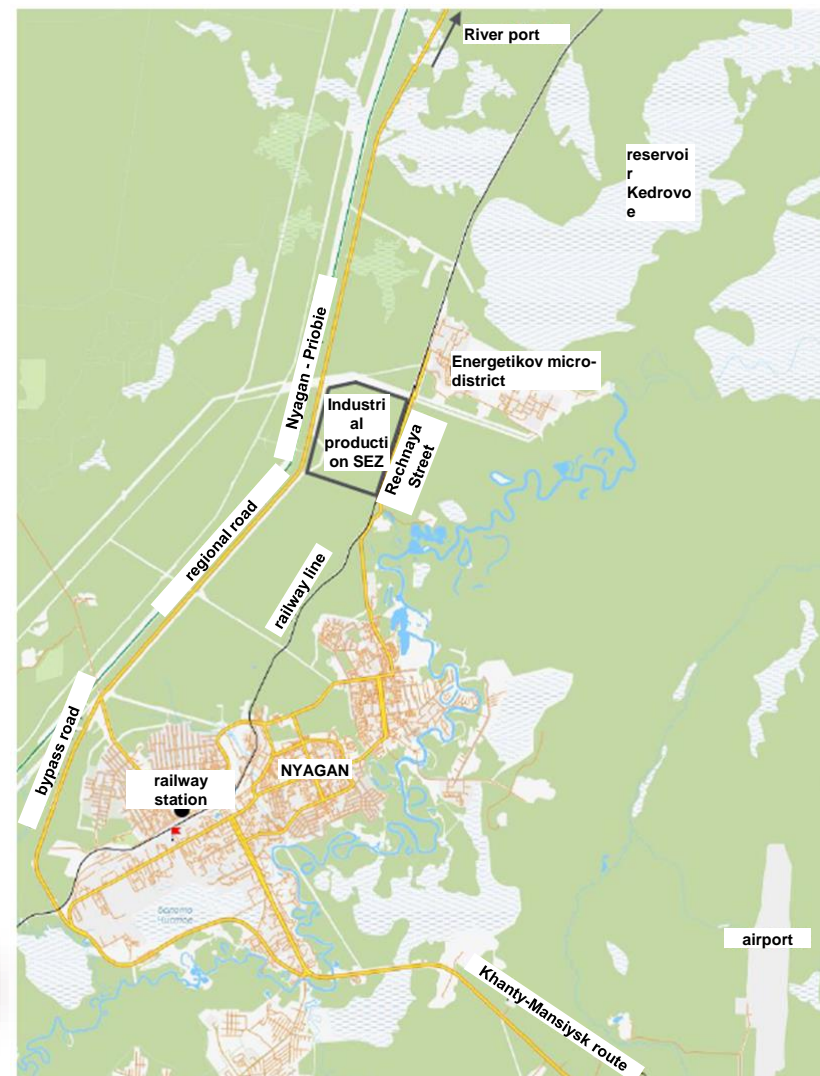
INDUSTRIES:

- Wood processing
- Building materials
- Chemical industry
- Oilfield service equipment
- Storage and logistics
- Other



SEZ INFRASTRUCTURE

	EFFECTIVE	NEEDED	YEAR OF CREATION
DESIGN AND SURVEY WORKS + STATE EXAMINATION	-	-	2023
TRANSPORT ACCESSIBILITY	railway line along the area (8.5 km to the railway station); highway; river port - Priobie railway station	Construction of a railway line and highways (minor)	2024 - 2026
WATER SUPPLY	Current connection - 1,000 m ³ /day	Expansion requirement up to 4,000 m ³ /day	2023 -
WATER DISCHARGE			2025
ELECTRICITY SUPPLY	Power center - Zarechnaya substation 110/35/6 kV Power reserve - 39 MW	Construction of an additional 50 MW substation	2023 -
GAS SUPPLY	Distance from GKNS and KOS to the gas pipeline is 2.17 km.	Gas pipeline construction	2023 -
HEAT SUPPLY	No heat supply facilities.		2025
BUILDINGS, STRUCTURES	None	Construction of fences, checkpoints, administration and amenity blocks	2026



SUPPORT MEASURES AND PROJECT SCHEDULE

1. TAX PREFERENCES*:

INCOME TAX	RATE: 2% (FEDERAL BUDGET) ≤13.5% (REGIONAL BUDGET)	TOTAL RATE: 2-15,5%
INCOME TAX	RATE: 0% (FIRST 10 YEARS FROM THE MOMENT OF ENTERING THE PROPERTY ON THE BALANCE SHEET)	
LAND TAX	RATE: 0% (FIRST 5 YEARS FROM THE MOMENT OF EMERGENCE OF OWNERSHIP)	

* THE STANDARD IS NOT INCLUDED IN REGIONAL LAWS AND REGULATIONS, ADJUSTMENT IS REQUIRED.

2. ACCELERATED DEPRECIATION:

SPECIAL COEFFICIENT, BUT
NOT MORE THAN 2 IN RELATION TO DEPRECIABLE FIXED ASSETS

3. CUSTOMS DUTIES:

IMPORT CUSTOMS DUTY - **0%**.

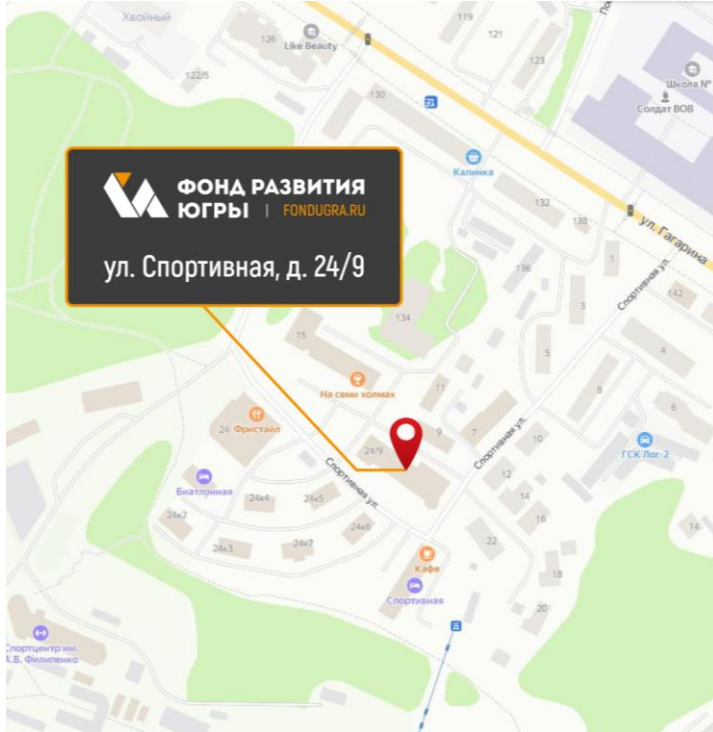
Current SEZ status:

1. Decree of the Government of the Russian Federation No. 2530 dated December 30, 2022 "On the Creation of the Nyagan Special Economic Zone" was adopted.
2. Design documentation for the engineering preparation of part of the SEZ area (stage 1 - 149.6 ha) was developed The state examination was successfully completed.
3. Stage 1 work is being carried out at the site.

Planned activities for the SEZ creation:

1. Construction of SEZ infrastructure facilities.

CONTACTS



UGRA DEVELOPMENT FUND

24/9 SPORTIVNAYA STREET, KHANTY-MANSIYSK

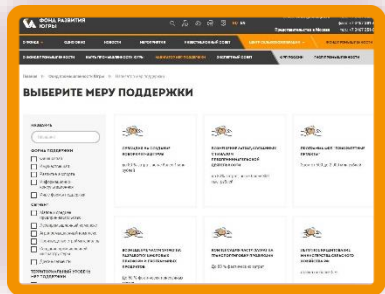
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LEARN MORE ABOUT SEZ PLACEMENT AND ASSISTANCE IN PROVIDING STATE SUPPORT MEASURES:

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