



Multinational
Logistics
Partnership

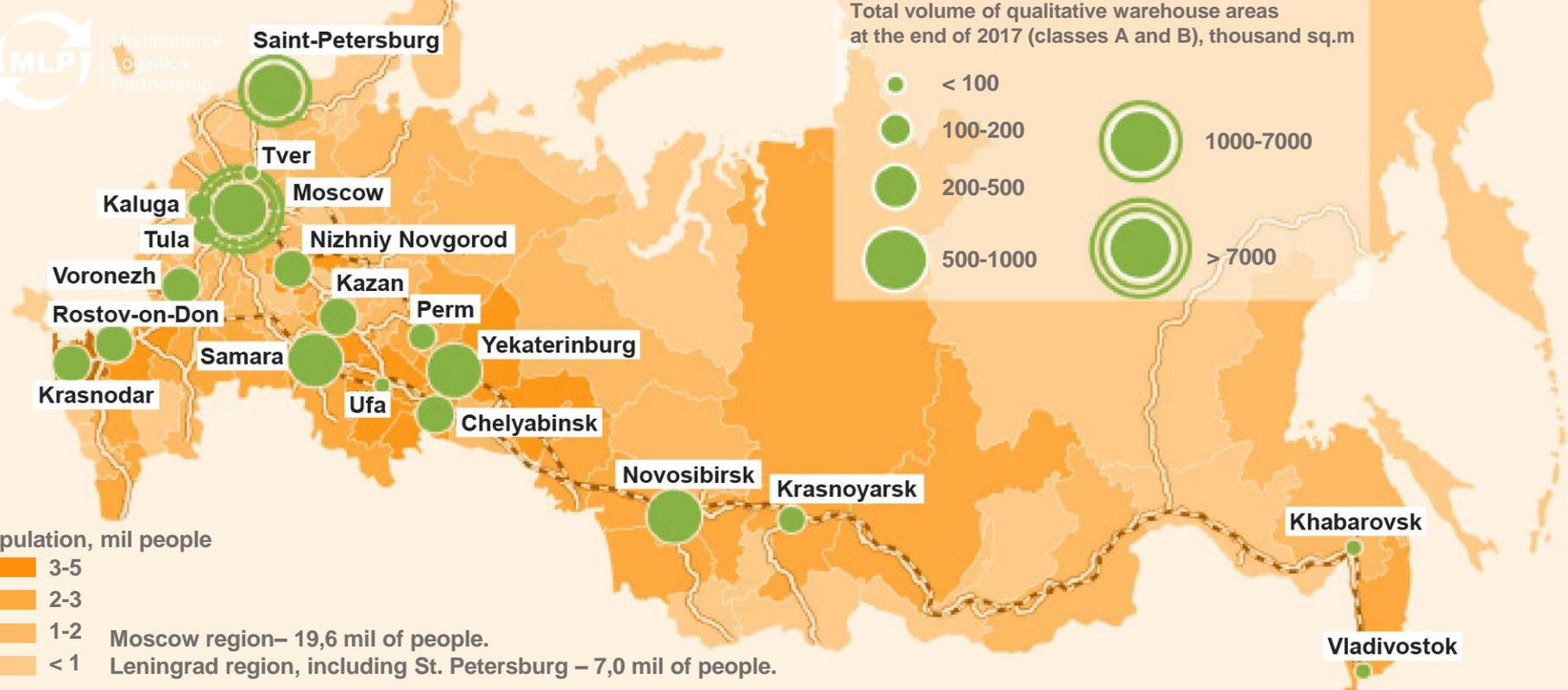
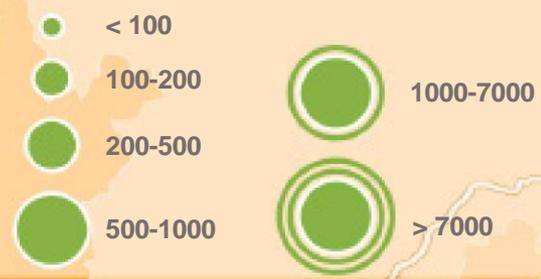
QUALITATIVE WAREHOUSE IS AN IMPORTANT ELEMENT OF PRODUCTION LOGISTICS

March 2018



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Total volume of qualitative warehouse areas
at the end of 2017 (classes A and B), thousand sq.m



MARKET OF QUALITATIVE WAREHOUSE REAL ESTATE OF RUSSIA as of 31.12.2017

23 mil sq.m
market capacity
of qualitative warehouses
in Russia

13,4 mil sq.m
market capacity
in Moscow region

3,2 mil sq.m
market capacity
of St. Petersburg

6,4 mil sq.m
market capacity
of regions of Russia



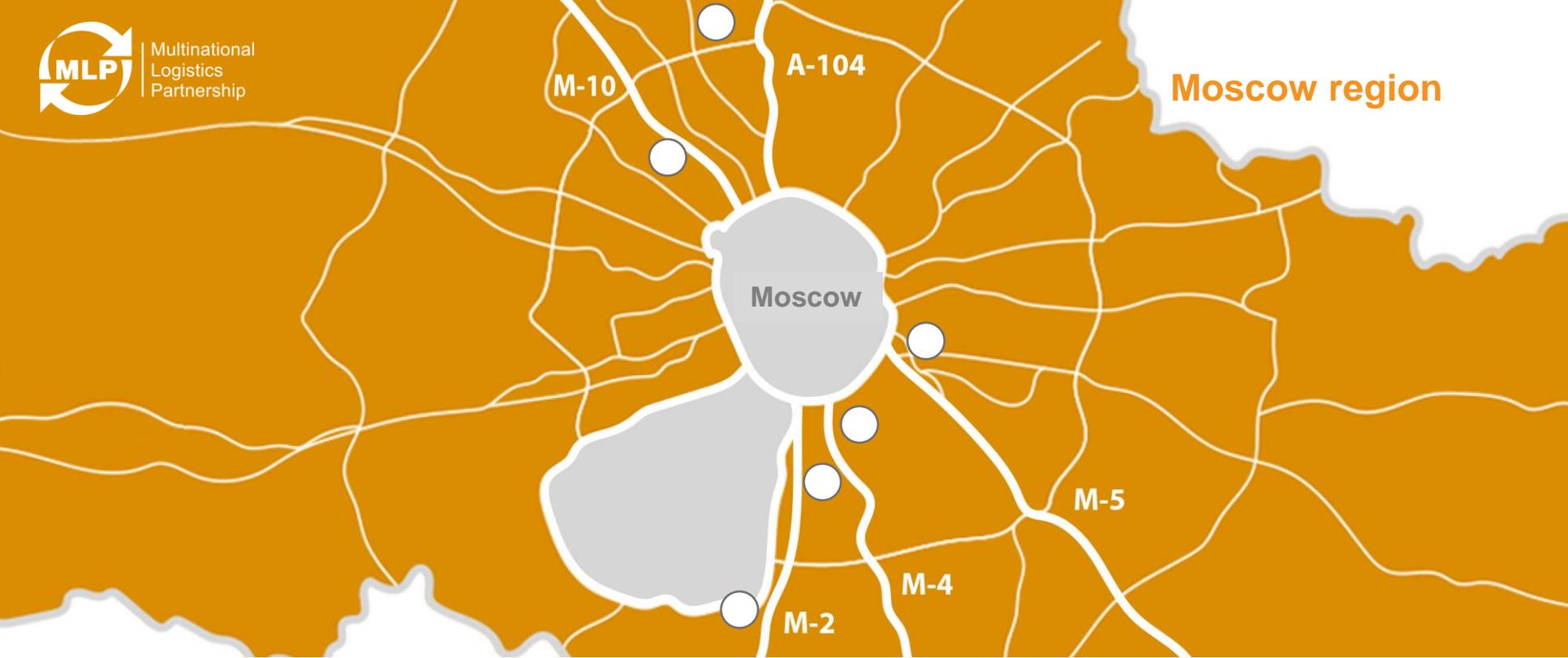
MLP IS A MARKET LEADER OF CLASS-A WAREHOUSE REAL ESTATE IN RUSSIA

No.1
in
warehouse
market of Russia

1,8
million sq. m
of Class-A
warehouse facilities

8
operating
facilities

10%
of share of market
of Class-A warehouses
in Russia



CONCENTRATION OF BUSINESSES IN THE MAIN DISTRIBUTION CENTER OF RUSSIA

No.1
on the market of
Moscow region

1,44
million sq.m
of Class-A
warehouse facilities

6
operating
facilities

15%
of management market
in Moscow region

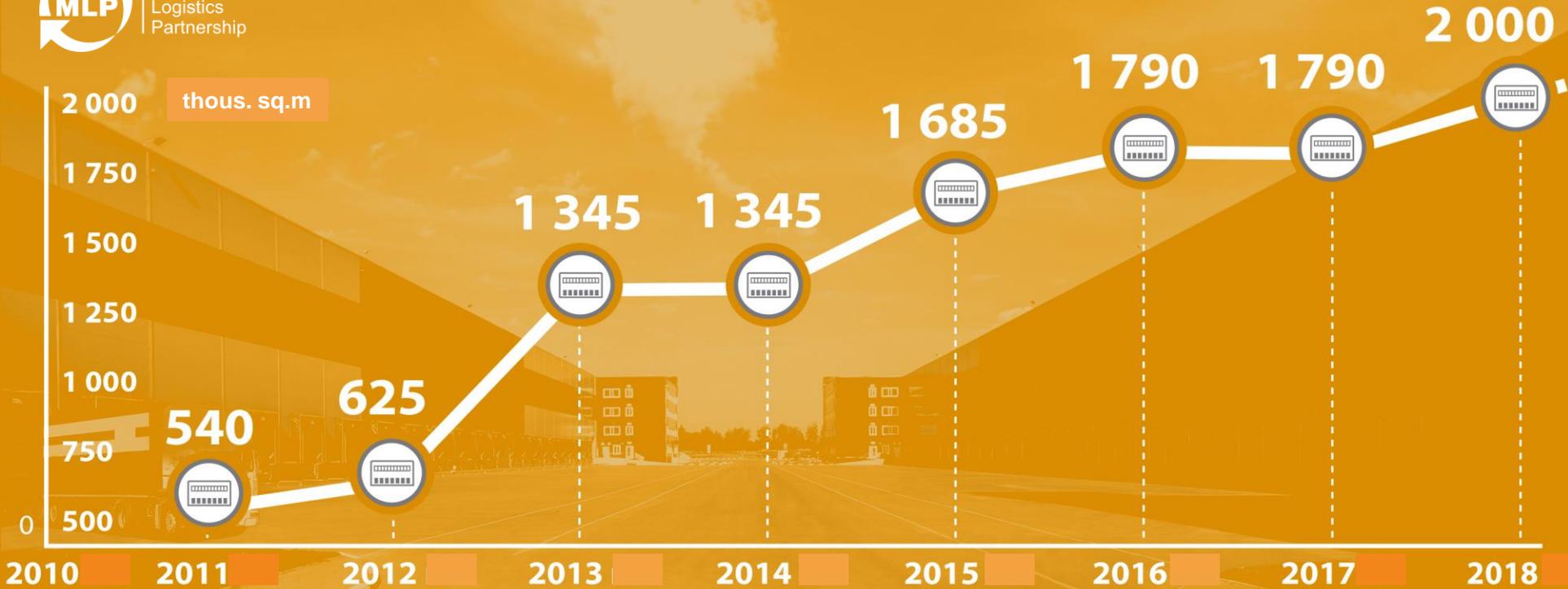


MLP IS A PART OF THE LARGEST INDUSTRIAL AND FINANCIAL GROUP IN RUSSIA

Safmar Group includes industrial, financial, and banking assets, as well as the assets in commercial real estate, construction, and development (www.safmargroup.ru).

MLP's financial partners:





THE COMPANY'S WAY ON THE MARKET OF QUALITATIVE WAREHOUSE REAL ESTATE IN RUSSIA

2010

Entry into the industry.
The 1st asset was acquired –
Severnoe Domodedovo
Warehouse Complex

2013

MLP acquired the following
warehouse complexes:
Podolsk, Chaika,
Leningradskiy Terminal,
Utkina Zavod'

2016

The Company concluded
transactions for 350,000
sq.m, vacancy was at 5%

2018

The Company's plans -
expansion of the warehouse
market in Moscow region.



OUR PARTNERS ARE THE LARGEST INTERNATIONAL AND RUSSIAN COMPANIES

33%

Retail

27%

Logistics

30%

Distribution

10%

Production,
pharmaceuticals

20% OF OUR PARTNERS ARE INTERNATIONAL COMPANIES





WE CAN ADAPT ANY SPACE TO ALL SPECIFIC NEEDS



32,000 sq. m

pharmaceutical packaging lines have been installed in Leningradskiy Terminal



13,585 sq. m

production of cardboard packaging is placed at Severnoe Domodedovo



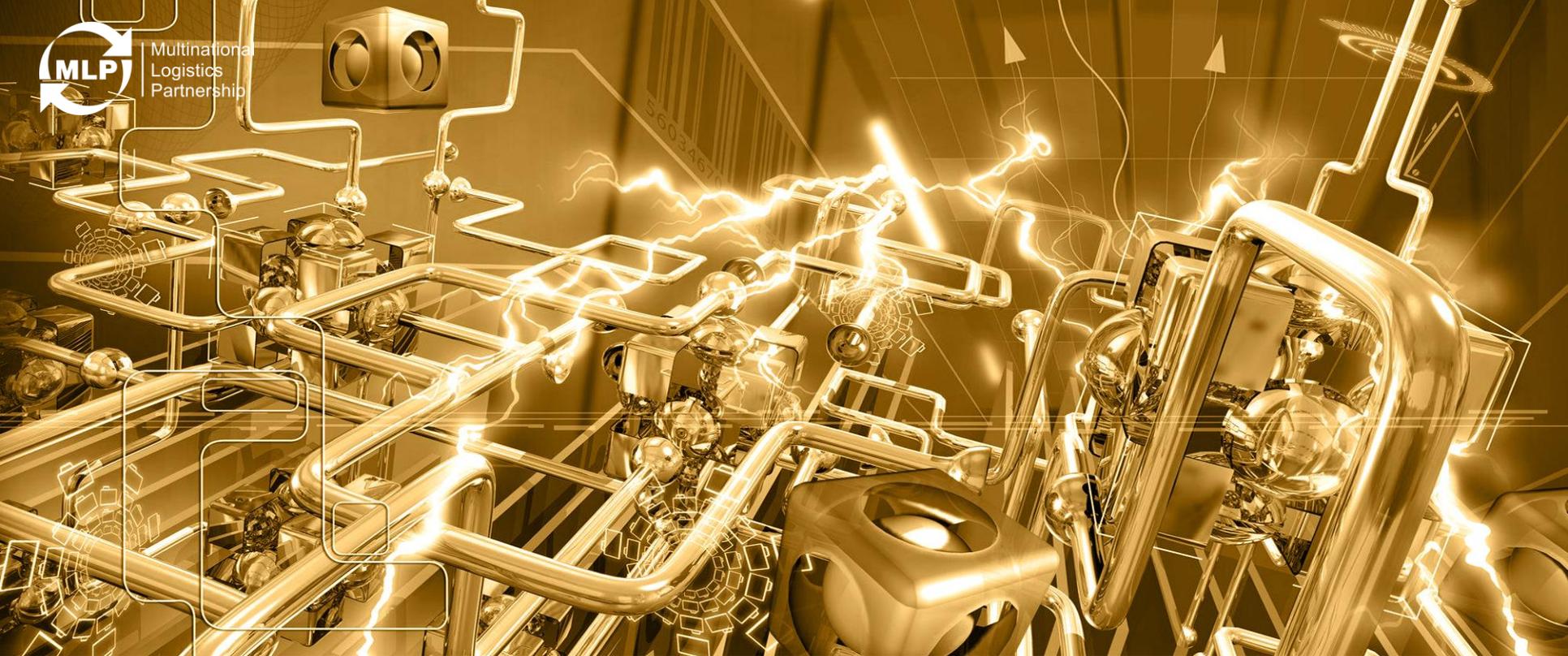
11,885 sq. m

high-performance production of food packaging is placed at Utkina Zavod'



11,535 sq. m

a line for production automotive components has been installed at Utkina Zavod'



SUFFICIENT POWER FOR CONNECTING ELECTRICITY AND GAS SUPPLY



24,100 sq.m

production of cardboard
packaging is placed at
Severnoe Domodedovo



11,115 sq.m

pharmaceutical packaging
lines are placed
at Utkina Zavod'



9,350 sq.m

factory for the large-scale
assembly of construction
equipment
at Leningradskiy Terminal



3,125 sq.m

coffee roasting and packing
equipment has been installed
in Severnoe Domodedovo



WORLD LEADER LEASES 59,500 SQ.M IN SEVERNOE DOMODEDOVO COMPLEX

Since 2014 the Company has stored its products at Severnoe Domodedovo Warehouse Complex. Initially the contract was concluded with a partner company - 3pl operator for an area of 26,500 sq.m.

In 2016 the Company opened a factory in Ulyanovsk region and decided to expand its warehouse space at Severnoe Domodedovo, renting 33,000 sq. m additionally.

59,500 sq.m
total leased area

59,300 sq.m
warehouse area

200 sq.m
office premises

2020
date of lease expiration



MAJOR TIRE MANUFACTURER LEASES 10,900 SQ.M IN NIKOLSKOYE WAREHOUSE COMPLEX

In 2017 Japanese company Yokohama concluded a direct tenant contract for 10,900 sq.m of warehouse space in Nikolskoye Warehouse Complex.

Previously, the company did not have its own warehouse and used secure storage services.

10,900 sq.m
leased area

10,700 sq.m
warehouse area

200 sq.m
office premises

2021
date of lease expiration



INTERNATIONAL FREIGHT FORWARDING COMPANY KINTETSU WORLD EXPRESS (KWE)

Japanese corporation KWE, specializing in international cargo transportation and contract logistics, rented a storage space in Nikolskoye Warehouse Complex.

It is the first facility which was rented by KWE directly, previously the company used local partners. 50% of the area is allocated to the anchor client – HITACHI for product storage and processing.

15,000 sq.m
leased area

14,800 sq.m
warehouse area

200 sq.m
office premises

2022
date of lease expiration



MLP'S PROJECTS CORRESPOND TO THE INTERNATIONAL CLASS-A STANDARDS

Modern sprinkler firefighting system, concrete floors with anti-dust coating with load more than 7 tons per 1 sq.m, sufficient number of parking spaces – every 1,000 sq.m of storage space provides 1 parking place for trucks and 2 – for

moto cars, the possibility to adapt the premises for specific customer needs, sufficient power to provide electricity and gas supply.

12 m

working height of ceilings

12x24 m

column grid

1.2 m

floor level

80-120 m

building depth

WAREHOUSE COMPLEX SEVERNOE DOMODEDOVO



GLA – 540 000 sq.m



11 km from Moscow Ring Road,
M4 highway



WAREHOUSE COMPLEX CHEKHOV



GLA – 337 000 sq.m



49 km from Moscow Ring Road,
M2 highway



WAREHOUSE COMPLEX UTKINA ZAVOD' (St.Petersburg)



GLA – 210 000 sq.m



Located directly on the Ring Road (KAD)



WAREHOUSE COMPLEX PODOLSK



GLA – 206 000 sq.m



17 km from Moscow Ring Road,
M2 highway



WAREHOUSE COMPLEX LENINGRADSKIY TERMINAL



GLA – 198 000 sq.m



13 km from Moscow Ring Road,
M10 highway



WAREHOUSE COMPLEX NIKOLSKOE



GLA – 107 000 sq.m



35 km from Moscow Ring Road,
A104 highway



WAREHOUSE COMPLEX TOMILINO



GLA – 85 000 sq.m



6 km from Moscow Ring Road,
M5 highway



WAREHOUSE COMPLEX CHAIKA (Kiev, Ukraine)



GLA – 115 000 sq.m



5 km from Kiev Ring Road





We are always ready for cooperation!

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