



INGENIOUS

WE SHAPE YOUR NEEDS



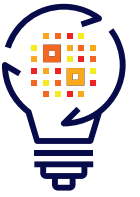
Who We Are...

INGENIOUS provides professional Construction Services shaping the needs of our clients, and we do this by solving the most complex problems in their construction projects.

INGENIOUS is a professional construction consultant rendering project management and consultancy services to Investors and Developers throughout the entire lifecycle of a construction project in Russia.

The company is founded by Miguel De La Torre and Alexander Kirsanov, both having more than 25 years professional experience in the construction industry – in Project Management and Design





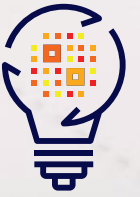
What We Do...

Professional Services

INGENIOUS provides multidisciplinary construction management consulting services for construction and engineering projects in Russia.

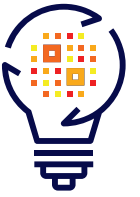
INGENIOUS services owners, contractors, government agencies, architects, engineers, financial institutions in all industries regardless of size, scope, or complexity from concept through project closeout.

Active construction management services consist of the following representative areas:



What we do...

- Project Management
- Technical Customer Functions
- Construction Management
- Construction Cost Estimating Services
- Project Due Diligence
- Construction Team Building & Training
- Construction Audit
- Fit Out
- Design



What We Do...

We offer the following services to our Clients;

- Project Management
- Technical Customer Functions

At Pre-Construction Stage:

- Design Management
- Value Engineering
- Scheduling
- Budget Preparation
- Procurement and Cost Control
- Approvals Management



What we do...

At Construction Stage:

- Construction Management
- Cost management
- Construction Control
- Approvals Management
- Scheduling

We also help Developers to create a proper PM system and mentor their team to implement it to manage the projects



How We Do It...

For every project we review the initial data and closely work with the Client's team to understand project requirements and constraints, after that we prepare a Project Plan comprising project implementation strategy, as well as plans and procedures to manage it.

Our team strive to keep the key project parameters

- Budget
- Quality/Scope
- Time and reduce the risk during the project lifecycle

We have the system, we know procedures and our team has vast experience in Project Management in Russia working with Local and Foreign clients





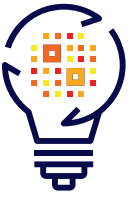
Our Team...

- Our success and the success of our clients depends on the ability of our staff to bring skill, insight and creative analysis to both the boardroom and construction site.
- To achieve the highest quality results, we recruit the very best talent and encourage a working environment that empowers INGENIOUS staff to effectively fulfill their roles and responsibilities.
- We promote a collaborative environment, and we actively support ongoing professional and educational development. We have come together to deliver a multi-disciplinary approach to ensure our clients are the strongest owners possible.

Our people - our main asset.

INGENIOUS is a highly qualified team, knowledgeable and experienced consultants who have a significant international track record.

- With so many years in the industry, we know that different projects present different opportunities and challenges, and our dedicated team will be ready for them all.
- Each of the talented members of our team is chosen for their ability to add their own unique viewpoint and expertise to your project.
- Teamwork and support is at the heart of our company culture; it drives the way we approach every project. Time and time again, we've seen that this is the most effective method for achieving the best possible results for our clients.



Our Strengths...

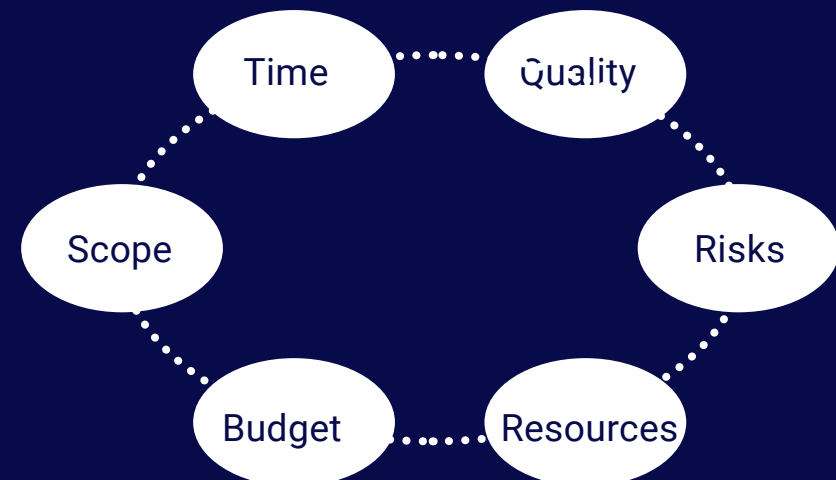
- Excellent knowledge of international standards and practices
- Very good understanding of the Russian market, rules and regulations
- Big work experience across Russia
- Giving you the confidence and clarity to make the best choices
- Reducing project risks and uncertainty at the earliest possible phase
- Guarantee optimum performance between design, performance, time and cost
- A flexible and collaborative approach when matching our services to your requirements
- An enviable track record of delivering complex and varied projects.
- Maintaining project viability through a strong understanding of the process.
- Maintaining project control at every stage of development

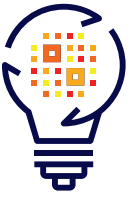


INGENIOUS IMS

Integrated Management System

INGENIOUS IMS provides an integrated approach to quality management (ISO 9001-2015), environmental management (ISO 14001-2015) and Occupational health and safety (OHSAS 18001-2007) which significantly optimise operational and construction costs.





SRO & Certificates

We are members of the Self Regulated Organization, with permission to carry out engineering surveys, design and construction, including especially dangerous, technically complex and unique capital construction projects

and certified on the following international standards:

- Quality management (ISO 9001-2015),
- Environmental management (ISO 14001-2015) and
- Occupational health and safety (OHSAS 18001-2007)

documents available on request.



Our Experience...

COMMERCIAL & RETAIL

- Park Huaming Chinese Multifunctional Complex, 100,000 m2, Moscow, Services: Project management services.
- Procter and Gamble office fit out, Moscow, 1000 m2, Moscow. Services: Project management in the preconstruction stage
- GOODZONE Shopping Mall, 120,000 m2, Moscow. Services: Project management services.
- Citibank offices and retail branches in Moscow and St. Petersburg. Services: Fit out project management.
- Metro Cash & Carry Wholesale Stores in Moscow and Vladimir region. Services: Construction control.
- Commercial Entertainment center “Grand Land”, 80 000 m2, Cherepovets. Services: Design Management and Project Management services.





Our Experience...

INDUSTRIAL

- Hino Motors, Assembling car factory and administrative facilities, Khimki, Moscow oblast.
- Procter & Gamble plant of sanitary products, Kiev. Services: Construction Management.
- TETRAPAK warehouses and offices, Moscow. Services: Due Diligence and Project Management.
- Procter & Gamble plant of sanitary products, Kiev,
- Lotte Confectionary Factory, 24,000 m², Kaluga
- KT&G Tobacco Factory, 30,000 m², Kaluga region
- LG Electronics Production Plant, 19,000 m², Ruza, Moscow region
- Hyundai Electrical Components Factory, 15,000 m², Vladivostok
- "Steel manufacturing plant "Volgostrap" with capacity of 300K tons/y in Kostroma, Russia"
- Land Development for Logistics and light industry enterprises in Leningrad, Rostov, Samara, Sverdlovsk, Novosibirsk regions, land plots 40 ha each. Services: Technical Client functions in the preconstruction stage.



Our Experience...

HOTELS, RESORTS AND HOSPITALITY

- Tropic Bird Villas, Hotell and Wellness centre, Mahe islands, Sheychelles, Services: Design and Cost Management
- Park Huaming Hotel and apartments , Services: Cost and Tendering, Moscow, Services: Project management services.
- Health resort reconstruction, including 2 hotels, clinic and townhouses, Sochi. Project management
- Radisson Hotel, 130 rooms, spa facility, IFD Capital, Alushta, Crimea, Ukraine. Services: Project Management.
- Reconstruction of the sanatorium "Polyana", 18 660 m2, FGU "Rublev-Zvenigorodsky health-improving complex", Project Management.
- Rosinter, restaurants (Rostik's, Patio Pizza, TGI Friday's, Planet Sushi) Moscow, Samara, Ekaterinburg, Novosibirsk and St Petersburg. Services: Project Management.





Our Experience...

AIRPORTS - TERMINALS

- Terminal B in Sheremetyevo Airport, 107,000 m², Moscow. Services: Project Management and construction management in the Pre-construction stage;
- Sheremetyevo Terminal-to-Terminal Overpass, 2,200m length, 5,4m diameter, Moscow. Services: Project Management and construction management in the Pre-construction stage.
- New Passenger Terminal in Knevichi Airport, 50,000m², Artem, Primorsky region. Services: Project Management.
- New passenger terminal of 34 000 m² International Airport Elisovo, Petropavlosk-Kamchatsky. Services: Design Management.
- New passenger terminal of 43 000 m² in Petropavlovsk-Kamchatsky international airport. Services: Design Management
- Reconstruction of Simferopol international airport with runway extension to 3200 m, Simferopol, Crimea. Services: Construction Management
- Pulkovo International Airport, St Petersburg. Technical advisor to the Concessionaire. PPP project, cost estimation, value engineering, recommendations on procurement



Our Experience...

CULTURAL & HISTORICAL

- “P. T. Klyuev”'s House (CAO, Moscow). Customer: Department of culture of Moscow; Square: 311 sq. m. Technical Customer functions.
- General plan of the city of Kostroma (2005-2007). Client: Kostroma Administration. Technical Customer functions, Design Management.
- Monument of historical and cultural heritage of the 18th century: “the Manor of the Governor-General on Muravievka», Kostroma. Client: Kostroma Cultural & Heritage Committee. Technical Customer Functions and Design Management.
- Buildings of “Historic center of Kostroma 17-19 centuries» Kostroma. Client: Gazprombank, Technical customer functions and Design Management.
- The Cathedral named Tikhon of Lukhovsk in Volgorechensk. Kostroma diocese. Services: Design management.



Our Experience...

OTHERS

- TSKD 3, Central ring highway 3, 105,9 Km, Services: Technical consultant.
- Preobrazhensky Residential City, 21 residential buildings and infrastructure, 500 000 m2 , Krasnoyarsk, Russia, Consultancy Project management and Construction Management Services.
- Loft Quarter, Multifunctional Complex, 115 000 m2, Skolkovo, Russia, Consultancy Project management Services.
- Oncological Center, Krasnoyarsk. Client: Monolit Holding. Services: Project Management.
- Reconstruction of the preclinical translational research center, 24 166 m2, FSBEI IN RNIMU. N. And.Pirogov, Services: Project Management.
- Construction of 2 new generation power units of 1200 MWt Atomic Power station, 1st phase, Novovoronezh region. Services: Construction Management.





Our Clients



Park Huaming



Added value

Experienced professionals

Understanding client expectations

Efficient management of information

Focus on time and cost control

Good local knowledge and experience

Why INGENIOUS?

We offer competitive prices

We have clear defined action plans

We build effective communication

We manage the latest technologies

We offer professional solutions

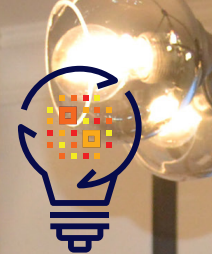


Contact Us...

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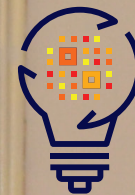


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