

13 Salisbury House, 3 Drummond Gate, London SW1V 2HJ - England

Tel: +44 207 801 3080

Fax: +44 207 691 7969

Information Office

France: 15 Rue Clément Bayard 92300 Levallois Paris – France -

Tel : +33 1 47 48 91 97

Fax : + 33 1 47 48 02 22

Russia : 7, Vvedensky canal, off. 207 - 190013 St Petersburg - Russia -

Email : info@advent-uk.com

Website : www.advent-uk.com



BUSINESS OPPORTUNITY N° 0004/20012006

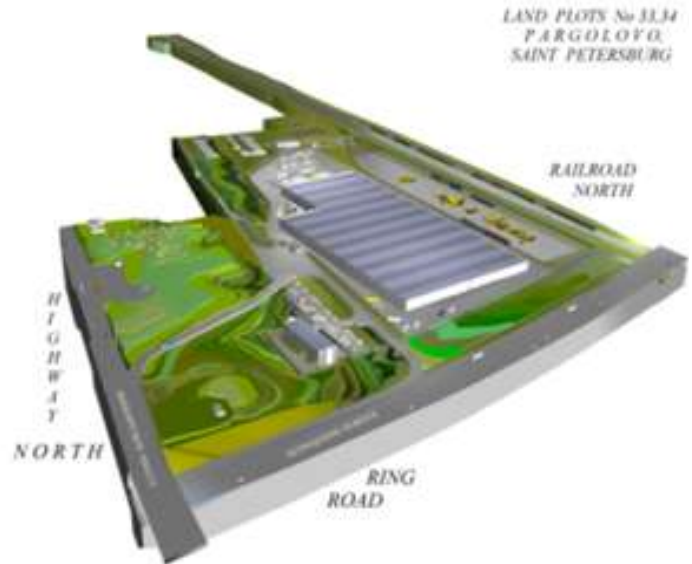
LOGISTICS PARK

Where ?

SAINT PETERSBOURG - RUSSIA

What ?

WAREHOUSE LOGISTICS COMPLEX



Total surface

Site is **18 hectares**
To be constructed

Price

41 500 000 US \$
We are looking for
a strategic investor

FACTS AND FIGURES

Logistics complex construction project

Period of loan – 7 years

Drawdown 18 months

Payback 5 years on interest rate calculated at 6% p/a

Investment project description

Zoning and planning obtained for:

- Warehouse complex (total area is 60 000 M2);
- Container terminal (total area is 30 000 M2);
- Customs Bonded warehouse (5,000 M2)
- Office building (4,500 M2)
- Access local highway & access railway track
- Parking, loading/unloading platforms, facilities etc.

Parking, loading/unloading platforms, facilities etc.

The container terminal will be able to receive and dispatch loaded and empty containers, and is designed to serve 20 – 40 ft containers. The main function is to accumulate container cargoes and to provide storage for loaded and empty containers. It is planned to store cargo on pallets in the warehouses with state of the art technology and control.

Location of the planned complex:

Opposite Kronshtadt Port (15 kilometers) functions to 50% capacity, full capacity on-stream 2008 (4 piers).

On mainline railway St Petersburg/Finland with own rail terminal within the selected landsite.

On Scandinavian Viborgskoe main Highway to St Petersburg (150 kilometers from Finnish border & Vyborg Port).

At the intersection of Viborgskoe main Highway and St Petersburg Ring Road (under construction, partially completed, full completion 2012), the main intersection for all goods entering or leaving Russia through St Petersburg by Finland (EEC). Eastern part of St Petersburg Ring Road Kronstadt – South Highway to Moscow will be completed 2007.

Advent UK Ltd
Registered Office: 3 Old Garden House, The Lanterns, Bridge Lane, London S.W.11 3AD
Registered in England n° 3485818
VAT N° GB 723095153

Main Project Competitive Advantage - LOCATION

Strategic position in Pargolovo –
On St Petersburg Ring Road, at the intersection of Viborgskoe highway and Ring Road, on border of Scandinavian international highway to Finland, near Kronshtadt port, on international railway

Growing freight traffic
from Finland to Russia via St Petersburg

Saint-Petersburg City Administration main goal – to move storage facilities outside the city centre and relocate to Ring Road area



Target Customer Groups

Primary segment

International transporting companies:

- > Finnish transporting companies
- > Companies from EU-countries, using Finnish ports for their goods transit
- > Companies from EU-countries, using Scandinavian highways for their goods transit

Secondary segment

Big Russian clients:

- > Importers and exporters
- > Producers
- > Trade companies, supermarkets, shopping malls