

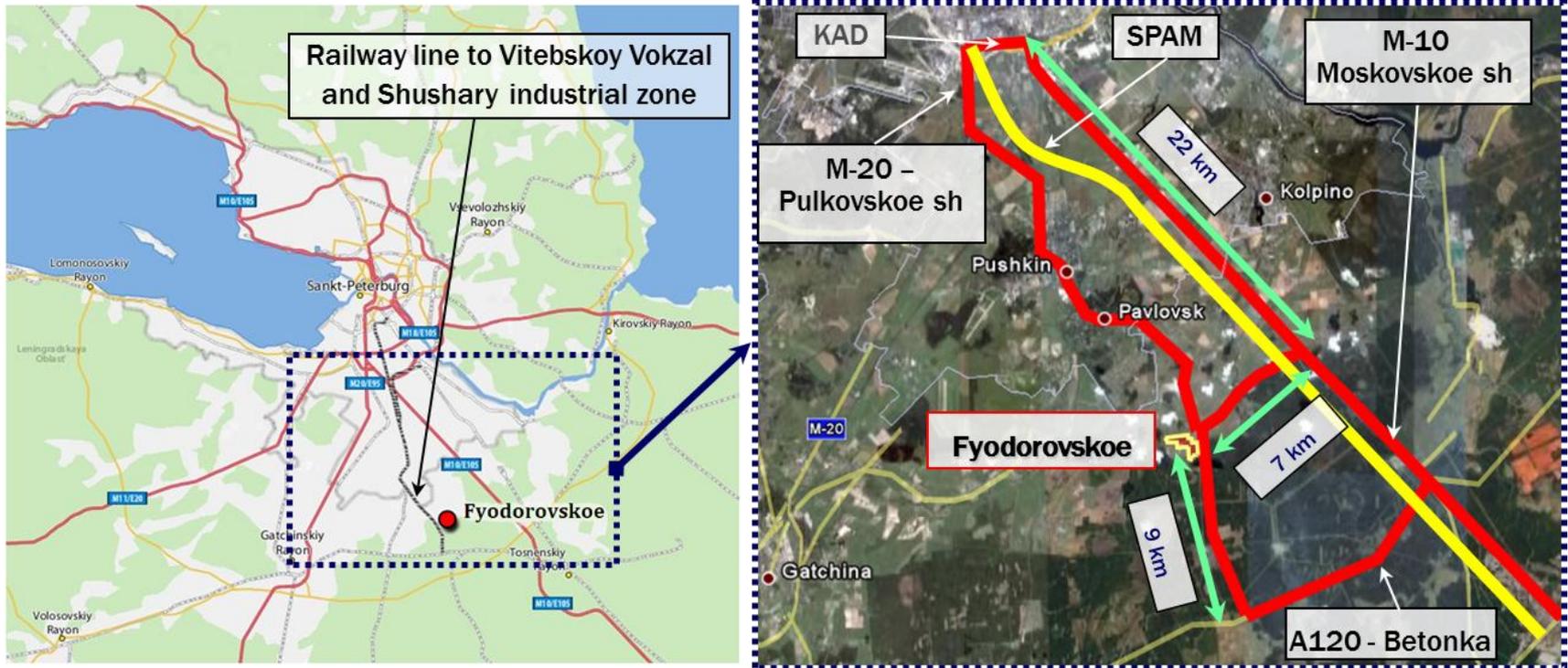


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Industrial Park «Fyodorovskoe»

LLC «Fed-Immobilien»

Location



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Location

- Industrial park is situated near the ST Petersburg-Moscow highway, St Petersburg's major industrial and logistical center
 - ❑ Leningradskaya region, Tosnenskiy district, industrial zone «Fedorovskoe», land plots «Izhorets»
 - ❑ 22 km from KAD
 - ❑ 22 km from the Pulkovo airport
 - ❑ 11 km from Pushkin
 - ❑ 7 km from Pavlovsk
 - ❑ 7km from Moskovskoe highway (M10)
 - ❑ 3 km from the Moscow-St.Petersburg highway (SPAM)- plan of 2010
 - ❑ 500m from Izhora-river

- Public transport
 - ❑ 15 min from the land plot to the elektrichka station on foot (“Platforma 34”)
 - ❑ 45 min by train till Vitebskiy railway station
 - ❑ 20 min by elektrichka till railway stop “Zvezdnaya”



Accessibility

➤ Roads

- 7 km from St Petersburg-Moscow highway
- 5 km from the planned express highway St Petersburg-Moscow (SPAM)

➤ Port

- Easy access to the port in Lomonosov, to the “Pulkovo” airport (highways A120, M20, M11), to the Baltic states and Europe, as well as to the south-eastern part of Leningradskiy region (A120, M18).
- Access to the trading port (Ust-Luga)

➤ Railway

- Part of the railway line Pavlovsk-Pushkin-Shushary-Vitebskiy railway station
- 4 km from the freight terminal (station “Novolisino”), currently reconstructed as a part of the Mga-Gatchina-Weimarn-Ivangorod line, from the south to the Gulf of Finland



Architectural Concept

The architectural concept has been developed by WTM Engineers GmbH (Germany) together with “UIMP-Projekt” Ltd



➤ **Architectural concept includes:**

- ☞ **Accommodate automotive companies**
- ☞ **Open storage ground**
- ☞ **Warehouse terminals**
- ☞ **Manufacturing plants**
- ☞ **Hostels**
- ☞ **Low-rise buildings**
- ☞ **Social infrastructure**



Industrial Park Fyodorovskoe: Masterplan

At this moment the industrial park counts 21 Russian and international residents

In September 2011 OOO Jotun Paints has acquired 9 hectares of land in the Fedorovsky Industrial Park as the first step in constructing a factory for production of paint and powder coatings. In October 2012 there was a new factory foundation stone laying ceremony

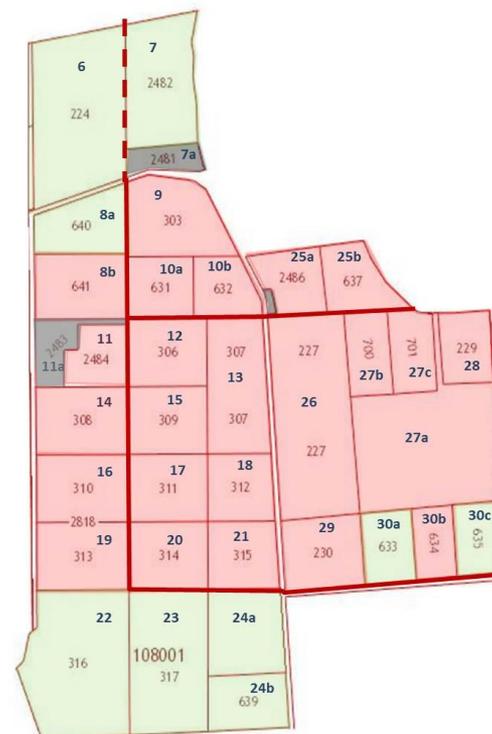
In August 2012 one of the leading industrial companies JSC "Agrisovgas" has acquired 6.2 hectares of industrial land in the "Fyodorovskoe" Industrial park with the intention to build one of the largest galvanization factories in the St. Petersburg area with production capacity of 55 thousand tons per year. This will be the third facility of this kind in Russia to be built by "Agrisovgas".

Условные обозначения

-  - свободен
-  - продано
-  - инфраструктура
-  - дороги
-  - проектируемые дороги

Площади свободных участков

- 6 - S= 61 556
- 7 - S= 36 483
- 8a - S= 21 040
- 22 - S= 59 998
- 23 - S= 46 850
- 24a - S= 26 308
- 24b - S= 18 000
- 30a - S= 15 200
- 30c - S= 13 800



Photos of buildings



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Photos of buildings under construction



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Infrastructure of Industrial park



Electric substation - 10 mWt

Gas substation №1

Sewer (system) household



Storm water sewer

Roads

Water



Infrastructure of Industrial park



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«WestCall» in the industrial park «Fyodorovskoye»



Internet provider «WestCall» laid the fiber-optic cable to the industrial park «Fyodorovskoye» and connected to their network the first residents of the industrial park



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Land plots overview

- **Total Area:** > 121 ha
- **Lots available:** 2,2-10 ha
- **Cadastral numbers:** each land plot has its own cadastral number
- **Owner:** property of legal entity
- **Certificate of Title:** obtained
- **Land category:** settlement lands
- **Assignment of land use:** industrial and residential land, conversion according to town plan “Fyodorovskoe”, 2007
- **Due diligence:** German law firm Beiten Bukhardt
- **Loan financing:** “Bank St Petersburg”, Gasprombank, Sberbank RF



Schedule for Technical Specifications and Construction

Preliminary technical specifications

- ✓ Gas – signed in May 2008
- ✓ Electricity – signed in November 2008
- ✓ Water supply – signed in June 2008
- ✓ Heat – approved local heating supply – signed in February 2008
- ✓ Well and sewage system – approved in January 2009

Terms of technical specifications

- ✓ Gas – signed in February 2009
- ✓ Electricity – signed in June 2012
- ✓ Well and sewage system construction – license is obtained in June 2012

Completed works:

- ✓ Sewage system – the second phase is constructed
- ✓ Household and rainwater sewage system – drained to 85% of land plot
- ✓ Water supply – drained, 2nd level of pump station is under construction
- ✓ Roads – 3 roads are constructed.
- ✓ Gas pipe – constructed, gas distribution substation #1 is installed, gas distribution substation #2 is under construction
- ✓ Electricity – permanent electricity will be available by spring of 2013 upon request of residents. Currently electricity of the 2nd category is under construction
- ✓ Territory planning project is authorized

Benefits

- ✓ In the Leningrad region operates regional law № 113 «About state support of the organizations engaged in investment activity on the territory of the Leningrad region», that was passed in December 2012. The document establishes the measures of state support in the form of tax breaks for investors who implement projects in the region. Tax breaks for investors accounted for 13.5% of income tax and zero tax rate on the property
- ✓ Residents of the "Industrial Park" Fyodorovskoye " is entitled to use these privileges



Contacts



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