DEVELOPER OF THE INDUSTRIAL PARKS NETWORK IN RUSSIA

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CORPORATE PROFILE
Eurasia Logistics was founded in 2005 to develop a network of 14 high class industrial complexes in Russia with the total area of 4 million square meters by 2010.

Strategic partner and Investor - Eurasia Investment and Industrial Group.
PROJECT CURRENT STATE

★ Under negotiation process
★ Land plot purchasing
PROJECT RATIONALE

- Capital investment boom in the Russian economy.

  - In 2006 the total value of accrued foreign investments in Russia from major investor countries has exceeded $150.0 bln.

  - Russia has become one of the world's leaders in terms of high growth rates of the national economy.

  - According to Standard&Poor's Russia's credit ratings are BBB+ (in foreign currency), A- (in national currency). The forecast is stable.

- Need to modernize industrial facilities of Russian.

- Shortage in industrial and warehouse premises complying with international standards.
MARKET OVERVIEW

Currently 90% of industrial facilities in Russia look like this:

And this is what Eurasia Logistics can offer to the market:
FUNDAMENTAL PRINCIPALS

- Vast geography of the project – 14 largest industrial centers in Russia.

- Industrial and warehouse premises complying with high international standards:
  - professional master plan;
  - sufficient engineering support with expansibility;
  - legal transparency of transactions at all stages.

- Large-scale projects enabling us to offer our clients integrated solutions (office, warehousing and industrial facilities).
COMPANY CURRENT PROJECTS

- Moscow
- St. Petersburg
- Ekaterinburg
- Kazan
- Novosibirsk
NUMBER 1 BY SIZE IN EUROPE –
INDUSTRIAL PARK «SEVERNOYE DOMODEDOVO»

Location: Moscow region, M4 federal highway, 11 km from MKAD

Total site size: 262.6 hectares

Total Industrial site: 1 000 000 sq m

Project schedule: 2006-2008

Beginning of construction: July 2006
SPEED OF CONSTRUCTION

8 MONTHS LATER

July 2006

February 2007
INDUSTRIAL PARK PYSHMA

Location: Sverdlovsk region, Yekaterinburg City, 2 km from EKAD

Total site size: 50.3 hectares

Total Industrial site: 284,110 sq m

Project schedule: 2006-2008

Beginning of construction: October 2006
SPEED OF CONSTRUCTION

October 2006

6 MONTHS LATER

February 2007
INDUSTRIAL PARK BIEK TAU

Location: Tatarstan Republic, Kazan City, M7 federal route

Total site size: 45.5 hectares

Total Industrial site: over 250,000 sq m

Project schedule: 2007-2010

Beginning of construction: May 2007
INDUSTRIAL PARK TOLMACHEVO

Location:
Novosibirsk Region, 2 km from Novosibirsk City, M 53 federal route

Total site size:
55.5 hectares

Total Industrial site:
over 260,000 sq m

Project schedule:
2007-2010

Beginning of construction:
May 2007
NUMBER 2 BY SIZE IN EUROPE –
INDUSTRIAL PARK KOLPINO

Location: St. Petersburg, Shushary village, E-95 federal route, 8 km from KAD

Total site size: 187.7 hectares

Total Industrial site: 790 000 sq m

Project schedule: 2007-2009

Beginning of construction: April 2007
CONCLUSIONS

Eurasia Logistics:

- 14 components of the Russian Federation
- Advantageous location of the sites – in developed city districts with engineering facilities and possibility to increase their capacity
- Developed transport infrastructure of the parks (highway and railway, proximity to airports) connected by a network of distribution hubs
- Single international quality standards
- Availability of two independent sources of emergency power (in the territory of every industrial park we build a gas piston power plant)

ALL PROJECTS ARE PART OF REGIONAL DEVELOPMENT TARGET PROGRAMS