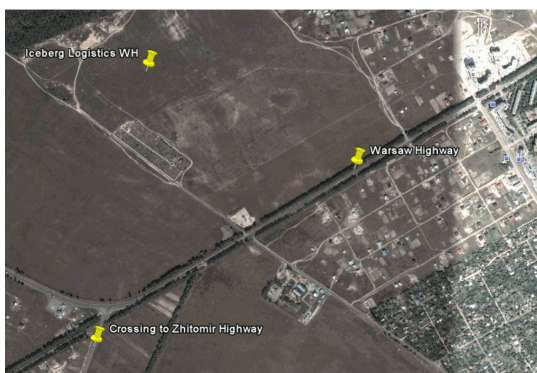


“Iceberg Logistics”. Cold Storage Construction

Company: “VS Energy International Ukraine”, a large Ukrainian industrial group, has established a Limited liability company “Iceberg Logistics“ in order to develop a **refrigerating warehouse construction project** - logistical center in city of Bucha (Kiev area).

Project: Iceberg Logistics plans to develop a chain of cold storage warehouses and logistics centers within Ukraine.

Currently the Ukrainian cold storage and logistics market is extremely underdeveloped even in comparison to other emerging economies in the region. The following information relates to the currently planned configuration and rollout of a multi-temperature warehouse and distribution logistics center in the city of Bucha, Kiev region. At this stage of development the size as well as the speed of the rollout of the facility are flexible and can be amended. A full business plan and market study has been prepared, and construction has commenced.



The first facility to be developed near Kiev in the city of Bucha and will include:

- Integration of leading technology for inventory, order and transportation management (WMS – warehouse management system) as well as refrigeration and energy management.
- The owned 11.76 hectare site allows for significant growth and expansion (i.e. the site allows for construction of an additional 32,000m²).

CapEx: USD 50,0 mln



Financial and Technical Highlights of the Project

| Parameter | Value | Unit of Measure |
|--|--------------|------------------------|
| Land plot area | 117 600 | m ² |
| Total area of the complex | 64 565 | m ² |
| Warehouse area, including docks | 55 020 | m ² |
| Office area | 8 345 | m ² |
| Other constructions area | 1 200 | m ² |
| Estimated quantity of pallets in Iceberg operated sector | Up to 50 000 | |

| Investment Parameters | Value |
|--|--------------|
| Total Investments Amount | 50 mln. USD |
| IRR (Internal Rate of Return), % | 20% |
| NPV (q=13%) based on a 7 year period | 25 mln. USD |
| Capital Payback Period based on Net Income | 4.5 years |
| Estimated Annual Return on Cap Employed % | up to 33,6 |

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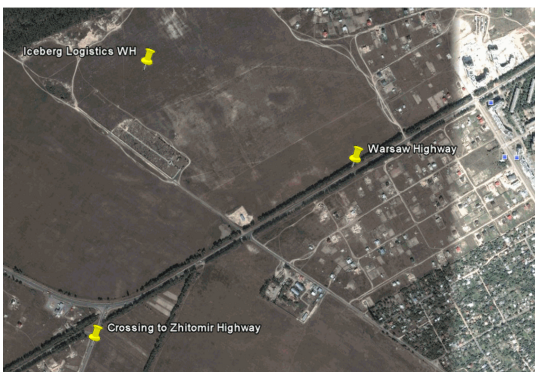
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(WMS – warehouse management system),

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11,76

: USD 50.0



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| | | |
|---------|---------|---|
| | | . |
| | 117 600 | 2 |
| | 64 565 | 2 |
| , | 55 020 | 2 |
| | 8 345 | 2 |
| | 1 200 | 2 |
| (- ,) | 50 000 | |

| | |
|--------------------------------|--------|
| | |
| | \$50 . |
| IRR, (Internal Rate of Return) | 20% |
| NPV, (q=13%), 7- | \$25 . |
| | 4.5 |
| | 33,6% |