

Dear Sirs,

"Litana" Group, one of the largest construction companies in the Baltic region, offers you opportunities for partnership.

In case your company is interested in investment projects in the Kaliningrad (Russia), we are ready to render you complex services.

We can carry out: selection of the area, which meets the requirements of your business, development and preparation of the building project, to conduct all necessary procedures and to receive the sanction to construction.

We could take part in the second stage of the project as well and execute construction of your object on conditions of project managers or execute part of works, at your discretion.

Our significant operational experience in Russia would allow you to carry out any project in the shortest terms and with minimal risk.

**Currently, our company can offer concrete site areas of 2-8 hectares in Kaliningrad**

## The KALININGRAD AREA

The Kaliningrad area is located at southeast coast of Baltic sea and is the most western region of the Russian Federation. Since April, 1st, 2006 the Federal law Nr. 16-Ф3 from 10.01.2006 "About the Special economic zone in the Kaliningrad area and modification in some acts of the Russian Federation" has come into force.

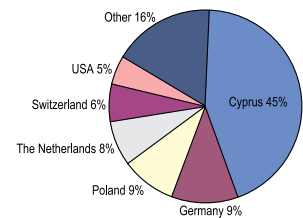
The resident of the Economic zone uses such privileges as: • Clearing of income tax payment; • Clearing of the customs duties; • At creation of the VAT cost in 30 %, the goods can be sold in other parts of Russia without payment of import taxes and duties.

Above measures as well as significant federal investments directed to development of a transport infrastructure, have led to the present investment boom in this region. In 2007, on volume of investments, the Kaliningrad area has taken the third place in Russia (after Moscow and St.-Petersburg).

The main trading partners are Poland, Lithuania and Germany. Overall, they represent more than 37 % of the region foreign trade volume.

In the list of the export goods between Kaliningrad and the big Russia are home appliances and electronics, meat and fish products.

One of the main today's problems is full absence of logistic system.



Investment structure in Kaliningrad area

## The GROUND AREAS OFFERED FOR INVESTMENT PROJECTS

**1** **Area of the site:** 7,9 Hectares. **Type of the property:** • 2,71 Hectares - rent for 49 years; • 5,19 Hectares - in the property. **Engineering communications:** • Water supply - city networks; • Sewerage - city networks; • Electric power - 1000 kW (technical sub-station onsite).

**Presence of buildings in territory of a site** - on the site of 2,71 Hectares there are six buildings of warehouse type, general quadrature of 7,360 m, which are now leased. The site of 5,19 Hectares is not built up and territorially can be used separately.

**Perspective:** Sites are nearby both from city centre and from district road, station, customs post. Construction of the industrial or warehouse complex by the area up to 30,000 m<sup>2</sup> is possible. It is possible to consider sale of separate buildings or parts of the area.

**2** **Area of the site:** 5,8 Hectares. **Type of the property:** 5,8 Hectares - are allocated under designing for the period of three years. **Engineering communications:** • Electric power - the limit is allocated for 1000 kW.

**Presence of buildings on territories of a site** - none.

**Perspective:** the Site completely suits for logistical activity. It is near to district road, customs post, the extension of railroad branches is possible. The construction of the industrial or warehouse complex up to 30,000 m<sup>2</sup> is possible.

**3** **Area of the site:** 1,89 Hectares. **Type of the property:** 1,89 Hectares - rent for 49 years. **Engineering communications:** • Water supply - city networks; • Sewerage - city networks. • Electric power - 360 kW (technical sub-station onsite).

**Presence of buildings in territory of a site** - in territory is approximately 2000 sq. m of the various constructions expected to be dismantled and three-floor office building of 750 sq. m which is currently being rented.

**Perspective:** the Site is in city centre, there are good access roads for motor transport. To the quay opposite to a site, there is the mooring opportunity. Construction of a warehouse or industrial complex up to 10,000 m<sup>2</sup> is possible.

