

Industrial Facilities for Outsourcing Purposes

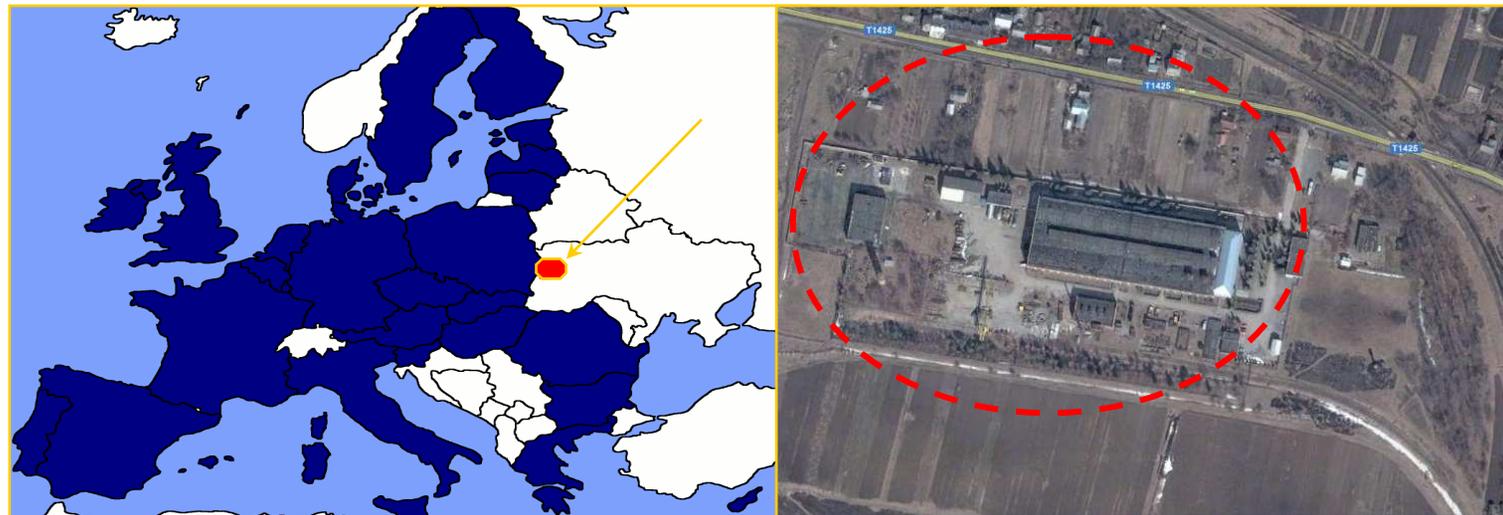
- Factory was established in 1978 as road equipment producer: asphalt sprayers, bitumen transport equipment, highway barriers, metal constructs for bridges and other metal processing
- Plant is located **30 km** from city of **Lviv** and **20 km** from border with **European Union Border**
- **Zinc casting** shop available in proximity
- Before financial crisis plant used to employ over **120 metal processing professionals**: welders, mechanics etc.
 - Unemployed professionals mostly reside in the proximity to the plant and **can be re-hired** in a short notice: expected salary for metal processing professionals **EUR200 - 400** per month
- Asset is ideal for various outsourcing opportunities
 - Perfect warehousing/industrial out location next to EU border

Overview of the Production Facility/Warehouse/Office Space

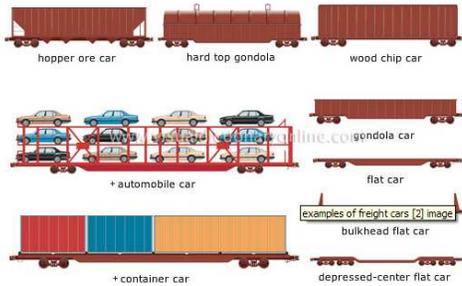
Key Metrics

- 5 ha of industrial land
 - **9,000 sq. meters** of manufacturing space (can be easily turned into warehouse space); 4 indoor sliding gantry cranes with lifting capacity of up to 20 tons each; metal processing equipment
 - **2,240 sq. meters of office space**
 - 540 sq. meters of warehouse space
 - 336 sq. meters of dining space
 - 1,000 sq. meters of **painting facility**
 - **Own cargo railway ramp** with gantry crane loading facilities – up to 20 tons lifting capacity, **8 railcar at a time access**
 - **Rail link facility connects to the main rail, which can take the loads from the facility to any place in CIS without reloading or to European rail (via Poland) or to Odessa port to be shipped anywhere globally**
 - Secured parking space for 150 vehicles

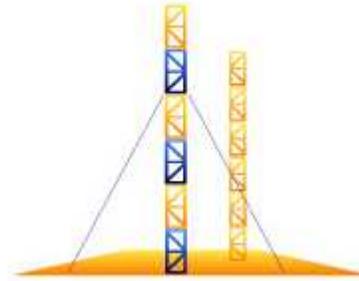
Strategic Location – At the Doors to EU and CIS, with Access to Low Cost Labour



Products that can be produced/assembled on the facility



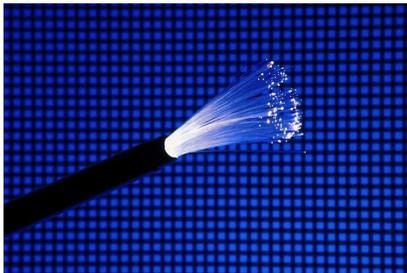
Assembly and Various Components for Railcars



Various Metal Structures



Agriculture Equipment Components



Assembly of components for labour intensive production



Highway Barriers



Grain Elevators/Dryers Components



Agri Irrigation Structures

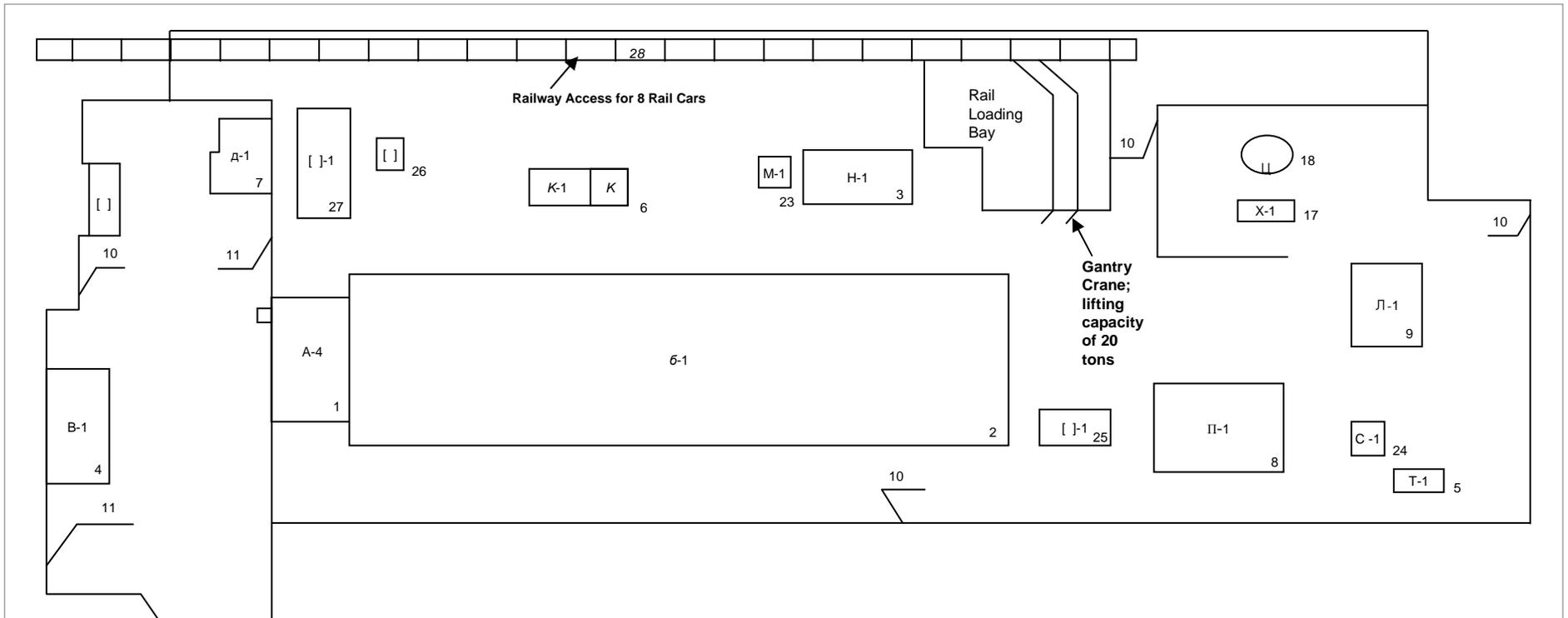


Components for Various Industries

Selected Photos



Schematic overview of Production Site



1. A-4 - Office/Admin building: 2240 sq. meters
2. 6-1 - Manufacturing building: 9,000 sq. m. with 4 Gantry Cranes with lifting capacity of 15 tons
3. H-1 - Heat boiler station
4. B-1 - Dining area
5. T-1 - Oil products warehouse
6. K-1-K- Pump station
7. д-1 - Fire station
8. П-1 - Open warehouse space with roof
9. Л-1 - Additional warehouse
10. Security Fence

11. Main entrance gates
17. X-1 - Artesian water spring
18. Ц - Water tower
23. M-1 - Oil products warehouse for Heat boiler station
24. C-1 - Oil products warehouse #2
28. - Railway route/access