



Евразия ЛОГИСТИК

LEADING INDUSTRIAL DEVELOPER

**Flexibility - the key principle of industrial site development.
From theory to practice with real examples**



COMPANY HIGHLIGHTS

1

“Eurasia Logistics” is Russia’s leading developer of industrial real estate.

- **2005** — the company was established
- **2 million m²** — current project portfolio
- **10 million m²** — project portfolio
- **36 billion rubles** (1.5 billion USD) — realized investment as of 07/2008
- Our construction experience includes projects for foreign customers

In 2006 the company began the construction of a network of industrial & logistics complexes GREENGATE. The network will provide the infrastructure for the international transport corridor Asia-Kazakhstan-Russia-Europe

OUR ACHIEVEMENTS

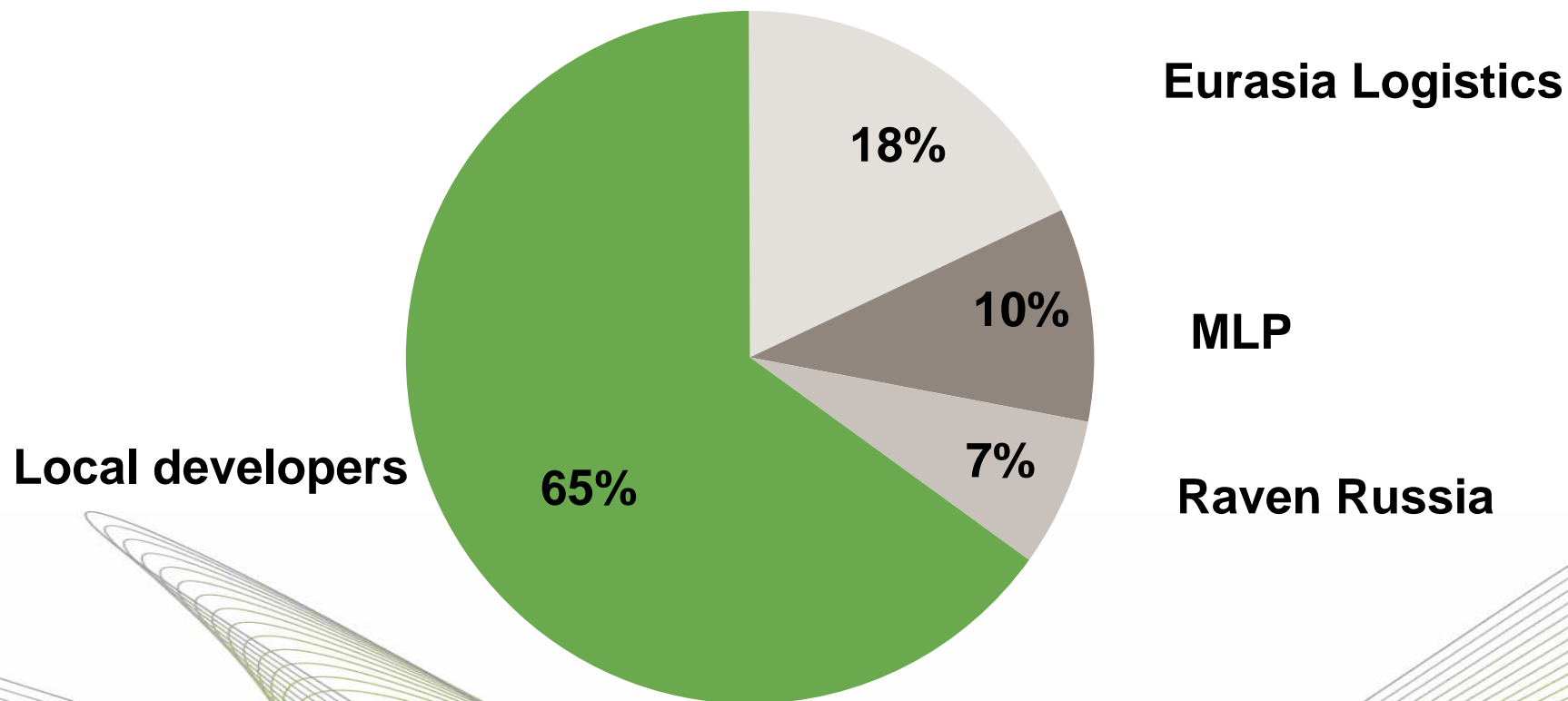
- Europe’s largest industrial & logistics complex “North Domodedovo” – 1.1 million square meters *
- The largest amount of real estate financing in Russia provided by EUROHYPO - \$747 million*
- The longest term of lease in the industry – 20 years (agreement with Multiflex) **
- The largest network agreement – 600,000m² (agreement with “Smart Logistic Group”)

* Source: Jones Lang LaSalle

** Source Knight Frank

MAJOR MARKET PLAYERS' SHARES IN THE RUSSIAN WAREHOUSE REAL ESTATE MARKET

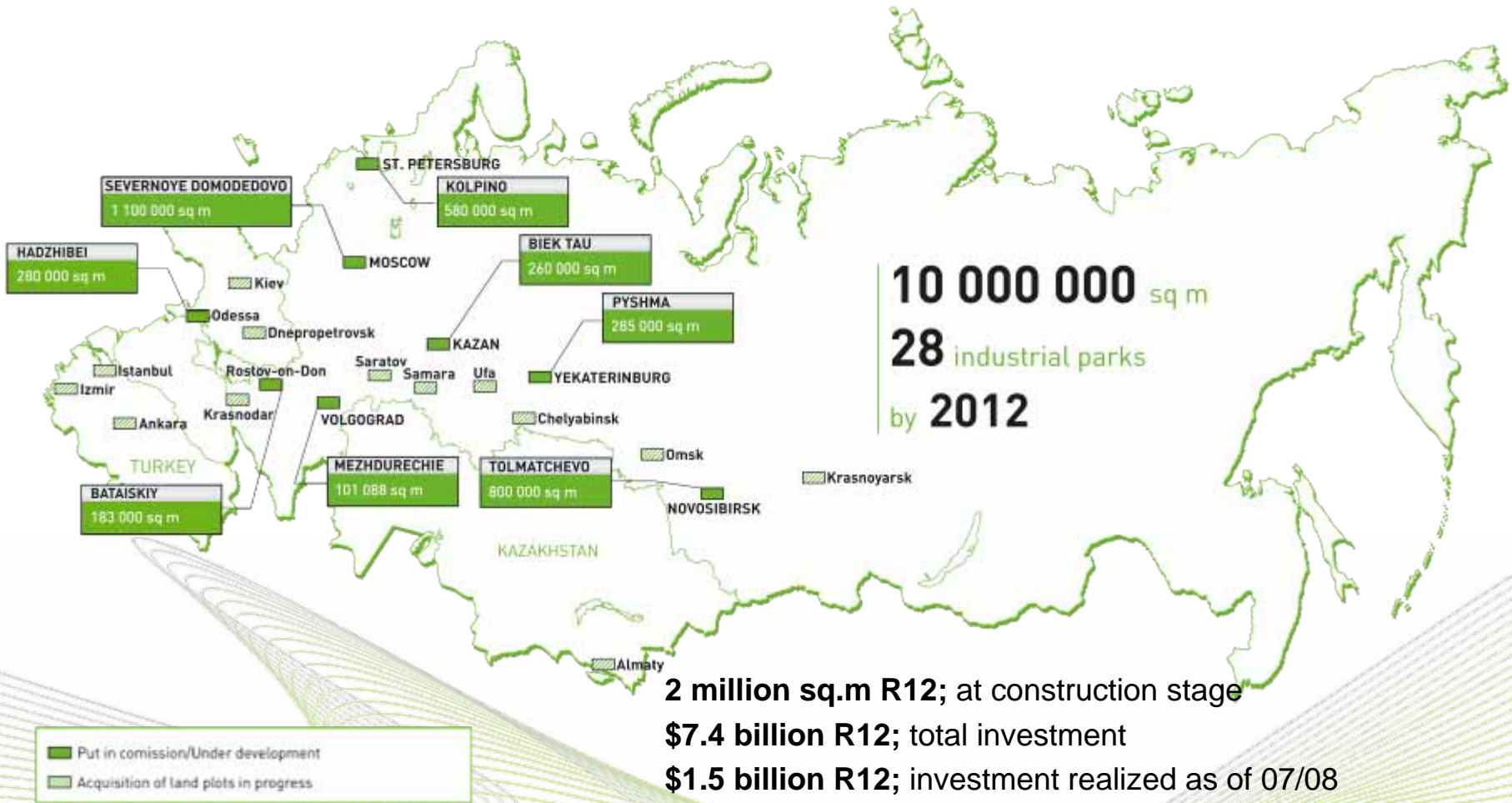
2



* По данным за 1 квартал 2008г. Jones Lang LaSalle

GREENGATE — LARGEST NETWORK OF INDUSTRIAL PARKS

3



CURRENT PROJECTS OF NETWORK

4



Area:
1 100 000 sq m
Project
schedule:
07. 2006 – 2009



Area:
800 000 sq m
Project
schedule:
10. 2007 – 2011



Area:
580 000 sq m
Project
schedule:
03. 2007 – 2009



Area:
286 000 sq m
Project
schedule:
10. 2006 – 2009



Area:
260 000 sq m
Project
schedule:
08. 2007 – 2009



Area:
100 000 sq m
Project
schedule:
01. 2009 – 2010



Area:
280 000 sq m
Project
schedule:
10. 2008 – 2010



Area:
183 000 sq m
Project
schedule:
01. 2009 – 2011

GREENGATE PARKS DEVELOPMENT CONCEPT

5

A+ Warehouses: Production Lines & Manufacturing



Europe's largest plant **PepsiCo**, I&LC "North Domodedovo", Moscow



FOXCONN plant manufacturing computers for **Hewlett-Packard** "Kolpino" Industrial Park, St. Petersburg



Printing Production **Multiflex**, I&LC "North Domodedovo", Moscow



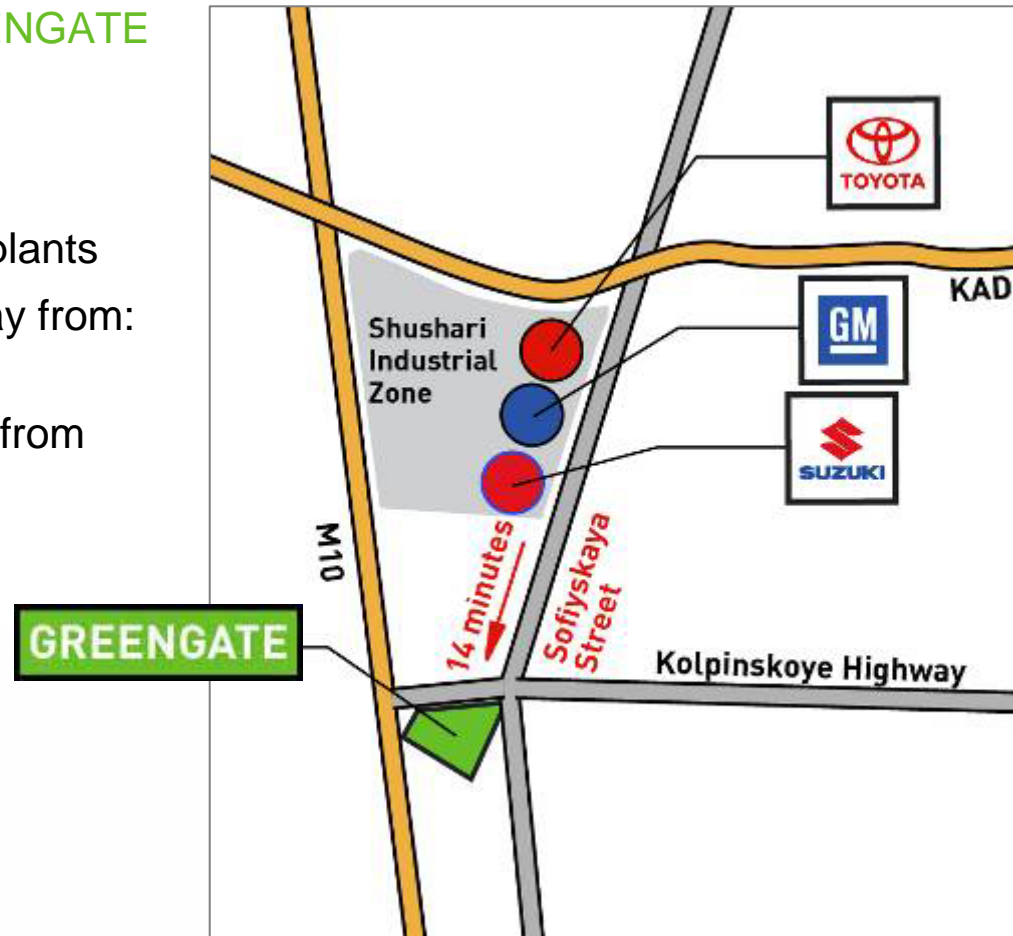
Production of packaging materials I&LC "North Domodedovo", Moscow

IDEAL TRANSPORT ACCESSIBILITY

6

Quick and convenient access from **GREENGATE** to the centers of car manufacturing in St. Petersburg (via Sofiyskaya Street) :

- + 6 km or 14 minutes* away from:
TOYOTA, General Motors and Suzuki plants
- + 60 km or 1.5 hours (108 minutes) * away from:
Hyundai and Nissan plants
- + 49 km or 1 hour and 20 minutes* away from
Ford.



* 45 km/hr on average