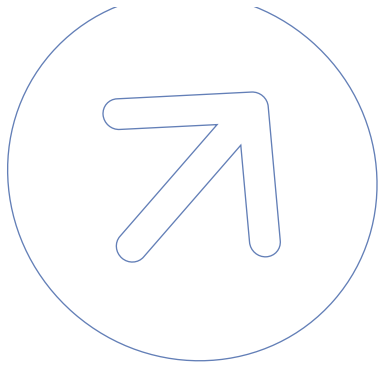


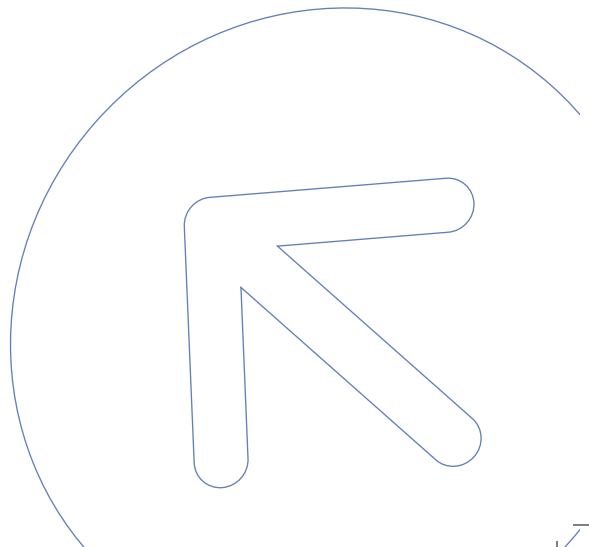


Era for
supplying,
connecting,
developing.

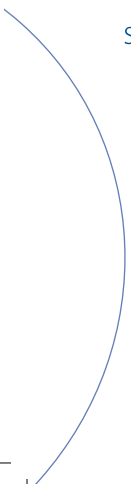
Multilogistic Business Centre of Slovenia



www.era.si



The development of Era's Multilogistic Business Centre of Slovenia in Arnovski gozd, Žalec is scheduled to get underway in 2010. A major advantage of the proposed site is its superior location for the distribution of goods in Slovenia. In fact, the spot is downright perfect for all who aspire to become leading providers of logistics services in Slovenia. The size and infrastructure layout are just about ideal for the development of a logistics platform according to the rules and regulations of the business. A close proximity of industry, trade and commerce virtually guarantees an immediate market for logistics services, which makes Arnovski gozd the top location for any logistics specialist in the Fifth Corridor.



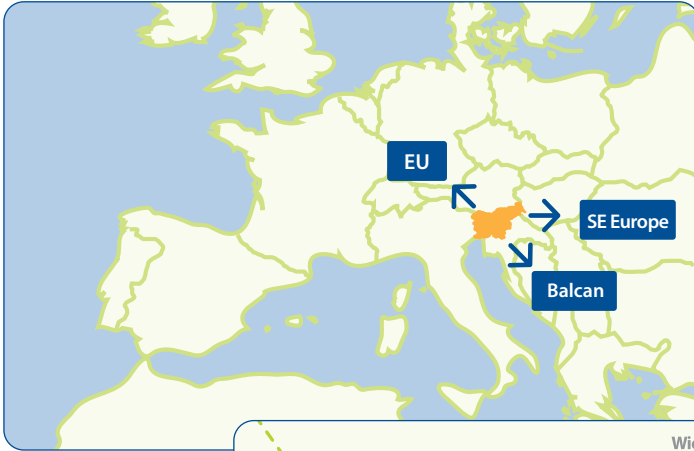
Multilogistic Business Centre of Slovenia Site layout

Superior accessibility:

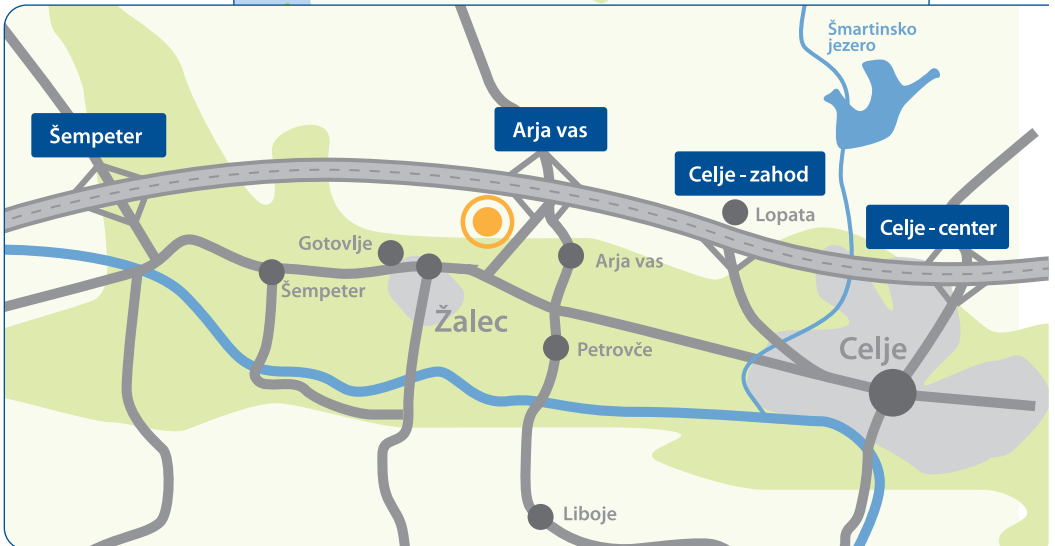
An intersection of core transport routes

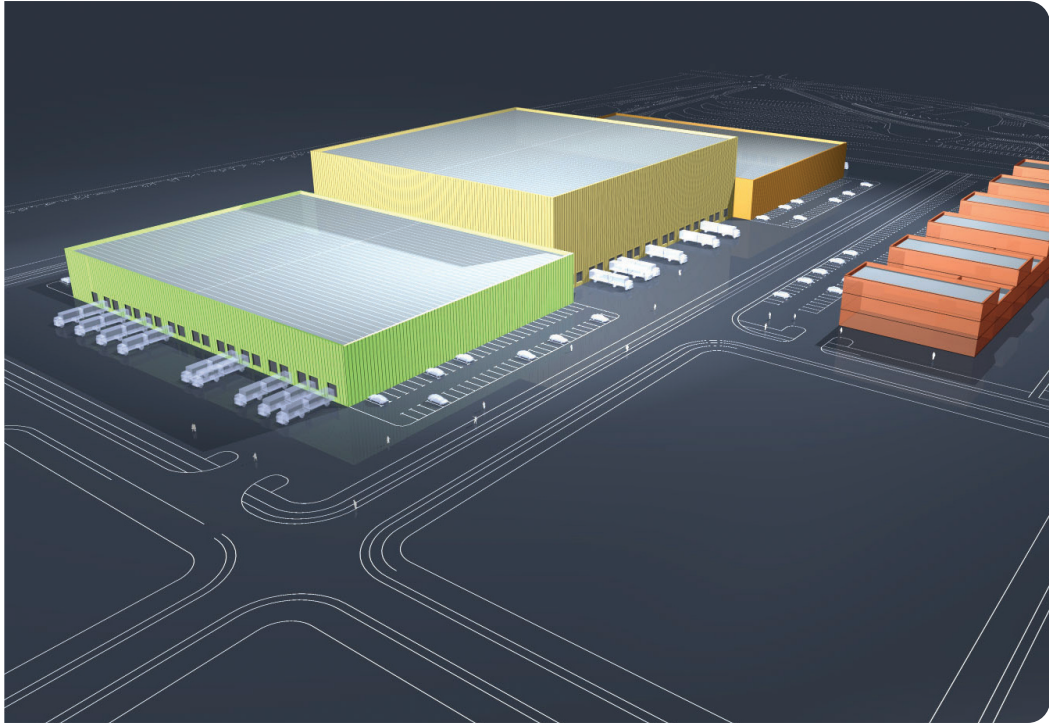
- The logistics centre of Slovenia.
- The hub of the Slovenian distribution network.
- Celje basin.
- Immediately adjacent to the Koper – Ljubljana – Maribor highway, which is part of the 5th Pan-European Transport Corridor Barcelona – Kijev.
- Close proximity to the 10th Corridor, which links Europe's north and south.
- Immediately adjacent to highway exit Žalec.
- At the heart of the Italy – Croatia – Austria – Hungary transport network.
- A regional road connection to the Celje railway node and the Celje – Žalec – Velenje railway line.

The proposed **Era's Multilogistic Business Centre in the Celje** basin is ideally situated for the delivery of goods across Slovenia. It is a logical central point for the storage of goods at a single location and their subsequent distribution anywhere in the world. To access the centre, one only has to take the last highway exit before Celje and turn right at the Velenje/Žalec intersection. The intersection with the 10th Corridor, which links Europe's north and south, is merely 30 km away. Moreover, the site lies on the third development axis, which is set to drive investment in Žalec, Velenje and Dravograd. The proposed spot sits above the one-hundred-year flood level and is further characterised by a close proximity to several industrial centres including Nazarje, Velenje, Žalec and Celje, which are vital to the economy in the Savinjska regija and Šaleška regija regions. Historically, we are talking old market towns interconnected by major Roman roads; in all post-Roman periods the area has continued to represent **a vital centre of economy, trade and commerce.**



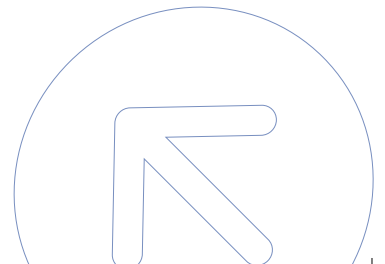
Superior accessibility:
An intersection
of core transport
routes.





Logistics Development Team

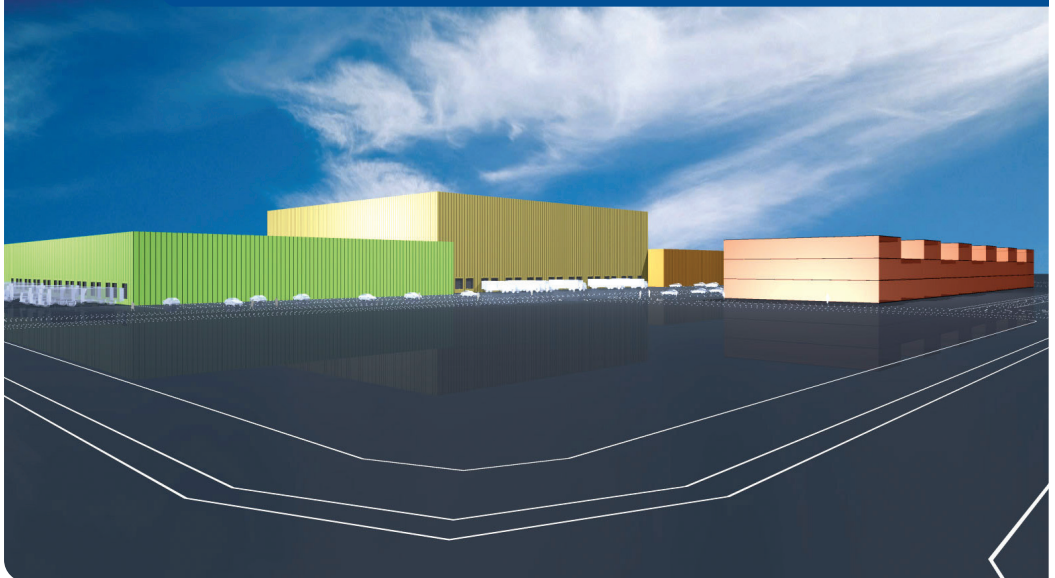
During the construction of the logistics platform a **logistics development team** will liaise with all participants for the purpose of providing engineering and technology consulting as well as ensuring an effective implementation of organisation and information support. All members will respect the decisions of the Team and jointly ensure the optimal development of structures, state of the art technology, and IT support at the site in Arnovski gozd, Žalec. A commitment to the cutting edge logistics principles and solutions will enable a reliable, dependable, cost-optimised, accurate operation of the system, which will be interfaced with all active participants.



Proposed state of the art technology

The distribution platform will support intermodal services. This will enable a further penetration into the logistics realm and the integration of a variety of transport services. The proposed site will feature a warehousing facility for sorted and palletised or boxed goods (using EU conforming pallets/boxes). The economies of scale and availability of skilled local labour will ensure a cost effective and efficient operation of the entire logistics platform. Individual subsystems designed to ensure the delivery of raw materials to manufacturing plants and distribution of finished goods will feature state of the art IT support and means of telecommunication for maximum synergy. This optimisation will be implemented across the entire chain and integrated into all logistics services.

The extent of available space at the designated site provides optimal development conditions for all involved.

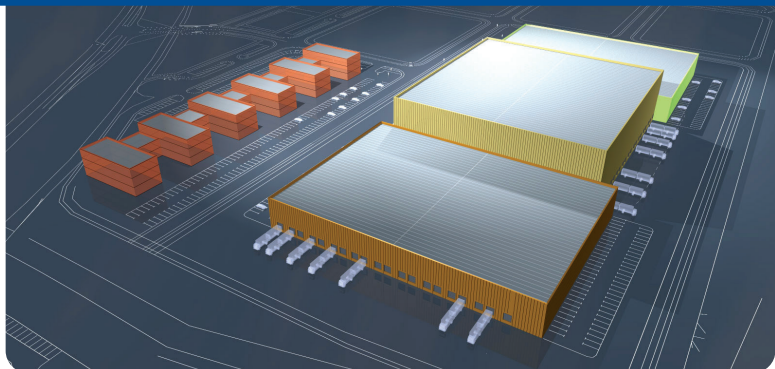


Site layout

The site features approximately 100,000 m of building land, which will be optimised in terms of development, layout and management. This will be the core of the future giant logistics centre, which will spread along the opposite side of the highway or south of the existing regional road Velenje – Žalec. Our priority will be to maximise the advantages provided by the location; accordingly, premises will be leased to users and providers of logistics services. The conceptual proposal provides for high-bay warehouses to be erected at the entry point, designated for short-term storage of goods, handling and sorting for distribution. In Stage II, behind the short-term facility high-bay warehouses would be built, providing premises for the storage of larger volumes of palletised goods. A stochastic layout and fully automated operation will enable a 24-hour operation and implementation of logistic processes relying on a minimum number of staff. The proposed layout is designed to accommodate major providers of logistics services who are planning on conquering SE Europe and are gearing up to set up premises in Arnovski gozd.

Consideration for and reaching consensus between all business partners in developing the site in terms of size, technology and economic performance, however, will play a major role.

The Multilogistic Business Centre in Arnovski gozd will incorporate modern design principles of leading distribution centres around the globe, and will be managed and operated as an integral whole. The extent of available space at the designated site provides optimal development conditions for all involved.



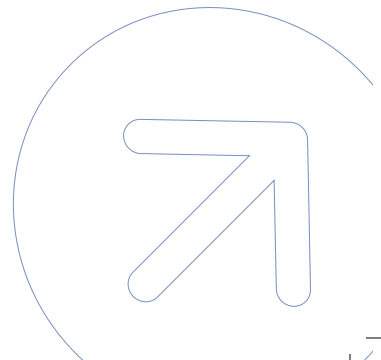
Multi-stage development

To enable the Centre to open as soon as possible, **the development will be take place in Stages**. Stage I, which is less demanding, will involve the construction of a largely universal warehouse. The objective is to erect a facility which, by virtue of its general nature, would be able to accommodate a range of logistics needs in the area. Once Stage I has been completed, we anticipate an increased demand for the proposed services and a move towards Stage II. A full technological and IT support for the entire range of logistics services will already be provided in Stage I. Experience with software and interfacing with customers will subsequently enable a quick and easy progression to a larger number of users of logistics services. A quick and successful implementation of Stage I will signal the next stage of development.

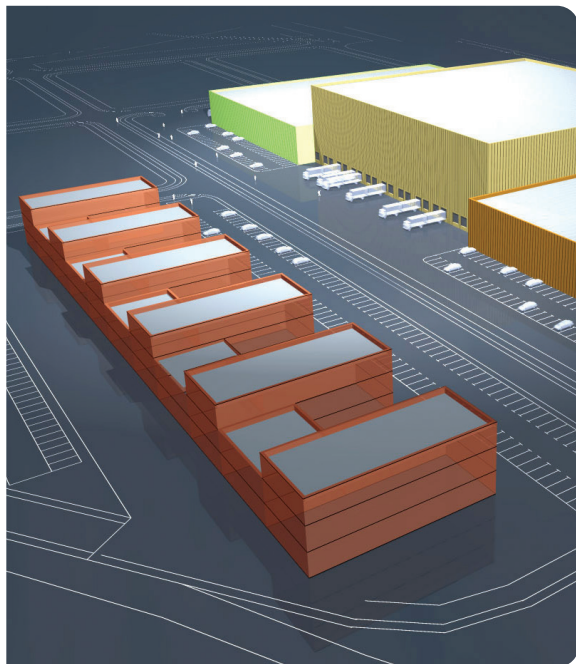


Window of opportunity facing southeast

We are offering you a location, which provides **a unique connection to centres such as Zagreb, Beograd, Sarajevo, Skopje and Podgorica**. Existing ties and a historic presence of Slovenia in this part of Europe as well as a traditional role of the Celje district in international transport provide an opportunity for the development of a logistics platform for the goods entering the region. **The handling and sorting of individual types of goods and local delivery** are entirely viable with no major obstacles standing in the way. Likewise, Era's Multilogistic Business Centre of Slovenia enables **the storage of goods** arriving from other European countries. The providers of logistics services at the location will ensure a timely delivery of products to production lines and store shelves across Europe. This is the **first logistics centre of this kind on the Slovenian territory**. Logistics is a vital factor in the development and growth of the manufacturing industry as well as trade and commerce.



Market opportunities



The business centre in Arnovski gozd represents a **huge market opportunity for a firm foothold in the Slovenian market** for both logistics specialists and their customers. New logistics distribution channels enable onsite storage of goods. At the same time, the site is extremely conveniently positioned for the 5th Corridor users, being a natural gravitation point for the goods arriving from the direction of Italy, Switzerland and France. From the opposite end, it enables the funnelling of goods from Hungary, the Czech Republic and Slovakia. The logistics distribution centre is an opportunity for all those who aim to increase the volume of trade in these parts of Europe. Likewise, the proposed site holds heaps of potential for the providers of **logistics services** and their customers **in SE Europe**. The point is that the location enables the pooling of the entire range of goods designated for the EU market, including delivery, without undue time delays and under controlled logistics conditions.

At the same time the location provides an opportunity for further development i.e. a business and entrepreneurial centre for the manufacturing industry and other complementary businesses.

Staffing and liaison with the academic environment

The proposed location also enjoys the backing of local resources. **The presence of the Faculty of Logistics in Celje along with other industries supporting logistics and logistics related activities is a great source of qualified staff required for the management and operation of the distribution centre.**

Existing distribution centres and warehouses in the area provide a substantial pool of readily available skilled human resources for the initial provision of logistics services to key customers.

Furthermore, the graduate business school of executive education enables a continuous professional development and sharing of experience via the existing academic network along with a potential for easy and straightforward transfer of know-how and expertise. The European academic network and the participation of the Faculty of Logistics in this network also provide an assurance of an innovative and sophisticated operation of the centre in line with current global trends.


The presence of large corporations enables the technological development of the industry in the form of institutes or development centres established for the purpose of providing solutions to logistics issues. The fact that the local population is very favourably disposed towards the implementation of the centre coupled with its being situated in an area, which has been a hub of trade and commerce in the wider region for over two thousand years, undoubtedly provides another very compelling argument in its favour.



Era Group

In the course of developing the plans for the erection of the logistics platform and during system implementation we at the Era Group aim to work together with our **partners** in this project in order to identify and implement **the best solutions**. The site, which is at the hub of vital transport routes in Slovenia, provides a perfect opportunity for the implementation of the proposed **Multilogistic Business Centre of Slovenia**. Together we will design a comprehensive logistic control system incorporating the option for a subsequent development of other logistics platforms and their integration into a network. It is our objective for **the Arnovski gozd site to become a model for the development of future centres of this type.**

All interested parties are welcome to contact the Era Group by telephone +386 (0)3 6203 110 or email info@era.si



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