



SPECIAL INDUSTRIAL ECONOMIC ZONE

“MAKSIMIKHA”

PRODUCTION AND LOGISTICS
ECOSYSTEM

DECEMBER 2024

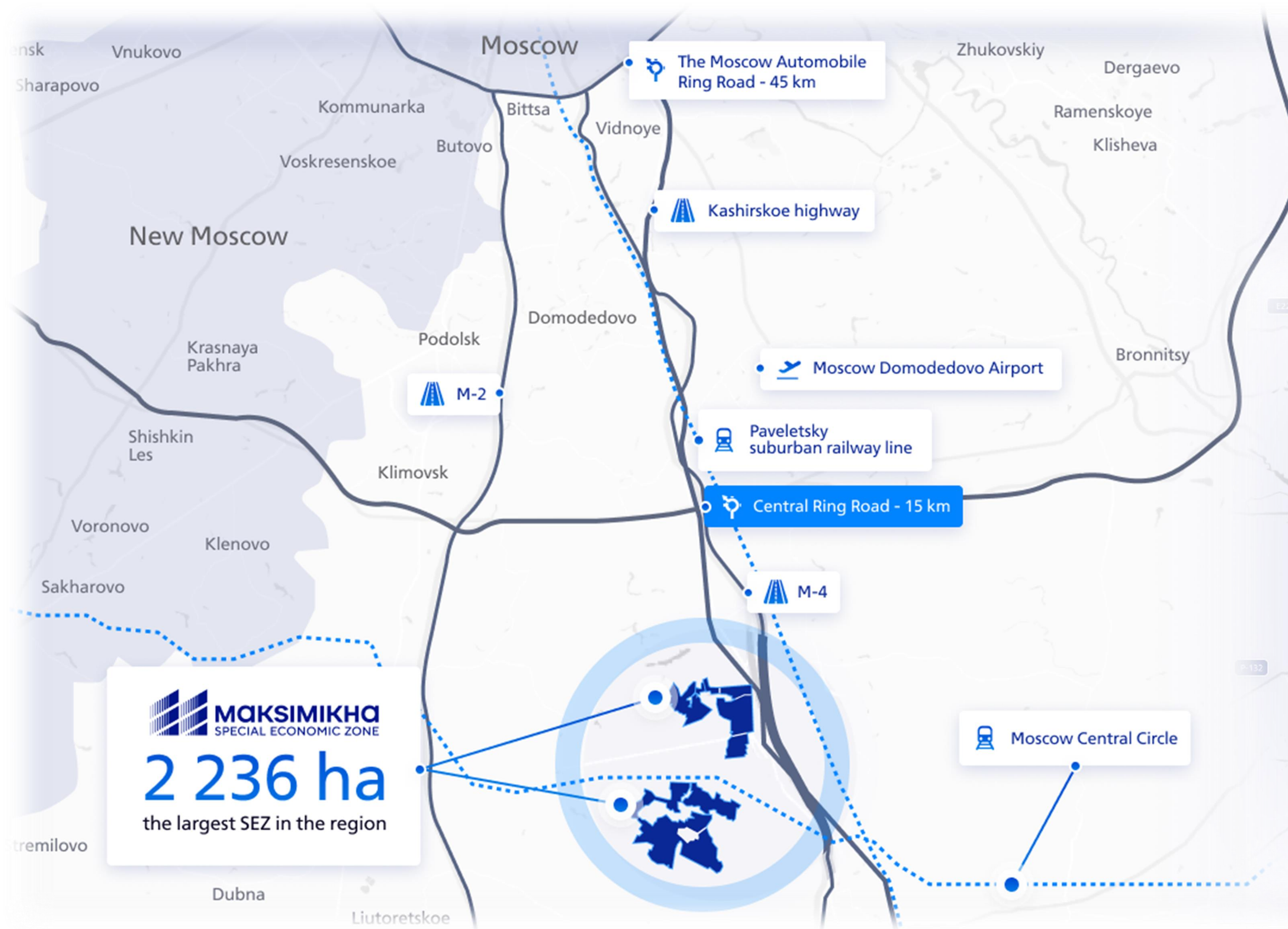


VTB Realty LLC is a subsidiary development company of VTB Bank

The purpose of the company's work is to develop a land bank in Domodedovo city district of the Moscow region, including SEZ "MAKSIMIKHA"



SEZ "MAKSIMIKHA" LOCATION



Moscow Region, Domodedovo City District

15 km from the Central Ring Road (TSKAD)
 45 km from the Moscow Ring Road (MKAD)
 along M-4 "Don" highway



MAKSIMIKHA
 SPECIAL ECONOMIC ZONE
2 236 ha
 the largest SEZ in the region

SEZ “MAKSIMIKHA” RAILWAY CONTAINER TERMINAL



“CONTAINER TERMINAL USADY” LLC

The biggest logistics container operator in Russia
“TransContainer” (“Delo” group)

PROJECT

Railway container terminal
with customs clearance zone

STARTS

2 quarter 2025

CAPACITY

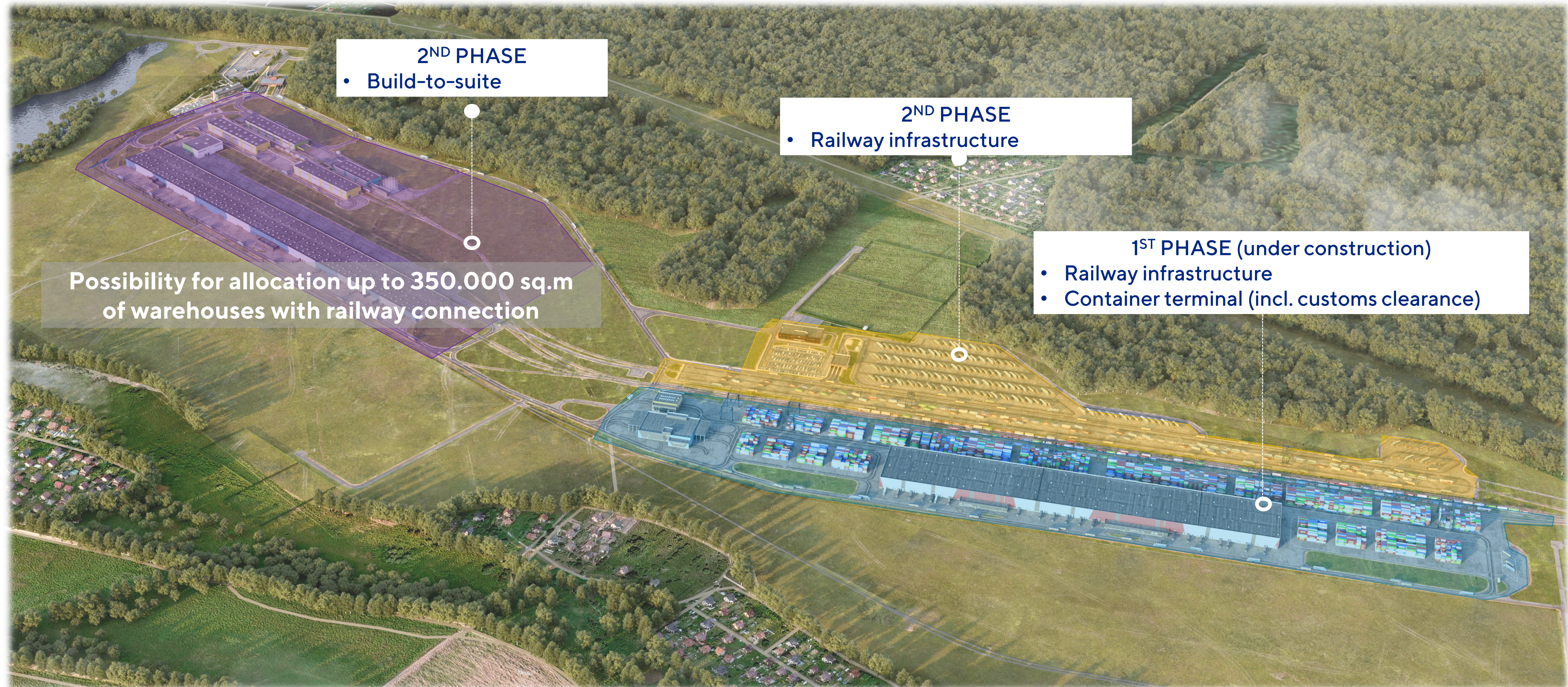
up to 400 000 TEU/year

KEY BENEFITS

Winning logistic location:

- Far East of Russia,
- China,
- India,
- other Asian countries

CONTAINER TERMINAL TERRITORY DEVELOPMENT



2ND PHASE
• Build-to-suite

2ND PHASE
• Railway infrastructure

1ST PHASE (under construction)
• Railway infrastructure
• Container terminal (incl. customs clearance)

Possibility for allocation up to 350.000 sq.m of warehouses with railway connection

SEZ TERRITORY DEVELOPMENT

PLACEMENT OPTIONS

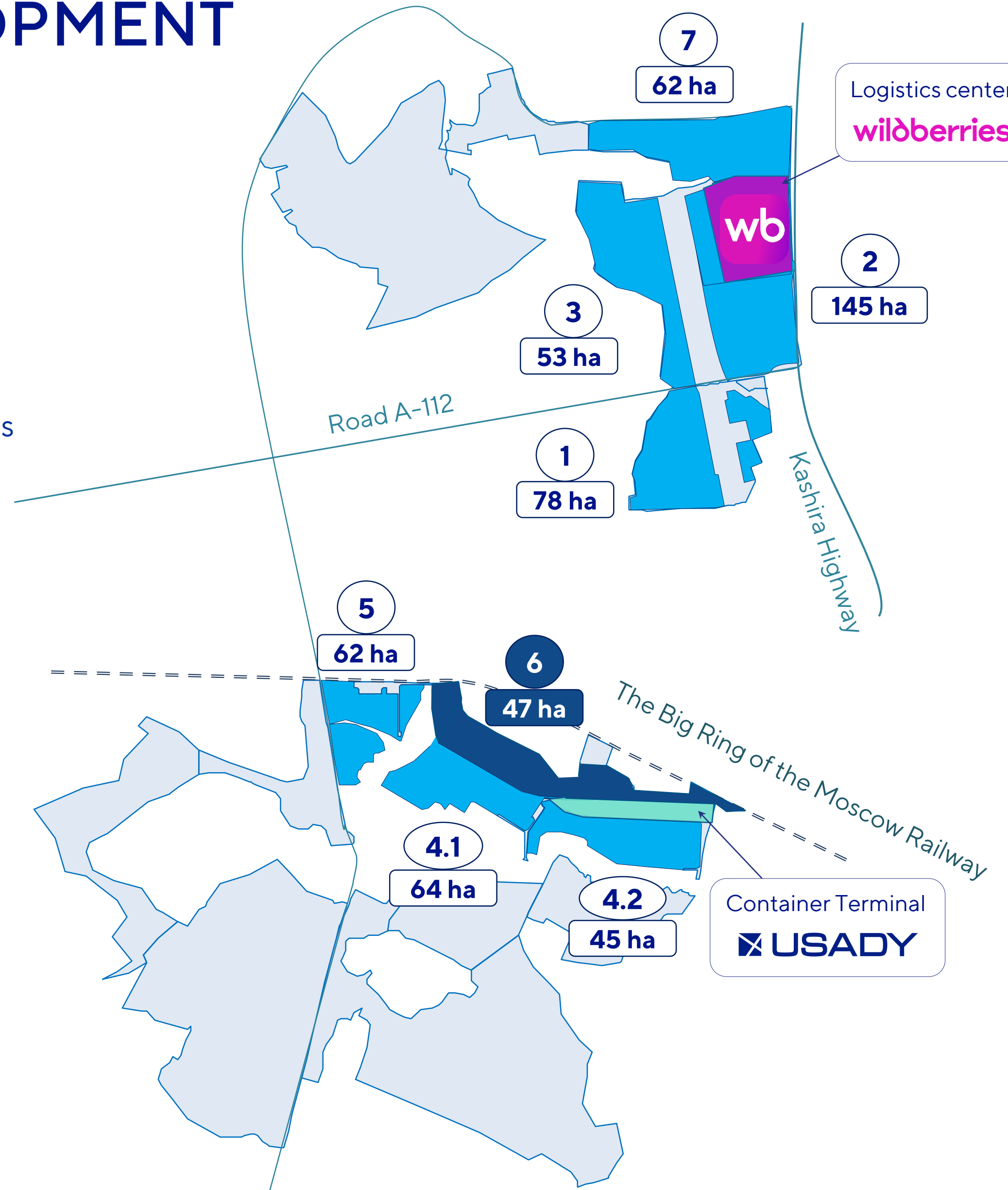
- GREENFIELD
- BUILD-TO-SUIT to sale
- BUILD-TO-SUIT to lease
- Individual conditions according to the customer's needs

INDUSTRIAL PARKS

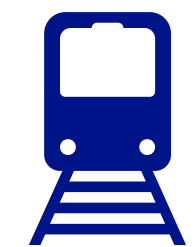
INDUSTRIAL PARK WITH RAILROAD CONNECTION

RAILWAY CONTAINER TERMINAL

SEZ LAND PLOTS



- ✓ E-commers
- ✓ Retail
- ✓ Manufacturing companies
- ✓ Light Industrial



- ✓ Railway logistics
- ✓ The direction of transportation:
 - Far East of Russia,
 - China,
 - India,
 - other Asian countries
- ✓ Localization of Eastern and Asian companies

TAX INCENTIVES

The minimum CAPEX is 120 million RUB (approx. 1.1 million USD), including 80 million RUB (approx. 0.8 million USD) within the first three years of residence.

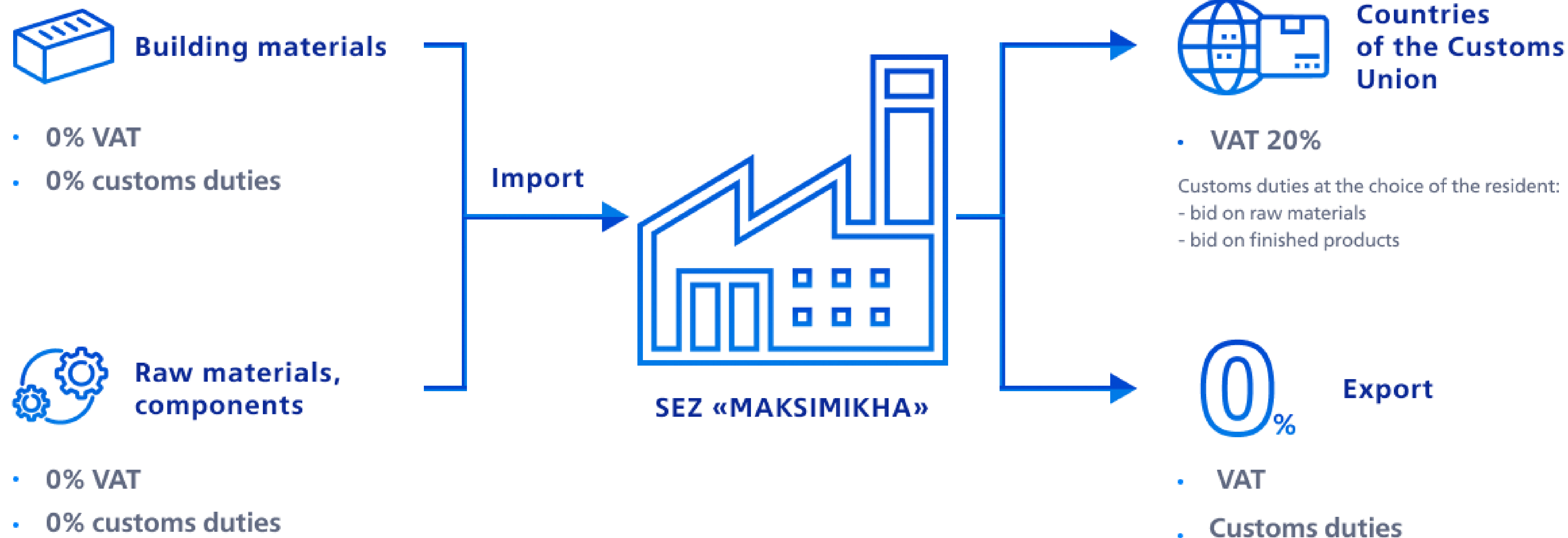
No	TAX	TAX RATE OUTSIDE SEZ	SEZ «MAXIMIKHA» TAX RATE		PERIOD
1	Profit Tax	20%	2%	0% regional part 2% federal part	8 years
			7%	5% regional part 2% federal part	Next 6 years
			15,5%	13,5% regional part 2% federal part	Further on
2	Property Tax	2,2%	0%		10 years from the ownership title registration
3	Land Tax	1,5%	0%		5 years from the land ownership title registration
4	Vehicle Tax	up to 150 RUB / h.p. / year	0 RUB		5 years from the vehicle registration

SEZ residents may apply accelerated depreciation coefficient to fixed assets (not exceed 2).

Acts of Russian legislation on taxes and duties disadvantaging tax payers are not applied to the SEZ residents.

FREE CUSTOMS ZONE

(declarative basis)



SEZ “MAKSIMIKHA” BENEFITS

- ❑ State guarantees
- ❑ Tax and customs incentives
- ❑ The proximity to the Moscow Metropolitan area
- ❑ Railway container terminal on the site
- ❑ Financial services from VTB Group
- ❑ Assistance in obtaining state support measures
- ❑ Assistance in design/construction permits
- ❑ Project management during design and construction
- ❑ BUILD-TO-SUIT option

**THE TOTAL
COST REDUCTION
FOR THE PROJECT
~30%**

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PRODUCTION AND LOGISTICS
ECOSYSTEM



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