

Moldova HiTech Park

National Strategic Innovation District – Investment Opportunity

THE VISION: Moldova HiTech Park is the new national flagship innovation district, designed to serve as Moldova's deep-tech engine and regional nearshoring hub. With a highly competitive fiscal regime, special legal protections, and strategic EU alignment, it offers investors a unique opportunity to shape Eastern Europe's next major technology cluster.

Management and Contacts:

Moldova HiTech Park Ltd;

Shareholders: Government/Agency of Public Property, Chisinau Municipality, Stauceni City, Moldova Technical University, Medical & Pharmaceutical State University

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OPPORTUNITY OVERVIEW

Project Size

€200M landmark national strategic project, approved through Special Law 206/2025, ensuring long-term regulatory stability until 2052.

Campus Design

50-hectare national innovation district in Stăuceni, metropolitan Chişinău, integrating:

- Deep-tech R&D labs: AI, microelectronics, med-tech, cybersecurity
- University-linked innovation and prototyping facilities
- Data center & cloud-edge infrastructure
- Co-working, venture studios, residential and mobility components

Production / Output

- 21,600+ high-value jobs and €1B turnover by 2035
- 15,000 STEM graduates by 2035
- New IP, startups, research outputs, and high-tech exports
- Strong real estate yield + R&D commercialization pipeline

Specialization



Artificial Intelligence

Smart solutions that accelerate research, business performance, and innovation.



DeepTech

Advanced technologies that drive scientific progress and transform core industries.



HealthTech

Digital and medical innovations improving healthcare delivery and human wellbeing.



Cybersecurity

Trusted infrastructure ensuring safe digital operations and resilient online environments.



EnergyTech

Innovative solutions advancing clean energy, efficiency, and sustainable power systems.



Createch

Creative technologies powering digital content, design, and immersive experiences.

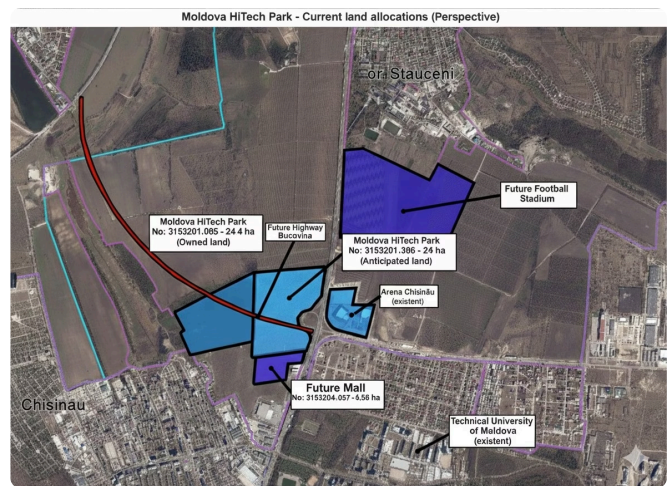
Investment Model

Private equity + IFIs (EBRD, EIB, WB) + Government of Moldova (land, special legal regime, fast-track permitting).

Part of Moldova’s €1.9B EU Growth Plan investment pipeline.

Location

Prime urban extension of Chişinău—7 km from downtown, adjacent to National Arena, Technical University, major residential zones, and upcoming mall; fast connectivity to airport and logistics corridors (on M2 Chisinau ring road and R6 national road)



VALUE PROPOSITION

Strategic Value for Investors

Moldova HiTech Park is a landmark €200M national innovation district, established through a special law, positioning Moldova as Eastern Europe’s next-generation deep-tech corridor. The 50-hectare campus combines a premium metropolitan location, world-class R&D infrastructure, a highly competitive fiscal regime, and Moldova’s rapid EU integration—delivering strong commercial returns across tech real estate, R&D infrastructure, and venture capital.

Investment Attractiveness

Special Law Ensures long-term regime stability and predictable incentives.	Competitive Tech Fiscal Regime Europe's most competitive tech fiscal regime: 7% flat IT Park tax replacing major taxes and guaranteeing stability to 2035.	Tax Incentives 0% tax on reinvested profit (SMEs), and state aid up to 60% for manufacturing investments.
Market Access 51 double-tax treaties and fully tariff-free access to the EU Single Market (DCFTA).	Operating Costs 60–70% lower operating costs than Western Europe with strong engineering talent.	Growing ICT Sector ICT is Moldova's fastest-growing export sector (7% of GDP, \$1B turnover expected 2025), with rising demand for nearshoring of R&D and secure digital functions.
Real estate Land and/or space rental price up to three times lower than the market rate.	EU Integration Integration with EuroHPC, EU AI infrastructure, NIS2/cybersec, and regional deep-tech demand.	Infrastructure Fully developed core infrastructure, built by the Government

INVESTMENT METRICS

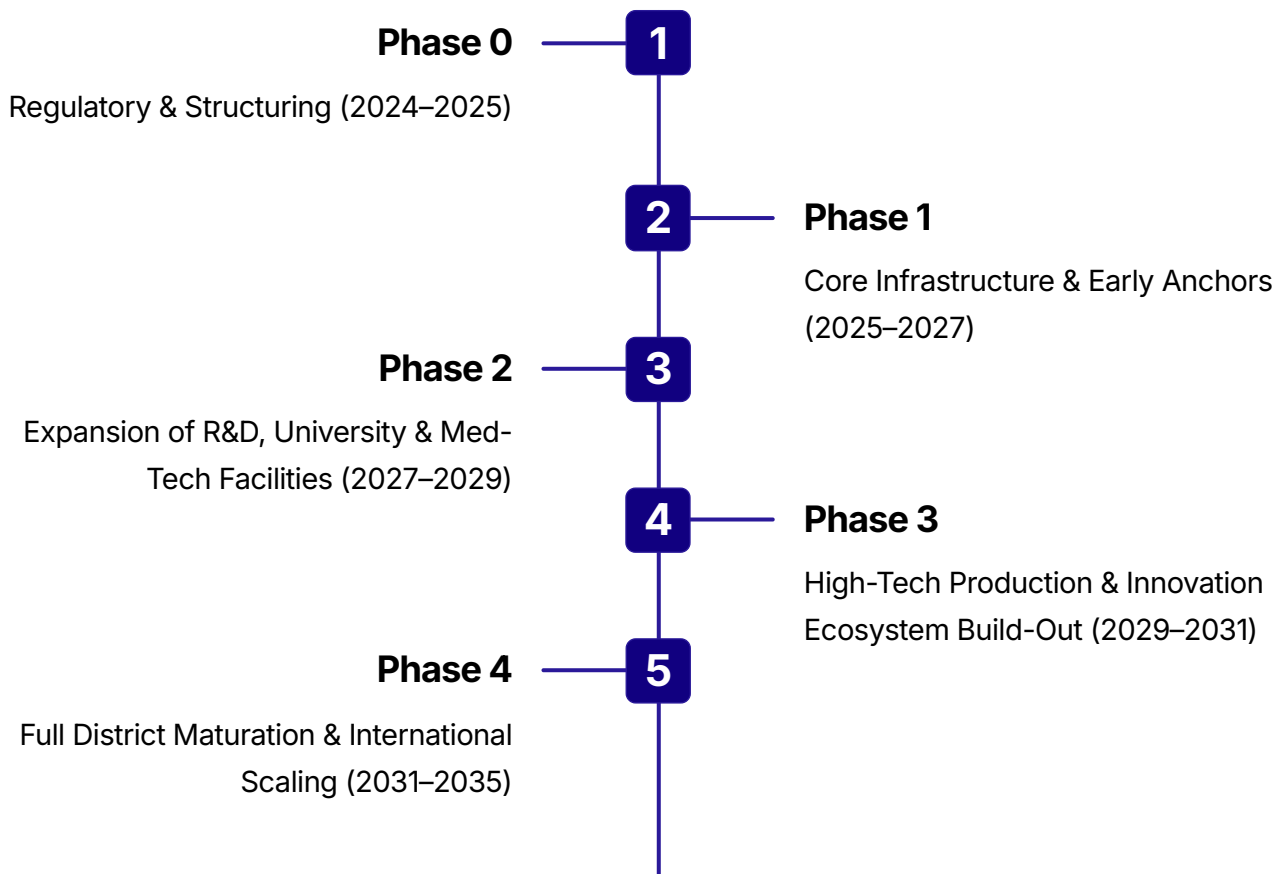
Estimated project cost: €200M

Estimated Equity IRR: 17–22% (real estate, R&D infrastructure, venture scaling)

Assumptions: 30% private / 70% IFI-backed blended finance

Core infrastructure: funding committed by Government, EBRD (under negotiation)

Investment phases:



DEMAND OVERVIEW

DeepTech & Digital Demand

- High global demand for AI, med-tech, microelectronics, cybersecurity, digital engineering.
- Ukraine reconstruction: >€50B demand for design, digital, engineering services.
- Moldova's ICT exports grow double-digit; innovation space deficit limits expansion.

Buyers / Tenants

Tech corporates, R&D centers, universities, and VC-backed startups (med-tech, energytech, fintech, cybersecurity).

Demand Drivers

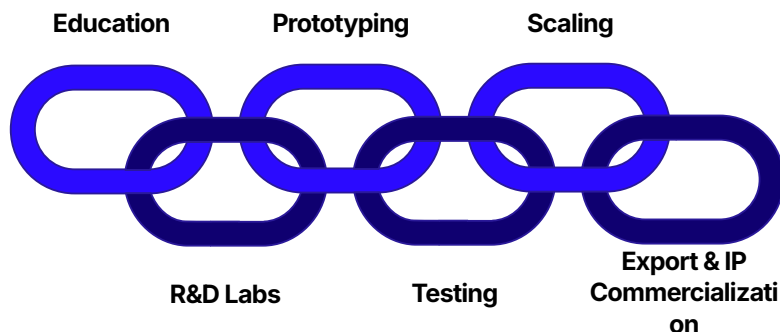
- EU accession and rising investor confidence (Fitch B+ stable, S&P BB-/B stable).
- First-mover advantage, long-term special legal regime minimizing operating risk.
- Diaspora-driven innovation and regional appetite for advanced R&D hubs.

Key Players

Technology (Endava, Orange Systems, Cegeka, Amdaris, AML Crypto)

Medical (Medpark, MicroNanoTech, med-tech pipeline under NDA).

Ecosystem overview. The value chain



Ecosystem Highlights

- Consolidates Moldova's fragmented innovation system into a single flagship district.
- Anchored in triple helix with the Technical and Medical Universities.
- Strong synergies with virtual MITP (7% tax regime), Agrotek Park, and industrial parks.
- Robust private tech pipeline through MITP – 2,600 firms from Moldova and 43 countries, 25,700 engineers.
- Energy Sandbox Law (2024) enabling innovative regulatory test-beds for smart grids, energy tech, and mobility.
- Government support: special law, accelerated permitting, Invest Moldova facilitation.