




STUPINO¹ INDUSTRIAL PARK


Moscow Region
Russia



WE ARE DIFFERENT



WE ARE MORE THAN
A CONSTRUCTION
COMPANY: WE ARE
ORGANIZING AND
IMPLEMENTING THE
ENTIRE CONSTRUCTION
PROCESS FROM THE
FIRST IDEA TO ITS VERY
COMPLETION.



80.000 m² of facilities to be partitioned into smaller warehouse and production space will provide turn key solution for companies that want to delegate real estate construction to experienced professionals.

We construct built-to-suit industrial buildings in minimum time upon clients' request.

Alternatively, we offer a choice of readily available modules of 440 m², 670 m², 960 m², 1480 m² which can be combined.

We provide an array of additional services in order to support our clients from abroad during the start-up period of their operations in Russia. Upon our clients' request we continue to support them with management capacity.

The first stage of our project is due for completion by June 2014, whereas the entire project is scheduled to be completed in 2017.

As a project company, we are entirely equity-financed by international investors who are committed to the highest industrial quality standard. We draw our competence from a multi-national management team which is in the position to capitalize on more than 20 years of field experience in Russia.

MOSCOW REGION

Key advantages

With 25 million people who live in Moscow and its Region, this area is:

- The wealthiest population in Russia.
- The leading consumer market for consumer spending.
- A huge resource of people with a high level of education and professional skills.
- The Government of Moscow Region offers many fiscal incentives such as competitive income tax, low land tax, and no transportation tax.

Moscow region is

- The gateway into Russia for road, railway and air transport.
- Intersection of all major international road and rail connections between east and west, north and south.
- The hub for air traffic with 70 million passengers per year and still increasing.



Investor friendly government



A large number of international and SME companies are active in and around Moscow, giving testimony to the Region as reliable and buoyant place to invest in.

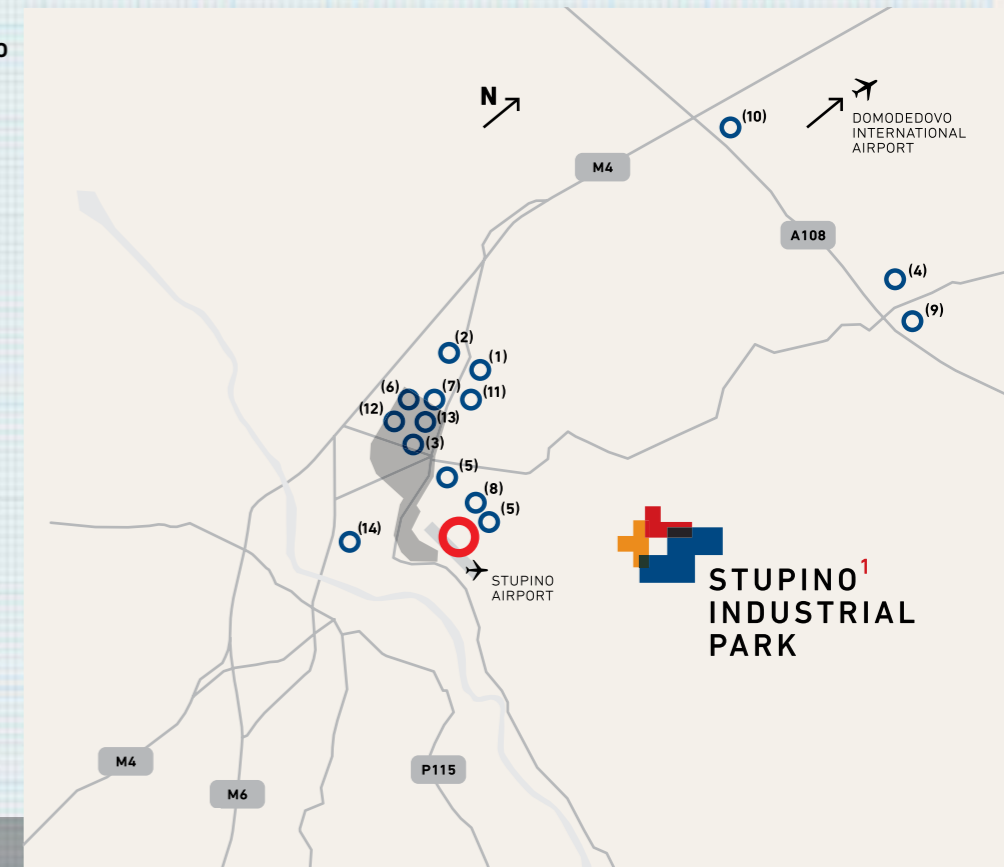
Not surprisingly, thanks to their own successful experience in the field, the key decision makers of the Government of Moscow Region are highly sympathetic to the needs of new businesses desiring to set up shop in this region.



STUPINO YOUR FUTURE LOCATION

INTERNATIONAL COMPANIES IN STUPINO

-  Mars (1)
-  Kimberly Clark (2)
-  Silgan Metal Packaging (3)
-  Mars Petfood (14)
-  Campina (11)
-  Knauf (8)
-  Caparol (9)
-  FM Logistic (10)
-  Marazzi (4)
-  Atlas Concorde Group (5)
-  Mapei (6)
-  La Fortezza (7)
-  Zambaiti (13)
-  Plast Proekt (12)



- Stupino is an ideal place for your warehouse or production facility even if your main office is in the heart of Moscow.
- Stupino is only 80 km south of Moscow MKAD on M4 highway which allows fluid travel to the capital. Stupino is also less than one-hour from Domodedovo International Airport.
- Stupino is an important train station on the national Russian railway network.
- Stupino enjoys its own custom terminal making imports/exports handling unbureaucratic and less costly.
- Stupino's local government is very investor friendly and sympathetic to the specific needs of foreign companies.
- Stupino with its strong industrial tradition offers skilled work force at competitive prices.

The "Stupino experience" is unique.

Because of its investor-friendly local government, 15 international companies have already built new production facilities in Stupino over the last years. In 2012 their combined turnover reached more than 2 billion Euros.

Extensions and new projects are under way.

TOP FEATURES



INDEPENDENT METALLIC STRUCTURES

In case of fire, an independent module structure provides maximum safety

HIGHLY INSULATED ROOF

10 M FREE HEIGHT

FIREPROOF WALLS

REI diving wall extending over the roof

FIREFIGHTING SYSTEM

Smoke and fire detection as well as sprinkler system are part of our standard installation

120 MM INSULATED SANDWICH PANELS

LEAK DETECTION FOR PIPING

Built-in warning system in case of leakage

FIREPROOF CABLES

All electrical cables are fireproof

FLOORING

8 tons/m² industrial flooring

FOUNDATION

Deep ground piles for reliable stability are an integral part of the building structure

EXTERNAL LOADING DOCKS

120 cm height docks covered by the canopy

LOADING BAYS

Hoermann: winter version

INDUSTRIAL DOORS

Hoermann: 5 by 4 meter sectional power doors

TRUCK LOADING AREA

28 m truck maneuvering area

PARKING

Parking lot for exclusive use of owners is located on the premises

EXTERNAL SECURITY CAMERAS

Connected to the security building Internal cameras can be installed on demand

ACCESS CONTROL

Access control system is part of our standard package

ALARM SYSTEM

Alarm system is part of our standard package

ADEQUATE OFFICE SPACE

Laid out and equipped to satisfy office needs and provide comfort

OPTICAL CABLE

Fast Internet and Telephony

CENTRALIZED HEATING SYSTEM

There is a centralized heating system with each user paying only for own consumption

VENTILATION SYSTEM

A ventilation system is part of our standard package

24 HOURS OPERATION

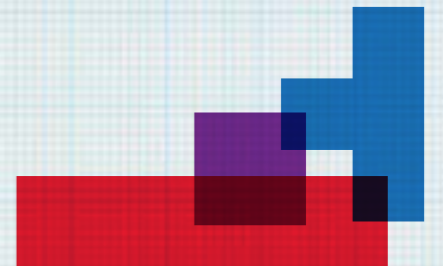
Our industrial park is accessible 24/7

The standard service package for our Park residents includes:

| | |
|----------------------------------|--|
| SECURITY | 24/24 security personnel, gated territory, video surveillance, on-demand additional video cameras, remote control and logs registering |
| GATED AREA | controlled access for vehicles and people |
| RECEPTION SERVICE | support for courier and mail |
| IT & TELECOM | optical fiber connection for internet and phones |
| CONFERENCE CENTER | 80-seat conference room available |
| MEETING ROOMS | meeting rooms for resident companies available |
| MULTI LANGUAGES | reception service and assistance provided in multiple languages |
| WEIGHTING SCALES | two 80 tons scales at main entrance and exit |
| FORK LIFT SERVICES | fork lift services for unloading and loading of trucks |
| SNOW REMOVAL AND CLEANING | for common roads and parking; for resident space upon request |
| MAINTENANCE | maintenance and repairing services |
| OFFICE SERVICES | print/scan/fax/copy and mail services and large format printing for residents |
| GARBAGE | free removal of garbage from common space and paid service for residents upon request |
| SHUTTLE MINIBUS | shuttle minibus service for employees from/ to Stupino city |

Upon request we gladly provide start-up support such as:

| | |
|--|--|
| RUSSIAN CERTIFICATES | support in obtaining Gosstandard-Rostest certificates |
| LICENSES | support in application for SRO or other licenses |
| COMPANY REGISTRATION | support in the registration process |
| ACCOUNTING & AUDITING | support in setting up your accounting organization |
| BANKS | assistance in opening bank accounts with (local) banks |
| HUMAN RESOURCE | organization of personnel search and selection |
| WORK PERMITS AND VISA SUPPORT | assistance in relations with our trusted external agencies |
| CUSTOM CLEARANCE | advice on the preparation of international shipping documents and introduction to local customs terminal |
| LOGISTIC SERVICES | introduction to logistic companies using our group pricing |
| INSURANCE | introduction to main Russian insurance companies using our group pricing |
| TRANSLATION SERVICE & LANGUAGE TEACHERS | introduction to local service companies using our group pricing |
| TRANSFER & TAXI SERVICES | introduction to local service companies using our group pricing |





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