



yit-greenstate.com



Industrial Park Greenstate

Leningrad Region



YIT in Brief

YIT is one of the leading European construction services companies



About 5,300 professionals

Units in Finland and Russia, Baltic countries, Czech Republic, Poland and Slovakia



Revenue 2016
€ 1,784 million



Operating Profit
2016
€ 52,9 million



Over 100 years
of experience



YIT shares are quoted in NASDAQ OMX Helsinki



YIT in Russia

Services: Property development, Area development & Maintenance services

Customers: Households, Property investors, Business premises users

Competitive edges:

- YIT brand associated with high quality and reliability
- Effective design of the apartments and own concepts
- Mortgage co-operation with banks
- Superior project management skills in complex projects
- Strong plot portfolio and own housing sales network
- Over 50 years' experience in doing business in Russia



Moscow Region



St. Petersburg



Moscow City



Yekaterinburg



Rostov-on-Don



Kazan



Tyumen

Industrial Park Greenstate General Information

Start-up 2007

Total area of the plot 114 ha

including:

land for sale 91 ha

land for infrastructure and utilities – 23 ha

(including roads)

Transferred property – 50 ha

Vacant land area – 41 ha



Benefits for investors

- Complete engineering infrastructure
- Reserve of energy capacities
- Close proximity to city ring road
- Registration of title for the purchased plot to the Customer's name
- Own management and maintenance company
- YIT guarantees



Close proximity to federal motorways



Accessibility:

Railway	0 km
City Ring Road	1 km
Tallinn motorway	1 km
Kiev motorway	9 km
Sea port of St. Pete	15 km
Airport Pulkovo	16 km
Moscow motorway	23 km
Cargo port Ustj-Luga	120 km
"Veteranov"	15 minutes

Complete engineering infrastructure

- Electrical power – 26,6 MW
- Heating – 30 MW
- Water & sewage – 3000 m³/day
- Rain water drainage system
- Telecommunication (optical fiber)
- Fire distinguishing system and water reserve tank
- Asphalt roads and railway line inside the industrial park
- Railroad
- Own maintenance & management company



Services of YIT Management Company

YIT is the owner of vacant area and common engineering infrastructure in the industrial park.

The Management Company YIT offers a range of services to the Customers, i.e.

- Marketing and sales of the real estates including presales technical support and consultations and registration of the purchased plots to the title of the Customers.
- Maintenance of engineering networks, roads, common communications and infrastructure facilities
- Cleaning services on the park's area
- Guarding services
- Other services on request of the customers



Greenstate residents' projects



Machine building and maintenance

Siemens Gas Turbine Technologies

SIEMENS

Production and maintenance of high power gas turbines for Russian and CIS markets.

The main task of the plant in Greenstate is to grow the share of production localization for the production of powerful gas turbines in Russia.

A new world class production complex is constructed for this purpose, it is also planned to set up the largest R&D energy center on the plot as well as a service and maintenance center for Siemens customers.

The plant is officially opened on the 18. of June 2015.

Plot area is 4,4 ha

Production space is 20 500 sq.m

Office building is 6 500 sq.m



Production of equipment



SMC is one of the world leaders in the production and deliveries of pneumatic equipment and vacuum products for such industries as semiconductor, automotive, medical, petroleum, leisure and electronics, etc

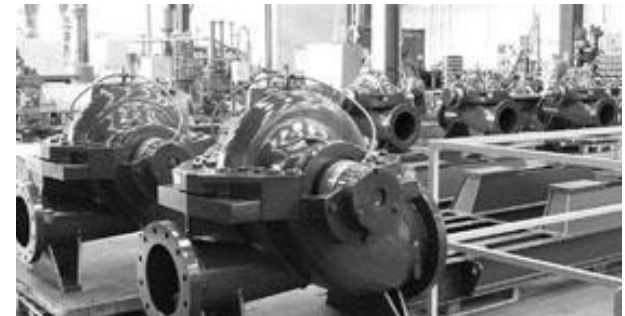
Construction project of a new assembly plant with central storage of pneumatic equipment, quality lab and training center.

Plot area in Greenstate 2,2 ha. Project design on going.



Local operator in the field of vacuum equipment, industrial pumps and air blowers. Official representative of a number of foreign companies, for instance, Pompetravaini (Italy), Travaini (Italy), FPZ (Italy), Lutos (Chesh Rep), Solberg (USA) etc.

The company's strategy in Greebstate is to develop production on a higher level and manufacture the main high-tech components on the new production site in the industrial park Greenstate. The production hall is now under construction.



Maintenance and repair services



Ponsse is one of the world's leading manufacturers of forest machines. Ponsse specializes in the production, sales and maintenance of forest machines designed for the cut-to-length method and in the related information systems.

Russian subsidiary of Finnish Ponsse maintains the forestry machinery produced by Ponsse in Finland.

In Greenstate Ponsse has sales department and maintenance service center.



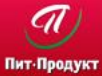
VIKING Life-Saving Equipment Russia is a leader on the market of marine life-saving equipment for passenger and freight vessels and it has been working in the field of sea safety for more than 45 years.

In Greenstate the company has a workshop for the maintenance and repair of life-saving equipment.



Food production in IP Greenstate

АТРИА РОССИЯ
Когда еда – в радость.



Pic ATRIA (Pit-Product) is the biggest producer of meat products with the foreign capital on the Russian market.

In IP Greenstate Atria is operating under the Russian brand Pit-Product. The overall area of buildings is about 22000 sq.m.

Logistic unit with an area of 9 631 m² was commissioned at the end of 2008.

The meat production capacity is 90 tons per day.

Facilities were commissioned in December 2009.

In 2015 Atria launched a new production line for pizza.

АТРИА РОССИЯ
Когда еда – в радость.

КамноМос



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ТРИЭР
ГРУППА КОМПАНИЙ

Project of production and storage of bakery ingredients and dry mixes for bakeries with the building of a new training center.

Project of the maternity company – Ireks GmbH.

On going are the project design works.

Residents of the Industrial Park

GORIGO Logistic Center

Storage of non-food goods
Total plot area - 18,9 ha



Siemens Gas Turbine Technologies

Gas turbines production
Total plot area –4,4 ha



SMC Pneumatic

Production of vacuum- and pneumoautomatic equipment and systems



MT-Group (Megatechnika)

Production of vacuum equipment
Land plot area - 0, 7 ha



Ocean Safety (Ponsse and Viking LSE)

Forest harvesting equipment service station
Land plot area – 1 ha



AMG

Sterilization and packaging of medical goods
Land plot area – 0,5 ha



Atria Pit Product

Meat processing plant
Total plot area – 16,6 ha



Trier St. Petersburg

Production of ingredients for baking
Land plot area – 1,88 ha



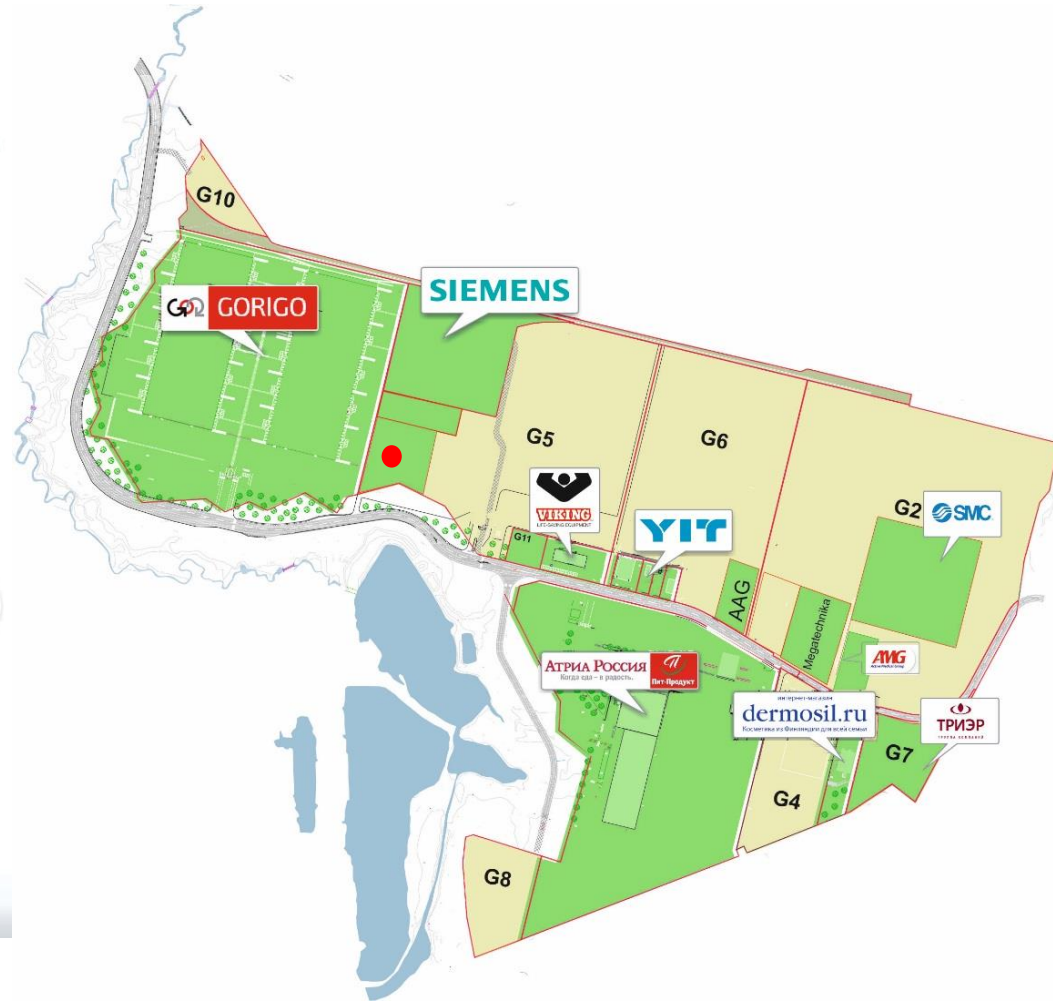
dermosil.ru

Packaging and storage of cosmetics goods



AAG

Storage of sanitary fitment
Plot area – 0,5 ha



● A newcomer – producer of electrical devices
Plot area – 1,1 ha



Welcome to
Industrial park Greenstate

Together
we can
do it.



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