

FORMULATI



FORMULA OF SUCCESSFUL PROJECT



WHO WE ARE

FORMULATI LLC is an independent subsidiary of Formulati Consulting AB (Sweden)

We were established in 1994 in St. Petersburg, Russia as a POYRY GROUP (Finland) branch.

In June 2014, multinational company Ramboll acquired part of POYRY business in Finland and our company, at that time called POYRY LLC, changed the name to Ramboll LLC.

In June 2016, due to change the owner, Ramboll LLC has changed the name to FORMULATI LLC.

Our highly qualified experts were born and educated in Russia and we can engage, if necessary, special experts locally or internationally.

Our expertise and experience provide business controllability and predictability to our clients.

Our now-how in project management within entire project cycle includes strategic planning, project development, implementation and commissioning.

Provision of favorable conditions, strict observance of international



and local regulations, implementation of advanced project and business management methods and technologies allows us to cooperate effectively with investors and our foreign partners.

Our business policy is flexible cooperation with clients based on mutual respect and combination of capabilities for optimum solutions.

- Consulting in Project Management and functions as Technical Client
- General Designer
- Construction Management
- Work experience in St. Petersburg since 1994
- Over 100 investment projects implemented in St. Petersburg since 1995

OUR APPROACH

We propose to our clients innovations that bring to them an added value.

In competitive market, client's priority is to select managing company that provides ultimate service quality.

Clear targets, along with analysis of business development allows «FORMULATI» to provide effectively consulting and engineering services as a leading company in that business area.

Our goal is to provide services of highest quality therefore;

we actively implement an international Quality Management System that allows us:

- To provide services of value for the clients and in time
- To identify and forecast problems, irregularities and risks at early stages to undertake immediate corrective actions
- To expand and improve consulting service processes
- To become more efficient through constant striving for improvement

Our approach is based on comprehensive project study and implementation using best local and international practice, as well as our own developments in current project management.

Teamwork, mutual respect and orientation for common result are the keystone to success with us.



**OUR SERVICES INCLUDE
ENTIRE INVESTMENT CYCLE:
FROM PREPARATION
OF PROJECT CONCEPT
TO PROJECT COMMISSIONING**



«FORMULATI» LLC IN SAINT-PETERSBURG

We know well features of local laws and we perfectly navigate in unique local market conditions.

After Moscow, city of St. Petersburg today is an absolute leader in Russian Federation in regards to number and amount of investments in real estate business.

Due to large science and technical facilities, well-developed transport infrastructure, including for one of the largest Baltic Sea ports, St. Petersburg was right to be called a second Russia capital city.

Neighborhood with Finland and other EU countries, foreign investments and intention of largest world-known companies to develop cooperation with this city and other activities makes St. Petersburg a perfect place for Formulati Consulting AB branch in Russian Federation.

Our key business is:

- Industrial enterprisers
- Logistics centers and warehouses
- Transport infrastructures
- Water supply and sewage networks and waste management
- Hotels
- Offices
- Retail outlets
- Sports facilities
- Trade and entertainment malls
- Retail networks
- Residential buildings
- Facility technical and environmental survey/ Due Diligence



Business centre Alia Tempora, St. Petersburg



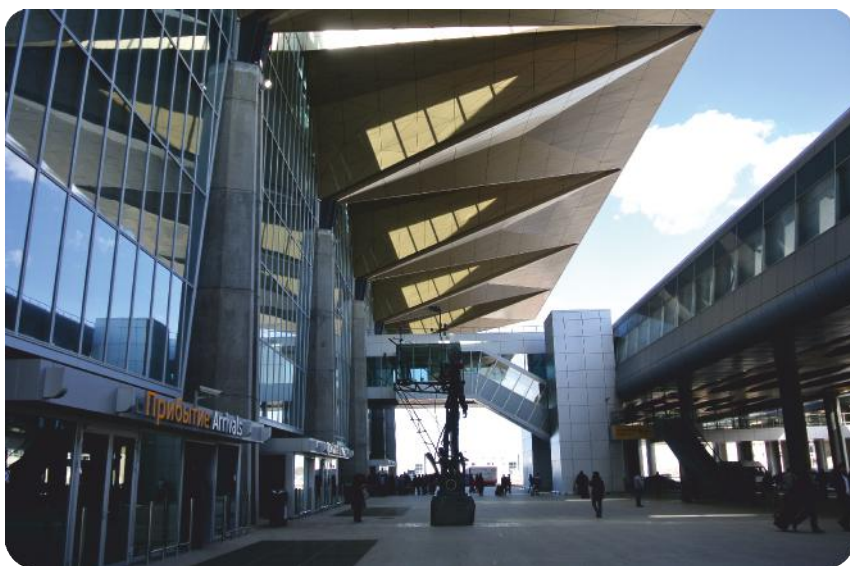
Neste office building, St. Petersburg



Mariinsky Theatre Second Stage, St. Petersburg

Current industrial, public, commercial and residential facility project is a system with many complicated technologies requiring high level of engineering and construction skills to achieve necessary results.

Our activity includes clearly committed and agreed actions on all project implementation phases.



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Featured projects
in St. Petersburg:

01 Pulkovo airport new terminal

02 Stockmann shopping centre

03 IKEA centres

04 Residential complex
"Shuvalovskie visoti"

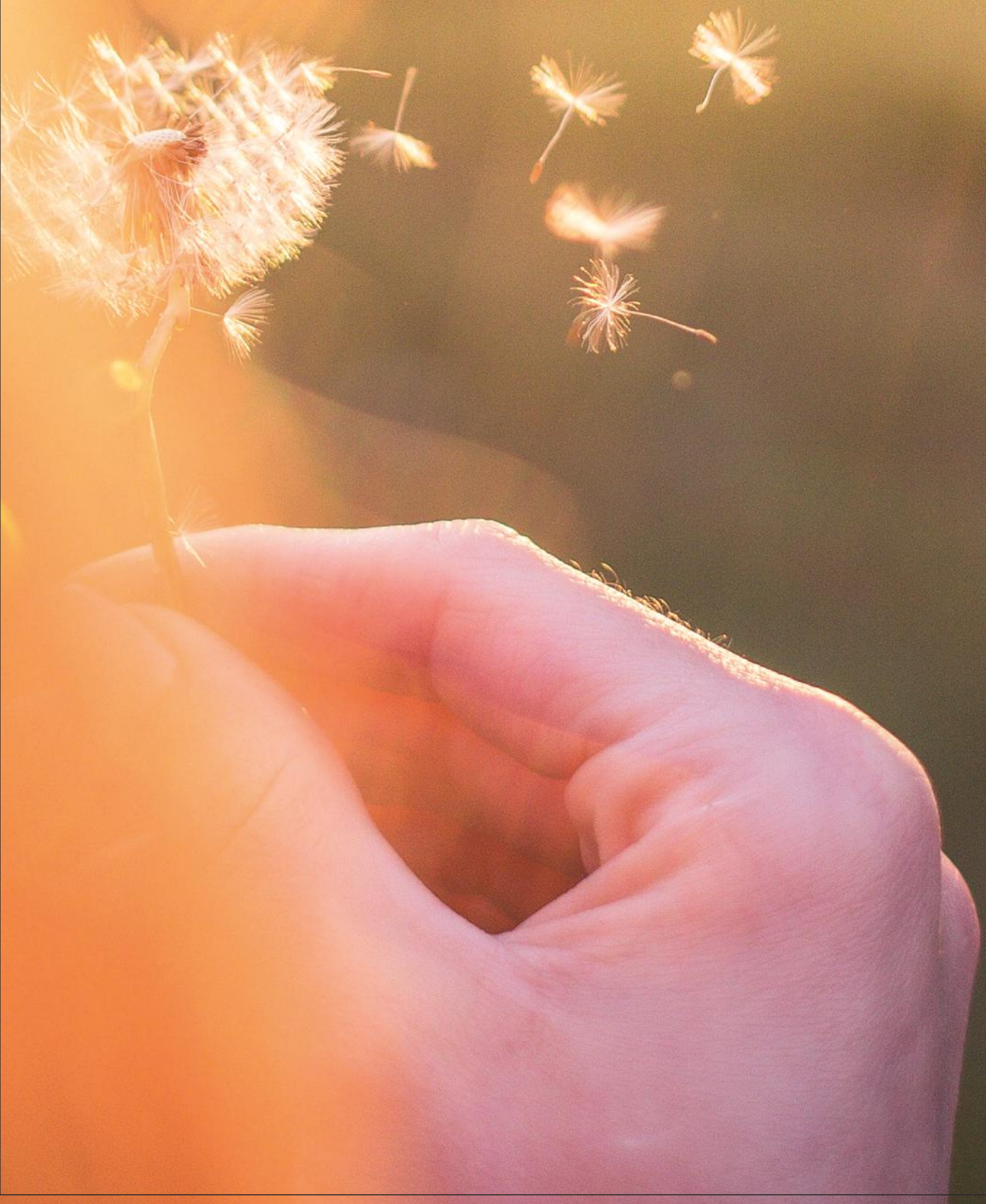
05 Sokos Hotel Palace Bridge
in the historical center

06 Neste petrol stations



06

**FACILITY TECHNICAL
AND ECOLOGICAL
DUE DILIGENCE**



OUR SERVICES

Within last years one of the demanded service provided by our company to investors and financial institutions in Russian market and abroad is a technical and ecological due diligence of land plots and real estate facilities for preparation of transaction and implementation of investment project.

«FORMULATI» LLC can offer services for technical and ecological due diligence of future development sites, renovation areas, real estate facilities within scope of construction management; that will guarantee maximum protection of investor's interest

and ensure maximum financial liquidity of future real estate facility.

We have most positive recommendations from local and foreign clients, who believe that provision of services for combined technical and ecological due diligence is the best option when one professional consultant deals with entire package of both technical and ecological issues.



OUR SERVICES



Our services include entire investment cycle: from preparation of project concept to project commissioning.

During project engineering and construction management, we take into account all problems of current construction activity. Our target is to prevent unexpected expenses from client's side, management

of changes, high level of services rendered and observance of project time schedule.

Every successful project means a correct decision making in right time, therefore in our company projects are constantly under supervision of highly skilled managers.

We represent client's interest during whole project from its concept to commissioning.

Depending on client's project policy, we are also prepared to manage project being as General Contractor.



01



02



CONSTRUCTION AND ENGINEERING

03



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01 Shopping centres "MEGA Dybenko", "MEGA Parnas", St. Petersburg

02 "K-Rauta" stores

03 Business centre Technopolis Pulkovo, 1 st and 2d stages, St. Petersburg

04 Ford dealership, St. Petersburg

05 House of Finland in St. Petersburg

If necessary, our experts can also join the project at earlier phase to evaluate possible project location places, burdens, capital investments in to utility networks ("Technical Due Diligence"), preparation of project concept, feasibility study, basic project design, etc.

We propose entire range of services to perform functions of Technical Client, General Designer based on permits from Self-Regulated Organizations (SRO) for engineering and construction according to current Federal and local laws, building codes and technical regulations.



05

OUR SERVICES

- Preparation of design specification
- Engineering (*experience in using Building Information Modeling (BIM) technologies together with our Russian and foreign partners for project engineering and management)
- Design implementation (Author) supervision
- Adaptation of foreign design documentation according to Russian regulations
- Construction supervision
- EPCM
- Risk expertise and evaluation
- Technical and ecological Due Diligence
- Project budget estimates



ADVANTAGES FOR CLIENTS

RISK MANAGEMENT is a constant process at all project life cycle from idea to completion. We can identify possible risks and advise effective response.

Advantages for Client

- Our unique specific know-how
- Possibility for client to be "above the process"
- Complete concentration on investment project implementation (since construction project management is our main business)
- Obtaining independent construction expertise
- Effective overall project management of economical, technical, managerial and strategy issues

Our Company Provides:

- Project evaluation considering all risks
- Project planning during entire cycle
- Control of current and overall budget expenses
- Selection of subcontractors for each project phase
- Control of work and service quality
- Management of project verifications to provide final result
- Compliance to fixed project time schedules minimizing delays and idles



Project Management by our company guaranties to client efficient investments and we take responsibility for project implementation.

OUR REFERENCE



Main FORMULATI LLC office is located in St. Petersburg, affiliate office is in Moscow.
Mother Company is in Stockholm.

«FORMULATI» LLC successfully implemented over 100 projects in many Russian cities, including: Moscow, St. Petersburg, Tula, Kaluga, Ryazan, Penza, Bratsk, Yaroslavl, Volgograd, Goryachinsk (Buratia Republic), Syktyvkar, Ioshkar-Ola and Leningrad Region (Kinsippep, Vsevolozhsk, Podporozhe, Sosnovy Bor).

Purpose of our company is to provide solutions for most difficult tasks that client is facing using professional expertise in engineering and construction management.

Our priority is to stick to client's interests and project time schedule.

Our main value is Client, we try to be in close cooperation with him, support him and make his work or business with us convenient and profitable.



OUR CLIENTS



FORMULATI LLC would like to thank clients and partners who kindly provided pictures and other materials for this brochure.



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