



GENERAL PROJECT INFORMATION

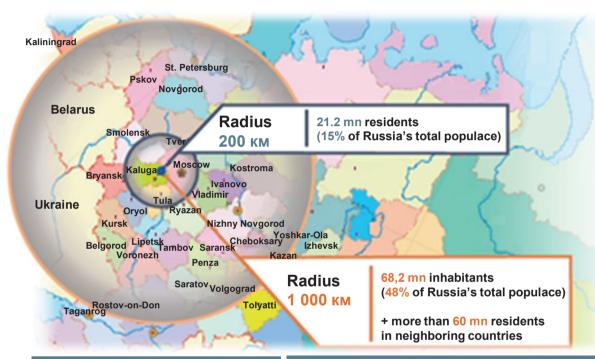
- Veles Capital Investment Group realizes an industrial park investment project named VELES-DETCHINO on a 110 ha land plot in the Kaluga region of Russia a region that unconditionally provides most favorable conditions for foreign industrial production investors in Russia.
- VELES-DETCHINO is located just 115 km from the Moscow Automobile Ring Road (a.k.a. MKAD), i.e. limits of the so-called old Moscow, along Kievskoye/Moscow-Kiev federal highway (M-3). It is only 40-45 km from Kaluga (343 000 inhabitants) and Obninsk (106 000 inhabitants) two major cities of the Kaluga region.
- VELES-DETCHINO is developed as a greenfield project. Development of the project's multifunctional infrastructure (includes industrial facilities, warehouses and office buildings) is implemented by a project SPV.
- Major utilities have been tentatively agreed with the local supply companies in order to provide enough capacity for prospective residents of VELES-DETCHINO.
- Comprehensive support of the regional and municipal authorities of the Kaluga region in overcoming administrative barriers by new residents of VELES-DETCHINO is provided.
- First VELES-DETCHINO's residents have already emerged. Negotiations with other prospective residents are continuing further.



^{*}To see the site location on a map, please, use the following link: http://maps.yandex.com/?um=1NPIY1Hja8qxM-pcNTufBJlpA3zo_0qu&l=sat%2Cskl



HUGE CUSTOMER CATCHMENT AREA



Izhevsk

200 KM RANGE	POPULATION, INHABITANTS
Moscow	11 541 101
Moscow region	7 106 215
Kaluga region	1 009 191
Tula region	1 550 330
Total	21 206 837

THRE TO CITIES WITH CAR PRODUCTION			
Kaluga	40 км	30 min	
Moscow	140 км	2 h	
Nizhny Novgorod	600 км	8-9 h	
St. Petersburg	880 км	12-13 h	
Taganrog	1 060 км	13-15 h	
Tol'yatti	1 100 км	14-16 h	
Kaliningrad	1 280 км	17-20 h	
Naberezhnye Chelny	1 300 км	16-18 h	

1 450 км

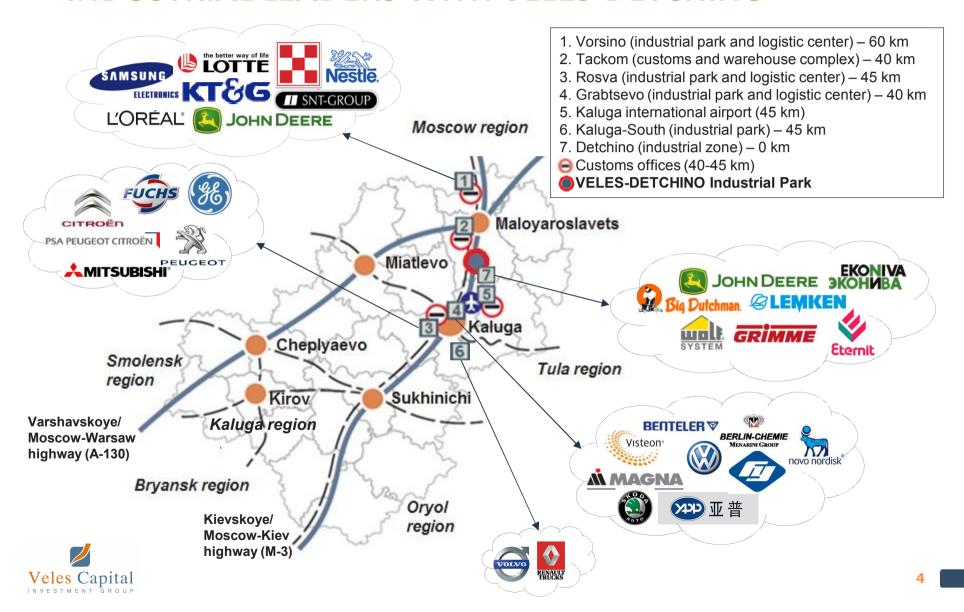
18-20 h

DISTANCE FROM VELES-DETCHINO AND DRIVING

1 000 KM RANGE	POPULATION,	
	INHABITANTS	
Belgorod region	1 532 353	
Bryansk region	1 275 354	
Vladimir region	1 441 129	
Volgograd region	2 607 505	
Vologda region	1 201 190	
Voronezh region	2 334 809	
Ivanovo region	1 060 109	
Kostroma region	666 391	
Kursk region	1 125 648	
Leningrad region	1 718 581	
Lipetsk region	1 172 026	
Republic of Mary El	695 482	
Nizhny Novgorod region	3 307 648	
Novgorod region	632 799	
Oryol region	785 592	
Penza region	1 384 006	
Pskov region	671 272	
Rostov region	4 275 223	
Ryazan region	1 151 838	
St. Petersburg	4 899 344	
Republic of Mordovia	833 263	
Saratov region	2 519 282	
Smolensk region	982 887	
Tambov region	1 089 700	
Republic of Tatarstan	3 787 485	
Tver region	1 350 086	
Ulyanovsk region	1 290 478	
Republic of Chuvashia	1 250 518	
Total	47 041 998	



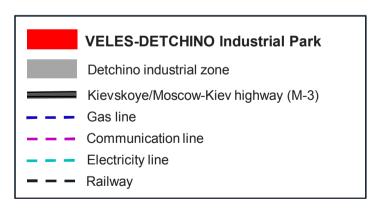
OBVIOUS CHOICE – BE AMONG INTERNATIONAL INDUSTRIAL LEADERS WITH VELES-DETCHINO

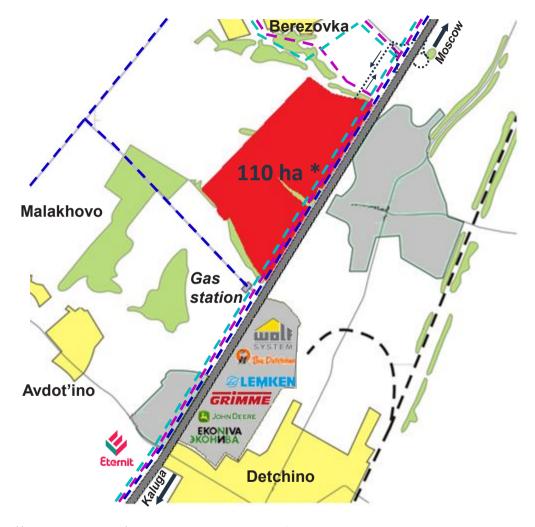


SITUATION PLAN

The site is located 115 km from the Moscow Automobile Ring Road (a.k.a. MKAD) along Kievskoye/Moscow-Kiev federal highway (M-3). It directly neighbors the highway by its wide eastern border (length - 1.7 km).

Neighboring Detchino Industrial Zone is being further developed. It is already comprised of industrial facilities of major European, American and Russian companies specializing in the production and maintenance of agricultural equipment (Grimme, Lemken, Wolf System, Big Dutchman, John Deere, Econiva and others) as well as construction materials (Eternit and others).





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SITE PHOTOS











NEIGHBORHOOD PHOTOS











NEIGHBORHOOD PHOTOS











PROJECT SPECIFICS

1 Commercial scheme

Prospective VELES-DETCHINO residents may buy or rent land plots as well as acquire turn-key industrial premises with utilities developed according to specified requirements (built-to-suit) by a management company. Other co-investment and development options are also considered.

2. Legal aspects

Free-hold rights are established for VELES-DETCHINO land plot. Land category – land of industrial production, power generation, transportation and communication industries. Permitted use of land – allocation of industrial and administrative buildings, production facilities and communal utilities. This allows for hosting objects of different functional use on the considered site. Depending on the residents/investors' requirements we are ready to provide out of 110 ha a land plot of practically any size and location and officially register cadastral changes.

Energy

Loads on electricity (25 MW) and gas (10 000 m3/hour) have been preliminary agreed for VELES-DETCHINO by the corresponding supply companies. Connection points to utilities are available by the site border. It is planned to provide autonomous supply of drinking and industrial water as well as waste treatment. Construction of an energy block may also be realized.

4. Social infrastructure

In order to attract highly qualified personnel from other regions of Russia it is planned to create a comfortable residential community with all the required social infrastructure just 4.5 km away from VELES-DETCHINO by Kievskoye/Moscow-Kiev highway (M-3). For this purpose our company has already acquired a land plot suitable for residential development. Its general plan has been already devised. Land surveying works are under way.





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