



DEVELOPER OF THE INDUSTRIAL PARKS NETWORK IN RUSSIA



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CORPORATE PROFILE

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

Number 1
beverages
industrial
facility in
E. Europe



25.84 Га

SPEED OF CONSTRUCTION

July 2006



8 MONTHS LATER



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

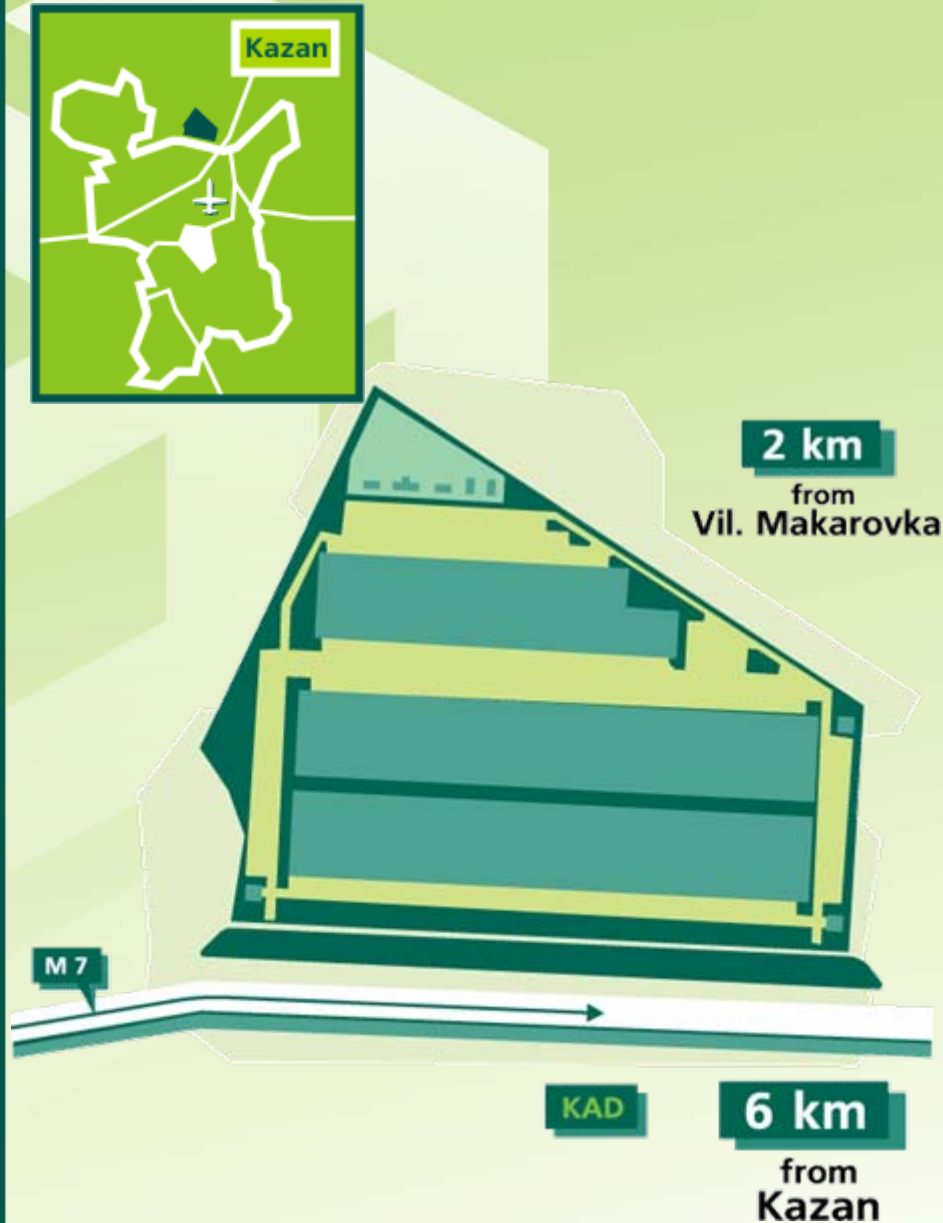


6 MONTHS LATER



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 TOLMATCHEVO



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



St. Petersburg
8 km

Kolpinskoye route

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



E-95

Moscow

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