



INTERNATIONAL PROPERTY AWARDS

in association with

The Telegraph

BEST INDUSTRIAL
DEVELOPMENT EUROPE

Freight Village Vorsino
by Freight Village RU

2016-2017

INDUSTRIAL-LOGISTICS CLUSTER

Freight Village Vorsino

📍 67 km to MKAD. M-3 Moscow-Kiev highway

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www.freightvillage.ru

 Freight Village RU

FREIGHT VILLAGE RU group of companies (FV RU) includes logistics, customs and real estate development businesses.

The Group offers warehouse and industrial facilities for rent and owner-occupation, industrial land for sale and delivers rail container terminal and customs services to the market, as well as developing large-scale industrial and residential projects.



LOGISTICS

Rail transportation
Handling and transportation
of containers

10 years on the market

Foreign economic activity services
Customs clearance
Insurance and consultancy

15 years on the market

DEVELOPMENT

Construction of roads and utility networks in industrial parks Grabtsevo, Vorsino, Rosva
Construction of residential neighborhoods (Evropeyskiy kvartal, 30 ha)
Construction of warehouse and industrial complexes

15 years on the market

- In 2012 **FREIGHT VILLAGE RU** started development of the biggest multimodal industrial-logistics centre in Russia in unique concept of 'freight village' – Freight Village Vorsino.
- **FREIGHT VILLAGE VORSINO** (federal format of freight village, 570 ha) located on the border of New Moscow and Kaluga region as a part of Industrial Park Vorsino.



PROJECT FINANCIAL PARTNER



STRATEGIC LOGISTICS PARTNER

Customs terminal



Container terminal



Industrial land



Cross-docking warehouses

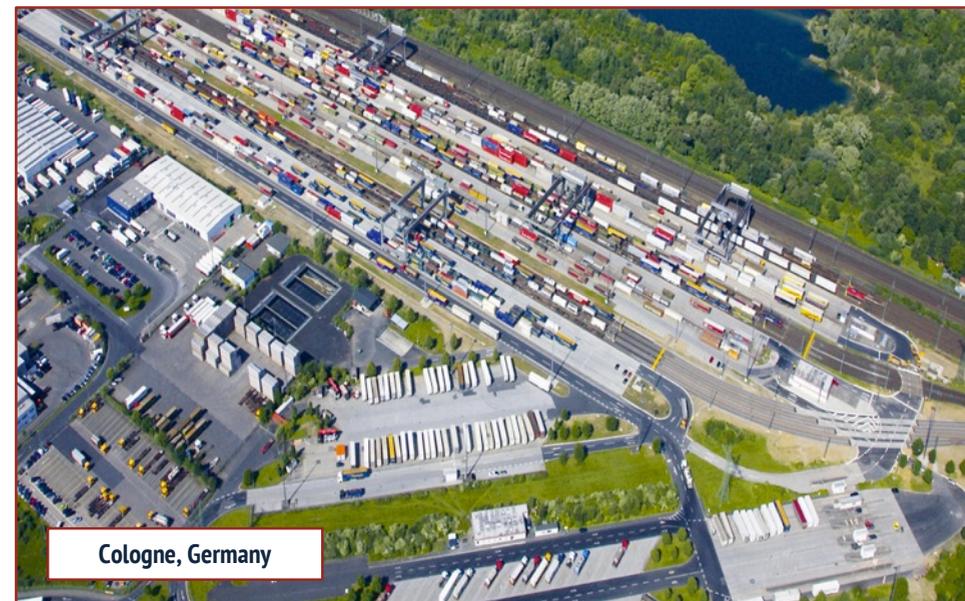


PROJECT CONCEPT

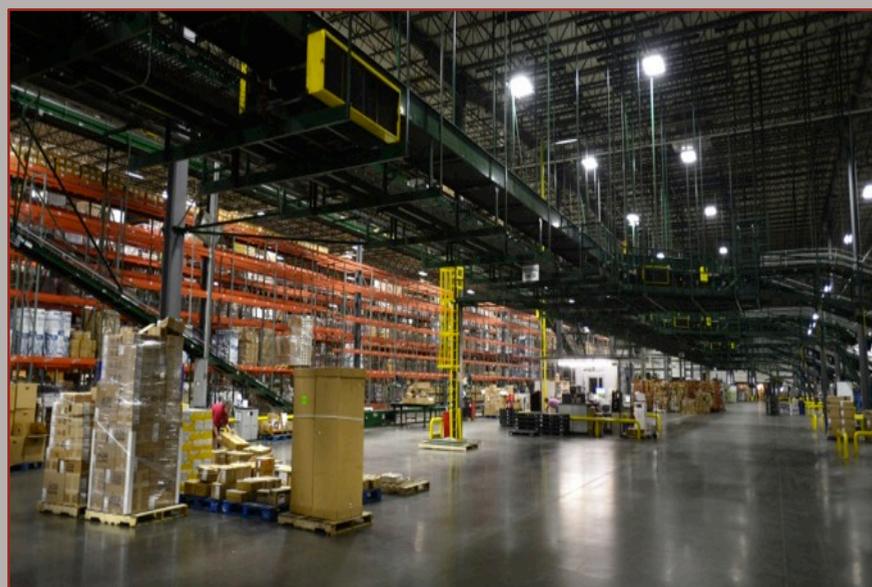
Worldwide success



Nola, Italy



Cologne, Germany



Freight Village – The most modern and the most common format of logistic organization in the world

- There are 240 FVs in the EU
- In average 1 FV service:
 - 2 mln inhabitants
 - Territory of 3.000 Ha
 - 93 mln tones of cargo
- For the realization of the fundamental advantages the freight village must be located in an area of industrial park attracting a large center of consumption – at the intersection of the main transport routes

PROJECT CONCEPT

Core elements

SERVICE INFRASTRUCTURE

Offices of management and facility companies, retail zone, hostels



INDUSTRIAL-LOGISTIC INFRASTRUCTURE

Cross-docking warehouse, bonded warehouse, industrial zone



INFRASTRUCTURE OF ADDED VALUE

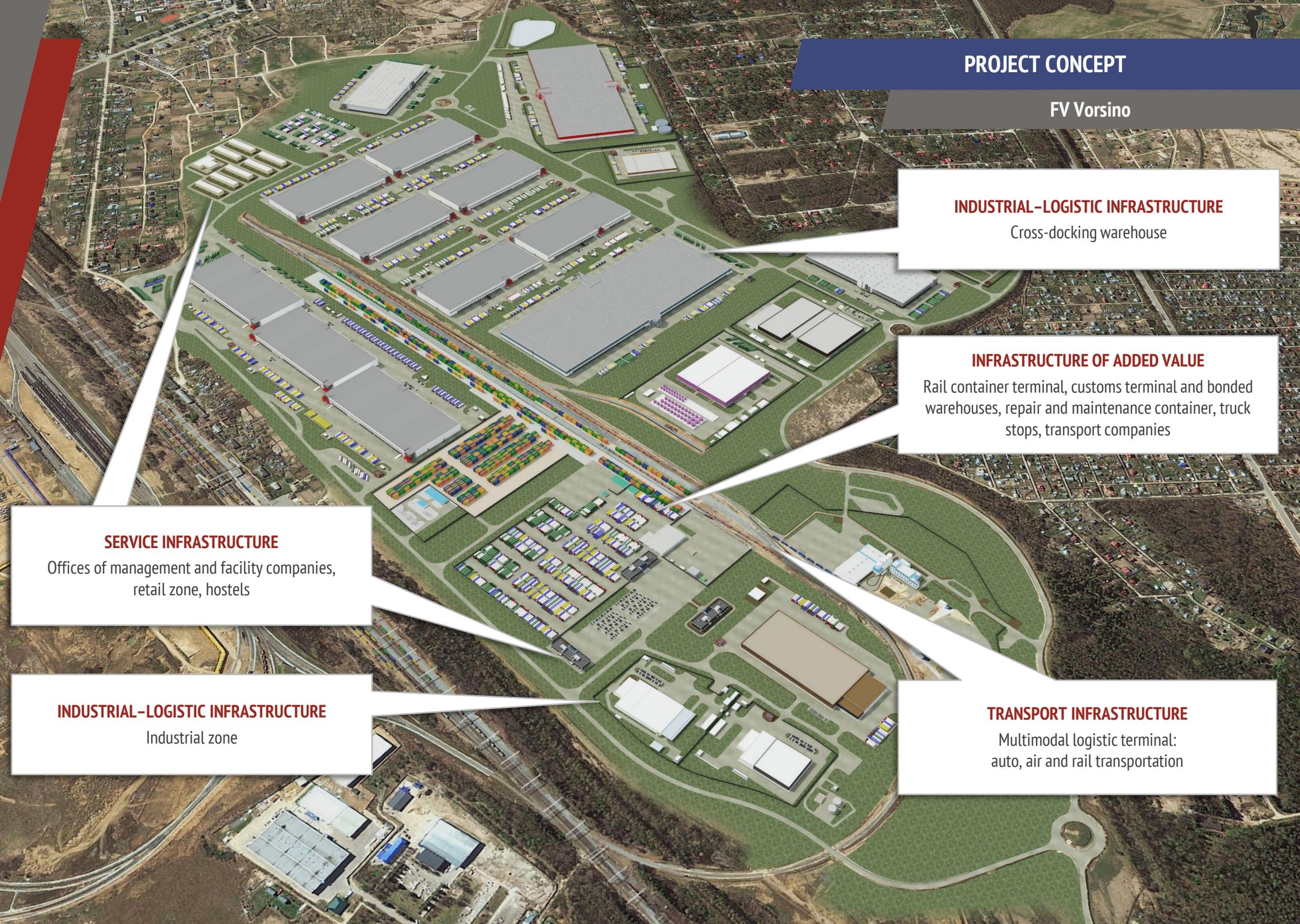
Rail container terminal, customs terminal and bonded warehouses, repair and maintenance container, truck stops, transport companies



TRANSPORT INFRASTRUCTURE

Multimodal logistic terminal: auto, air, rail, sea and river transportation





PROJECT CONCEPT

FV Vorsino

INDUSTRIAL-LOGISTIC INFRASTRUCTURE

Cross-docking warehouse

INFRASTRUCTURE OF ADDED VALUE

Rail container terminal, customs terminal and bonded warehouses, repair and maintenance container, truck stops, transport companies

SERVICE INFRASTRUCTURE

Offices of management and facility companies, retail zone, hostels

INDUSTRIAL-LOGISTIC INFRASTRUCTURE

Industrial zone

TRANSPORT INFRASTRUCTURE

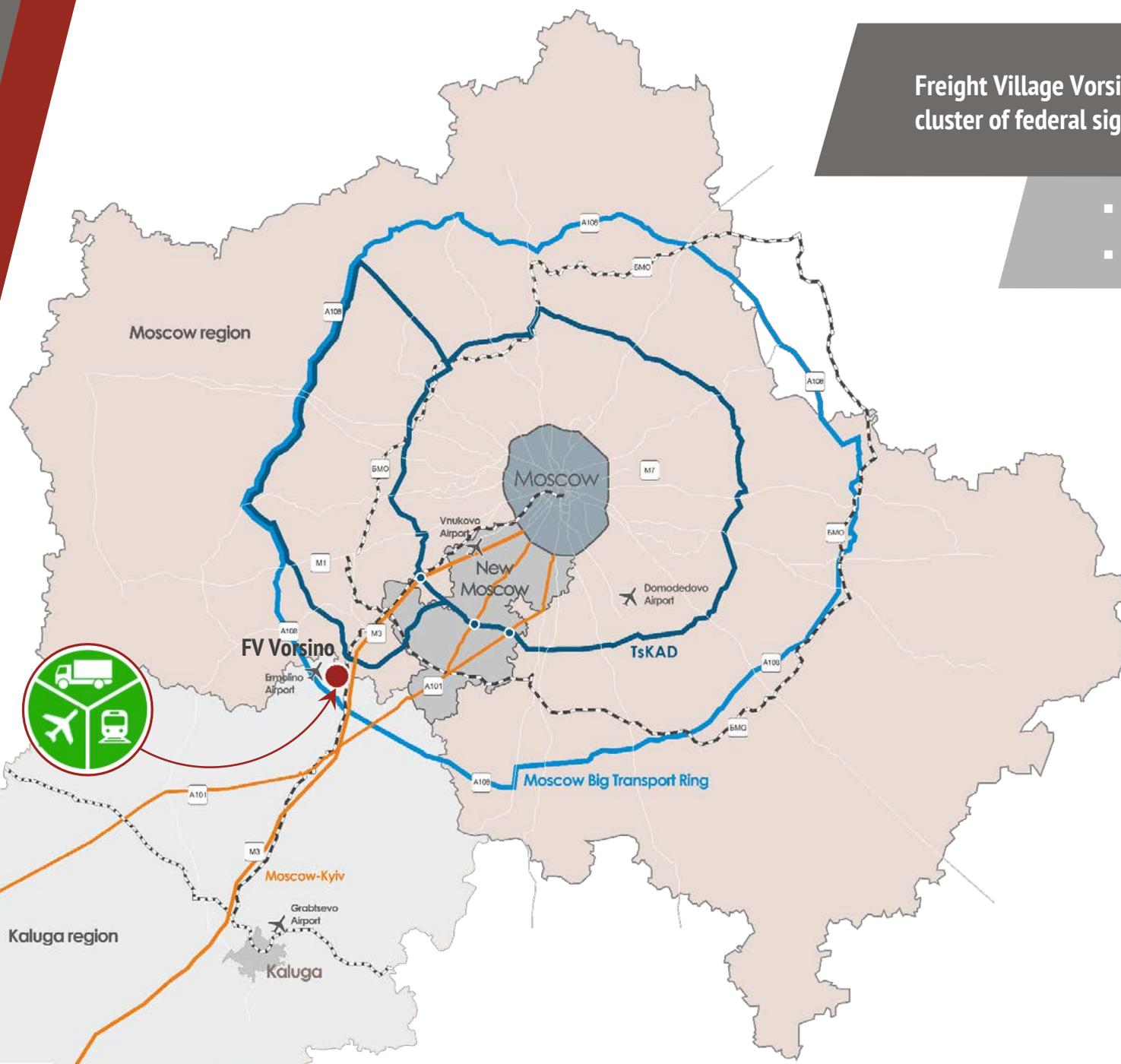
Multimodal logistic terminal: auto, air and rail transportation

LOCATION

At the intersection of the main routes

Freight Village Vorsino – large-scale multi-modal industrial-logistics cluster of federal significance

- Optimal distance to the New Moscow
- Transit to other regions of the Central Federal District



67 km | 40 min to MKAD
 40 km | 25 min to A-107
 3 km | 5 min to A-108
 40 km | 30 min to M-1 Moscow-Minsk



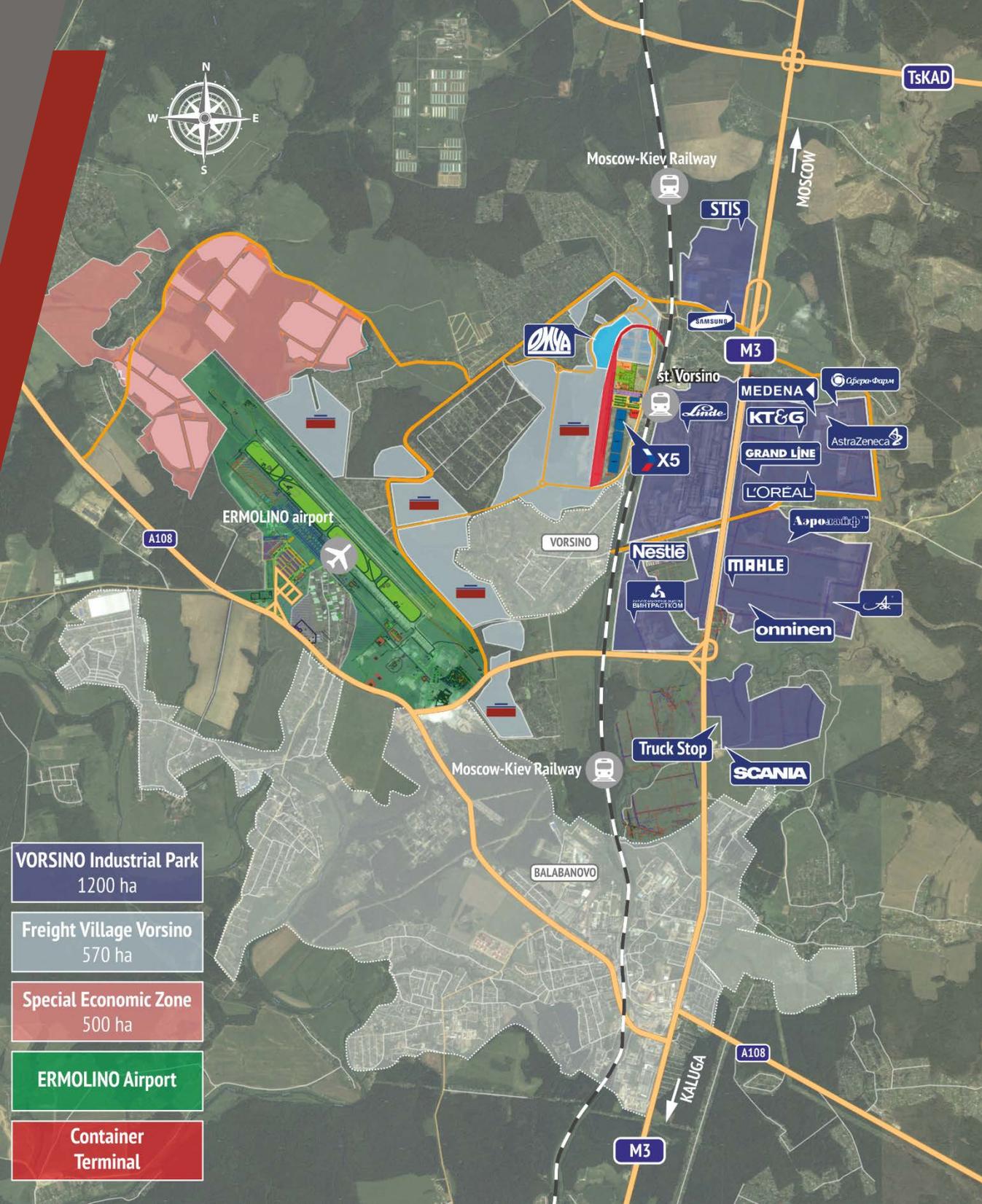
3 km to new TsKAD section



45 km to Vnukovo airport



Vorsino railway station – onsite
 Bekasovo marshal yard – 25 km



PART OF INDUSTRIAL PARK

Tax benefits

Corporate property tax

Standard rate in Kaluga region – **2,2%**

100 mln rub.	0% for 1 year	300 mln rub.	0% for 2 years
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500 mln rub.	0% for 3 years	0% for 5 years
Capital investments		for pharmaceutical companies with sales revenues of pharmaceuticals and materials for medical uses at least 70%

Corporate income tax

Standard rate in Kaluga region – **18%**

100 mln rub.	13,5% for 1 year	500 mln rub.	13,5% for 2 years
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1 bln rub.	13,5% for 3 years	2 bln rub.	13,5% for 4 years
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- VORSINO Industrial Park
1200 ha
- Freight Village VORSINO
570 ha
- Special Economic Zone
500 ha
- ERMOLINO Airport
- Container Terminal

FACILITIES



1. Industrial land for sale

Developed land for industrial
facilities construction

250 ha

Land parcels
from

1 ha

Secured
with
communications



2. Warehouse for lease & BTS solutions

Cross-docking
class «A»
warehouses

Phase 1
113K
sqm

Offered for lease
35,5K
sqm



3. Terminal services

Rail container terminal

26 ha

Trains to
Europe, Asia and Far East

Customs terminal

14 ha

INDUSTRIAL LAND FOR SALE

Main area

2013 ● Land purchase by **OMYA** – 15 ha to accommodate the production of marble powder.

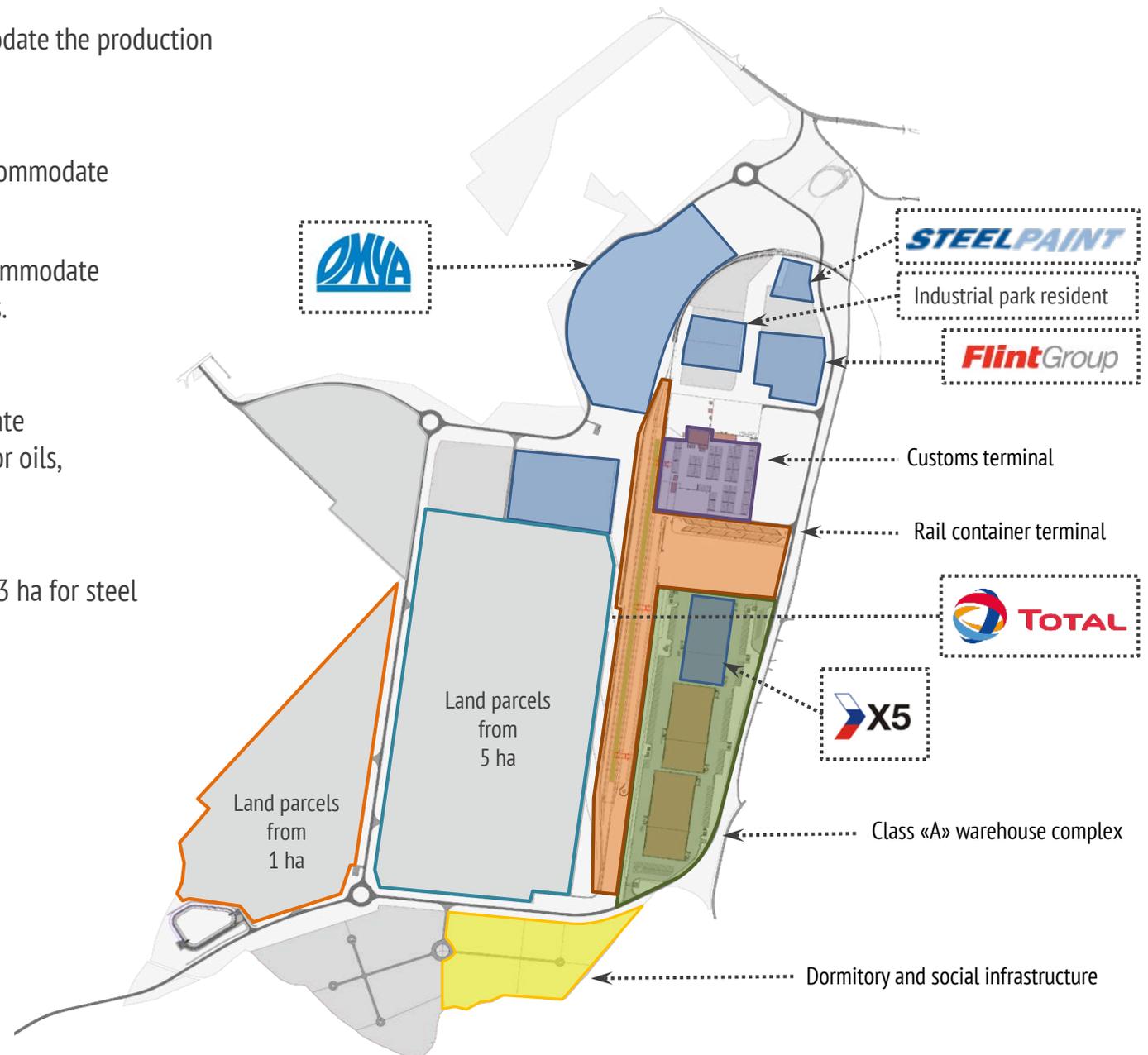
2015 ● Land purchase by **Flint Group** – 2,5 ha to accommodate the production of printing inks.

Land purchase by **Steelpaint** – 0,8 ha to accommodate the production of paint-and-lacquer materials.

2016 ● Land purchase by **Total** – 7 ha to accommodate the production, storage and shipment of motor oils, lubricants and related materials.

2017 ● Land purchase by **Industrial park resident** – 3 ha for steel pipes warehouse.

● **Industrials land parcels secured with all communications available from 1 ha**



WAREHOUSE FOR LEASE

2015
Stage 1

2016
Stage 2

2017
Stage 3



Stage 3
Building area: 38,820 sqm
Construction permission received,
available for BTS solution

Stage 2
Building area: 35,480 sqm
Signed memorandum of intent with a
major petrochemical company

Stage 1
Building area: 38 820 sqm
100% rent to
X5RETAILGROUP
for «Pyaterochka» distribution center



Winner of
European Property Awards
2016-2017 in the category
«Commercial Industry Development»



Short-listed for
Moscow CRE Awards
2016 in the category
«Best Warehouse Complex»



TERMINAL SERVICES

2013
-2018



CONTAINER TERMINAL

- 7 railway spurs
- Handling capacity – up to 350 000 TEU/year with an extension plan to 500 000 TEU/year
- Strategic terminal-hub of **TransContainer** on south-west direction of Moscow region

2012



CUSTOMS TERMINAL

- Parking area – 350 truck slots
- Customs services – 400 declarations/shift
- Sanitary & veterinary control
- Bounded warehouse – 3,800 sqm

CONTAINER TERMINAL SERVICES

FV Vorsino rail routes

with Transcontainer tariffs



Bekasovo marshal yard
 → 25 km to Vorsino station

- Kiev direction of Moscow railway
- The biggest marshal yard in Europe
- The main marshal yard in Central Federal District
- 108 spurs in the yard

50 days
Far East Route
 Delivery time: 50 days
 Distance: 20,000 km



35 days
Far East Route
 Delivery time: 35 days
 Distance: 9,000 km



14 days
New Silk Route
 Delivery time: 14 days
 Distance: 7,750 km



CONTAINER TERMINAL SERVICES

FV Vorsino rail routes table

Dispatching point	Forming point	Frequency	Way time	Railroad coaches	Operator	Main clients
Nakhodka (Russia)	Nakhodka	1 container train per week	10 days	TransContainer	TransContainer	Unico (50%) TransContainer (50%)
Dalian (China)	 Zabaikalsk	1 container train per week	10 days	TransContainer	WOOJIN	Samsung (monotrain)
Yingkou (China)	Zabaikalsk	1 container train per week	10 days	TransContainer	FELB	MIX
Suzhou (China)	Zabaikalsk	1 container train per week	11 days	TransContainer	FELB	MIX
Guangzhou (China)	Zabaikalsk	1 container train per week	12 days	TransContainer	FELB	MIX
Tianjin (China)	Naushki	1 container train per week	8 days	TransContainer	SWIFT	MIX
Riga (Latvia)	Riga	1 container train per month	36 hours	TransContainer	NURMINEN	Mir Instrumentov (monotrain)
Ust-Luga (Russia)	 Ust-Luga	2 container train per week	34 hours	TransContainer	AVELANA	MIX
Bronka (Russia)	 Bronka	1 container train per week	34 hours	TransContainer	AVELANA	MIX
Dobra (Poland)		In plan	42 hours			
Urumchi (China)		In plan	11 days			

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CLIENTS

