



2026

INDUSTRIAL ZONES OF CENTRAL ASIA

Better never settles



CUSHMAN &
WAKEFIELD

VERITAS

INTRODUCTION

Industrial Zones

The course toward industrialization outlined by the President of the Republic of Kazakhstan, Kassym-Jomart Tokayev, is consistently reflected in the development dynamics of the manufacturing sector and the priorities of state policy.

Global disruptions in logistics chains, which first became particularly acute during the pandemic, have accelerated the development of local production and strengthened intra-regional cooperation in Central Asia, thereby also boosting mutual trade.

Over the past year, there has been tangible progress in the implementation of major initiatives in agro-industrial processing, metallurgy, the production of construction materials, fertilizers, and automotive manufacturing. As a result, industrial zones are becoming clear and reliable entry points for foreign investors seeking to launch large-scale production projects.

In our view, the next stage will involve expanding the participation of small and medium-sized enterprises in the value chain. In this regard, state policy is increasingly focused on the development of small industrial parks as an infrastructural foundation for new production. The government's emphasis on establishing such parks offers businesses ready-made infrastructure integrated with new energy capacities, as well as systems for training technical personnel through branches of international technical universities.

We observe a growing interest from private investors in industrial sites, which is shaping a promising niche within the commercial real estate segment. How effectively this ecosystem can scale remains a key question on the near-term agenda.



GULSHAT SARIYEVA

PARTNER | HEAD OF COUNTRY

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MEMBER OF URBAN PLANNING COUNCIL OF ALMATY CITY

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Special Economic Zones

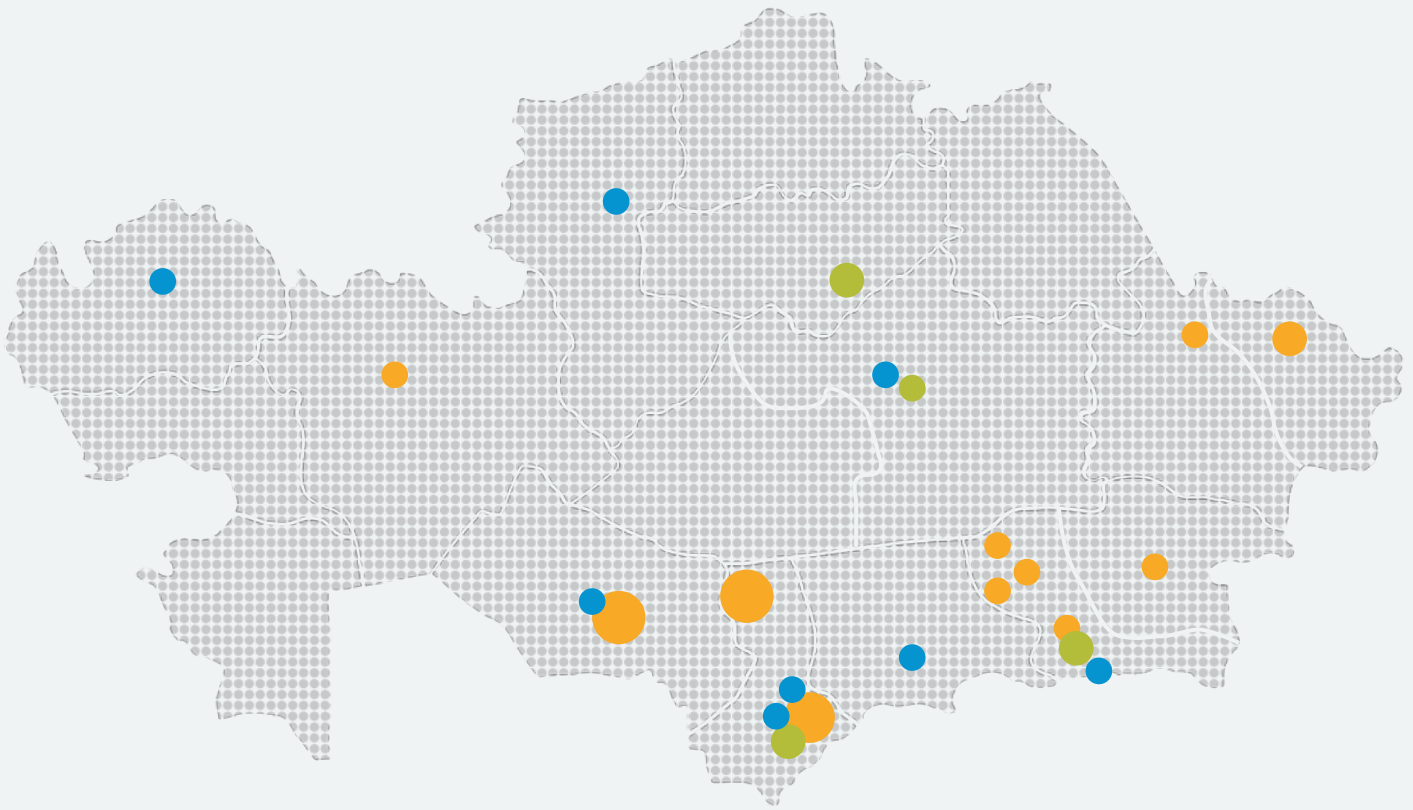
KAZAKHSTAN

Industrial Zone -

a territory equipped with engineering and utility infrastructure, provided to private business entities for the placement and operation of business facilities, including in the fields of industry, the agro-industrial complex, the tourism industry, transport logistics, and waste management, in accordance with the procedure established by the legislation of the Republic of Kazakhstan.

The Law of the Republic of Kazakhstan
“On Special Economic and Industrial Zones”





55

Industrial Zones

Republican
Significance

11

Regional
Significance

35

Private IZ

9

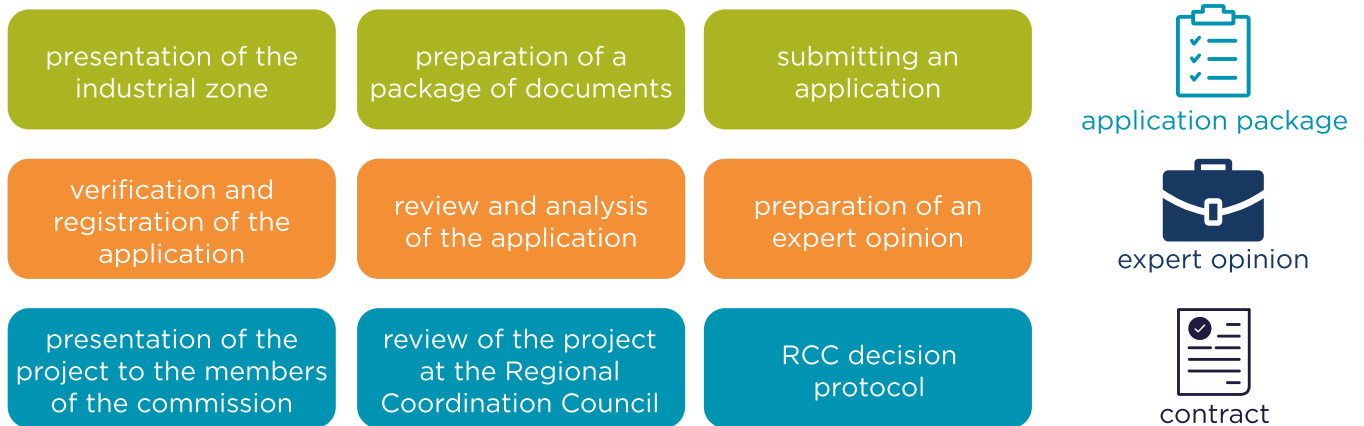
BENEFITS FOR PARTICIPANTS:

- Provision of land plots;
- Provision of ready infrastructure;
- Opportunity for long-term lease or purchase of land plots at cadastral value.

BENEFITS OF INDUSTRIAL ZONES:

- Reduction of infrastructure construction costs;
- Provision of the required capacity of all types of infrastructure utilities;
- Addressing urban environmental issues;
- Creating conditions for the production of competitive goods.

How to become a member of IZ



List of required documentation

1. Application form;
2. Certificate of state registration of the legal entity;
3. Copy of the identification document of the chief executive (head);
4. Copy of the legal entity's charter;
5. Copy of financial statements as of the latest reporting date;
6. Feasibility study of the project;
7. Bank statement on cash flow in the company's bank accounts;
8. Credit report from a credit bureau;
9. Certificate from the state revenue authority confirming the presence or absence of tax and other mandatory payment arrears.

Project selection criteria

- Импортозамещающая или экспортоориентированная направленность проекта;
- Реализация индустриально-инновационного проекта.
- Absence of overdue debts on bank loans, confirmed by an extract from the servicing bank on the movement of money on the applicant's bank accounts and a credit report from the credit bureau;
- Absence of arrears on taxes and other payments to the budget, confirmed by information from the state revenue authority at the place of registration;
- Promotion of similar projects in regions other than the regions of the project;
- Import substitution or export-oriented orientation of the project;
- Implementation of an industrial and innovative project.

Industrial Zone Of Almaty

The Industrial zone of Almaty (IZA) is one of the most active development centers in Kazakhstan. 472 hectares of the entire territory have been allocated for projects, while 213 hectares are occupied by infrastructure.


 726,6
Total Area, ha

 147
Companies

 20 897
Work places

 881 billions
Investments

 40,000
Gas supply, nm³/hour


 2*75
Power consumption, MW

 22,5 thous m³/day
Water supply

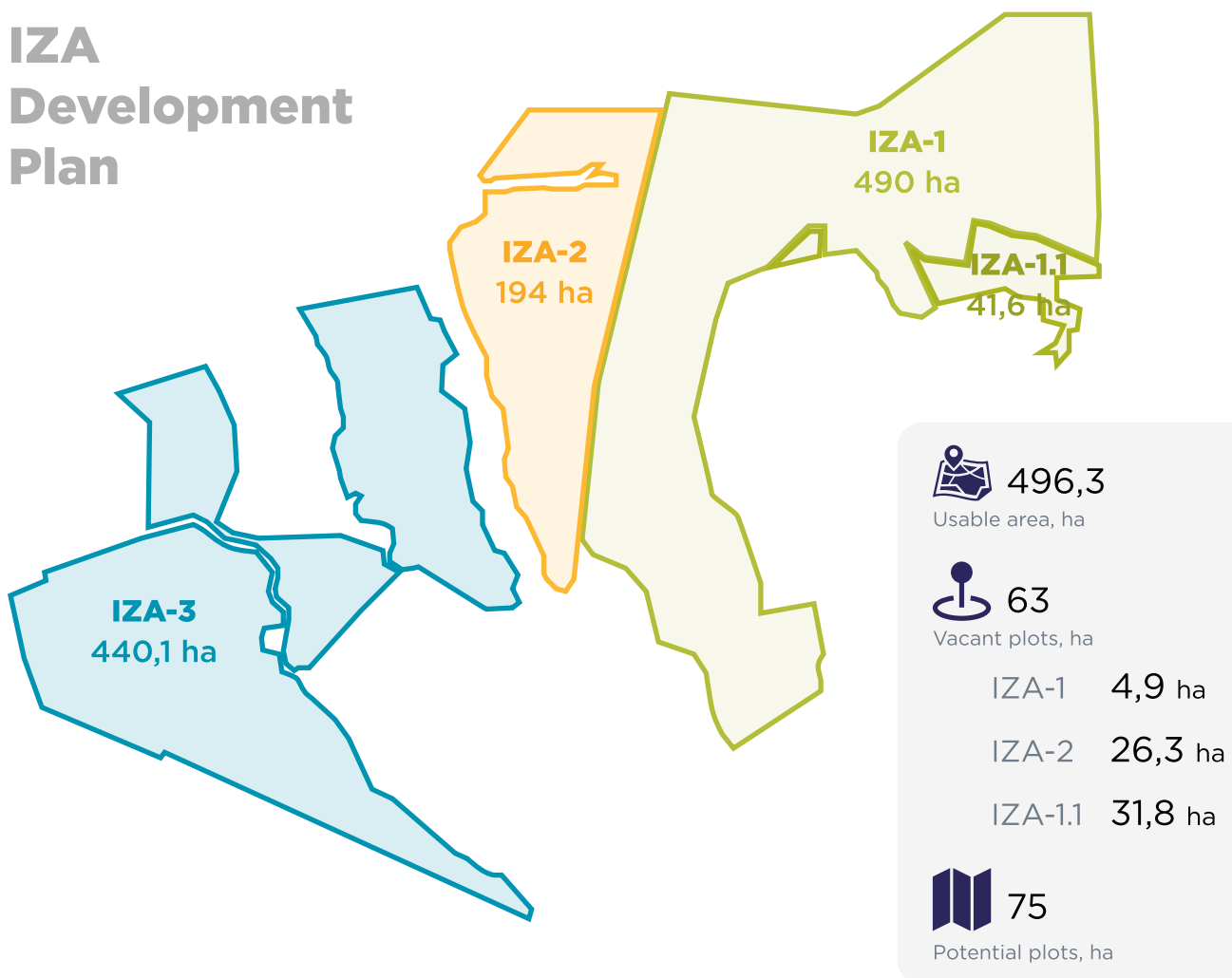
 1,8 mln tn
Railway station

 23 km
Road network

 147
Fiber-optic communication lines

 16 thous m³/day
Household sewage system

IZA Development Plan



2025 RESULTS

14

Projects

225 bln tenge

Total amount

4 922

Work places



6

Industrial enterprises

1. **«Astana Motors Manufacturing Kazakhstan»** - Chinese brand passenger car manufacturing plant;
2. **«Astana Motors Engineering»** - warehouses;
3. **«Kapital Construction»** - factory for the production of reinforcing mesh and profiled pipes;
4. **«Бағдар АТА»** - glass container production plant;
5. **«BLACK BIOTECHNOLOGY»** - construction of a plant for the production of bio-feed additives and fertilizers;
6. **«ALTRA TYRES»** - construction and operation of a factory for the recycling of automobile tires and the production of rubber products;

36,3 thous m²

Total area

4 bln tenge

Investments

800

Work places



8

Small industrial zones

1. «T and M company» (area – 3848 sq.m.).
2. «Corporation M&A» (area – 3137 sq.m.).
3. «IE Bak Daulet» (area – 4443 sq.m.);
4. «ALAESTATE»-3 (area – 4752 sq.m.);
5. «Bayterek-2050» (area – 6246 sq.m.);
6. «D&J Investments & Logistic» (area – 4620 sq.m.);
7. «Mirus Company» (area – 5006 sq.m.);
8. «NN Stroy KZ» (area – 4320 sq.m.);

In 2026, it is planned to launch 8 projects totaling 10.3 billion tenge with the creation of 596 jobs, of which:

4 industrial enterprises:



«CA-International»

production complex for the production of PVC sheets;



«Sapa Industry Group»

factory for the production of ALC panels and gas blocks;



«NarPrint»

factory for the production of household paper products and labels;



«CELKONSAN Stroy»

a plant for the production of metal barrier fences, bridges and road groups, in the amount of 7.7 billion tenge, with the creation of 216 jobs, on an area of 10 hectares;

and 4 Small IZ - nur ai market #1 (area 4,704 sq.m.), Kapstroygroup-T (area 5,000 sq. m.), PromPark (area 6,000 sq.m.), Bak Daulet (2nd project) (area 10,000 sq.m. n.), in the amount of 2.6 billion tenge, with an area of 25.7 thousand square meters. m. n. n., with the creation of 440 jobs, on an area of 5.1 hectares;

Source: Industrial Zone of Almaty <https://indzone.kz/>

INDUSTRY SECTORS



Automotive Industry



Construction Industry



Chemical Industry



Small IZ



Logistics



Agro-industry

SELECTION CRITERIA

The key selection criteria include belonging to priority activities and reaching the minimum investment threshold for the project (over 3 billion tenge per 1 hectare of land).





Источник: Astana Motors

Hyundai Trans Kazakhstan

The Hyundai trans Kazakhstan plant in Almaty, part of the Astana Motors structure, is one of the most significant projects in the automotive industry of Kazakhstan, ensuring the industry's transition from an assembly format to deeper industrialization. The company is located in the industrial zone of the city and covers an area of about 44 thousand sq. m. of production space, which implements a full production cycle, including body welding, painting and final assembly of cars. The presence of these technological stages indicates a higher level of localization compared to traditional large-scale assembly and forms the basis for further development of competencies within the country.

Over the period from 2020 to 2025, the company produced more than 217 thousand vehicles. cars, while only in 2025 the production volume exceeded 52 thousand units. In parallel, the company performs an important socio-economic function, providing employment for about 1,700 people, including qualified engineering and production personnel. Industrial robots have also been designed at the enterprise, 17 units in total, including welding, painting and assembly complexes.



Source: © Tengrinews.kz / Nikita Danilin

The systemic importance of the project is also confirmed at the institutional level: the development of the automotive industry, including Hyundai production, is considered by the state as one of the priorities of industrial policy, and the contribution of Astana Motors to the localization and development of the processing industry is recognized by industry awards. This underlines the role of the enterprise not only as a production site, but also as an element of the formation of an industrial cluster. Localization of production is a key factor in the sustainability of the model. According to Nurlan Smagulov, the development of local production makes it possible to reduce the cost of cars by reducing logistical costs, reducing dependence on imports and currency fluctuations.



Source: © Tengrinews.kz / Nikita Danilin

At the same time, localization is directly related to the export potential of the enterprise. The company considers achieving a localization level of about 51% as a threshold condition for large-scale entry into foreign markets: it is this level that makes it possible to reduce barriers to supply and increase the competitiveness of products abroad. Astana Motors expects that achieving this indicator for Hyundai cars will create opportunities for the systematic development of exports of Kazakhstan cars, primarily to the markets of the EAEU countries and other areas. At the same time, the time frame for achieving this level is estimated in the medium term (around 2030-2031), which underlines the dependence of the export strategy on the depth of localization and development of the automotive component base within the country.

Thus, Hyundai Trans Kazakhstan already acts as a backbone element of the country's automotive industry, with significant production facilities, well-developed infrastructure and a contribution to employment. With further deepening of localization and development of the component base, the company has the potential to strengthen its role not only in the domestic market, but also as a platform for export-oriented production.



Source: Astana Motors



Source: © Tengrinews.kz / Nikita Danilin



Source: Astana Motors

Astana Motors Manufacturing Kazakhstan

The multi-brand automobile plant Astana Motors Manufacturing Kazakhstan is one of the largest projects of the modern automotive industry in Kazakhstan. The company is located in the Industrial Zone of Almaty and is focused on the production of passenger cars of several international brands. The plant combines the production of models from Chery, Changan and Great wall Motor companies, which makes it unique, since these brands have been produced at the same site since the very beginning of operation.

The production capacity of the enterprise is designed for about 120 thousand vehicles per year. The plant has implemented modern technological processes, including welding, body painting and final assembly of cars. To increase efficiency, a high degree of automation is used: a significant part of the operations are performed by industrial robots, and production is organized on a full-cycle basis.

The project has become one of the largest investments in Kazakhstan's engineering industry. More than 200 billion tenge was invested in the creation of the plant, and about 3,600 jobs are provided at the enterprise. The launch of production allowed not only to expand the possibilities of localization, but also to increase the competitiveness of the domestic automotive industry.

An important advantage of the plant is the flexibility of production. The technical justification allows the simultaneous production of several car models and the rapid adaptation of production lines to changes in demand. By localizing and expanding its own component production, the company aims to increase the share of Kazakhstan content and reduce the final cost of cars for customers.



Source: Astana Motors



Source: Astana Motors



Industrial Zones Of Republican Significance

KOSTANAY

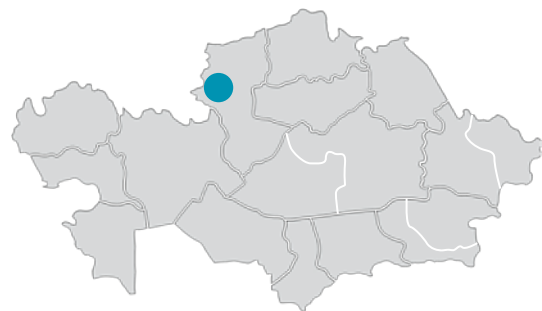
In Kostanay, a small industrial zone is being launched on the site of the former Bolshevichka enterprise, where the furniture and sewing workshops of Bestex have been reconstructed. The project involves investments of around KZT 5.5 billion, and its residents will produce furniture, windows, textiles, printing products, and personal protective equipment. The initiative is expected to create approximately 150 new jobs in the region.

The industrial zone "Kostanay" is an industrial site with an area of 400 hectares, provided with communications intended for development of priority industries, such as Automotive Industry, food and light industry, production of building materials and structures, agricultural equipment.

ADVANTAGES

One of the advantages of the industrial zone is the adjacent developed network of roads and railways with access to the Russian market (the site is adjacent to the international highway Almaty-Yekaterinburg).

- Ready-made engineering and communication infrastructure
- Investment preferences
- Convenient logistics location, highways
- The possibility to buy or rent a land plot
- The provision of office and hotel rooms for rent



INFRASTRUCTURE

Engineering infrastructure includes electricity, gas, water supply, sanitation, telephone, Internet. To create comfortable conditions on the territory of the industrial zone, there is an administrative center, which includes offices, a conference hall, hotel rooms and a dining complex.

- Communication lines – 9.6 km
- Water supply with a diameter of 400 mm (– 5.2 km) and 315 mm (– 2.7 km)
- Water intake structure – 9,950 m³/day
- Railway tracks – 3.7 km
- Highways – 4.5 km

400

Total Area, ha

180.3

Production facilities, ha

197

Vacant place, ha

22.7

Engineering and transport infrastructure, ha

1.3

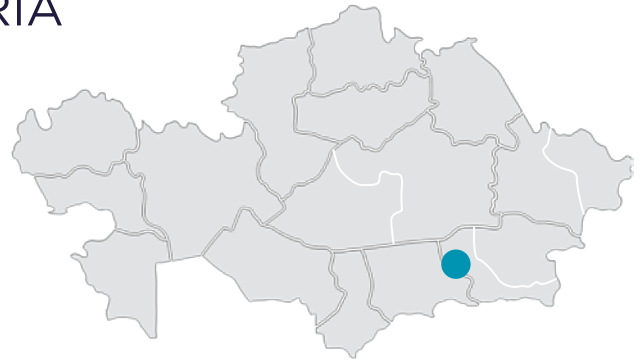
Administrative and household complex, ha

TARAZ

PROJECT SELECTION CRITERIA

- The use of modern technologies and equipment that meet environmental requirements
- Competitiveness in the market and export-oriented products, the absence of analogues in the region
- Availability of sources of project financing in full
- Implementation of an industrial and innovative projects

The land plot is transferred to the participant of the industrial zone for sublease for 25 years, before the project is put into operation, the sublease of the land is free, only the land fee is paid.



41
Total Area, ha

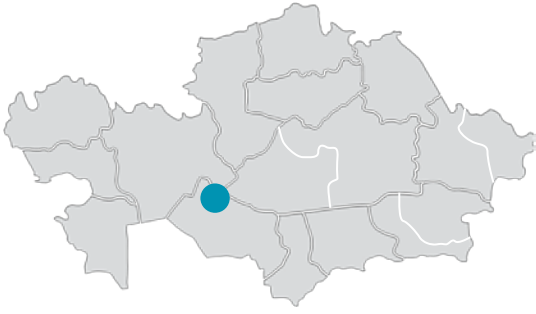
TERMS OF PARTICIPATION

- The state provides infrastructure (railway, highway, gas pipeline, electric line, water supply, etc.) to the border and inside the zone
- Connection to the infrastructure is free of charge; payment for services consumed – by metering devices
- Infrastructure maintenance costs under a separate contract with the operator of the industrial zone
- An investment contract is signed with an indication of the schedule for the implementation of the investment project. For the period of construction of facilities – up to 3 years, the participant rents the land for free, pays only the land tax

PRIORITY ACTIVITIES

- Light industry and furniture production
- Chemical industry
- Production of building materials and other non-metallic mineral products
- Metallurgy, metalworking, mechanical engineering and others

ARAL REGION



10

Total Area, ha

10

Production facilities, ha

22.7

Administrative and household complex, ha

239.8 mln

Investments, tenge

5

Vacant place, ha

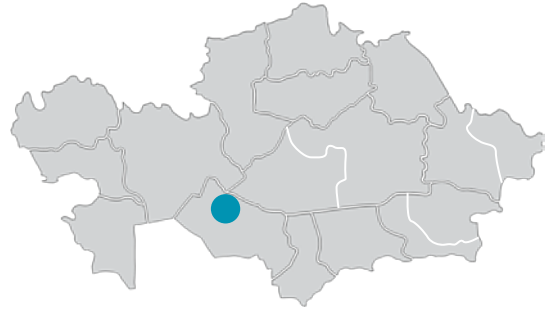
3

Registered participants

100

Jobs created

KAZALY REGION



6.9

Total Area, ha

6.9

Production facilities, ha

5

Administrative and household complex, ha

172 mln

Investments, tenge

2.1

Vacant place, ha

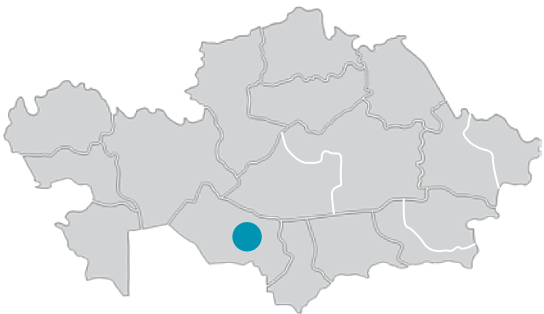
8

Registered participants

67

Jobs created

KARMAKSHY REGION



15

Total Area, ha

15

Production facilities, ha

4.1

Administrative and household complex, ha

239.8 mln

Investments, tenge

10.9

Vacant place, ha

4

Registered participants

48

Jobs created

SHIELI REGION



96

Total Area, ha

96

Production facilities, ha

63

Administrative and household complex, ha

66 billion

Investments, tenge

33

Vacant place, ha

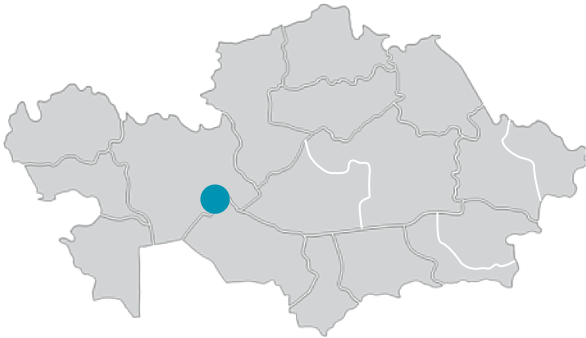
7

Registered participants

438

Jobs created

SHERPIN REGION



22

Total Area, ha

17

Production facilities, ha

12.7

Administrative and household complex, ha

109.5 mln

Investments, tenge

4.3

Vacant place, ha

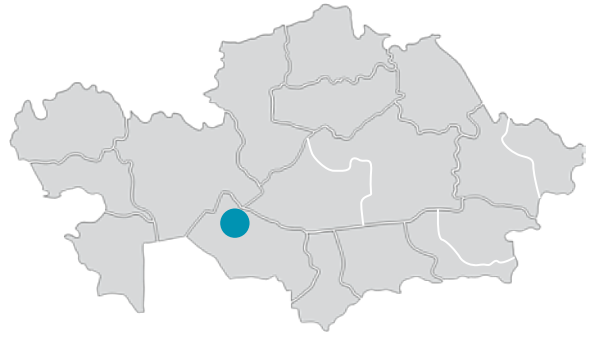
11

Registered participants

54

Jobs created

ONDIRIS REGION



760

Total Area, ha

760

Production facilities, ha

125.2

Administrative and household complex, ha

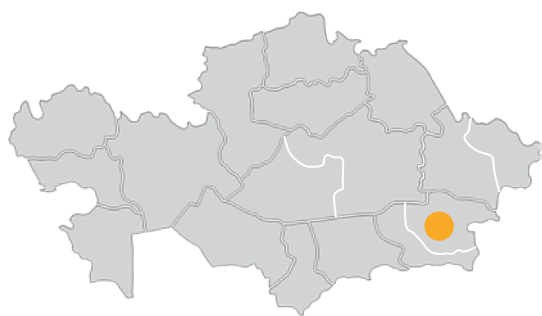
634.8

Vacant place, ha

Infrastructure

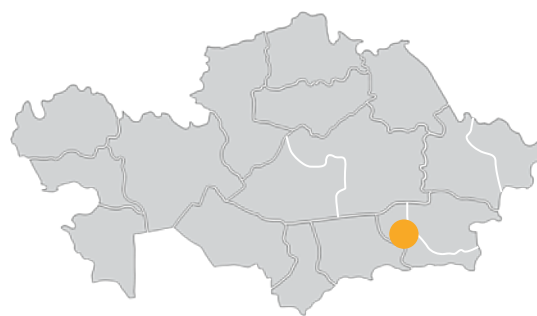
- 10kW power transmission line, 4.5 km long
- Administrative building, an area of 1,256 m² with a land plot of 3.6 hectares
- 1,260 m length water supply and sewerage networks
- Transformation substation

Industrial Zones Of Regional Significance



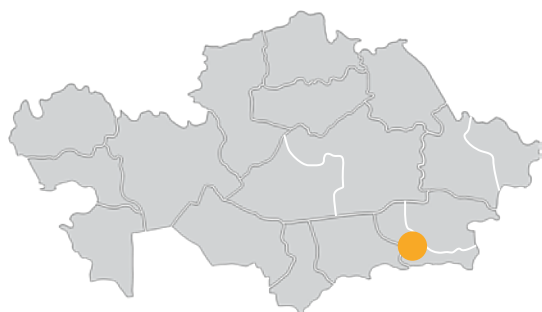
IZ TALDYKORGAN

594.9 Area, ha	9.7 Highways, km
25 Distance to the airport, km	2*40 Power Supply, MW/h
5.4 Railway tracks, km	750 Water Supply m ³ /hour
19.4 Communication networks, km	5,000 Gas Supply, m ³ /hour
no restrictions Priority industries	



IZ KAIRAT

198 Area, ha	4.7 Highways, km
80 Distance to the airport, km	2*12 Power Supply, MW/h
5.9 Railway tracks, km	80 Water Supply m ³ /hour
no restrictions Priority industries	540 Gas Supply, m ³ /hour



IZ BEREKET

535 Area, ha	9.7 Highways, km
75 Distance to the airport, km	2*63 Power Supply, MW/h
5.4 Railway tracks, km	85 Water Supply m ³ /hour
200 Heat supply, Gcal/hr	2041 Gas Supply, m ³ /hour

It is possible to place objects of 3.4 hazard class in accordance with sanitary regulations.
Priority industries

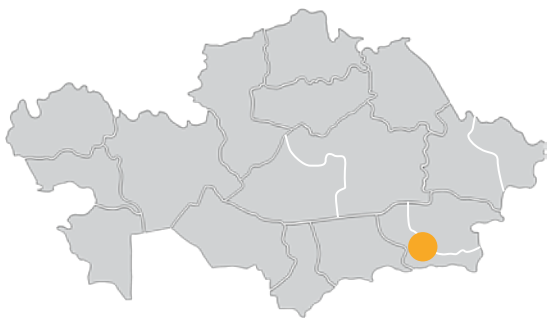
It is planned to build hotels of the international Marriott and Hilton hotel chains in the Almaty region.

The projects will be implemented in the cities of Konayev and Alatau, which are considered promising growth points for tourism and business activity in the region.

The construction of hotels is part of a broader regional development program that includes:

- creation of tourist infrastructure;
- development of resort areas and beaches;
- the implementation of major projects such as sports and tourism complexes and the expansion of resorts.

It is noted that the attraction of international hotel brands will increase the investment attractiveness of the region and will contribute to the growth of tourist and business flow.



IZ KAZBEK BEK



900

Area, ha



12

Highways, km



2*2000

Power Supply, kW/h



8000

Water Supply m³/day



49

Railway tracks,
wagon/day



8000

Drainage, m³/day



80

To Almaty, km



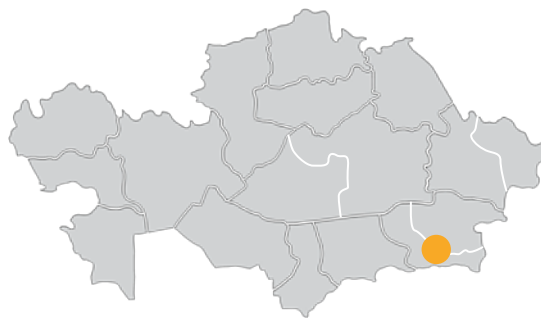
20000

Gas Supply, m³/hour



21

Heat supply, Gcal/hour



IZ SHELEK



244

Area, ha



6

Highways, km



2*63000

Power Supply, kW/h



11500

Water Supply m³/day



10

Railway tracks,
wagon/day



8000

Drainage, m³/day



160

To Almaty, km



6750

Gas Supply, m³/hour



21

Heat supply, Gcal/hour

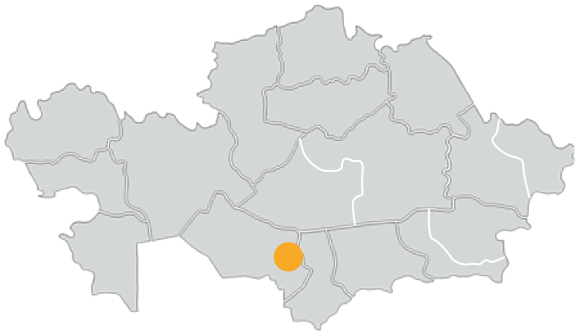
Three manufacturing companies from Almaty are considering the possibility of transferring their activities to the regional industrial zones Kazbekbek, Shelek and Kairat. This step will help reduce the burden on the city and at the same time stimulate the development of suburban areas. According to the Almaty Akimat, the relocation may include: a factory for the production of industrial shut-off valves and pipe fittings, a manufacturer of PVC and aluminum products, as well as a factory for the production of wall blocks.

In total, up to 10 enterprises can be transferred from Almaty to the region as part of a broader agglomeration development plan. At least two new industrial zones will be created to support this process: one for the agro-industrial complex, and the other for the production of building materials and metallurgy. Among the 20 companies identified, several are already planning to relocate over the next 5-10 years.

A large engineering cluster worth more than \$1 billion is being created in the Kairat industrial zone with the participation of the Chinese CSCEC Corporation. The project will include production facilities, logistics centers, a data processing center, as well as residential and hotel infrastructure, with a planned implementation period of three years.

ORDABASY

The Ordabasy industrial zone of the Turkestan region functions as a single dispatch center that optimizes the process of attracting investments to the region by offering customers ready-made sites with prepared infrastructure for doing business.



126.8

Total Area, ha

700,000

Building area, m²

- A gas pipeline with a length of 3,860 p/m with a capacity of 13,000 m³/h
- A railway station, a container platform, 2 gantry cranes with a lifting capacity of 10 and 50 tons, and a temporary storage warehouse are located on the territory of the zone.
- Water supply - 7 artesian wells, 2 pumps with a capacity of 160 m³/h, 5 pumps with a capacity of 110 m³/h
- Steam supply is a boiler room with a capacity of 150 tons of steam per hour.

Construction of the 8-hectare Badam Industrial Park, which will house five new production facilities, has begun in Ordabasi district of Turkestan region. According to the regional administration, similar parks are also planned in the villages of Shubar, Shubarsu and Temirlan, where entrepreneurs will receive land plots with ready-to-use engineering infrastructure. At the same time, the Central Asian Aluminum Company started construction of a 20,000-ton-per-year aluminum profile production plant. It is expected that with investments of about 4.4 billion tenge, about 200 jobs will be created at this facility. In parallel, Global Textile Group is implementing a large-scale project in Maktaaral district, which includes both a textile factory and a logistics center. This complex will be expanded by five more enterprises and is projected to create more than 2,000 jobs, which will significantly strengthen the industrial base of the region.

Along with local initiatives, Kazakhstan is also expanding its network of cross-border industrial and logistics centers to integrate regional production into global value chains. In the Turkestan region, near the Atameken checkpoint, the construction of the Central Asia International Industrial Cooperation Center is underway, the completion of which is scheduled for the end of 2026. Other projects are being implemented throughout the country: an industrial, commercial and logistics complex is being built in Zhambyl region on the border with Kyrgyzstan.; A Eurasian Center is being formed at the Uralsk airport in the West Kazakhstan region; and a Caspian Hub is being developed in the Mangystau region within the framework of the Aktau Seaport SEZ. All these initiatives are designed to fit into international transport corridors and are aimed at strengthening Kazakhstan's transit and industrial potential, as well as creating new opportunities for business expansion and regional development.

AKTOBE

It is located on the Western Europe – Western China highway, 5 km from the city, 97 km from the border with the Russian Federation (Orenburg region).

200

Total Area, ha



- Ready-made industrial infrastructure
- Low energy tariffs
- Flexibility for investors
- Convenient transportation logistics
- Priority industries are oil and gas refining; chemical industry; production of building materials; transport logistics; services for Aktobe enterprises; oil and gas service; oil and gas engineering; mining and metallurgical complex

To date, 17 projects in the chemical and construction industries have been implemented in the Industrial Zone of Aktobe region with a total investment of 31.85 billion tenge, which create 634 jobs on an area of 57.4 hectares.

In 2024-2025, investments worth more than 85.7 billion tenge were attracted. Among the major projects are the Chemical Synergy Qazaqstan plant, designed to produce 15,000 tons of ethylenamine per year, and the Aktobe porcelain stoneware and ceramic tile factory Zerde-Ceramics.

Currently, 10 more projects are being developed in metallurgy, petrochemistry and the construction industry with planned investments of 88.3 billion tenge and the creation of 807 jobs on 79 hectares of land.

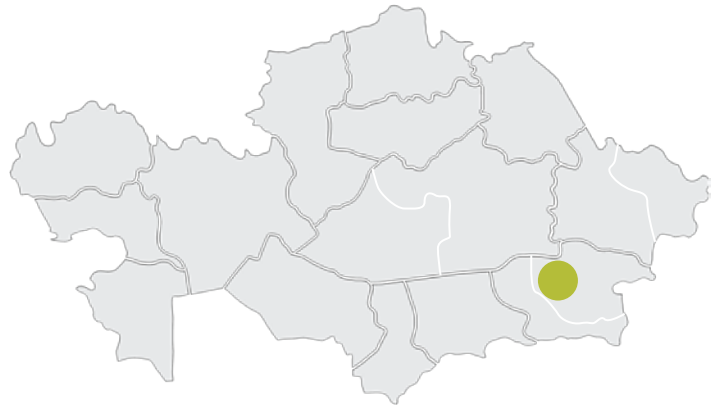
The industrial zone is becoming an increasingly attractive platform for both domestic and foreign investors, contributing to the socio-economic growth of the region and supporting the development of urban infrastructure.

Private Industrial Zones

DAMU

It was founded in 2008 and is one of the largest industrial territories in the Republic of Kazakhstan. The industrial zone contains production and infrastructure facilities and warehouses created for the development of entrepreneurship, both for Kazakhstani and international companies.

The park is conditionally divided into 2 parts: industrial and logistics. The industrial zone has all the necessary transport and engineering infrastructure. The park has excellent geolocation along the Almaty-Zhetygen highway and near the Western Europe - Western China transport interchange. Almaty City and the airport are a 20-minute drive away. All necessary utilities have been installed in the park. The park's territory is occupied by 75%.



The land plots were acquired by such large companies as:

- Wilo
- Galanz Bottlers
- Volvo
- Danone
- Food Town
- Shin-Line
- ArLine
- Mustang Farbe и другие

210
Total Area, ha

 more than
300,000
Warehouse Class A, m²

 **15**
Railway tracks, km

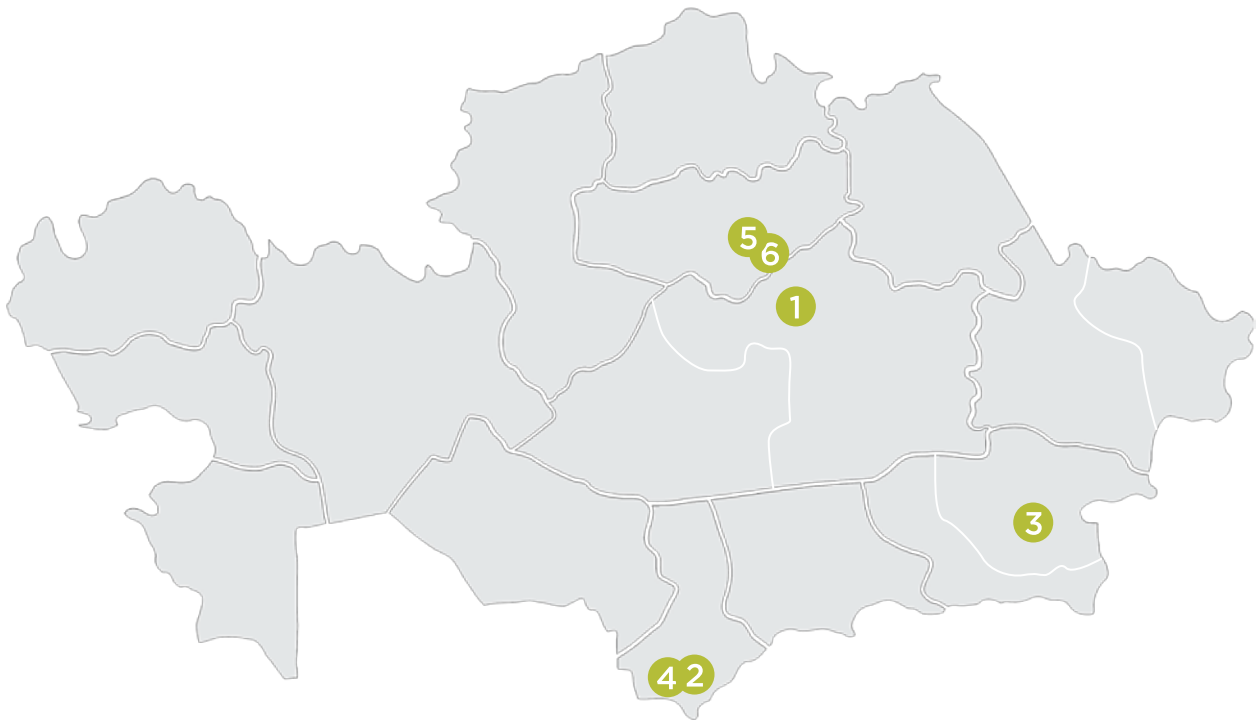
 **9-12**
Ceiling height, m

 **+18 to -25**
Temperature range

 **17.8**
Container terminal area, ha

- Automated warehouse
- WMS Management System
- Full range of services (outsourcing)
- Rental of warehouses, outdoor areas, office premises





QAZ CARBON

The industrial zone "Qaz Carbon," registered in the Karaganda region in 2021, includes a coke production plant, a foundry, a ferroalloy production facility, and a coal enrichment factory. This zone concentrates all the company's capacities, allowing for optimization of production and logistics costs.

STANDARD

The "STANDARD" zone in Shymkent was registered in 2021, but full-scale operations have yet to begin. The industrial zone is aimed at small and micro-businesses, offering residents access to loans on preferential terms. The zone is being developed on the site of the former Shymkent Lead Plant.

175 000

Total Area, m²

TEPLICHNIY RAY

The agro-industrial zone "Teplichnyi Rai" in Shymkent was added to the registry in 2021, but its development has faced challenges. Launched in 2020, the project was intended to create greenhouse complexes but has encountered legal difficulties and a lack of infrastructure. Currently, the status and future of the project remain uncertain.

KOYANDY

The industrial zone "Koyandy," located in the Akmola region and registered in 2022, is industrial site supported by the government, including enterprises producing food and beverages. Despite state support, the zone faces financial difficulties, and its development is progressing slowly.

68

Total Area, ha

DOSTYK GATE

The private industrial zone "DOSTYK GATE" in the Zhetysu region, added to the registry in 2022, is being developed with private investment. This zone is linked to a transshipment terminal on the Kazakhstan-China border, fostering the development of logistics and production capabilities in the region.

BIRLIK

The special industrial zone "Birlik" in Astana, registered in 2024, is a newly established zone with special conditions for applying international construction and production standards. The management company, registered in the Astana International Financial Center, has a broad specialization and is a member of the Association of Logistics and Industrial Parks. Information about the residents and activities of the zone is currently limited.

116

Total Area, ha

EVOLUTION PARK

A modern industrial park in Astana, developed through a partnership between private investors and the Industrial Development Fund. The project is designed as a high-tech platform offering ready-built production infrastructure for tenants.

GENERAL OVERVIEW

The complex is located in the city's industrial district, close to major transport corridors and logistics hubs, ensuring convenient access to suppliers, target markets, and workforce resources.

The minimum leasable unit starts from 250 sq m, with scaling options available, making the park a flexible solution for accommodating various types of manufacturing operations.

KEY FEATURES:

- a strong focus on tenants rather than solely on production placement;
- turnkey premises ready for immediate launch from day one without additional capital investment;
- resident support services and integration with state industrial support measures;
- creation of a professional industrial business community.

As a result, the project combines the market flexibility of the private sector with the industrial support instruments of the state.

Among the key characteristics of Evolution Park are a comprehensively planned site layout tailored to tenants' operational needs, as well as fully integrated engineering infrastructure already installed within the premises.

THE PARK IS DESIGNED FOR A WIDE RANGE OF INDUSTRIES:



metalworking and manufacturing of components



woodworking and furniture



light industry (garment manufacturing)



chemical and packaging production



Source: Evolution Park <https://evolutionpark.kz>

Special Economic Zones of Kazakhstan

There are various measures of state support for business in Kazakhstan, one of which is special economic zones.



16

Special Economic Zones

FEZ preferences



Tax benefits:

- Corporate income tax
- Land tax
- Property tax



Customs preferences:

- Exemption from customs duties on import



Land plot with infrastructure:

- Provision of a free land plot for the entire period of the FEZ's existence
- Available infrastructure
- Priority right to purchase land



Simplified procedure for hiring foreign labor

- For projects with investments exceeding 1 million MCI, the attraction of foreign labor is carried out outside quotas and without permits from employers to attract foreign labor

Special economic zones (SEZs) are one of the key instruments of Kazakhstan's industrial policy aimed at diversifying the national economy and attracting foreign direct investment. The main task of the FEZ is to create a favorable ecosystem for the development of high-tech and manufacturing industries.

INDUSTRY SPECIALIZATION AND GOALS

The strategy of SEZ formation in Kazakhstan is based on the creation of territorial clusters with a special legal regime. The key goal is to stimulate innovation through technology transfer and the creation of high-value-added products.

PRIORITY AREAS OF ACTIVITY INCLUDE:



petrochemistry and chemical industry;



logistics and transport;



pharmaceuticals;



Information technology;



metallurgy;



tourism, etc.

INSTITUTIONAL FEATURES AND REGIONAL CONTEXT

An important feature of the Kazakh model is a clear separation between Special Economic Zones (SEZs) and industrial zones (IZs).

- SEZs are mainly focused on exports and high-tech projects, offering participants a wide range of tax and customs preferences.
- IZs focus on providing businesses with ready-made engineering infrastructure to launch production.

In other Central Asian countries, such a division is often absent, and a single FEZ format prevails, combining the functions of an infrastructure site and preferential treatment. The Kazakh model is more specialized, which allows the state to provide targeted support to priority industries.

THE COURSE OF TRANSFORMATION

According to the instruction of the Head of State given in February 2026 following an expanded Government meeting, a large-scale transformation of the FEZ development model has been initiated. The main vector of changes is aimed at increasing their effectiveness.

Investment contracts providing preferences and guarantees for investors are a separate tool for attracting investments.

An investment contract is an agreement for the implementation of an investment project concluded between an investor and an authorized investment authority. This document provides for investments in the country's economy and the provision of certain investment preferences by the state. Depending on the scale, goals, and status of the investor, the legislation identifies three main categories of projects, each of which regulates its own terms and benefits.

1. INVESTMENT PROJECT

This is a basic category that covers a range of measures to create new industries, as well as expand or upgrade existing production facilities for goods, works and services. This category also includes projects implemented within the framework of public-private partnerships, including concessions. Terms of service:

- Implementation of the project within the framework of priority activities, the list of which is approved by the Government of the Republic of Kazakhstan.
- Conclusion of a contract with a legal entity of the Republic of Kazakhstan.

Benefits provided:

- Exemption from customs duties on the import of technological equipment and its components for a period of up to 5 years.
- Exemption from customs duties on spare parts for a period of 3 to 5 years, depending on the volume of investments in fixed assets.
- Exemption from customs duties on raw materials for a period of 5 years from the date of commissioning of fixed assets.
- VAT exemption on imports of raw materials and supplies under an investment contract for up to 5 consecutive years.
- Government grants in kind, which represent the transfer of property for temporary use with subsequent gratuitous transfer to ownership when fulfilling obligations. The grant amount should not exceed 30% of the investment in fixed assets.

2. INVESTMENT PRIORITY PROJECT

This category of projects is aimed at stimulating large-scale investments in key sectors of the economy and the creation of high-tech industries.

Conditions and thresholds for investments in MCI:

- Creation of new production facilities: investments in the amount of at least 2,000,000 MCI.
- Food and light industry: lowering the threshold to 1,000,000 MCI.
- Tourism: at least 200,000 MCI in priority tourist areas.
- Hotels: at least 1,000,000 MCI, provided they are located outside the capital and cities of national significance, have a 3-5 star category and an international network franchise.
- Expansion and renewal of production facilities: investments of at least 5,000,000 MCI.

Benefits provided: In addition to all the benefits of a regular investment project, priority projects receive significant tax breaks:

- CPI: 100% reduction for up to 10 years for new production facilities and up to 3 years for expansion of existing ones.
- Land tax: 0% rate for up to 10 years.
- Property tax: the rate is 0% for a period of up to 8 years.
- The right to attract foreign labor outside quotas and without permits.

3. SPECIAL INVESTMENT PROJECT

This type of project is implemented on the basis of a special investment contract and is intended for specific market participants.

Terms of service: The investor must meet one of the requirements:

1. Be a member of a special economic zone.
2. Be the owner of a vacant warehouse.
3. To conclude an agreement on the industrial assembly of motor vehicles.

Benefits provided:

- Exemption from customs duties on raw materials and materials as part of finished products upon completion of the customs procedures of the FEZ or free warehouse.
- Exemption from VAT on the import of goods as part of products manufactured in the FEZ or in a free warehouse.
- VAT exemption for sales of consumer electronics produced in the FEZ or in a free warehouse.

CONCLUSION AND GUARANTEES

The contract signing process is automated and is carried out through the e-government portal. The State guarantees the stability of the terms of the concluded contracts, with the exception of changes related to national security, healthcare and the turnover of excisable goods. In case of non-fulfillment of obligations, the investor is obliged to return the provided preferences and pay the unpaid taxes and duties to the budget.

Marine Logistics

Kazakhstan's marine logistics activity in the Caspian Sea region serves as a strategic gateway connecting Central Asia with Europe, the Caucasus, and the Middle East.

Key ports such as Aktau and Kuryk have undergone significant upgrades to enhance multimodal connectivity, resulting in record cargo throughput of 7,333.1 thousand tonnes by 2024. The Middle Corridor remains a primary focus, with cargo volumes through the Mangistau Region increasing by 20% to 2.5 million tons recently.

Strategic development is further evidenced by the Kuryk Multifunctional Port Complex, a \$1.1 billion project designed to establish a high-tech transshipment cluster using advanced digital solutions like TOS and EDI. This project, set for full commissioning by 2028, aims to streamline cargo flows between Asia and Europe while creating approximately 800 permanent roles.

The sector faces a critical risk from the declining level of the Caspian Sea, which fell to a record low of -29 meters by mid-2025. Reduced berth depths to 4.9 meters have forced cargo ships to operate at roughly 25% under capacity, thereby increasing transportation costs and lowering profitability. Long-term projections suggest the sea level could drop by 9-18 meters by the end of the century, potentially reducing the water body's area by over 25%.

Consequently, expanding port capacity and implementing dredging projects are essential to maintain freight flows despite these natural challenges. Effective management requires coordinated regional action among littoral states to ensure the stability of the international trade system.



IMPORT AND EXPORT THROUGH REGIONAL PORTS (AKTAU, KURYK, BAUTINO)

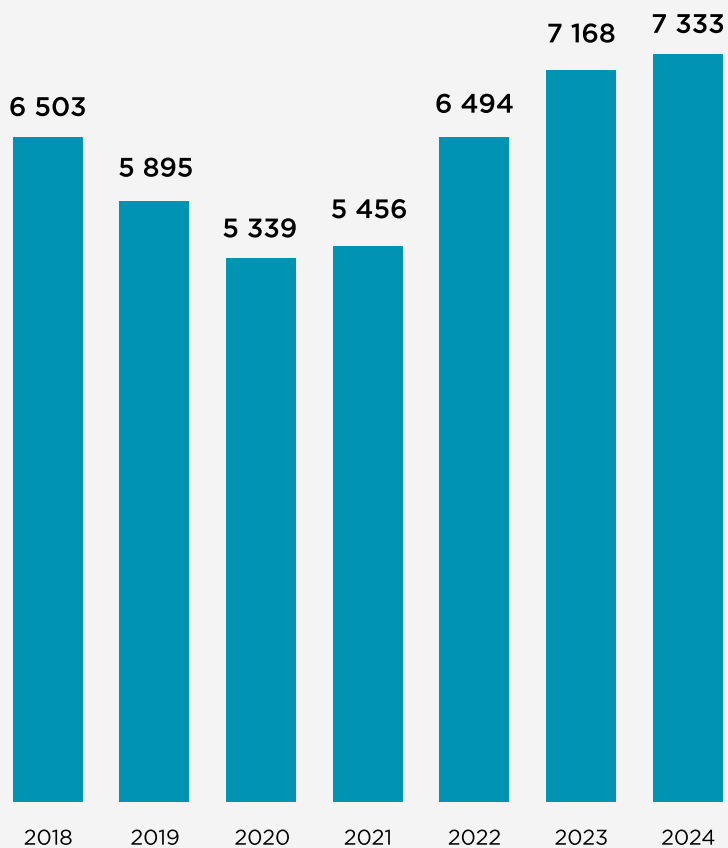
Over the past seven years, the region's maritime transport sector has demonstrated strong resilience and a clear transition to a trajectory of record growth.

At the beginning of the reviewed period, in 2018, cargo throughput amounted to 6,502.6 thousand tonnes. By 2020, the sector experienced a decline, reaching the lowest level of the entire period at 5,338.8 thousand tonnes, reflecting the impact of crisis-related factors.

Starting from 2021, a stable annual increase in cargo volumes has been observed. By 2024, total cargo throughput reached a historical maximum of 7,333.1 thousand tonnes. As a result, the growth in handled cargo volumes from the crisis year of 2020 to the end of 2024 exceeded 37%.

By 2024, total throughput had not only fully recovered from the 2020 downturn but also surpassed the pre-crisis 2018 level by 12.7%. This indicates a significant expansion of logistics capacity, improved operational efficiency, and increased port activity within regional and international transport corridors.

TOTAL CARGO THROUGHPUT (THOUSAND TONNES)



Source: dknew.kz



Source: portaktauz.kz

UZBEKISTAN

The free economic zones of Uzbekistan are an important instrument of state policy aimed at accelerating the development of industry, attracting foreign investment and introducing modern technologies. The creation of favorable business conditions, tax and customs privileges, as well as the development of necessary infrastructure contribute to the location of new production facilities and the expansion of the country's export potential. Today, FEZs play a significant role in diversifying the economy of Uzbekistan, increasing the competitiveness of domestic products and creating new jobs.



Development Of Industrial Zones



843

Total number of industrial zones



41

Special economic zones



32

Technopark



417

Small industrial areas



353

Industrial cluster



11 952.1

Total area of industrial zones, ha

The volume of industrial production in the FEZ

45 151,8 bln sum

The volume of industrial production in the SIZ

13 402,5 bln sum

The volume of industrial production in Clusters

31 639,1 bln sum

Compared to 2024

+ 42%

The volume of industrial production in Technoparks

1 695,9 bln sum

52%

Occupied area of the FEZ

5 786

 ha

Available land area in the FEZ

Free Economic Zones



- | | |
|-------------------|--------------------------------|
| 1. "Navoi" | 12. "Kosonsoy-pharm" |
| 2. "Angren" | 13. "Sirdarya-pharm" |
| 3. "Jizzakh" | 14. "Boysun-pharm" |
| 4. "Urgut" | 15. "Bustanliq-pharm" |
| 5. "Gijduvan" | 16. "Parkent-pharm" |
| 6. "Kokand" | 17. "Andijan-pharm" |
| 7. "Namangan" | 18. "Charvak" |
| 8. "Hazarasp" | 19. "Balik ishlab chikaruvchi" |
| 9. "Termez" | 20. "Bukhara-Agro" |
| 10. "Nukus" | 21. "Chiroqchi" |
| 11. "Zomin-pharm" | 22. "Sirdare" |

Priority industries

The priority areas include mechanical engineering and metalworking, the chemical industry, textile and clothing production, pharmaceuticals and medical equipment production, agricultural processing and the food industry, as well as logistics, packaging, energy equipment and high-tech industries.

At the same time, each FEZ has its own industry specialization and investment priorities. For example, the Navoi Industrial and logistics zone is focused on the development of production and logistics projects with high added value, due to its location near the international airport and key transport corridors. Projects in the field of industrial production, mechanical engineering, logistics and export-oriented processing receive the most support in this zone.

In recent years, Uzbekistan has implemented a consistent policy of economic liberalization and improvement of the investment climate, including simplification of administrative procedures, development of infrastructure and expansion of mechanisms of state support for investors.

Tax and customs benefits

FEZ participants are provided with a set of tax and customs preferences aimed at reducing the investment burden and stimulating the localization of production.

Tax benefits may include exemption or reduction of rates for such types of taxes as property tax, land tax and other mandatory payments. The duration of benefits, as a rule, varies from 3 to 10 years and depends on the volume of investments, the industry and the strategic importance of the project.

In some cases, additional preferences may be provided under investment agreements, including income tax benefits. The specific conditions are determined individually and fixed in the investment contract.

In addition, mechanisms for optimizing working capital are provided for FEZ participants, including the possibility of deferring or paying value-added tax in installments when importing equipment, raw materials and components.

Customs preferences

FEZ participants are exempt from paying customs duties (except for customs clearance fees) upon importation:

- technological equipment not manufactured in the Republic of Uzbekistan;
- raw materials, materials and components used for the production of export-oriented products;
- construction materials imported as part of the investment project.

The lists of goods and conditions for granting benefits are determined in accordance with current legislation and approved regulatory documents.

Infrastructure and government support

The state provides assistance to FEZ participants in connecting to engineering and communication infrastructure, including electricity, water, gas, and transport logistics. The connection is carried out within the framework of approved zone development projects and investment agreements.

Additionally, investors are provided with administrative support based on the "single window" principle, which significantly reduces project implementation time and operational barriers.

PROCEDURE FOR CONSIDERATION AND APPROVAL OF INVESTMENT PROJECTS IN THE TERRITORY OF FREE ECONOMIC ZONES

1. The selection of investment projects for placement in the FEZ is carried out in accordance with the Regulation on the Procedure for Selecting Investment Projects for Placement on the Territory of the FEZ and Registration of FEZ Participants (hereinafter referred to as the Regulation), approved by Cabinet of Ministers Resolution No. 29 dated January 16, 2018.
2. The decision of the administrative councils on the implementation of the project on the territory of free economic zones is made only if there is a positive conclusion of the State Unitary Enterprise "Center for Integrated Expertise and Import Contracts under the Ministry of Economy and Industry of the Republic of Uzbekistan" (hereinafter referred to as the Center) on business plans or feasibility studies of the projects being implemented.
3. The deadline for issuing the Center's opinion on business plans or feasibility studies of ongoing projects should not exceed twenty calendar days. The total period for consideration by the administrative councils of investment applications for the placement of production on the territory of free economic zones should not exceed thirty calendar days, including the process of obtaining the Center's opinion, in accordance with Decree of the President of the Republic of Uzbekistan "On measures to further improve the system of coordination and management of free economic zones" dated December 21, 2018 No. PD-5600.

That is, the investor submits to the Directorate of the FEZ a completed investment application for the placement of production on the territory of the FEZ with the following documents attached:

- information on the availability of state registration of a legal entity (investor) or another document confirming the activities of this investor;
- business plan of the proposed investment project;
- information confirming the investor's experience in the relevant field and/or the implementation of similar investment projects (if any);
- information about the financial and economic activities of the investor over the past three years.

All documents are submitted by the investor to the Directorate with a translation into the official or Russian language, certified in accordance with the established procedure. The investor is responsible for the accuracy of the submitted information and documents.

The Administrative Council reviews the submitted investment applications and business plans and, based on the results, decides on the possibility of implementing the project on the territory of the FEZ, the need to finalize the submitted documents, or the inexpediency of implementing the investment project on the territory of the FEZ.

2. The business plan submitted to the Directorate should reflect the following basic information:

information about the establishment of a legal entity (hereinafter referred to as the applicant) or its founders, their experience in the relevant field and the implementation of similar investment projects;

the number of jobs created, indicating the sources of staff recruitment (local — college graduates, persons sent by the employment service, employees of other organizations, as well as attracting specialists from abroad);

the name, specifics and volumes of the products planned for production;

estimated prices and sales markets of products, indicating the volume of supplies to domestic and foreign markets;

marketing research of the internal and external sales markets of the planned products;

availability of a raw material base and guaranteed opportunities to provide raw materials for the period of implementation of the investment project with a separate indication of local and imported materials and components;

calculations of the level of localization of production and changes in the commodity position of the final product according to the HS code of the Republic of Uzbekistan (2017 version) compared with the raw material at the level of one of the first four characters;

logistics and transportation of resources and finished products necessary for production;

the necessary volumes and parameters of engineering and communication support (electricity, natural gas, drinking and industrial water, sewerage, roads) for the implementation of the investment project and stable operation of production;

the presence of industrial emissions, indicating the types and volumes of gaseous, solid and liquid waste;

the approximate size of the required area for the rational placement of production;

preliminary layout of the production, indicating the location of the main production workshop, equipment and production line, administrative building, warehouses and other auxiliary facilities;

description of the production technology (taking into account environmental requirements) with a list of technological equipment, manufacturers, suppliers and countries;

the characteristics of the technological equipment planned for use, as well as the management system used in the investment project that meets international standards;

estimated volumes, types and timing of investments, sources of financing and expected collateral in case of loan attraction;

financial and economic calculations and indicators of the economic efficiency of the investment project.

The Directorate reviews the submitted investment application and the documents attached to it within 2 working days for compliance with the requirements of paragraphs 6 and 7 of the Regulation approved by Cabinet of Ministers Resolution No. 29 dated January 16, 2018.

Investment applications submitted in violation of the requirements of paragraphs 6 and 7 of the said Provision are returned to the investor without consideration, indicating the identified deficiencies.

KYRGYZSTAN

Kyrgyzstan's free economic zones are one of the mechanisms for stimulating investment activity, developing industrial production and expanding the country's foreign economic relations. The FEZ's activities are aimed at creating new enterprises, developing export-oriented industries, introducing modern technologies and creating additional jobs, which has a positive impact on the socio-economic development of Kyrgyzstan.



Free Economic Zone

At present, five Free Economic Zones are operating in Kyrgyzstan: Bishkek, Maimak, Naryn, Karakol, and Leilek.

The government has established a relatively liberal legal framework aimed at protecting the rights of foreign investors. The key principles of the country's investment policy, designed to improve the investment climate and stimulate both domestic and foreign investment, are set out in the Law "On Investments in the Kyrgyz Republic," which governs relations between the state and investors. Foreign investors are granted national treatment, meaning they receive the same rights as Kyrgyz legal entities and individuals. They are also entitled to freedom of movement throughout the country, except in areas subject to special access regimes established by law.

The law further guarantees non-interference by the state in investors' business activities, except in cases expressly предусмотрено by legislation. Officials who violate these principles are held liable in accordance with the law.

Investors operating in priority sectors of the economy and social sphere in certain regions of the country may receive incentives under state development programs. Long-term investments are permitted in any form and in any type of activity not prohibited under Kyrgyz law, including licensed activities in accordance with the licensing legislation.

Additional incentives are available for investors in so-called preferential settlements. To promote industrial development, amendments were introduced to the Tax Code, after which the government approved measures for the application of tax incentives in 2019. Under these decisions, all cities in the country except Bishkek and Osh, as well as selected settlements designated as "growth points" and rural municipalities receiving equalization transfers from the state budget, were classified as preferential territories.

Priority industrial activities eligible for tax incentives, as well as a standard investment agreement, include:

- innovative industrial production;
- light and food industries;
- electric power generation;
- agricultural product processing;
- assembly manufacturing;
- export-oriented enterprises.

An enterprise is considered export-oriented if it was registered after January 1, 2019, and exports at least 50% of its output for six consecutive months.

New enterprises operating within the above-mentioned priority sectors in preferential settlements are exempt from property tax, land tax, corporate income tax, and sales tax.

The basis for granting tax incentives is an investment agreement concluded between the investor and the local self-government authority for a term of five years. Under this agreement, the investor undertakes to create jobs, invest an agreed amount into production, and ensure a specified level of revenue. Upon expiration of the five-year term, the agreement may be extended.

Kyrgyzstan's Free Economic Zones continue to actively attract investment and promote industrial development. From 2022 to September 2025, the total volume of attracted investment exceeded KGS 5.1 billion, while budget revenues reached KGS 10 billion. Currently, more than 330 enterprises operate within the FEZs, including high-tech manufacturing facilities focused on exports and import substitution.

Cooperation with major digital platforms also plays an important role in supporting entrepreneurship. In particular, Wildberries signed an agreement with Bakai Bank and the Russian-Kyrgyz Development Fund. The partnership is aimed at supporting small and medium-sized enterprises, promoting women's entrepreneurship, and unlocking the country's export potential through the participation of local businesses in cross-border e-commerce.

Under the agreement, entrepreneurs are provided with training and assistance in entering the marketplace, including product promotion. The Development Fund offers organizational support, while the bank provides preferential financing.

The development of logistics infrastructure is concentrated around Bishkek. Key projects include the large Wildberries logistics center with an area of 300,000 sq m, the northwestern "Manas" cluster, the border project "Kokcho-Koz," and the southern multifunctional customs and logistics center Global Hub with an area of 137,000 sq m. These projects are expected to create hundreds of jobs and strengthen Kyrgyzstan's position within the Eurasian transport corridor network.

The growth of the logistics sector is closely linked to the country's participation in international transport initiatives. Kyrgyzstan is actively developing routes connecting China and Europe through Central Asia, while modernizing infrastructure and customs procedures. In this context, the Global Hub project near Bishkek will become an important link: it includes modern warehouse capacity of approximately 120,000 sq m, cargo handling and sorting zones, refrigerated facilities, and environmentally friendly service stations for electric transport.

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