

British-Russian Investment Club

presents a project

«Terminal in

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The core of the project:

At the premises of British holding “...”, that owns a large property in the industrial zone on the border of the center of **Saint Petersburg**, a large-scale development project will be implemented: “Construction of a cargo terminal and A-class warehouse with auxiliary office areas with further transfer to an international operator”.

The investment volume of the project, including the cost of land, real estate, reconstruction and construction, is The main investor of the project is the

Saint Petersburg:

Saint Petersburg is:

- **2-nd** largest city of the Russian Federation
- **3-rd place** in the rating of investment attractiveness of the regions
- Investment in real estate for the period 2011-2012 is \$ **3,42 billion** that is more than in the previous four years put together
- GDP growth for the last 5 years– **150%**
- Industrial center: industrial production index for January-November 2012 composed **104,7%** by January-November 2011.

Real Estate in Saint Petersburg:

Year after year, real estate in Saint Petersburg is more and more expensive.

Price index on real estate (in % by 1995):

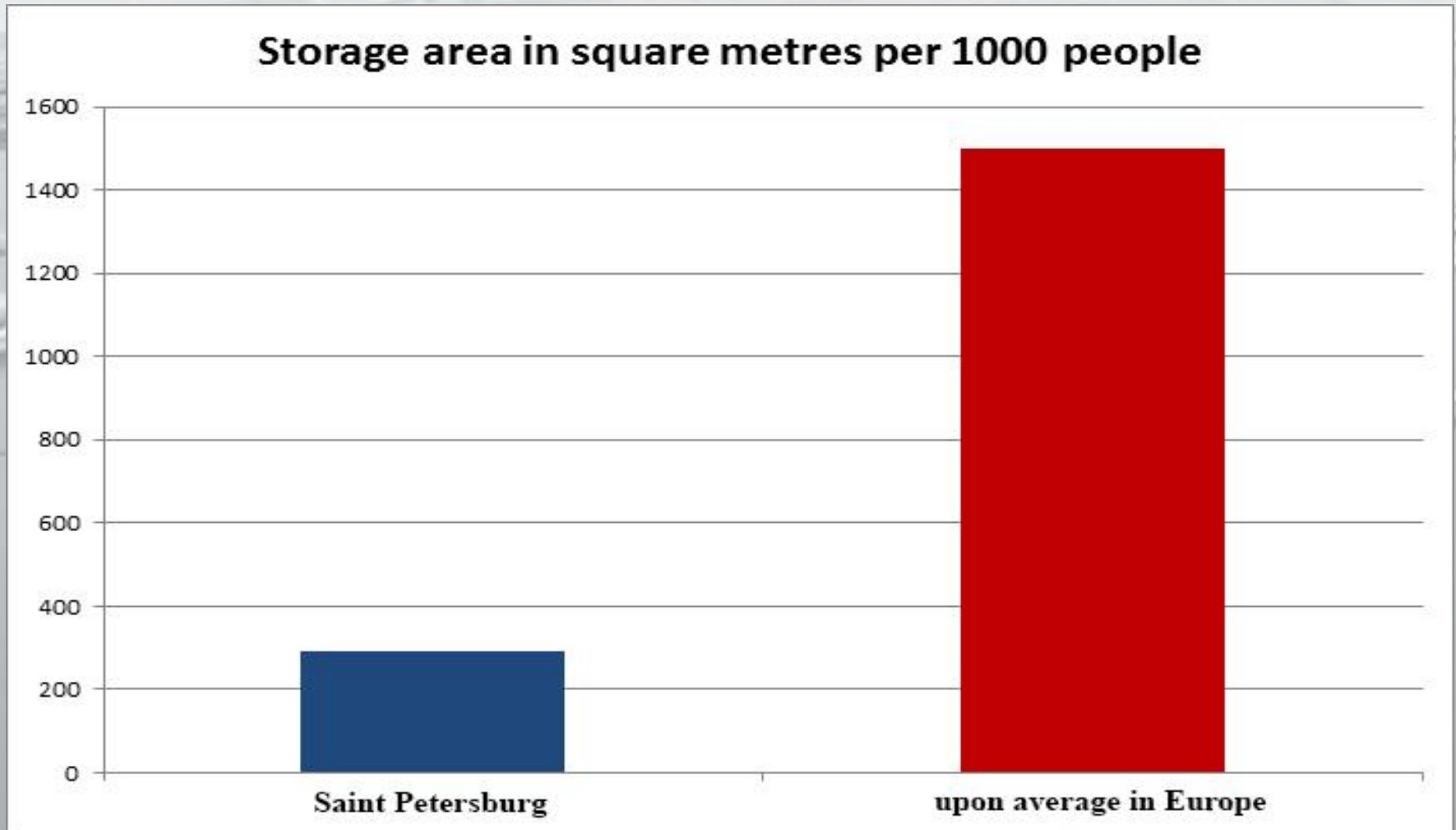


Market capacity:

- total high-grade warehouse space in Saint Petersburg is **2 123 thousand sq. m.**
- The cumulative uptake (purchased and leased warehouses) in 2012 amounted to **130 thousand sq. m.**
- the proportion of vacant space has reached the pre-crisis level in minimum **2%** after 2012
- rents have gone up for A-class as well as for B-class
- negotiation and conclusion of the leasing contracts take place even at the stage of production and storage facilities' construction as it was in 2007

Growth potential:

But the market is far from saturation. Growth potential is visible in comparison with European standards:



Saint Petersburg - European business-capital of Russia



Landmark:

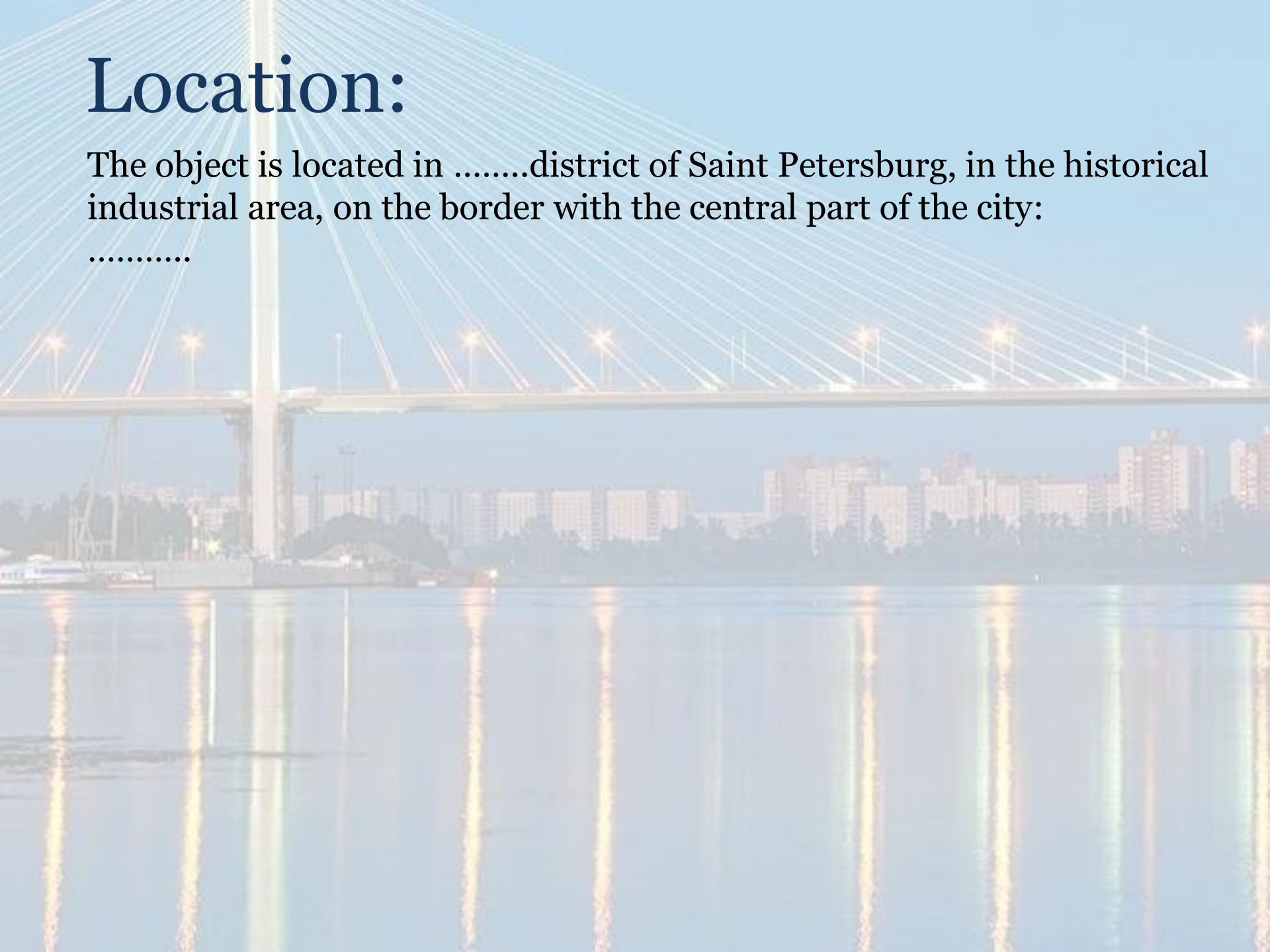
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Location:

The object is located indistrict of Saint Petersburg, in the historical industrial area, on the border with the central part of the city:

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Advantages:

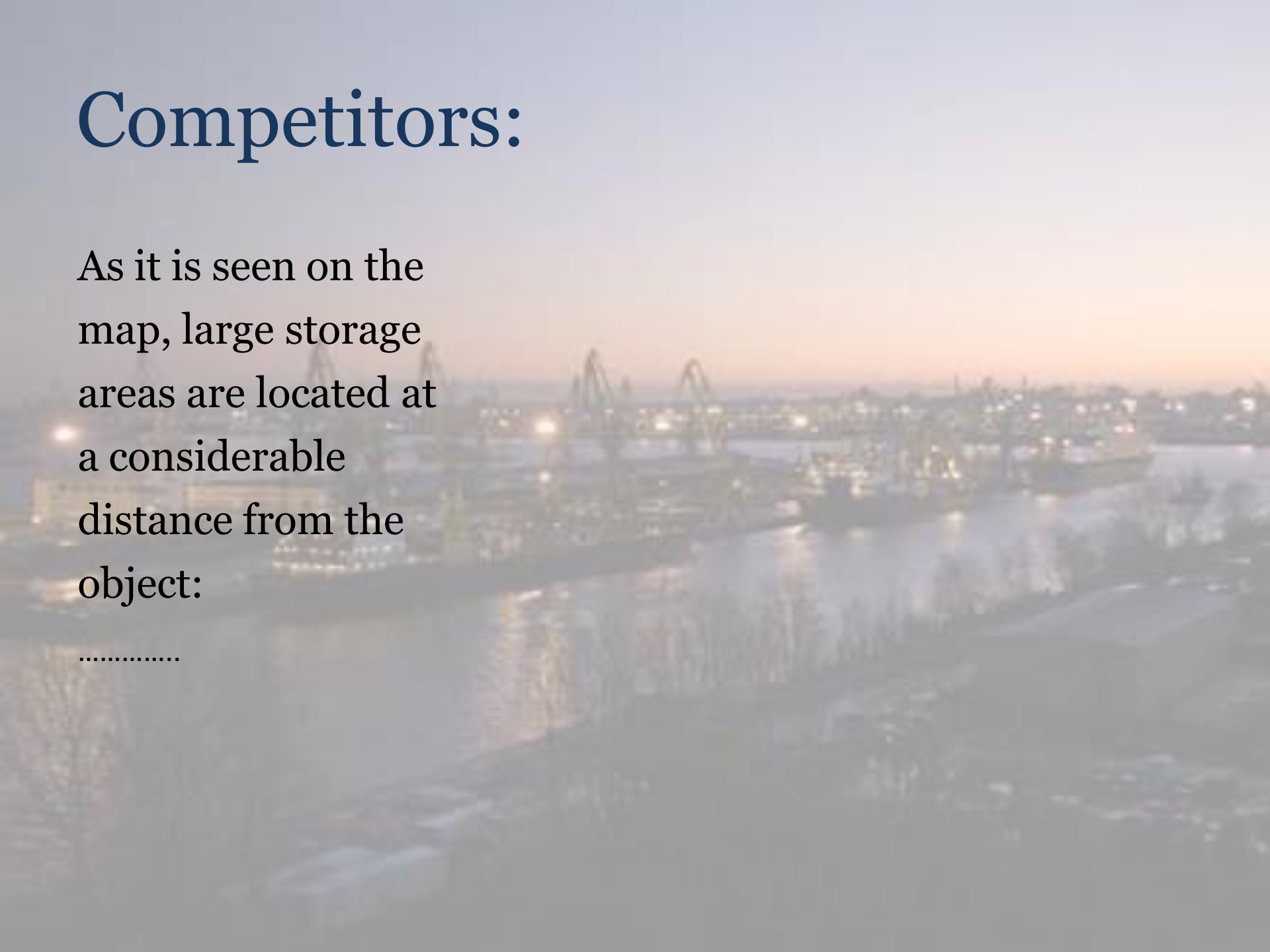
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Competitors:

As it is seen on the map, large storage areas are located at a considerable distance from the object:

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Project options:

- residential complex
- commercial facility
- administrative building
- industrial warehouse

As follows from the analysis conducted by

Saturation and capitalization:

The potential saturation in case of construction of a multi-level universal storage terminals, is – **52 500 sq. m.**

Potential project capitalization based upon rate of 11%:

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View of the completed project:



Business model:

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