

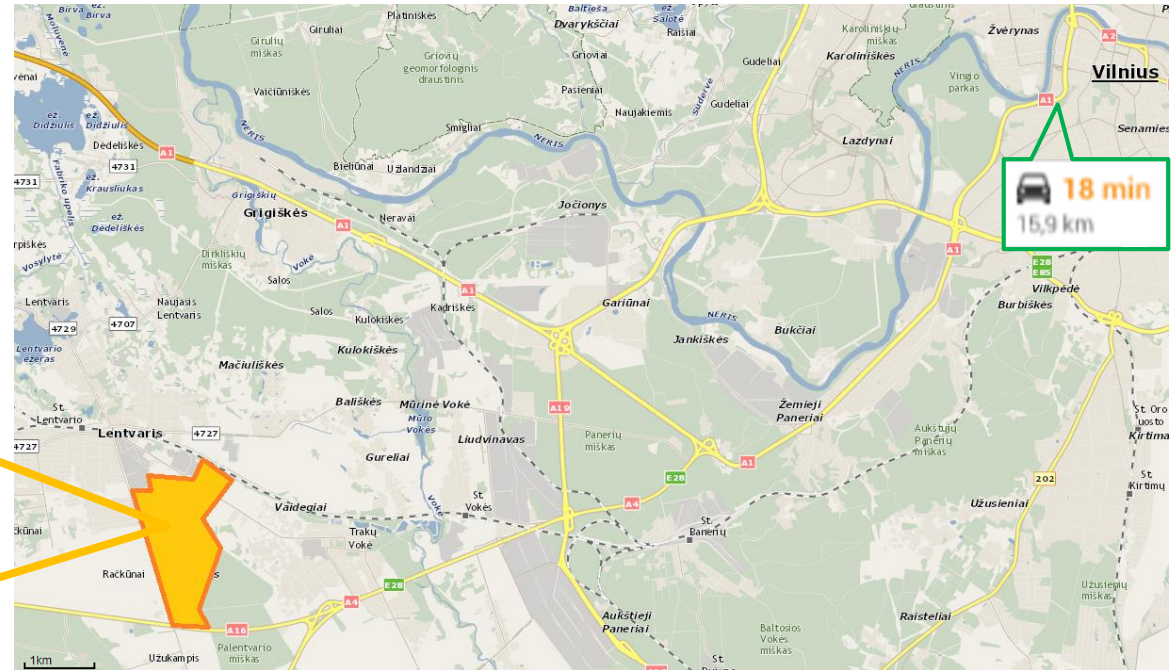
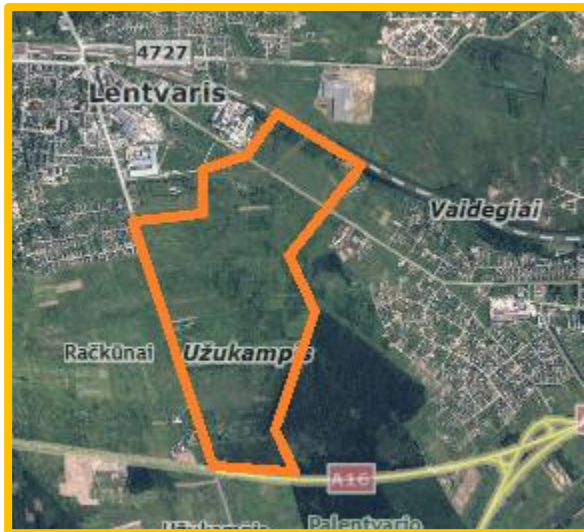
INVESTMENT
OPPORTUNITIES IN
VILNIUS INDUSTRIAL
PARK (VIP)

2015

About Vilnius Industrial Park (VIP)



- „EIKA” group – leading real estate development and construction company in Lithuania is developing an industrial park in Vilnius city (near Lentvaris).
- **Territory:** plot of 180 ha, divided to plots of 1 to 3 ha. Ability to merge plots up to 180 ha.
- **Address:** Zigmantiskiu str., Užuokampio village, Vilnius district (close to Lentvaris);
- **Main use:** commercial, manufacturing and industrial area;
- The territory is suitable for offices, warehouses, logistics, trade or production facilities, laboratories.



Concept of Vilnius Industrial Park (VIP)



- The idea of VIP is to make a community of manufacturing, logistics, medicines, technologies and service businesses located together and to create synergy by using existing infrastructure.
- High environmental, health and safety standards are preferably for investors to VIP.



*The concept in the visualization is for illustration purposes only.

*The exact allocation of land plots and the footprint will be decided based on customer's requirements.

Location in Region








- Vilnius is the capital and the largest city of Lithuania with a population of 539,939 as of 2014;
- Vilnius is located in the southeast part of Lithuania and surrounded by 6 other countries capitals;
- The territory of VIP is 18.5 km distance from Vilnius center and 8 km distance from Trakai.



Distance in kilometers from Vilnius

Infrastructure of VIP

VIP is near the main transport arteries and has convenient access by asphalted roads.

-  Bus station (3 km)
-  Railway station (3 km)
-  Airport (18 km)
-  Vilnius Industrial Park (VIP)
-  City zone
-  Railway
-  Planned bypass



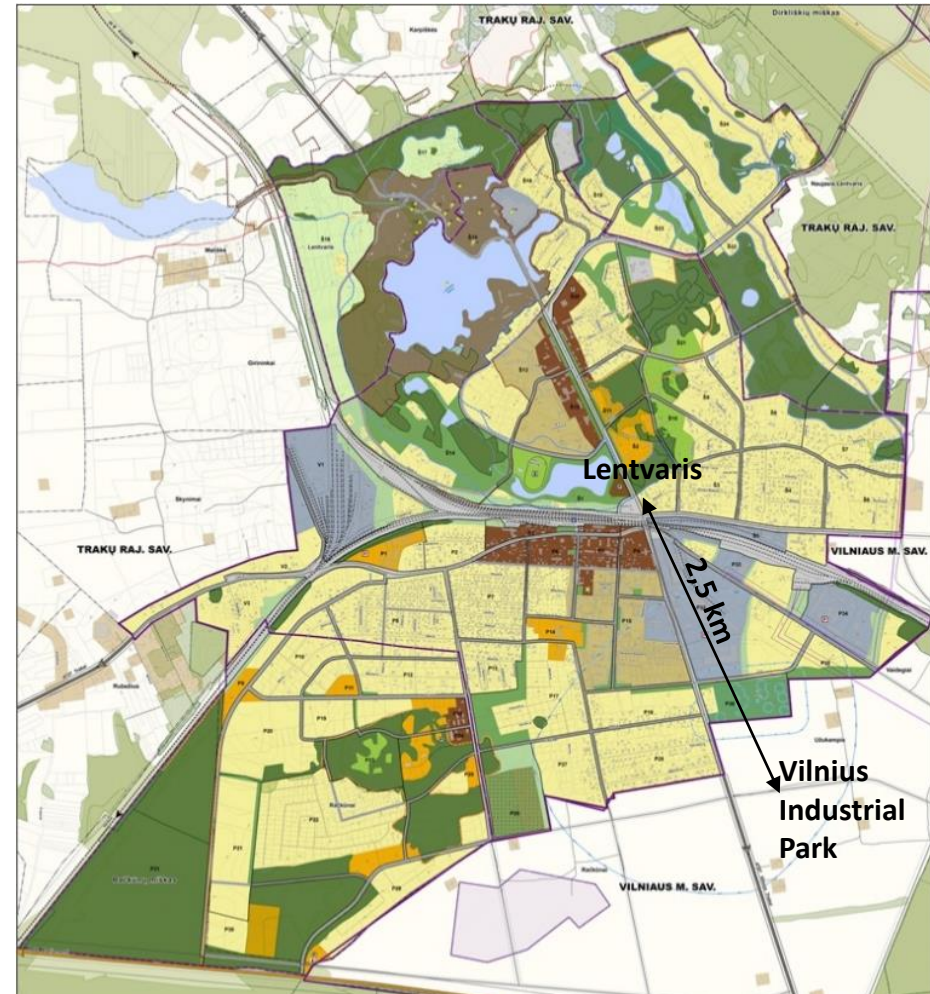
Communications and Access point

-  Gas
-  Electricity
-  Water supply
-  Rainwater drainage
-  Domestic sewerage
-  Vilnius Industrial Park area (VIP)
-  City zone
-  Railway
-  Planned bypass
-  Street scheme



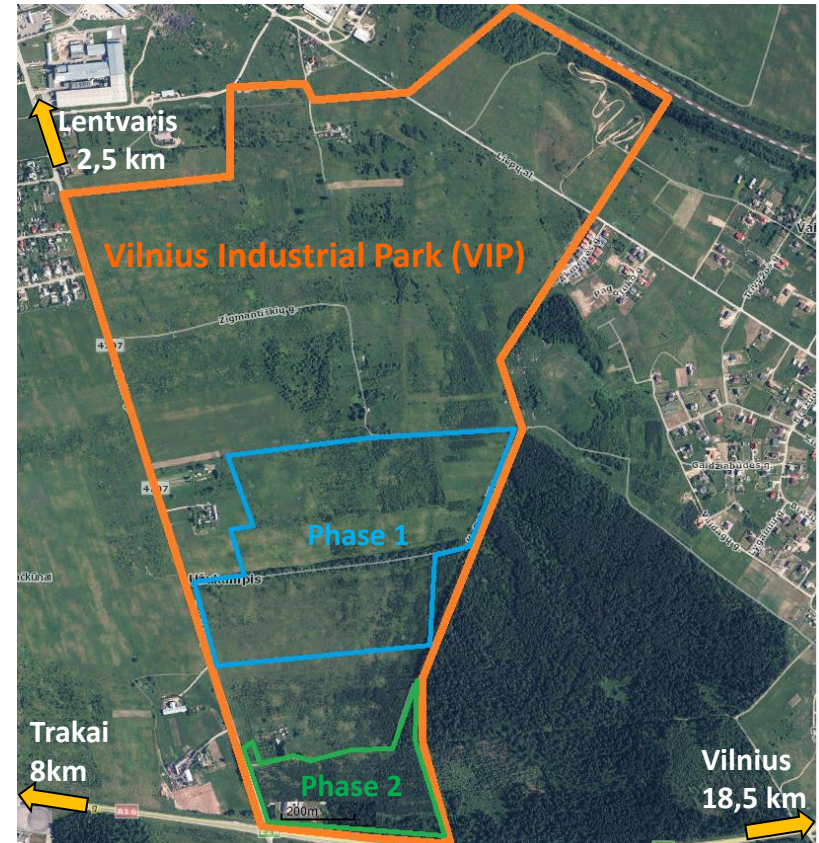
Synergy with Lentvaris city

- The VIP territory is adjacent to Lentvaris and the farthest distance is just ~2,5 km.
- Lentvaris has a great work force potential with a population of 10,500 as of 2014. About 80% of the working population are employed in Vilnius.
- A large railway junction. Lentvaris is crossed by IXB Kiev-Minsk-Vilnius-Klaipeda railway corridor, which is one of the main parts of Lithuanian and Central European transport.










Current situation

- 43 ha of 180 ha VIP territory belongs to „EIKA“.
- „EIKA“ development is divided into two phases:
 - **1st phase** - the detail plan is approved, electricity will be installed in 2015 Q2;
 - **2nd phase** - the detail plan will be approved in 2015 Q2.



1st Phase land plots

- 1st Phase area is divided into 34 land plots. None of the land plots have old buildings;
- The use of land plots No. 1-18, 22-25 and 28-31 are for manufacturing and industrial purpose. The size, density and intensity differs in different land plots.
- For example No. 4 (1.24 ha) and No. 5 (1.24 ha):
 - Projected density – 80%;
 - Projected intensity – 1.8;
 - Projected building height – 20 m;
 - Max building area – 1 floor building 19.840 sq. m, 2-5 floors building up to 40.464 sq. m.

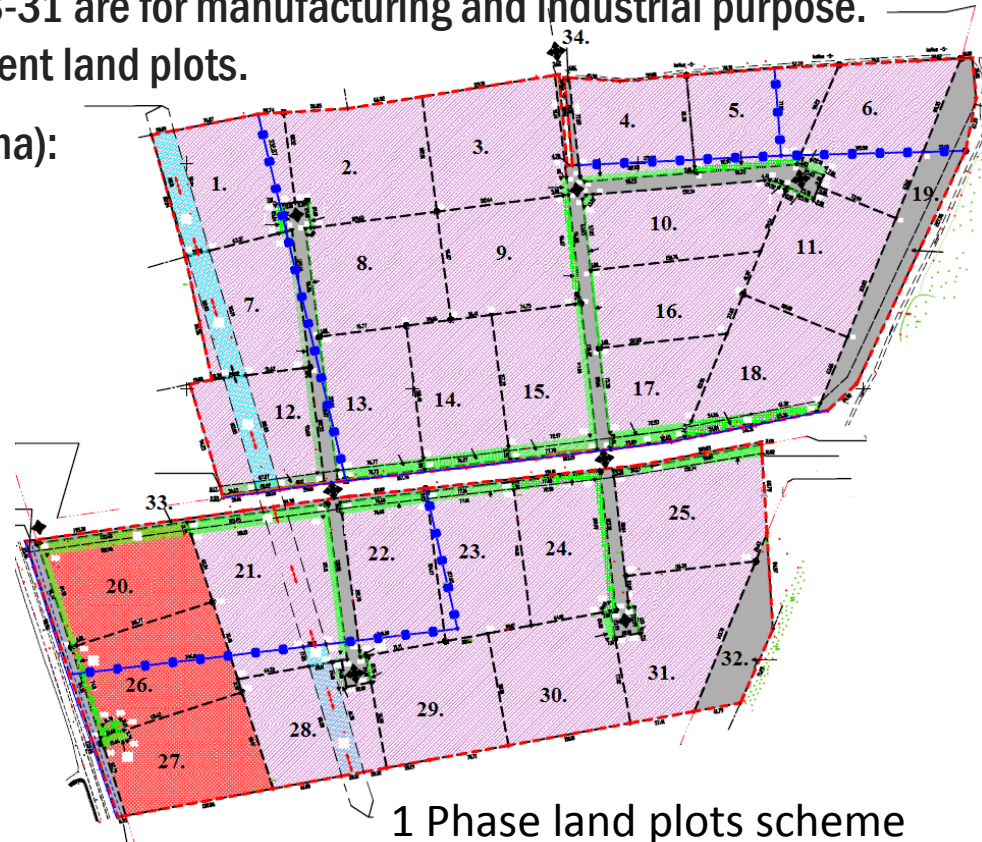
S2 - existing	
	
	
	

Existing easement

Commercial use land plot

Manufacturing and industrial use land plot

Engineering, infrastructure use land plot

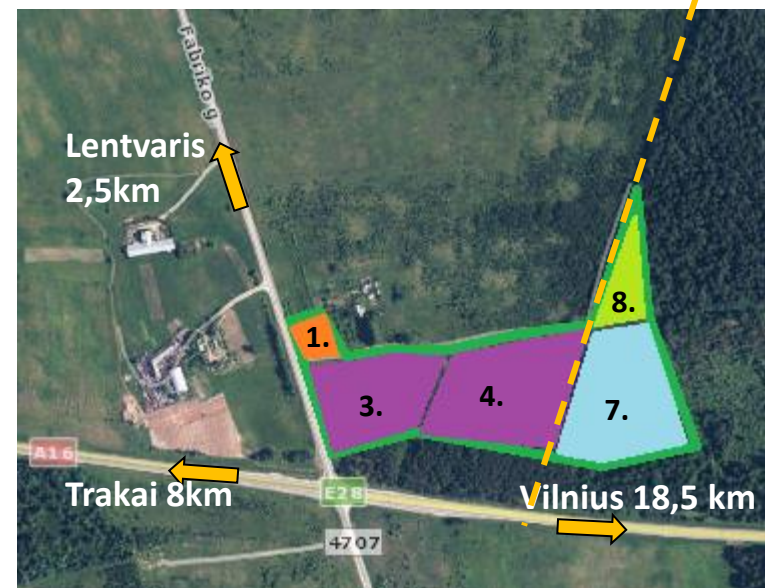


1 Phase land plots scheme

2nd Phase land plots

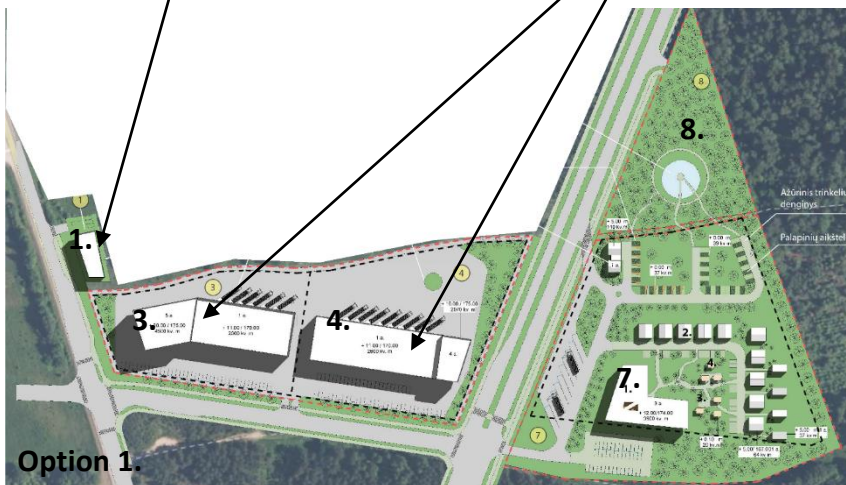
- 2nd Phase area is divided into 5 land plots. None of the land plots is with old buildings;
- For example land plots No. 3 and No. 4 are for industrial purpose:
 - The size is 2.6425 ha;
 - Projected density – 80%;
 - Projected intensity – 2.0;
 - Projected building height – 20 m;
 - Max building area – 1 floor building 21.140 sq. m, 2-5 floors building up to 52.850 sq. m.

- Public land use, planting territory
- Recreation area
- Industrial and warehouse territory
- Commercial territory
- Planned territory
- Main roads
- Planned roads



Possibility of development in 2nd Phase

- 1. – Commercial building;
- 3. – Warehouse buildings with an administration building;
- 4. – Warehouse building with an administration building;
- 7. – Multifunction building with a restaurant, conference halls, SPA, living apartments;
- 8. – Recreation area with a pond.



Proposal type

„EIKA“ proposes a few types of development and cooperation:

- Selling a land plot as it is;
- Selling a land plot with communications;
- Built-to-suit project and selling the property;
- Built-to-suit a project and long - term lease;

Price depends on the type of cooperation.



For illustration purpose only

EIKA – reliable partner



- „EIKA“ offers partnership and experience to manage and develop projects in VIP.



Logistics Centre at 8A Meistru str., Vilnius
7.500 m², ca. 10 tenants.
Year 2005



EIKA Business Centre, Vilnius
A class offices, 15.000 m², ca. 80 tenants.
Year 2003 - 2006



PUPA Shopping Centre, 6300 m²,
36 shops and service providers.
Year 2008



Baltijos Business Centre, Klaipėda, office premises 2000 m².
Year 2009



Settlement in Santariškės, Vilnius.
1150 apartments.
Year 2008-2015



Settlement in Bajorai, Vilnius,
700 apartments.
Year 2014 - 2023

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2015