

PROJECT FINANCIAL PARTNER

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INTERNATIONAL  
PROPERTY  
AWARDS

in association with

**The Telegraph**

BEST INDUSTRIAL  
DEVELOPMENT EUROPE

Freight Village Vorsino  
by Freight Village RU

2016-2017

INDUSTRIAL-LOGISTICS CENTRE

# Freight Village Vorsino

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

+7 (495) 268 12 86  
[www.freightvillage.ru](http://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.



## TERMINAL BUSINESS

Rail transportation  
Handling and transportation  
of containers

10 years on the market

## DEVELOPMENT CONSTRUCTION ENGINEERING

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

## CUSTOMS SERVICES

Foreign economic activity services  
Customs clearance  
Insurance and consultancy

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 and Freight Village Rosva.
- **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.
- **FREIGHT VILLAGE ROSVA** (interregional format of freight village, 64 ha) located on the border of Kaluga as a part of Industrial Park Rosva.

Customs terminal



Container terminal



Industrial land



Cross-docking warehouses



## PROJECT CONCEPT

- Freight village – worldwide success
- Core concept elements
- Creation of the optimal supply chain



## PROJECT CONCEPT

Worldwide success



NOLA, ITALY



COLOGNE, GERMANY



BREMEN, GERMANY

**Freight Village** is 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



#### INFRASTRUCTURE OF ADDED VALUE

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



#### INDUSTRIAL-LOGISTIC INFRASTRUCTURE

Cross-docking warehouse, bonded warehouse,  
industrial zone



#### 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

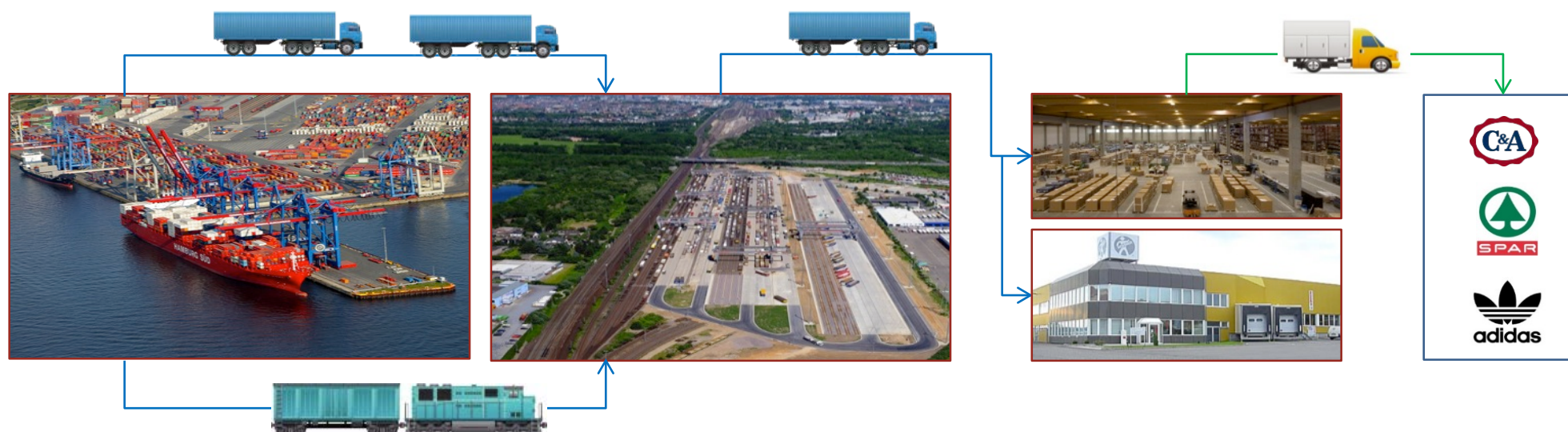
Multimodal logistic terminal: auto, air and rail transportation



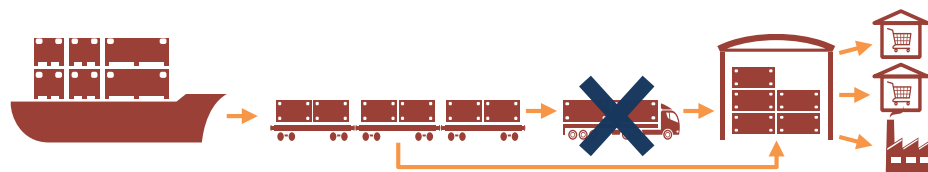
## PROJECT CONCEPT

Creation of the optimal supply chain

Practice in other countries confirms **THE EFFICIENCY OF FREIGHT VILLAGES** as a key element of the transport and logistics complex



Creation of the optimal supply chain– **rejection of auto transportation in between cargo terminal and warehouse**



Supply chain optimization is frontmost for the following categories

- DIY
- W&B
- Furniture
- FMCG
- Fashion



## KEY ADVANTAGES

- At the intersection of the main routes
- Part of Industrial park Vorsino
- All utilities in place
- Labour accessibility

## KEY ADVANTAGES

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



## KEY ADVANTAGES

Part of Industrial park Vorsino

Territory of  
Freight Village Vorsino

Existent residents  
of Industrial Park Vorsino

Moscow-Kyev  
railway

STIS

MOSCOW

SAMSUNG

railway  
station  
Vorsino

M3

MEDENA

KT&G

GRAND LINE

L'OREAL

Ойекс-Фарм

AstraZeneca

Аэродром

MAHLE

onninen

SCANIA

X5

Linde

Nestle

БАРНАКТОМ

SEZ

A108

Airport Ermolino

VORSINO

Moscow-Kyev  
railway

KALUGA

Truck Stop

M3

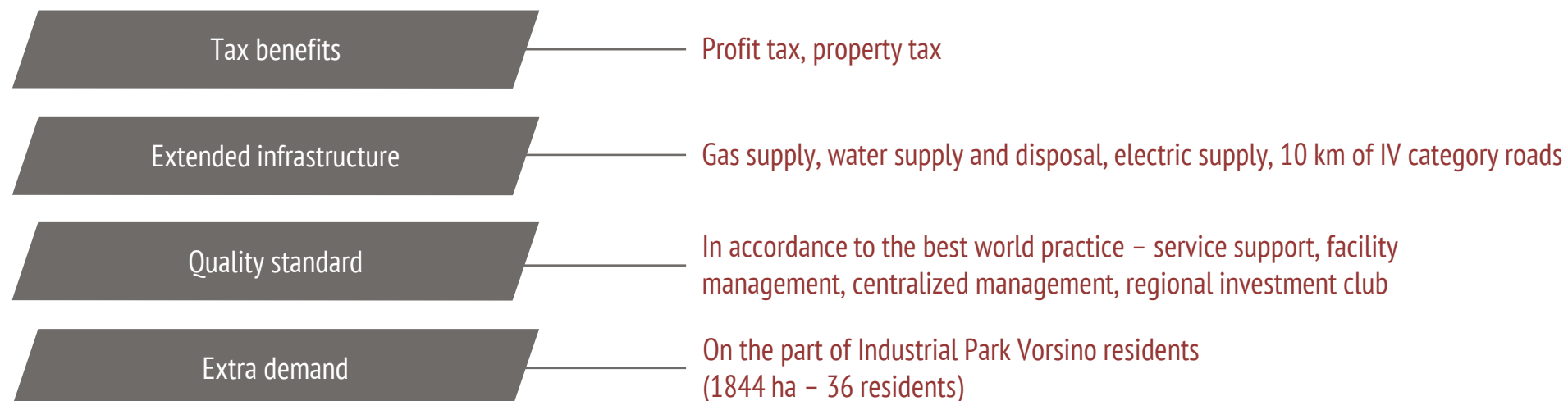




## KEY ADVANTAGES

Part of Industrial park Vorsino

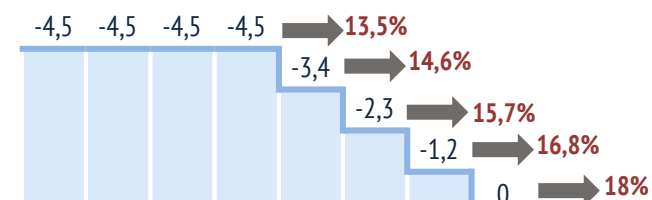
Location at FV VORSINO **within Industrial Park Vorsino in Kaluga region** means:



### CORPORATE INCOME TAX RATE REDUCTION

Percentage points

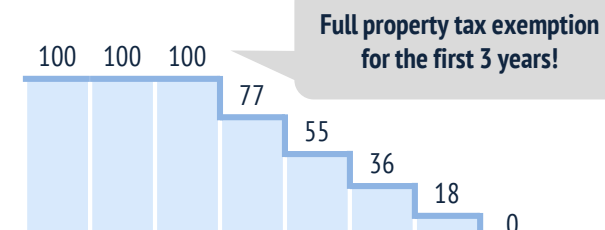
Standard rate of income tax for Industrial park residents – 18%



Savings for 7 years

### CORPORATE PROPERTY TAX EXEMPTION AS A PERCENTAGE OF TAX PAYABLE

%



Full property tax exemption for the first 3 years!

Savings for 7 years



Ж/Д МОСКВА - КИЕВ

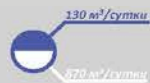
## KEY ADVANTAGES

All utilities in place

## Electricity



## Water supply



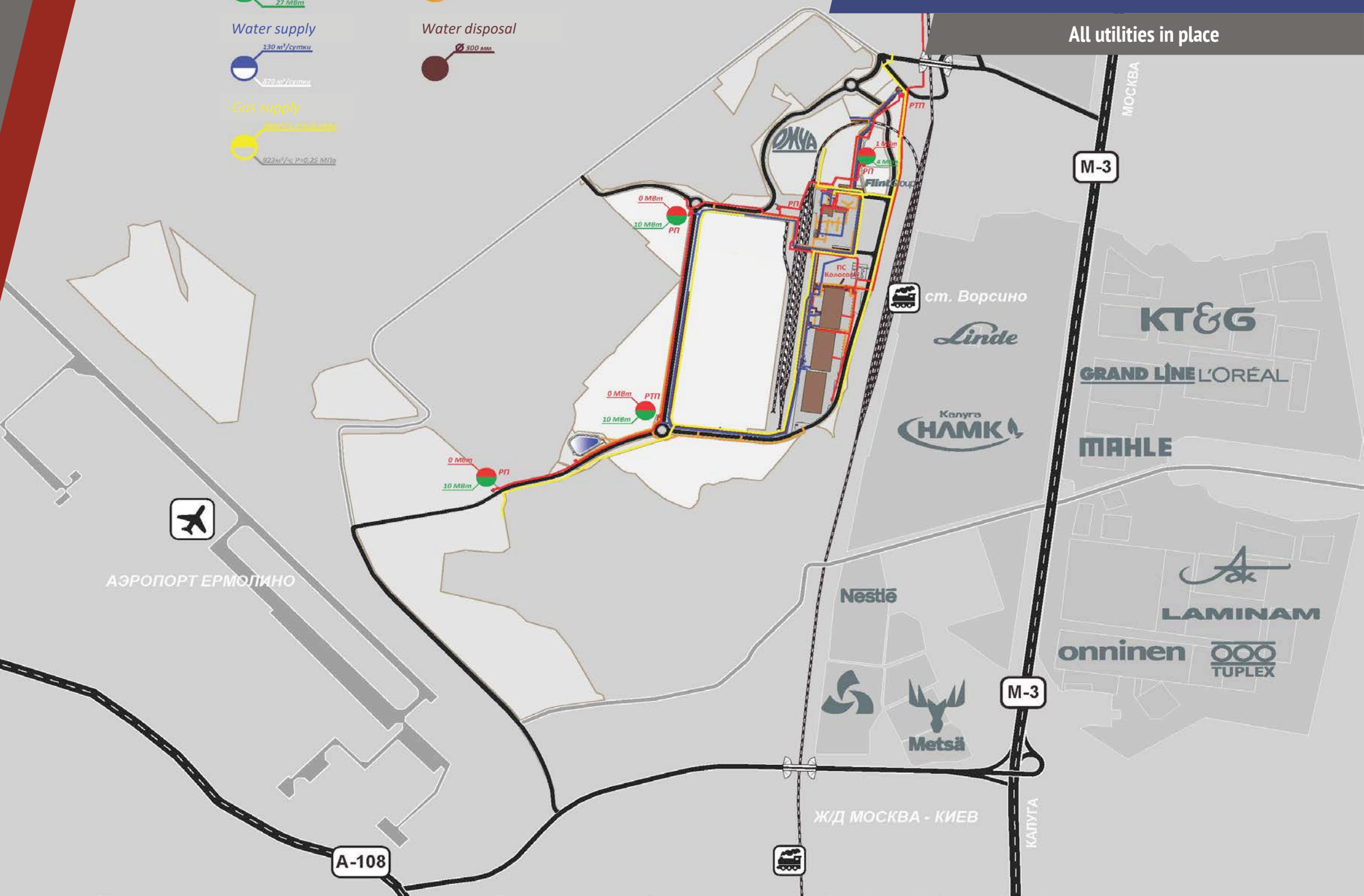
## Gas supply



## Storm drainage



## Water disposal



## KEY ADVANTAGES

### Labour accessibility

	Population Thousand people	Average salary Rubles	Average salary in logistics and warehouse industry** Rubles
Naro-Fominsk district	154	39,3 thousand	32,2 thousand
Obninsk	107	36,9 thousand	27,5 thousand
Borovsk district	61	38,3 thousand	25,0 thousand
Maloyaroslavets district	51	30,3 thousand	27,6 thousand
Zhukovskiy district	50	33,7 thousand	25,0 thousand

**738 heads/1000 sqm of  
warehouse premises**

labour availability within  
FV Vorsino catchment area

**405 heads/1000 sqm of  
warehouse premises\***

average availability of labour  
in Moscow region

Labour costs within FV VORSINO catchment area is  
**15% less** than average in Moscow region!

- Labour surplus within catchment area in comparison with the average index in Moscow region
- Possibility to accommodate personnel in the nearest towns (Balabanovo, Obninsk) and on Freight Village Vorsino site in the future
- Advanced social infrastructure

\* CBRE report «Labour market opportunities in Moscow region. Warehouse segment», 2016

\*\* Trudbox.ru data, 2016





## PROJECT DEVELOPMENT

- Concept development
- Land bank development – 2012-2013
- Container terminal
- Customs terminal
- Warehouse complex

## PROJECT DEVELOPMENT

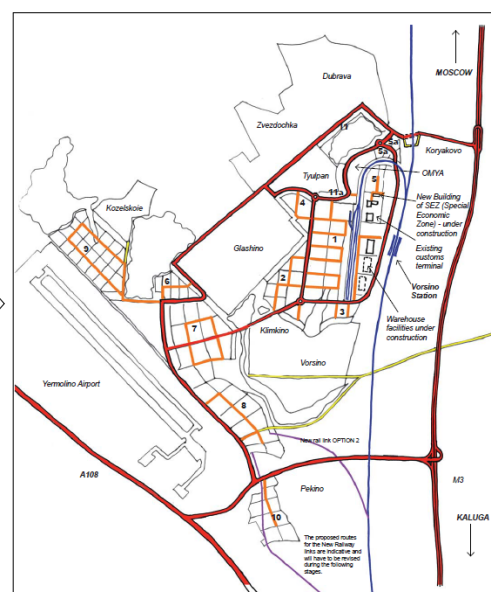
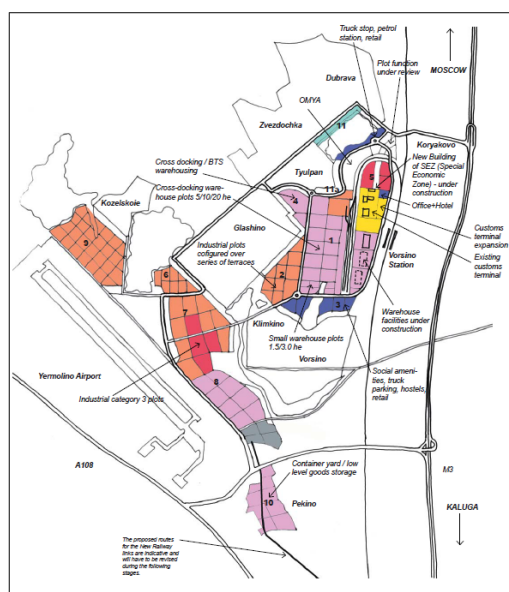
- 2009 ● Land bank purchase– 570 ha
- 2011 ● Freight Village Vorsino feasibility study (Knight Frank/McKinsey&Company)
- 2012 ● Freight Village Vorsino masterplan development (German association of freight villages– DGG)
- 2012 ● Research on potential of freight villages in Russia – «new format and new opportunities» (Knight Frank)
- 2015 ● Freight Village Vorsino masterplan improvement (McAdam Architects in collaboration with Buro Happold Engineering)

McKinsey&Company



BUROHAPPOLD  
ENGINEERING

mcadam architects





## PROJECT DEVELOPMENT

2012 ● **Start of land development**



2013 ● **Construction start**





## Container terminal

2013



- Total area – 26 ha
- Handling capacity – up to 350 000 TEU/year
- Railway spurs – 7 (effective length of each – 1050 m)
- Regular routes:
  - Port of Ust-Luga
  - Port of Vostochniy
  - Port of Riga (Latvia)
  - Railway terminal Dobra (Slovakia)
  - Dalyan, Suzhou, Shenyang (China) via Zabaykalsk

2016  
-2017



- Container terminal extension – handling capacity increase up to 500 000 TEU/year
- Planned routes:
  - St. Petersburg
  - Almaty (Kazakhstan)
  - Warsaw (Poland)
  - Urumchi (China)
  - Dostyk (Kazakhstan)



## PROJECT DEVELOPMENT

## FV Vorsino rail routes



2012

**Customs terminal**

- Total area – 14 ha
- Parking area – 350 truck slots
- Customs services – 400 declarations/shift
- Infrastructure:
  - Customs building, post of sanitary & veterinary control
  - Obninsk Customs Post of the Kaluga Customs
  - Customs control for the radioactive materials
  - Bounded warehouse – 3,800 sqm
  - Railway bounded warehouse

**MARS**

PSA PEUGEOT CITROËN

**LIEBHERR****JOHN DEERE**BERLIN-CHEMIE  
MENARINI



## PROJECT DEVELOPMENT

2015  
Stage 1

## Class «A» Warehouse complex

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

Available for rent

### Stage 1

Building area: 38 820 sqm

100% rent to

**X5RETAILGROUP**

for «Pyaterochka» distribution center

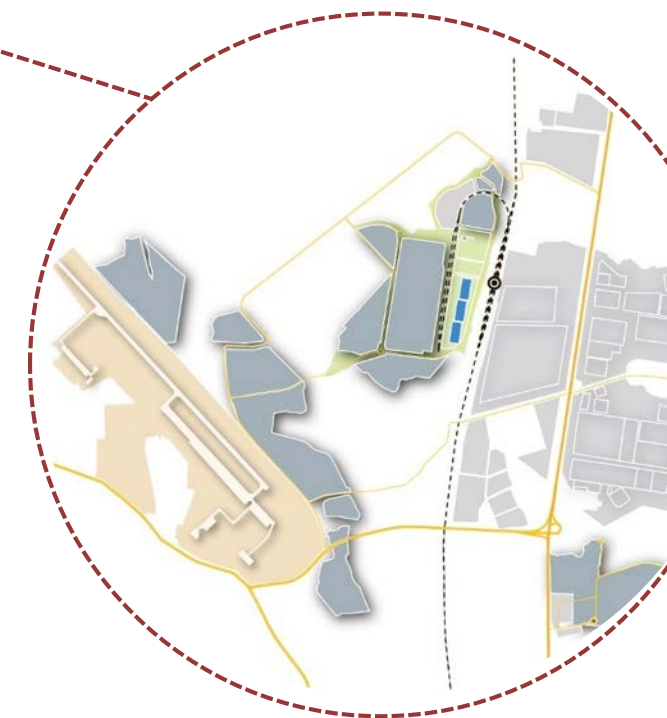
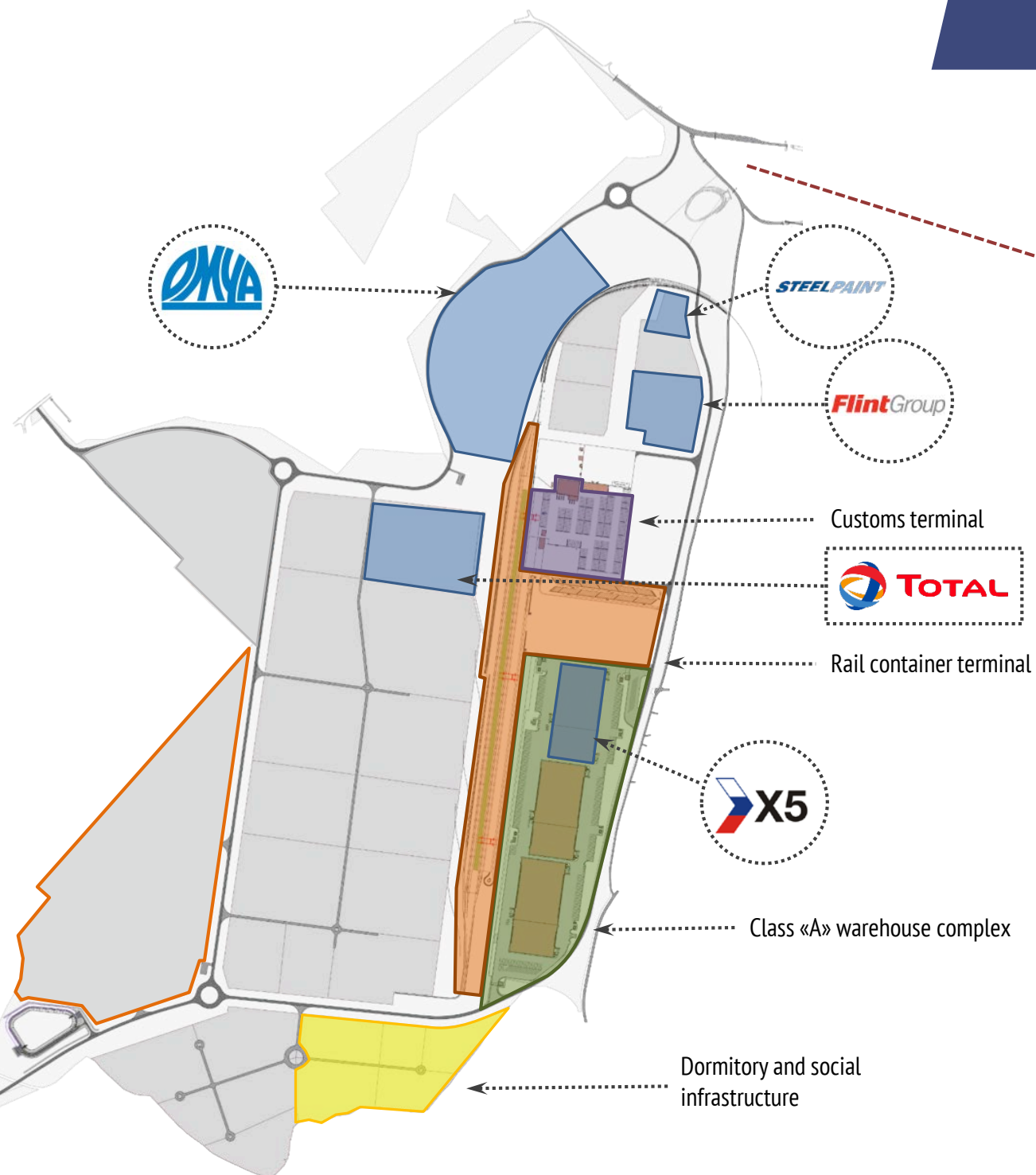


**CRE**  
Commercial Real Estate  
**MOSCOW AWARDS**

Short-listed for  
the Moscow CRE Awards 2016  
in the category «Best warehouse complex»

## CORE CHARACTERISTICS

Main area





## CONTACTS



Federation tower, 42 floor



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[www.freightvillage.ru](http://www.freightvillage.ru)