

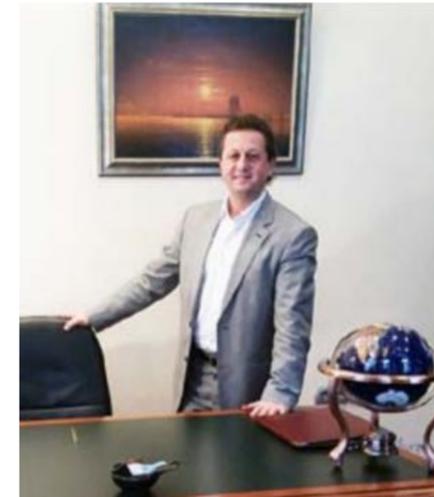
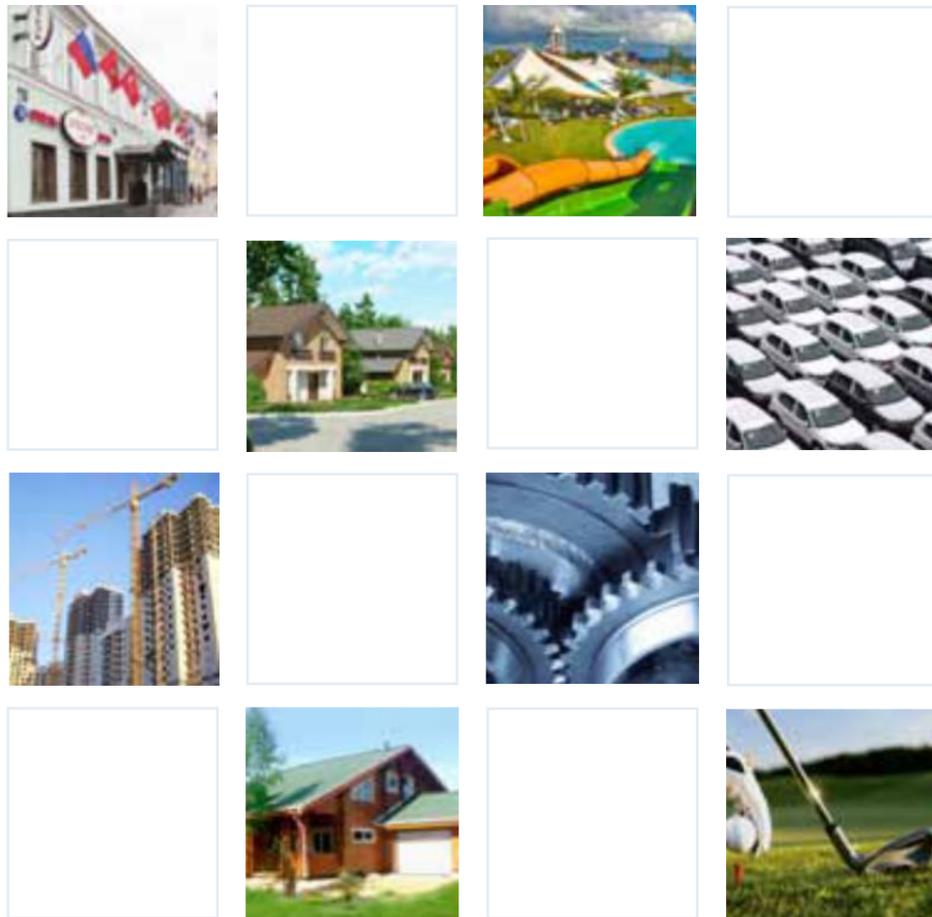


**INVESTCOM GROUP**

GROUP OF COMPANIES

# INVESTCOM GROUP

GROUP OF COMPANIES



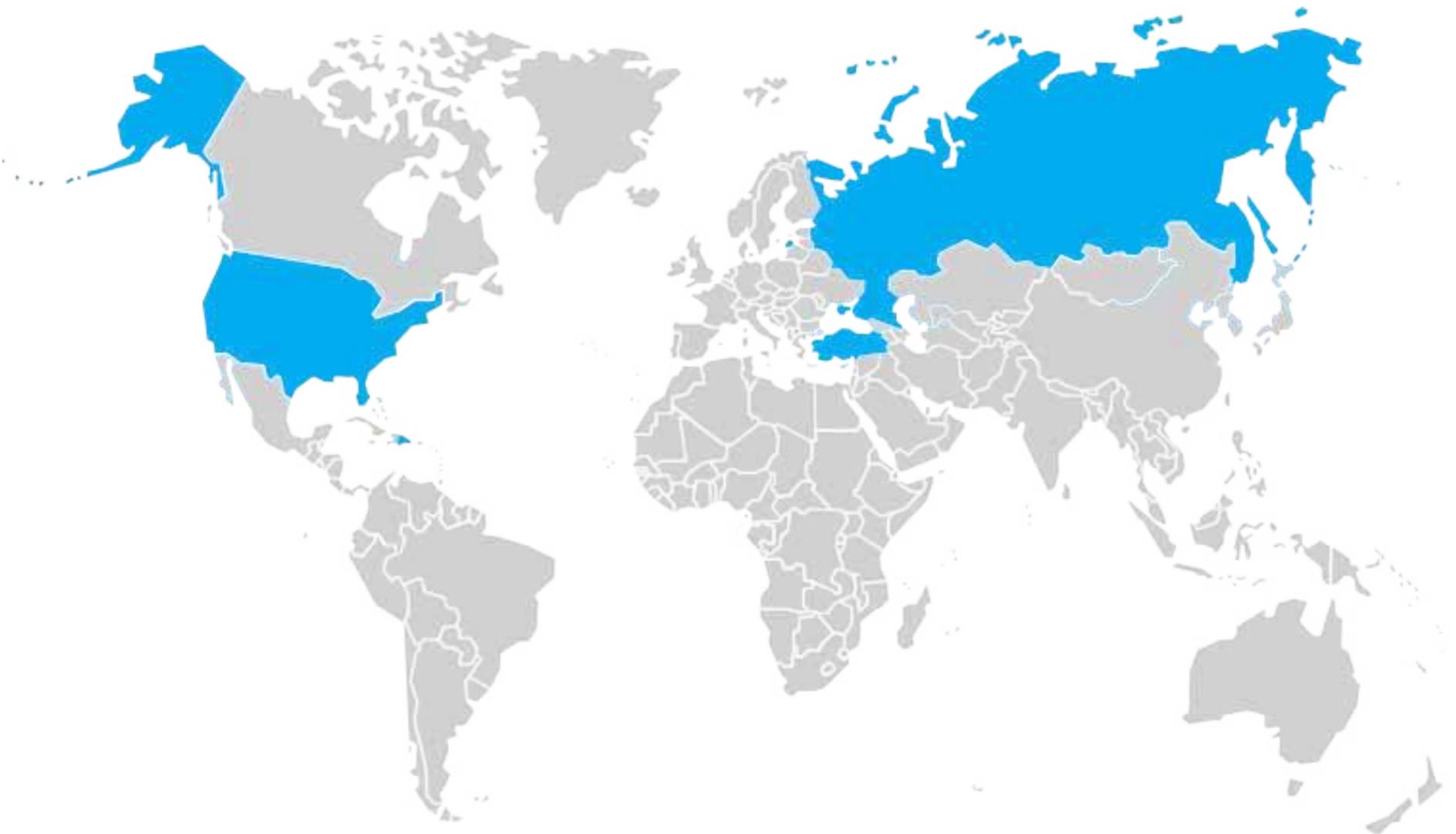
**Investcom** is a progressive and forward-thinking organization dedicated to the pursuit of global growth opportunities. With nearly 35 years of experience in construction, automotive, hospitality and property development sectors. We're experts in forging partnerships to improve performance, reduce costs and build strong, innovative businesses.

As a Group, we strive to attain success in ways that reflect the integrity of the people we invest in as employees or as business partners. Our success is a direct result of our focus on people and their careers; our history is a testament to our investment in innovators and our encouragement of their businesses. We continue to seek new opportunities for growth across geographies and industries. With a continued focus on entrepreneurial management, we maintain high standards of performance and accountability in all of our businesses. I invite you to explore our "group" as a gateway into the businesses and relationships we have helped to create and continue to support. You'll discover the many ways that we are applying the knowledge we have been accumulating since 1980.

Sincerely,  
Hakan Senaltan  
Chairman and CEO

# BOUNDARIES OF OUR BUSINESSES

Founded in 1980, Investcom has become not only one of the largest groups of companies in Russian Federation but also in USA, Dominican, and Turkish Republic by staying one step ahead of change throughout its journey of 35 years. Adamant in observing in all its operations the principles and ethical values of administering corporate governance, undertaking social responsibility and providing environmental protection at international standards, the Investcom Group is a global player constantly moving toward its objective of duplicating its success in Russian Federation at the global scale.



## USA · RUSSIA · DOMINICAN REPUBLIC · TURKEY

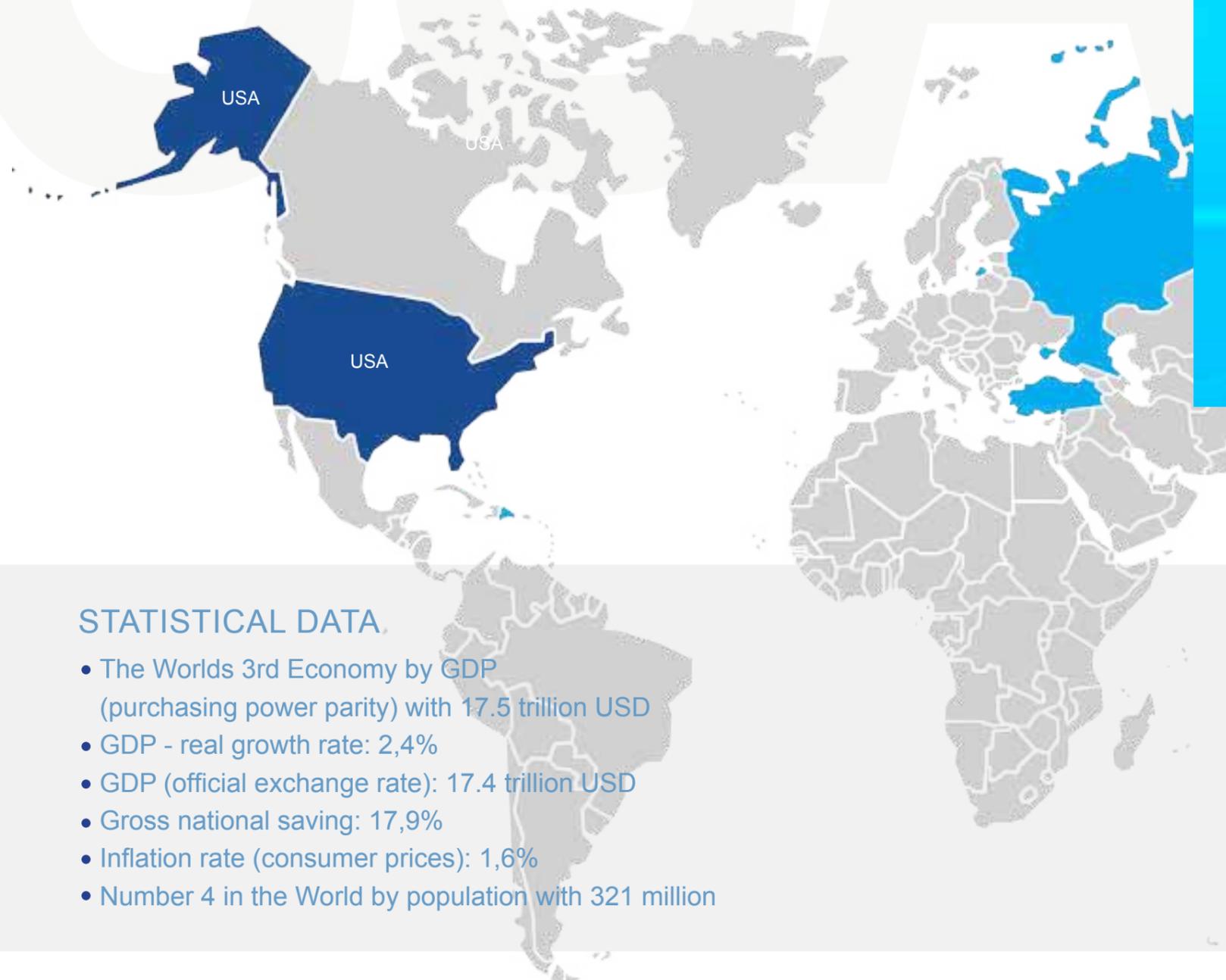
- Grand International Inc.Trading Company
- Best Modern Houses
- Boutique Hotel Elegant
- Industrial Park
- Golf and Equestrian Club
- Berezovka Cottage Village

- USA
- USA
- Moscow, Russia
- Kaluga Region, Russia
- Kaluga Region, Russia
- Kaluga Region, Russia

- Los Delfines Water & Entertainment Park
- Hotel Ramada Princess Santo Domingo
- Wyndham Garden Hotel Project
- Investcom Construction Group
- Met Wood Manufacturing

- Juan Dolio, Dominican Republic
- Santo Domingo, Dominican Republic
- Juan Dolio, Dominican Republic
- Russia, Turkey, Dominican Republic
- Russia, Turkey

# GRAND INTERNATIONAL INC. TRADING COMPANY



## STATISTICAL DATA

- The World's 3rd Economy by GDP (purchasing power parity) with 17.5 trillion USD
- GDP - real growth rate: 2,4%
- GDP (official exchange rate): 17.4 trillion USD
- Gross national saving: 17,9%
- Inflation rate (consumer prices): 1,6%
- Number 4 in the World by population with 321 million

## USA

**Grand International Inc. Trading Company** operates in the USA market for 20 years and focuses on export and import of vehicles, textile products, wholesale of building materials, produced both by domestic and foreign manufacturers, as well as food and consumer goods procurement to retailers make the core of our company activities.



# GRAND INTERNATIONAL INC. TRADING

## USA

Grand International Inc. Trading Company offers operational efficiency, quality and reasonable prices to our partners. For each customer we are looking for new solutions that may be successfully implemented with central offices and warehouses in Florida.



# INVESTCOM CONSTRUCTION LLC.

[www.investcomconstruction.com](http://www.investcomconstruction.com)

## USA

With nearly 40 years of experience in the construction, automotive, hospitality, property development sectors, **Investcom Construction** founders are experts in forging partnerships to improve performance, reduce costs and build strong businesses. Total professional experience of our engineers reach almost 180 years. **Investcom Construction** is specialized mainly in construction, modular construction, design and engineering. Company is based in Florida.



# INVESTCOM CONSTRUCTION LLC.

## USA Projects



Hotel - Miami Beach



Hotel - Miami Beach



Car Dealership - Florida



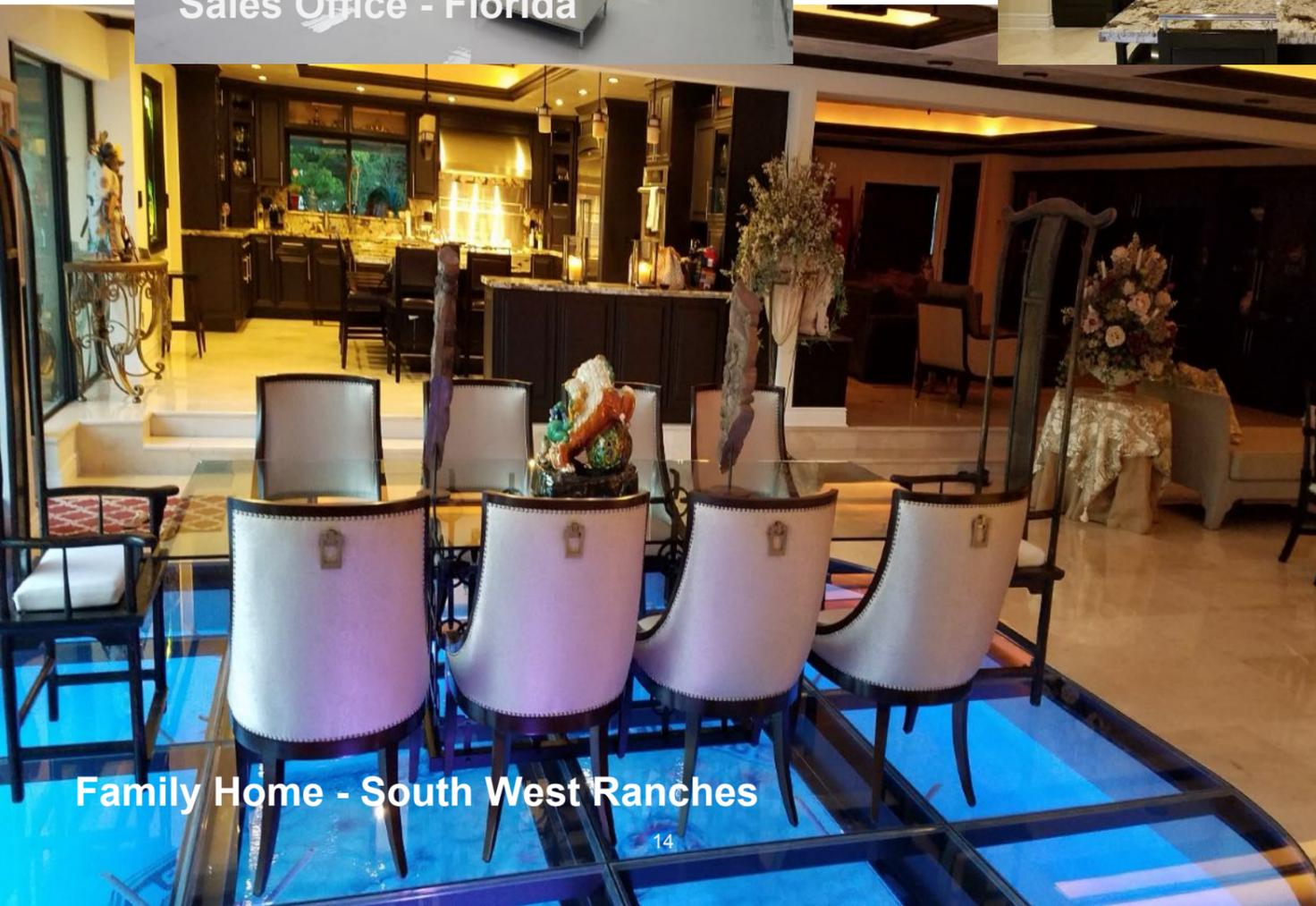
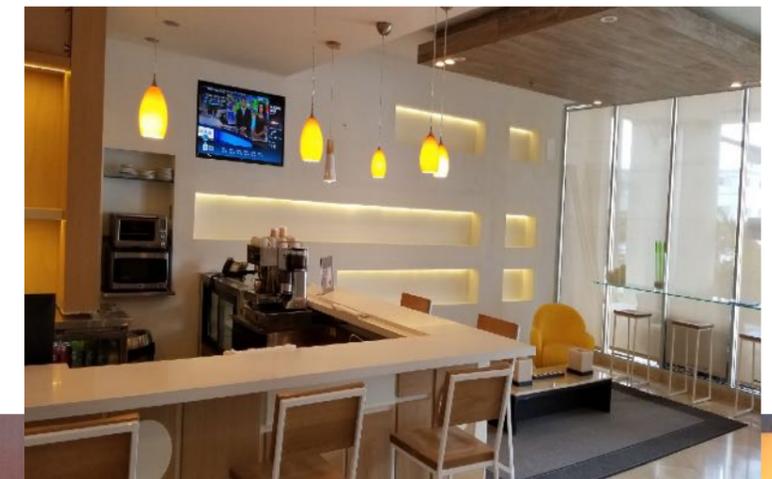
Residence - Bal Harbor

# INVESTCOM CONSTRUCTION LLC.

## USA Interior Projects



Sales Office - Florida



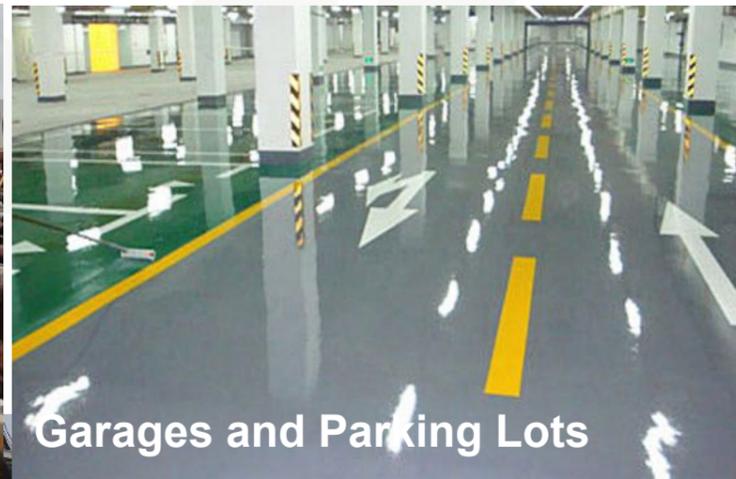
Family Home - South West Ranches



Home - Florida

# INVESTCOM CONSTRUCTION LLC.

## USA Infrastructure Projects



Garages and Parking Lots



Solar Systems



Retaining Wall and Primary Crusher

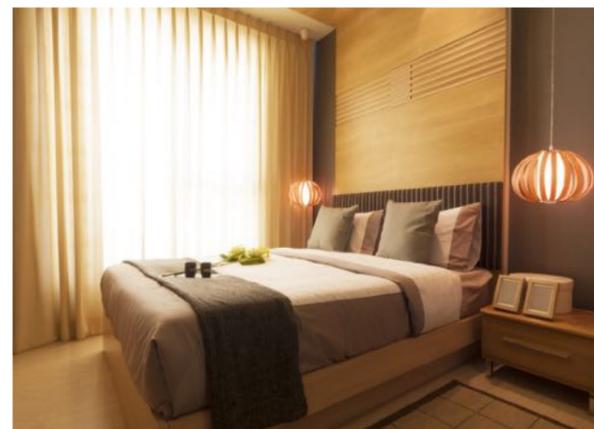


Filling System and Silo

# GLOBAL MODULARS

## MODULAR CONSTRUCTION - Mdular USA Inc.

- Standardization of processes
- More effective labor force
- Fast: 50% quicker to build
- Budget friendly: Earlier investment return
- Controlled environment benefits
- Future expansions: Adaptable
- Bulk buying and shipping cost advantages
- Eco friendly - Zero Net Energy "ZNE"
- Cheaper to heat & maintain



**Global Modulars** is a Florida, USA based residential and commercial modular house manufacturing company.

Total construction experience of our engineers and founders is more than 180 years. We have accomplished dozens of projects in Europe, Asia, in the Caribbean and in the USA.

Global Modular transforms High Cube cargo containers into beautiful houses, apartment complexes or small office/business buildings, cafés, bars and many other constructions, reducing construction time and costs.

Construction times are much shorter compared to conventional methods. Modular houses can be placed and serviced in many remote locations, where conventional construction methods would not work.

All of our modulars, are sustainably developed and are considered to be 60% more environmentally friendly than conventional construction methods. Easy to expand with special pre-produced add-ons, that you can purchase at any given point, and connect to you existing facility.

[www.globalmodulars.com](http://www.globalmodulars.com)

# BEST MODERN HOUSES

Durable & Economical  
Resilient & Resistant  
Unlimited Design Options  
Reduce Cost & Minimize Risk  
Fire Rated Panels  
Faster Building Process  
Eco Friendly Materials



The company owns all necessary device to perform the works listed above without any difficulty.

Investcom Steel uses a library of certified components that assemble with standard tools.

Investcom Steel's construction approach begins with 3D Engineering/Modeling. We then produce a pre-fabricated kit of parts that assembles on site.

Our manufacturing plant located in East Europe.

We also eliminate sub-contractors which means less people to manage and fewer mistakes. Our Panelized/Prefab. Construction utilizes an easy to assemble building system.

Design flexibility is paramount in today's custom driven market. Our steel frame can handle any shape, and our factory finished panels come in many different colors and styles.

We work with the best design companies.

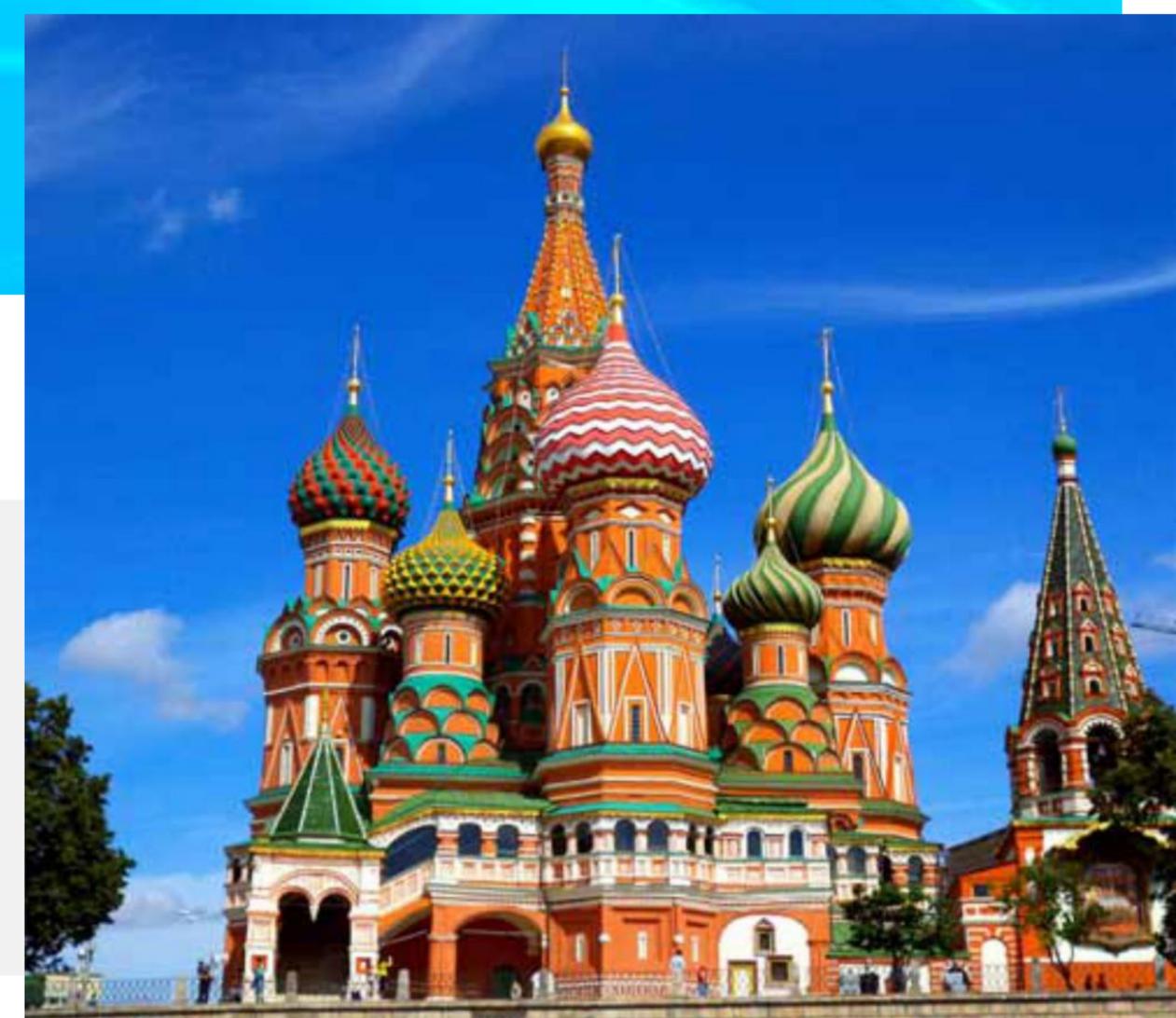
[www.bestmodernhouses.com](http://www.bestmodernhouses.com)



# RUSSIA

Over 10 years of hands-on business in Russian Federation. Our project in Russia was Hotel Elegant. Today Hotel Elegant is one of the successful projects of Investcom Group in Russia. List of major projects in Russian Federation:

- Boutique Hotel Elegant
- Berezovka Cottage Village
- Industrial Park
- Golf and Equestrian Club
- Investcom Construction Group
- Migros/Ramstore Central Warehouse



## STATISTICAL DATA

- The World's 7th Economy by GDP (purchasing power parity) with 3.5 trillion USD
- GDP - real growth rate: 0,6%
- GDP (official exchange rate): 1,85 trillion USD
- Gross national saving: 23%
- Inflation rate (consumer prices): 11,4%
- Number 4 in the World by population with 142 million

# BOUTIQUE HOTEL ELEGANT



MOSCOW

Boutique Hotel Elegant has been providing good services in Moscow, since 1998.

The hotel's Moscow historical building of early XIX century is serving with 50 rooms.

The hotel is in a 10 minutes walking distance from Kremlin.



The «Elegant» boutique hotel is conveniently located in the historical, administrative, business and financial center of Moscow in the Pokrovka street, within the garden ring, less than two kilometers south of the Kremlin, surrounded by historic sites, embassies, and some of the finest restaurants in Moscow. Our hotel invites you to enjoy the quiet elegance, personalized service and distinctive atmosphere.



# BOUTIQUE HOTEL ELEGANT

## MOSCOW

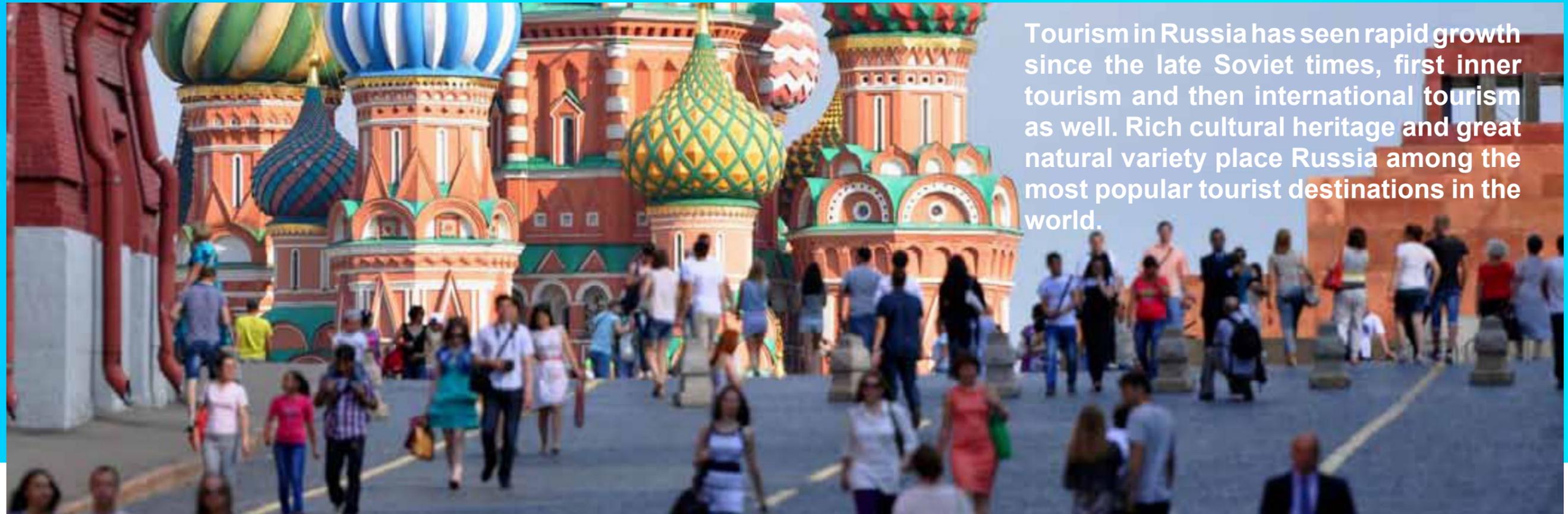


Elegant Boutique Hotel is located the heart of Moscow. Serving since 1998, our is renovated with an architectural eye that highlights quality, comfort and homey feel by harnessing communication, technology and safety facilities of the modern age. 50 boutique rooms feel like your own home at Elegant Boutique Hotel.

- Rooms 50
- Total area of the building 2 000 sq.m.
- Yearly average occupancy 80%

[www.eleganthotels.ru](http://www.eleganthotels.ru)

# MOSCOW



Tourism in Russia has seen rapid growth since the late Soviet times, first inner tourism and then international tourism as well. Rich cultural heritage and great natural variety place Russia among the most popular tourist destinations in the world.

---

**In 2014, Russia was visited by 28.4 million tourists.**

**16.5 mln tourists visit Moscow in 2014.**

**According to Hotel Investment Outlook 2015 marketing research, the market volume of the hotel market in Moscow is US \$70 billion.**

---

Moscow is the capital and the largest city of Russia with 12.2 million residents within the city limits and 16.8 million within the urban area. Moscow is a major political, economic, cultural, and scientific center in Russia and Eastern Europe, as well as the largest city entirely on the European continent. By broader definitions Moscow is among world's largest cities, being the 13th largest metro area, the 17th largest agglomeration, the 16th largest urban area, and the 9th largest within limits city worldwide.

# BEREZOVKA REGION LAND AND DEVELOPMENT INVESTMENT



## Berezovka

Berezovka region is located between the two big cities in Russia - Moscow and Kaluga. Kaluga is the first city that foreign investment and production started. The distance between these very important cities are 170 kilometer, connected with the best quality highways there are 3 airports on this highway. Gas stations and railways are all over the area. The area is growing rapidly because of the developing infrastructure. Berezovka is in the middle of these centers, only 40 km away from

new Moscow border. One hour far from Moscow center and less than half an hour from Kaluga city. Because of this valuable and precious location, the world's biggest corporations made investment for their facilities. Volkswagen, Volvo, Citroen, Mitsubishi, Nissan, Toyota, GM companies are some of them that minutes away from our Berezovka Development Area. We are the owner of almost 52 million of square meters of land and warehouses in this area.

# INDUSTRIAL PARK

## Berezovka



### Main indicators of industrial park

• Land plot area	1 500 000 sq.m.
• Industrial units area	200 000 sq.m.
• The number of industrial units	400
• Average industrial unit size	3 000 sq.m.

Investcom Group has launched a project - industrial park of automobile components, parts, spares and accessories.

This project also provides residence complex for employees. The main factors that determine the feasibility of this project implementation are:

- possibility to guarantee the sale of finished products within short time periods;
- resolution of the land-plot assignment;
- developed infrastructure;
- special investment legislation;
- the business connections in the spheres of Russian and foreign development.

# INDUSTRIAL PARK

## Berezovka



### Prospective purchasers of automotive components and services



### Some of future residents of the industrial park:

- Association of Automotive Parts & Components «TAYSAD» Manufactures (Turkey)
- European Association of Automotive Suppliers «CLEPA»
- Chinese Association of Automotive Suppliers «CAAM»

# HOUSING DEVELOPMENT

## Berezovka



Cafe and Restaurant



Medical center



Children's creativity school



Hotel



Administrative building



Kindergarten



Apartment house



Cottage



Cottage

The Industrial park project include housing development - 1 000 flats and cottage of various sizes, built on the frame-panel technology of the German company «Streif» and all necessary engineering infrastructure.

The general infrastructure facilities of the project will include:

- Cafe and Restaurants
- Medical center
- Children's creativity school
- Kindergarten
- Hotel
- Administrative building
- Sport complex

# GOLF & EQUESTRIAN CLUB

## Berezovka



---

• Land plot area	1 880 000 sq.m.
• Golf course	18-hole
• Cottages/Villas	435
• Townhouses	50
• Hotel	100 rooms
• Private school	for 200 children
• Sport Complex	1
• Equestrian center (300 stables)	1

---

The «Berezovka» Golf & Equestrian Club project is a unique approach to cottage developments in Russia. This project will provide life style to its residents by providing them with excellent construction and finishing for reasonable prices while giving them the recreational and leisure facilities that are typically found in elite.

The 18-hole golf course will be constructed in accordance with all international standards to be able to host PGA events. Numerous completions and tournaments will attract many professional and amateur golfers.

# BEREZOVKA GOLF & EQUESTRIAN CLUB

The development scheme is at the project stage Golf course design is to be created by Cal Olson Design Studio Site Works are contracted for landscape design. Cal Olson is one of the best American Golf Club Architector.

The golf infrastructure will include:

- One 18-hole champion quality golf courses.
- A luxurious clubhouse with indoor and outdoor dining.
- Large driving range.
- Golf simulators for winter practice.
- A practice green, pitching green
- Golf Club Retail center
- School an equestrian center and a sports/entertainment complex.
- Serving 12 months with Golf & Equestrian sport services.



# HOUSING DEVELOPMENT

## Berezovka Cottage Village



### Infrastructure:

- Energy supply
- Water supply
- Gas stations
- Roads
- Parking areas
- Common areas
- Children playground
- Facilities of centralized security and service
- Centralized security
- Main entrance, checkpoint

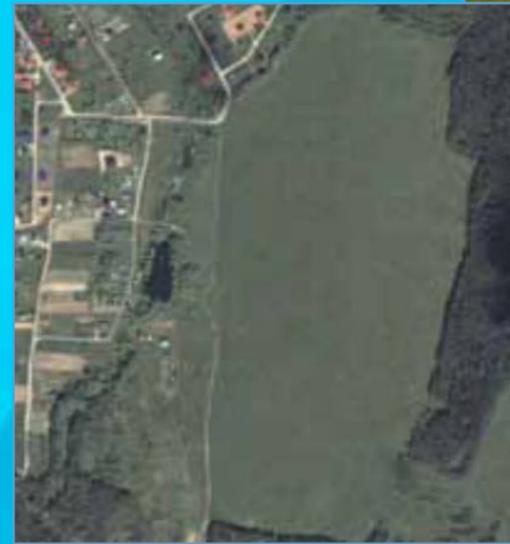
The «Berezovka» Cottage Village is located on the territory of 311 594 sq.m. and includes 220 houses with the land plot ranging 1 000 - 1 200 sq.m.

Where all the necessary transport, cultural, social and medical infrastructure is available. The «Berezovka» Cottage Village is located on the federal highway, providing good transport links with the regional center and the central regions of the country. The distance from New Moscow is 74 km.

Forestlands, diverse flora and fauna determine the uniqueness of its location. Located next to a large reservoir and woodland, the village will fit seamlessly into the natural and urban landscape.

# HOUSING DEVELOPMENT

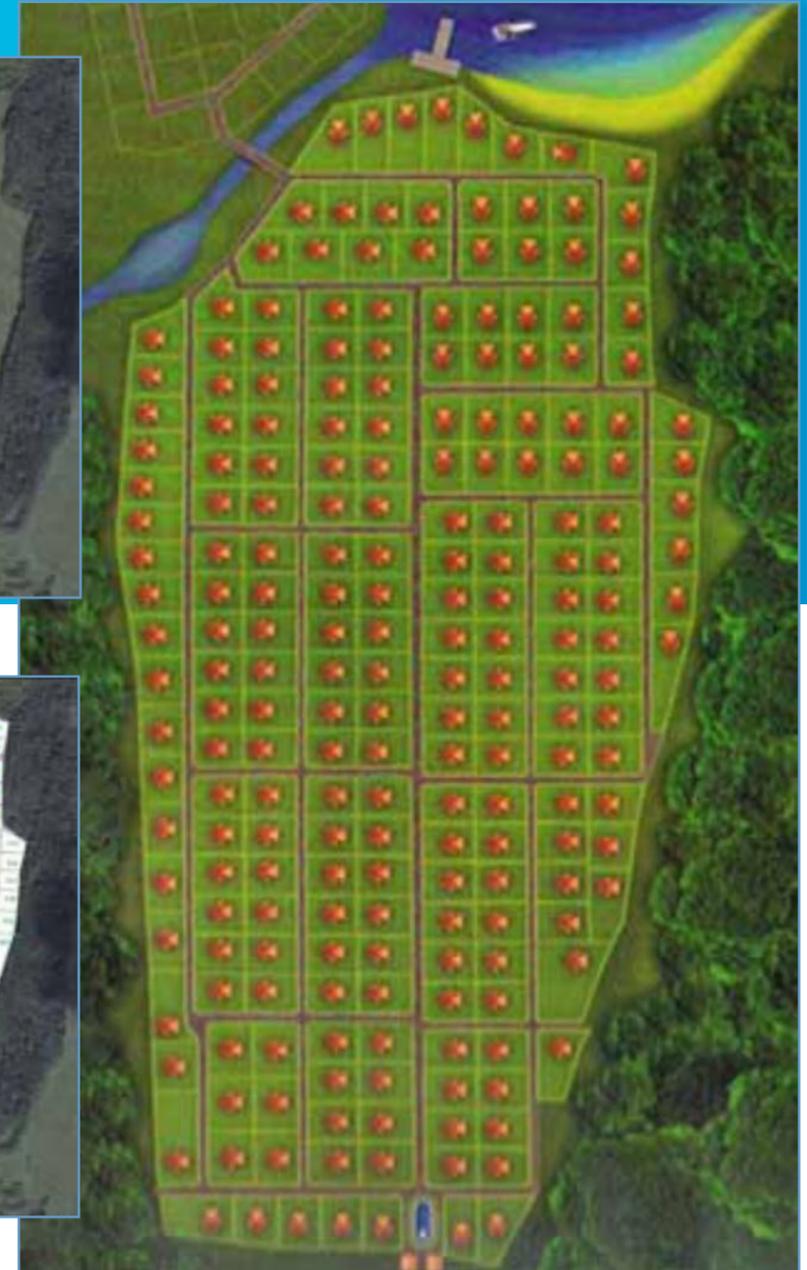
## Berezovka Cottage Village



Satellite photo land plot



Satellite photo land plot and general development plan

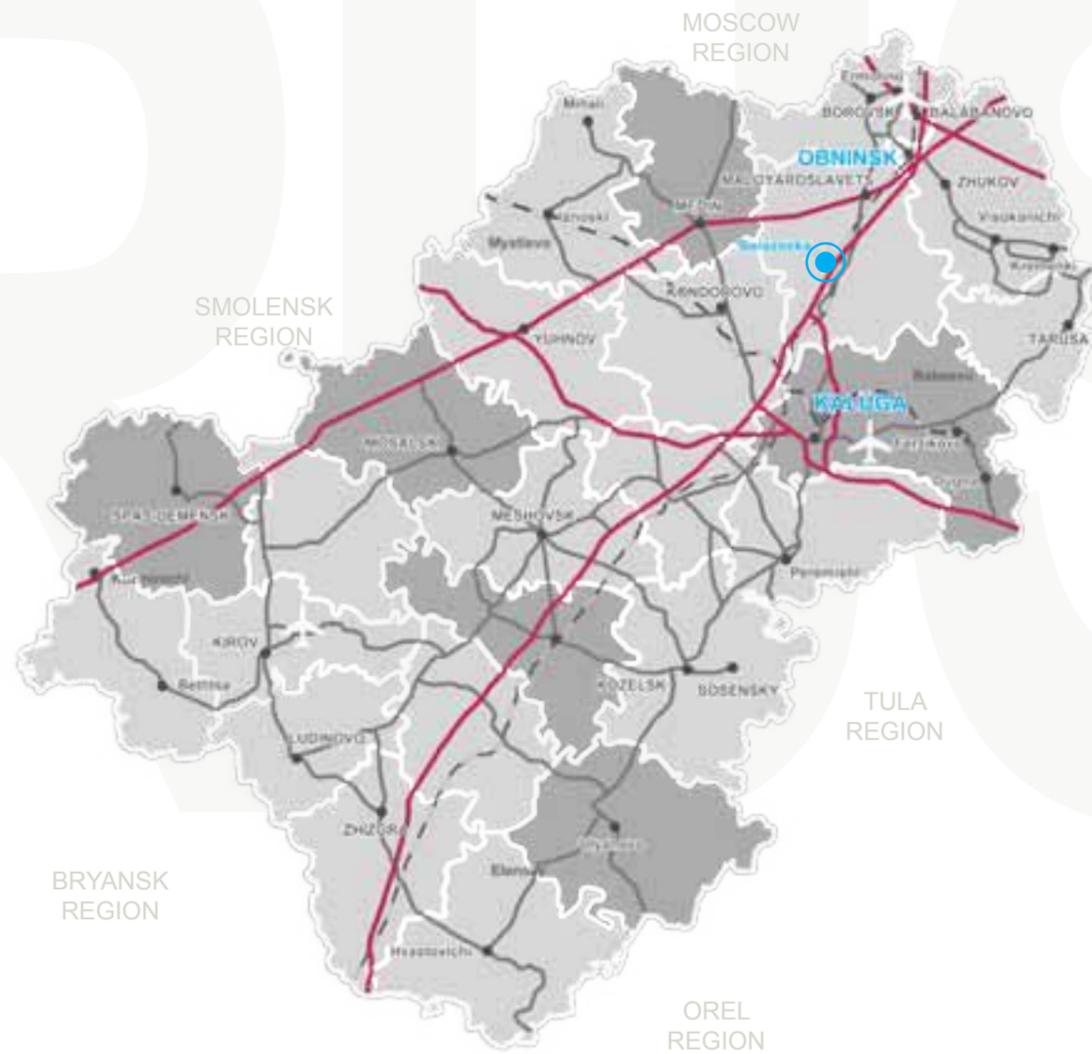


General development plan of Berezovka Cottage Village

All land plots is divided into three market segment, and includes:

- Economy class
- Standart
- Premium class

[www.berezovka.com.ru](http://www.berezovka.com.ru)



# KALUGA REGION

Kaluga Region is one of the most economically developed regions of Russia. For a number of years it has been topping the national rating in terms of industrial output growth rate. 100's new production facilities were commissioned in the region 2006 – 2014. Over 23,000 new jobs were created. 12 new major plants are to be commissioned in Kaluga Region in 2015. 150 companies from around the world implement their projects on Kaluga Region soil. According to the National Investment Climate Rating of Russian Regions, in 2015 Kaluga Region held the second place in Russia.

Kaluga Region Government has created all necessary preconditions for successful development of both major businesses and SMEs. Investors, whose production facilities are located in the region, believe that Kaluga Region investment policy is in line with the best international practices. Kaluga Region legislation and regulations guarantee the safety of investments. According to Doing Business rating, Kaluga Region holds the first place in Russia in terms of property registration process simplicity. Kaluga Region Government has established development institutions to assist investors in their projects' implementation. It also provides financial support to business.

Tax breaks and benefits are provided to all investors irrespective of their origin and industry.



Public places in Kaluga



Volkswagen Group Rus



Kaluga State Drama Theatre



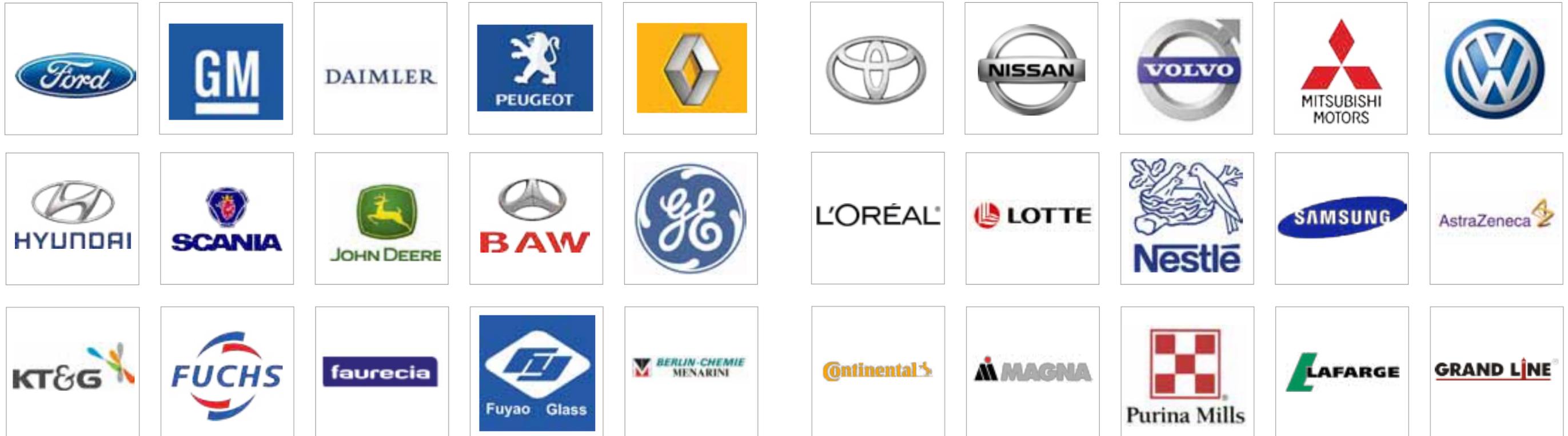
Samsung Electronics RUS Kaluga

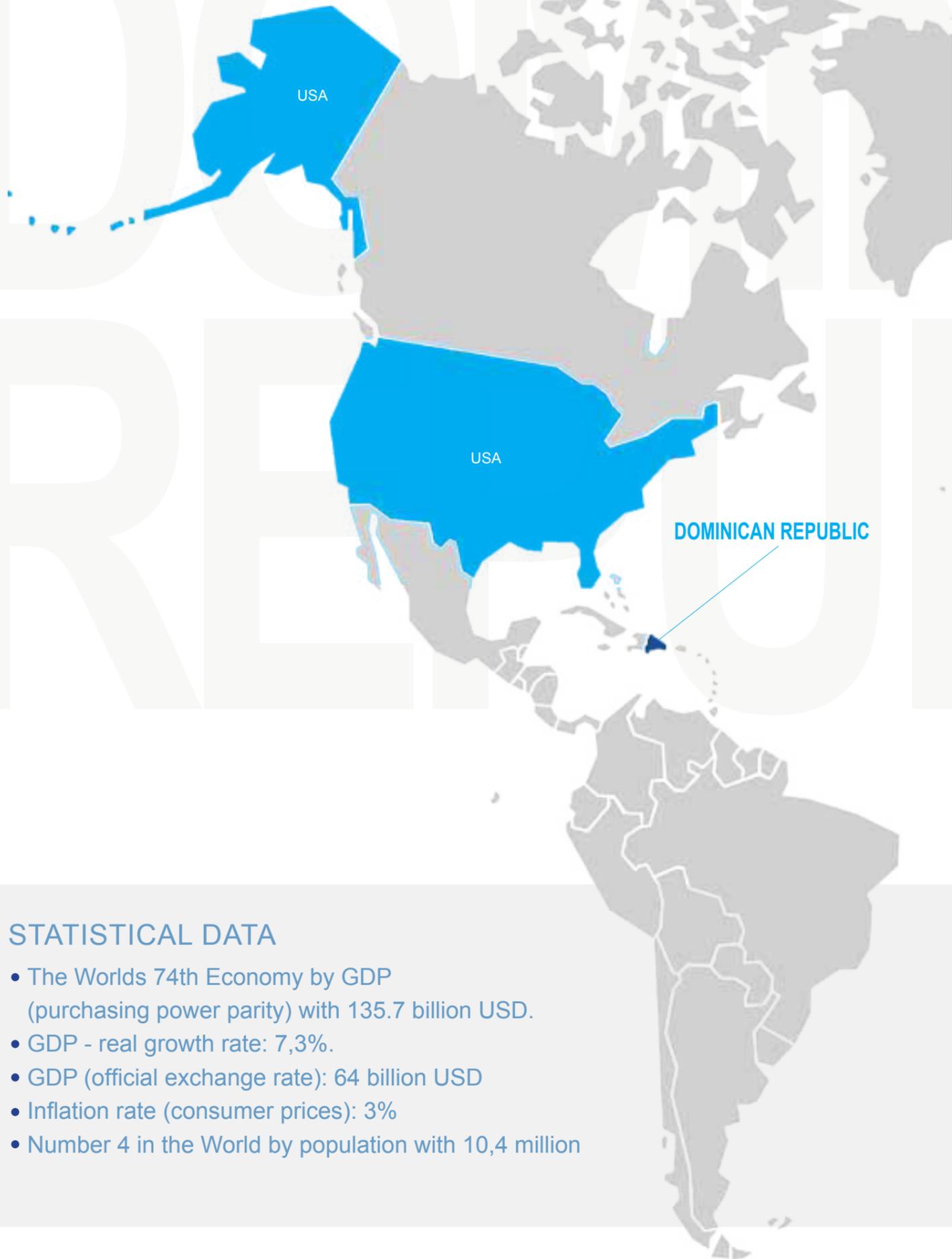
# KALUGA REGION

Volkswagen, Volvo, Lafarge, Nestle, Continental, Fuyao Glass, Samsung, L'Oreal, General Electric, Magna, etc. have implemented their projects in the territory of Kaluga Region within a radius of 150 km - population 20 mio.

## Reasons to Invest in Kaluga Region

- Unique position in the very center of the largest consumer market of Russia.
- High Quality Transport and Logistics Infrastructure.
- Wide Selection of Sights to Build Production Facilities.
- Opportunities for Cooperation with Kaluga Region Domestic Companies.
- Kaluga Region Government Progressive Team.
- Region Where It Is Nice to Live.
- Labor Resources High Quality and Availability.
- Tax and Customs Benefits.





# DOMINICAN REPUBLIC

Investcom Group has several successful projects in Dominican Republic, including:

- Los Delfines Water & Entertainment Theme Park
- Hotel Ramada Princess Santo Domingo
- Wyndham Garden Hotel Project in Santo Domingo



## STATISTICAL DATA

- The World's 74th Economy by GDP (purchasing power parity) with 135.7 billion USD.
- GDP - real growth rate: 7,3%.
- GDP (official exchange rate): 64 billion USD
- Inflation rate (consumer prices): 3%
- Number 4 in the World by population with 10,4 million

# LOS DELFINES WATER AND ENTERTAINMENT PARK



Juan Dolio

Los Delfines Water & Entertainment Park opened its doors to public on June 2013, being the biggest water and entertainment park in the Caribbean countries.



Los Delfines is strategically situated in the area of Juan Dolio seaside that has been established in the capital city of Santo Domingo within 4 million population and hosting thousands of people since that day. Los Delfines Park receives up to 15 000 quests monthly. Nowadays we have more than 200 000 followers in facebook. Punta Cana is about one hour away, which is the most visited touristic area in Caribbean and hosts over 5 million tourists yearly. Our park is also strategically located between the two biggest Cruise Ports of Caribbean, Santo Domingo and La Romana. Each of them is only half an hour away from Los Delfines Park.



# LOS DELFINES WATER AND ENTERTAINMENT PARK



Los Delfines Park is the biggest and best water and entertainment park in Carribean.

Today, Los Delfines Park offers an array of possibilities for visitors in what regards to tickets and entrance fees to the Park. Daily tickets, Annual passes, Corporate entrances, Birthday specials, Weddings, Team Building and Special Events.

After a long process and exhaustive preparation work, Los Delfines Park has obtained all necessary permits to be able to import Sea Animals into the Park. Among those most importantly will be Dolphins and the Sea Lions. This future development is currently under process and will provide tourists and guests with a unique experience on a exclusive Park minutes away from their homes or tourist accommodations.

Los Delfines Park is in the process of developing an extraordinary expansion plan and new projects, which will enhance its offer to the public. All of these new projects will add to the Park the necessary attractions and entertainment possibilities second to none in the Island. After completion of its development plan, which is actually under process, Los Delfines Park will be very soon considered as number one in the Caribbean. Among the different areas of expansion within the park, the most important are:

- Beach Club with Restaurant
- Bar and Private Beach Area
- Sea Lions and Dolphins Areas
- Exclusive Signature Spa
- Paint Ball Fields
- Drive-in Movie
- Zip Line and Playground
- Executive 18-hole Mini Golf

[www.losdelfinespark.com](http://www.losdelfinespark.com)

# DOMINICAN REPUBLIC



The majority of the Dominican Republic enjoys beautiful tropical weather all year round, with the average annual temperature hovering around 25°C (77°F). Some call the Dominican Republic's climate, 'the endless summer', due to warm and sunny conditions experienced pretty much everywhere in the

The Dominican Republic is the most popular tourist destination in the Caribbean. In 2014, the country was visited 5 million tourists. It is an important source of revenue in the country, particularly in coastal areas. The Dominican Republic is the most visited tourist destination in the Caribbean region, and ranks 6th overall in the Americas. It's tropical climate, white sand beaches, diverse mountainous landscape, and colonial history attracts visitors from around the world.

The Dominican Republic is a nation on the island of Hispaniola, part of the Greater Antilles Archipelago in the Caribbean Region. Population the Dominican Republic estimated 10 million people, 4 million of which live in the capital city, Santo Domingo. There are also 2 million Dominicans living in USA are visiting frequently their families.

Tourism is an important source of revenue in the country, particularly in coastal areas.

# RAMADA PRINCESS SANTO DOMINGO HOTEL



Ramada is a large hotel chain owned and operated by Wyndham Worldwide. Ramada Worldwide offers a warm and friendly stay at nearly 900 hotels in over 50 countries around the world.



Ramada is a brand that has been a part of the American landscape for more than 50 years. Management knows what it takes to make guests stay enjoyable.

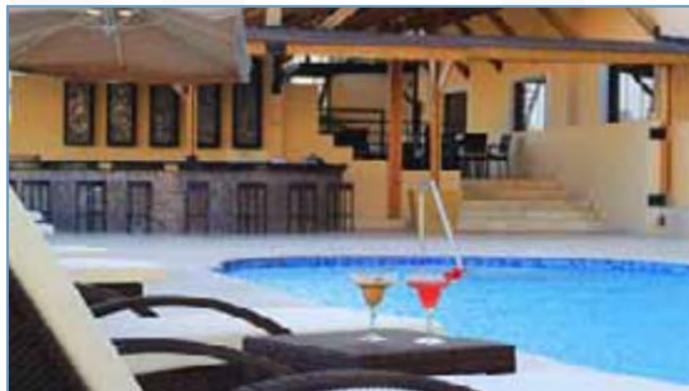
Minutes from the beautiful Caribbean Sea, our Ramada Santo Domingo Princess Hotel is a destination unto itself. Featuring the Princess Casino, two elegant banquet halls, and a trendy bar and restaurant, this full service hotel in Santo Domingo provides easy access to business offices, shopping center, governmental buildings and much more.



# RAMADA PRINCESS SANTO DOMINGO HOTEL



Casino



Swimming Pool



Fitness Center



Minutes from the beautiful Caribbean Sea, the Ramada Santo Domingo Princess Hotel is a destination unto itself. Featuring the Princess Casino, two elegant banquet halls, and a trendy bar and restaurant, this facility provides easy access to business offices, shopping, government buildings and much more. Outdoor pool and modern fitness center provide many opportunities to relax.

Ramada Santo Domingo is serving in the heart of Santo Domingo with 102 beautiful rooms with 60 employees speaking more than 4 languages.

[www.ramada.com](http://www.ramada.com)

# PROJECT HOTEL

## 5 STARS IN JUAN DOLIO

### WYNDHAM GARDEN HOTEL



#### Advantages of the project:

- walking distance to the sea;
- modern rooms;
- prestigious area of the Caribbean coast of Juan Dolio;
- short travel time to the every airports -15 minutes;
- developed infrastructure;
- all-year-round tourist season;
- tax incentives.

#### Rooms & Suites

660

#### Total area of the building

36 400 sq.m.

#### Yearly average occupancy

75%

# INVESTCOM GROUP

## CONSTRUCTION COMPANIES



**Investment  
Management  
Construction  
Interior Design  
Interior finishing**



Investcom Group finished successfully many construction projects in Russia, Turkey and Latin America. We have a very experienced and successful engineer teams based in Istanbul, Moscow and Santo Domingo. We finished many residential projects, schools, hotels, office buildings and one of the last project was the biggest waterpark in Caribbean and Central America.

Investcom Group also owns different Real Estate Developments internationally, different hospitality projects in Russia, Turkey, Dominican Republic and USA.

# INVESTCOM GROUP

# CONSTRUCTION COMPANIES

Our projects



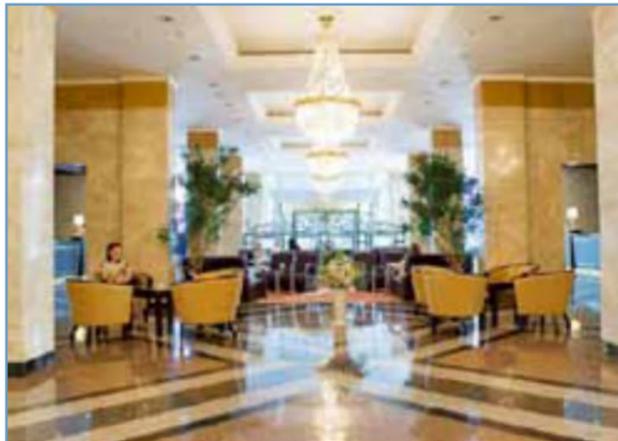
**Interior Design**  
**Interior Finishing**  
**Special Furniture**

VIP AREA  
Casino

# INVESTCOM GROUP

# CONSTRUCTION COMPANIES

Our projects



## Interior Design Interior Finishing

Main Hall  
Banquet Halls  
Conference Halls

Size: 76 000 sq.m.

# INVESTCOM GROUP

# CONSTRUCTION COMPANIES

Our projects



## Interior Design Interior Finishing

Banquet Hall  
Conference Hall  
Restaurants

Size: 5 500 sq.m.

# INVESTCOM GROUP

# CONSTRUCTION COMPANIES

Our projects

**METRO CASH&CARRY**  
Supermarket  
Size: 8 000 sq.m



**LEGRAND**  
Manufacturing Plant  
Size: 120 000 sq.m



**SHELL**  
Gas Stations  
Size: from 1 000 sq.m

**Alkent Villas**  
Residential  
Size: 400+ sq.m



**IKEA-MEGA UFA RUSSIA**  
Shopping Center  
Size: 120 000 sq.m

**Aquarelle**  
Shopping Mall  
Size: 121 834 sq.m



# TURKEY

**Met Wood** was established in August 1970. The company specializes in the following areas: construction and renovations, hydro-technical construction, irrigation, manufacturing of wooden houses and windows frames and doors.



## STATISTICAL DATA

- The World's 18th Economy by GDP (purchasing power parity) with 1.5 trillion USD
- GDP - real growth rate: 2,9%
- GDP (official exchange rate): 806 billion USD
- Gross national saving: 13,3%
- Inflation rate (consumer prices): 8,9%
- Number 4 in the World by population with 79,5 million



# MET WOOD



Met Wood specializes in the following hydro-technical works - building dams, overpasses, impellers, and other structures. We combine proven steel construction methods with a Nationwide network of manufacturing locations and commercial steel contractors. The equipment owned by the company, modern construction materials used, the newest technologies and great quality of work can guarantee a successful

cooperation between the client and the company. The new workshop for manufacturing wooden windows and doorframes. This equipment allows manufacturing quality windows and doors.



## **BOARD of DIRECTORS**

### **Mehmet Senaltan**

Honorary Chairman, Founder

### **John Hakan Senaltan, PhD**

Chairman

### **S. Yigit Baskir, MsF**

Member of the Board (CFO)

### **Timur Senaltan**

Director, Planning and Permitting Department

### **Cline Phillips, CPA**

Account and Finance

### **Victor Raul Galliani**

Board Member, Latin American Countries

### **Gus G. Khvanin, PE**

Chief of Engineering Department



# INVESTCOM GROUP

GROUP OF COMPANIES

## INVESTCOM GROUP

20900 NE 30th Avenue - Suite 200  
Aventura, FL 33180 USA

[www.investcomgroup.com](http://www.investcomgroup.com)  
[www.investcomconstruction.com](http://www.investcomconstruction.com)  
[www.globalmodulars.com](http://www.globalmodulars.com)

+1 (866) 766-9922

+1 (866) 224-4366

[ceo@investcomgroup.com](mailto:ceo@investcomgroup.com)