

# 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 Chișinău, 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.

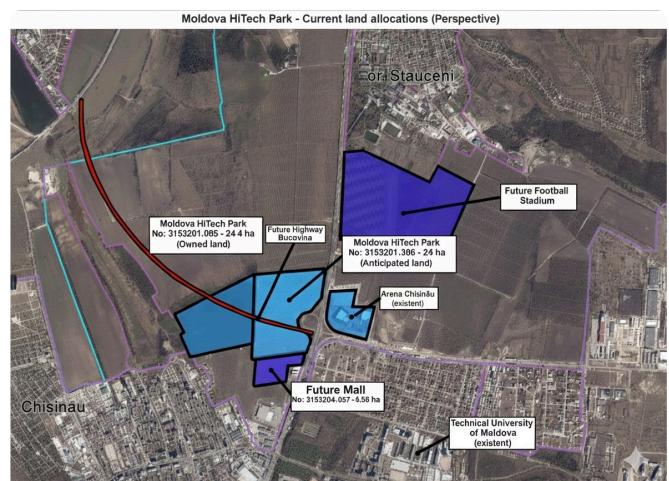
## Investment Model

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 Chișinău—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

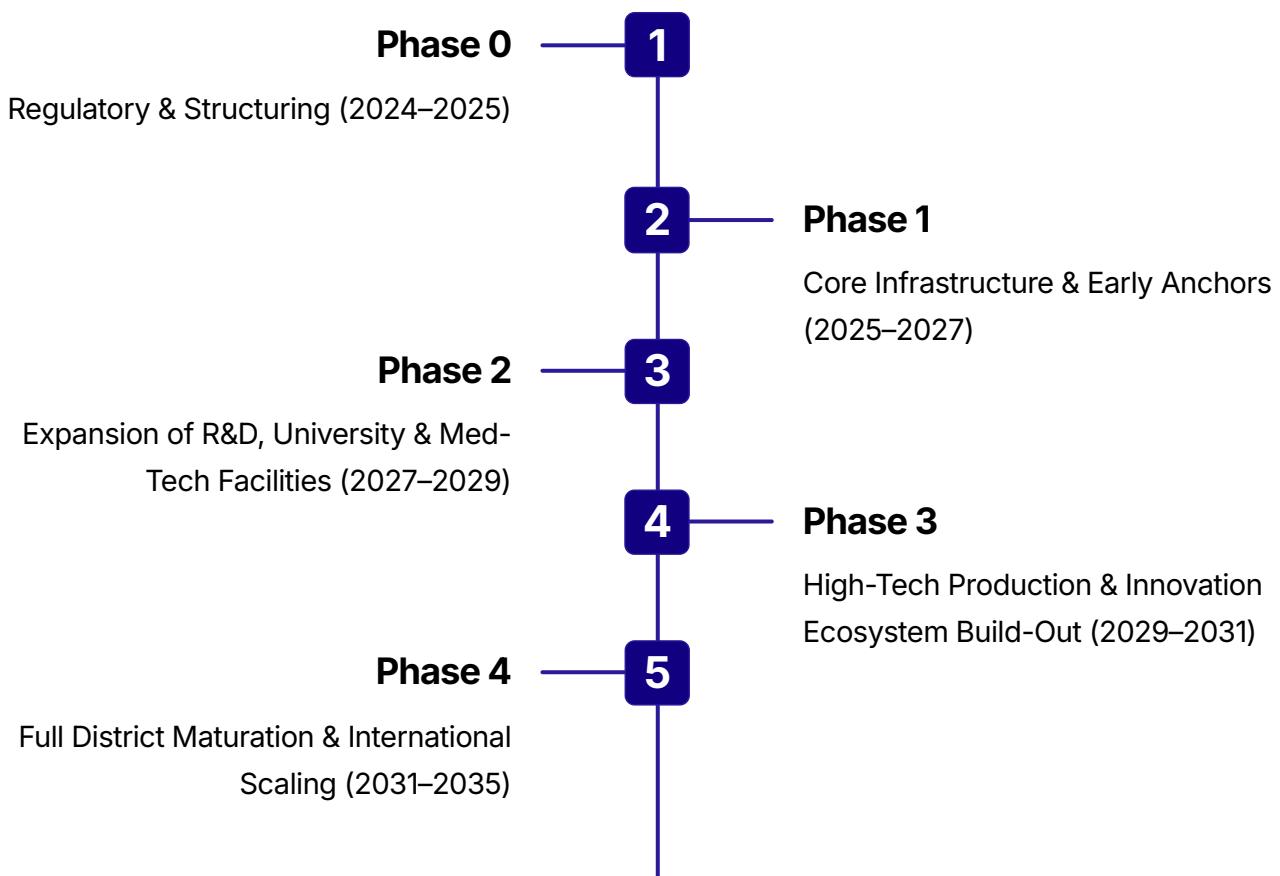
**Estimated project cost:** €200M

**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

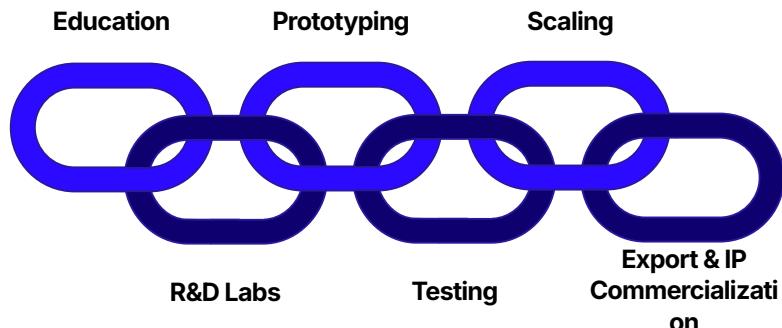
- EU accession and rising investor confidence (Fitch B+ stable, S&P BB-/B stable).
- First-mover advantage, long-term special legal regime minimizing operating risk.
- Diaspora-driven innovation and regional appetite for advanced R&D hubs.

## 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.