



I-Park Lemminkäinen Project Presentation

The best way to build

100
1910-2010

Lemminkäinen Group

- Founded in 1910
- The oldest Finnish construction company
- The second largest Finnish construction company
- The most international Finnish construction company
- Operates in all sectors of the construction industry
- Employees 8 626 (average 2009)
- Net sales EUR 1 964,4 million (2009)
- Share quoted on NASDAQ OMX Helsinki Ltd

Lemminkäinen products and services

Building construction
Lemminkäinen Talo Ltd
42% of Group Net Sales

- Real estate development
- Contracting services
- Renovation
- Project management services
- Telecommunications networks



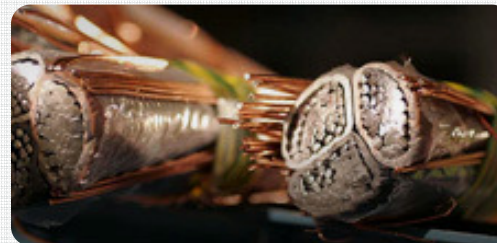
Infrastructure construction
Lemminkäinen Infra Ltd
39% of Group Net Sales

- Paving
- Mineral aggregates and ready-mix concrete
- Civil engineering



Technical building services
Lemminkäinen
Talotekniikka Ltd
12% of Group Net Sales

- Technical building services
- Technical facility services
- Industrial services



Building products
Lemminkäinen Building
Products
7% of Group Net Sales

- Roofing and waterproofing products
- Concrete and urban environment products
- Sports construction



Lemminkäinen Talo Ltd International

The international building contractor of
Lemminkäinen:

- General Contracting
- Real Estate Development
- Management Contracting (MC)
- Construction Management (CM)
- Other services to international investors

Net sales EUR 868 million in 2009

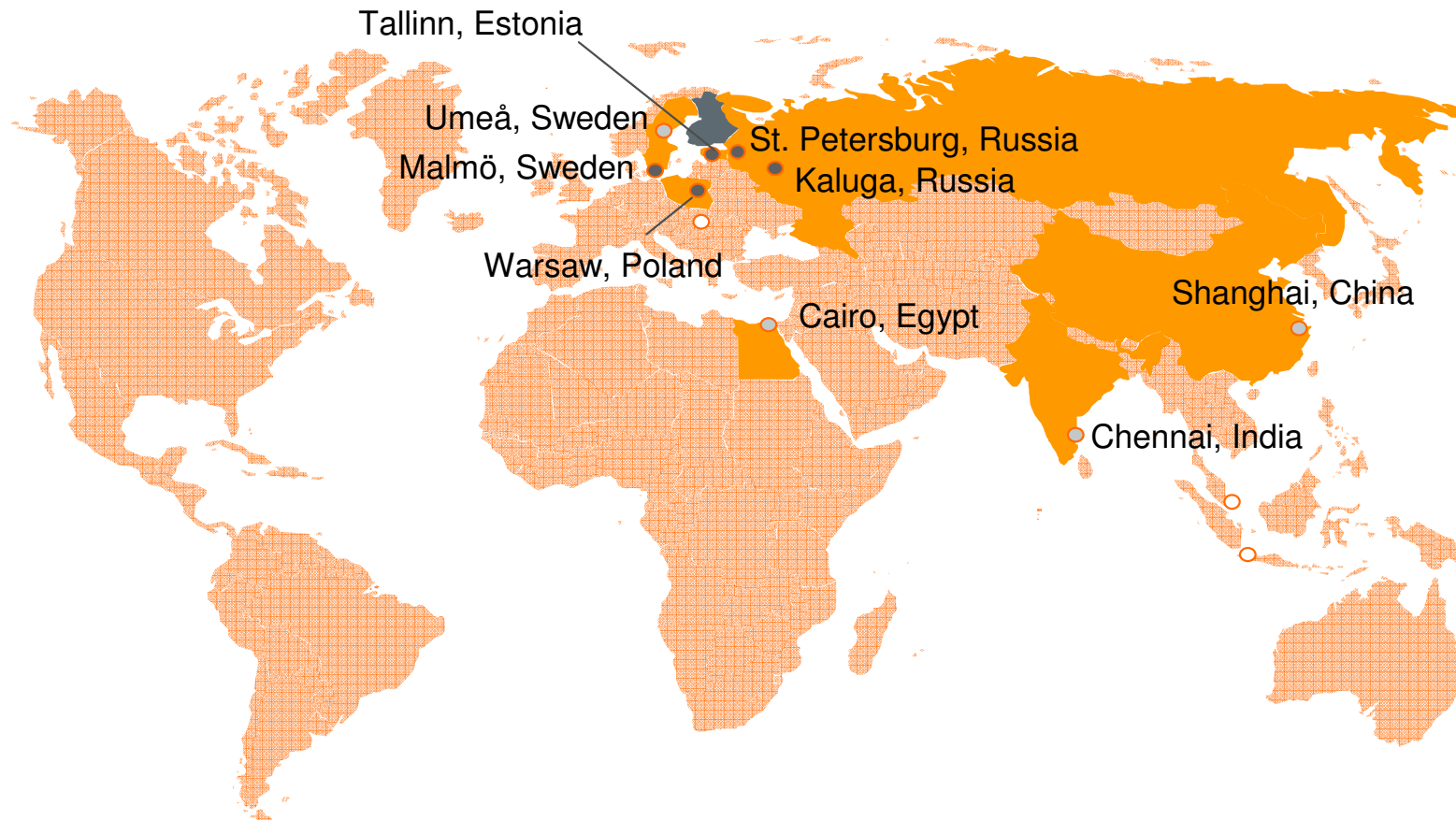
International operations: 18% of net sales

Offices: Russia, China, India, Poland, Estonia,
Egypt

Lemminkäinen



Lemminkäinen Building Construction internationally



Lemminkäinen Group has operated in more than 80 countries in the world.

Lemminkäinen Ltd, Key Clients

Nokia

Finland, Germany, Hungary, China, India, Russia
Office buildings, R&D facilities and production plants

Nokia Siemens Networks

More than 30 countries
Telecom projects, production plants

Elcoteq

Poland, Hungary, China, Russia
Production facilities

Stora Enso

Finland, Belgium, Russia, Germany
Paper mills, board mills and sawmills

UPM-Kymmene, Botnia, Raflatac

Finland, UK France, Poland, China
Paper mills, pulp mills, label stock factories
and R&D centers

Lemminkäinen



Lemminkäinen Selected References

Industrial Projects



H+H autoclaved aerated
concrete plant, Volosovo
Building floor area 13 500 m²



Nokian Tyres phase I, III-V
Vsevolozhsk, Russia
Investment Value 70 mill. EUR



Nokia Logistic Center
Chennai, India
Total floor area 24.800 m²



NOKIA Mobile Phone Factory
Phases 1-2, Komárom, Hungary
Total floor area 45.000 m²



NOKIA Mobile Phone Factory
Beijing, China
Total floor area 55.000 m²



ELCOTEQ Electronics Factory
St. Petersburg, Russia
Total floor area 23.000 m²

Lemminkäinen Selected References

Commercial, Residential and Sports Buildings In Russia



Sperbank Regional Head Office
Murmansk, Russia
Floor area 8.000 m²



Vitebskij Residential house
St./Petersburg
200 apartments



HERMITAGE Repository of art
collections, St. Petersburg
Floor area 75 000 m²



Magnitigorsk Arena
Russia
8 600 spectators



TatNeft Arena
Kazan, Russia
10.000 spectators



ALEXANDRIA Residential Building
St. Petersburg
Total apartment floor area 31 000 m²
527 apartments

I-Park Lemminkäinen. Project Reference

Lemminkäinen 

Reference: Industrial Park
Komarom, Hungary

Total constructed area:
Construction started:

80 000 sq.m
1999

I-Park Lemminkäinen

- Excellent location of the site in the heart of Russia
- Local government's support
- Availability of all required infrastructure
- Reliable partnership with western contractor
- Variety of sales packages
- The Industrial Park Lemminkäinen provides better risk management for international investors entering the Russian market



I-Park Location in the Central Russia

The site's excellent location in Kaluga region makes it one of the most attractive investments in Central Russia.

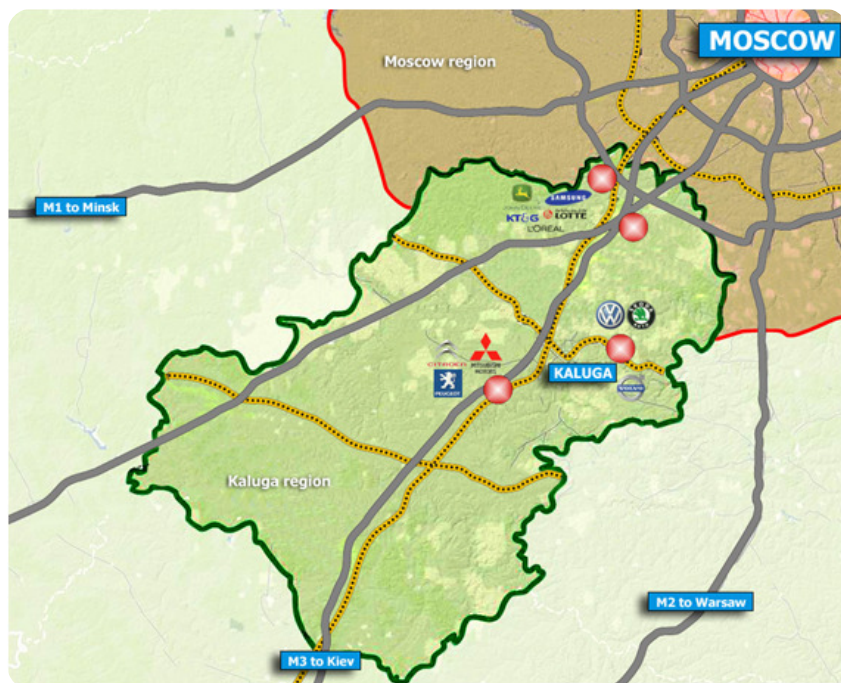
Closest neighbors are **Ukraine** to the south, and **Belorussia** and **Baltic states** to the west. Kaluga's eastern gateway opens to the great opportunities of the whole **Russian market**.

World brands in Kaluga:
Volkswagen
Peugeot & Citroen
Mitsubishi
Volvo Trucks
Benteler
Visteon
Nestle
SAB Miller
Samsung
Lafarge
Ruukki
Kiilto
K-Rauta etc.



Project Location

I-Park Lemminkäinen is located near the Vorotynsk settlement in the Babyninskiy district of the Kaluga region.



Distances from I-Park to:

M3 motorway
Moscow – Kiev – 5 km
Moscow – 180 km
Kaluga – 20 km
Vorotynsk – 2 km
Volkswagen – 55 km
Volvo Trucks – 35 km
Peugeot & Citroen – 5 km
Kiev – 720 km
Minsk – 660 km
Nizhnij Novgorod – 600 km

Kaluga region: 150-200 km south-west of Moscow

Total area - 29,900 km²

Population 1,014,000

Regional capital: the City of Kaluga

Government support

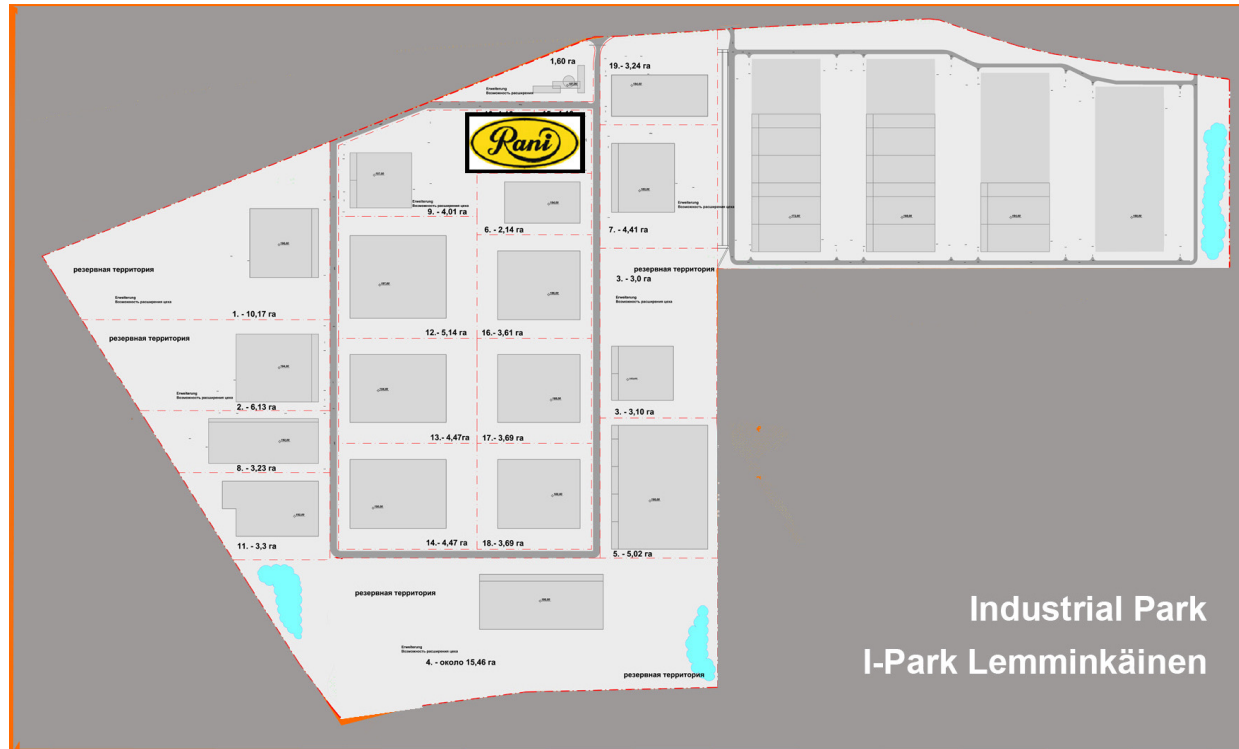
In November 2007, the Kaluga Regional Government and Lemminikäinen (Lemcon Invest) signed an Investment and Cooperation Agreement. The agreement was signed concurrently with the International Forum for Economic Partnership Development between Russia and Finland, which was organized by the Finnish innovation fund Sitra. The agreement provided for the complex development of the area, new investments into the region and additional jobs for local residents. This agreement guarantees full support from the local authorities.

Lemminkäinen is actively cooperating with all the structures of the Kaluga Regional Administration. The company has all necessary agreements and approvals signed and in place for connections to the local engineering infrastructure.

The logo for Lemminkäinen, featuring the company name in a sans-serif font next to a stylized white graphic element resembling a bird or a wing, all set against an orange background.

- I-Park Lemminkäinen consists of two industrial land plots ready for construction
- Area A – 133 hectares Area B – 616 hectares
- Concepts for development of Area A and Area B are different in order to meet the demands of potential clients and to be more flexible in each separate project (sanitation zones, etc.)
- Main connection points for infrastructure are located in the middle of the whole Lemminkäinen territory and can be used according to Client's demands

Land plot A



- The area is mostly suitable for clients having a short construction period
- Industrial enterprises and warehouses located in the Area A do not have special requirements for sanitation zones
- Common internal infrastructure for all I-Park clients
- Industrial park management services are available

Land plot B



- Allocation on the territory is flexible. Concept is applicable for clients with special requirements for sanitation zones.
- Facilities can be located close to M3 motorway Moscow – Kiev
- Design and construction of internal infrastructure to be constructed individually up to the boundary of the selected land plot
- The territory implies railroad connection. Pre-design is now ready

Infrastructure development

Power supply

16mw on the 1st stage (up to 100 mw later)
supply from existing 110 kV power line, 2
transformers (16 mw each)

Gas supply

Guaranteed minimum supply – 25 million m³ per
year- from existing high pressure gas pipeline

Water and sewage

1st stage – total amount 3500 m³ a day
2 separate lines, treatment station in Rosva

Fiber-optical telecom

Cable lines are ready for connection of approx.
2000 telephone lines

**Connections points to the infrastructure
utilities are on the boundaries of the I-Park**



Project proposals

High quality construction services:

Lemminkäinen is an expert in construction of the most complicated industrial facilities. It started construction activities in Russia in early 1970's.

Project Management:

- Open-book model of construction
- Professional staff to manage key processes
- Thorough quality and costs control
- Time saving: quick start-up of the operations



Western design and contracting services:

- Lemminkäinen prepares the design documentation
- Lemminkäinen performs all approvals and obtains construction permit
- Lemminkäinen carries out project construction and commissions the project



Sales Proposals for I-Park Clients



Our Contacts



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