



Building Europe's Next Integrated Transport & Logistics Network

Connecting China, Latin America, and Türkiye with the European Union through strategic infrastructure investments.

CONFIDENTIAL INVESTMENT MEMORANDUM.
For Qualified Strategic and Financial Investors Only.

ESTABLISHING EUROPE'S LEADING INTEGRATED LOGISTICS PLATFORM

We are developing a strategic infrastructure investment platform focused on establishing one of Europe's leading integrated transport and logistics networks. The platform connects emerging global trade corridors with the EU through strategically positioned assets in the Adriatic region and Central Europe.

GROWING GLOBAL TRADE



Capturing strong long-term demand drivers across multiple continents.

STRATEGIC LOCATION



Leveraging the Adriatic gateway for direct, rapid access to Central Europe.

DIVERSE PIPELINE



Securing multiple assets across the entire transport and logistics sector.

INSTITUTIONAL PARTNERSHIPS



Providing leading investors with structured access to premium infrastructure.

SYSTEMIC MARKET FRICTIONS MANDATE A STRUCTURAL MODAL SHIFT

- **GROWING FREIGHT VOLUMES**
Trade between Central Europe and major hubs continues to increase relentlessly.
- **DRIVER SHORTAGE**
A severe, systemic lack of truck drivers across the European continent.
- **RISING COSTS**
Escalating fuel, toll, and operational overheads eroding traditional margins.
- **ENVIRONMENTAL PRESSURE**
Strict EU Green Deal mandates demanding immediate logistics decarbonization.
- **CONGESTION**
Road network saturation and border delays fundamentally impacting efficiency.



THE STRUCTURAL SHIFT TO INTEGRATED RAIL LOGISTICS

The Adriatic Shortcut: Bypassing Northern Bottlenecks



1

**3-5 Days
Saved**

Shorter transit time to
Central Europe vs.
Northern European ports.

2

90%+

Of global trade is
transported by sea.

3

80%

Of EU trade is entirely
dependent on these
maritime routes.

The Strategic Moat: Four Ports Servicing 100M+ Consumers



Shorter Routes

Direct, immediate geographic advantage to landlocked Central European markets.

Multimodal Connectivity

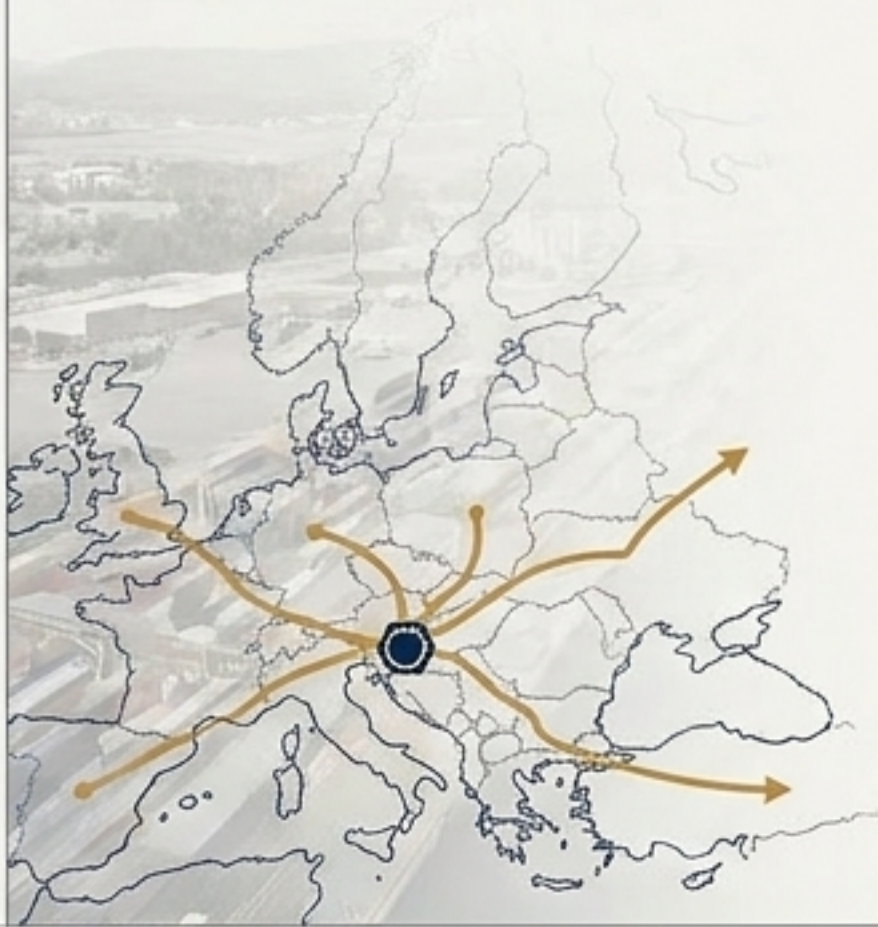
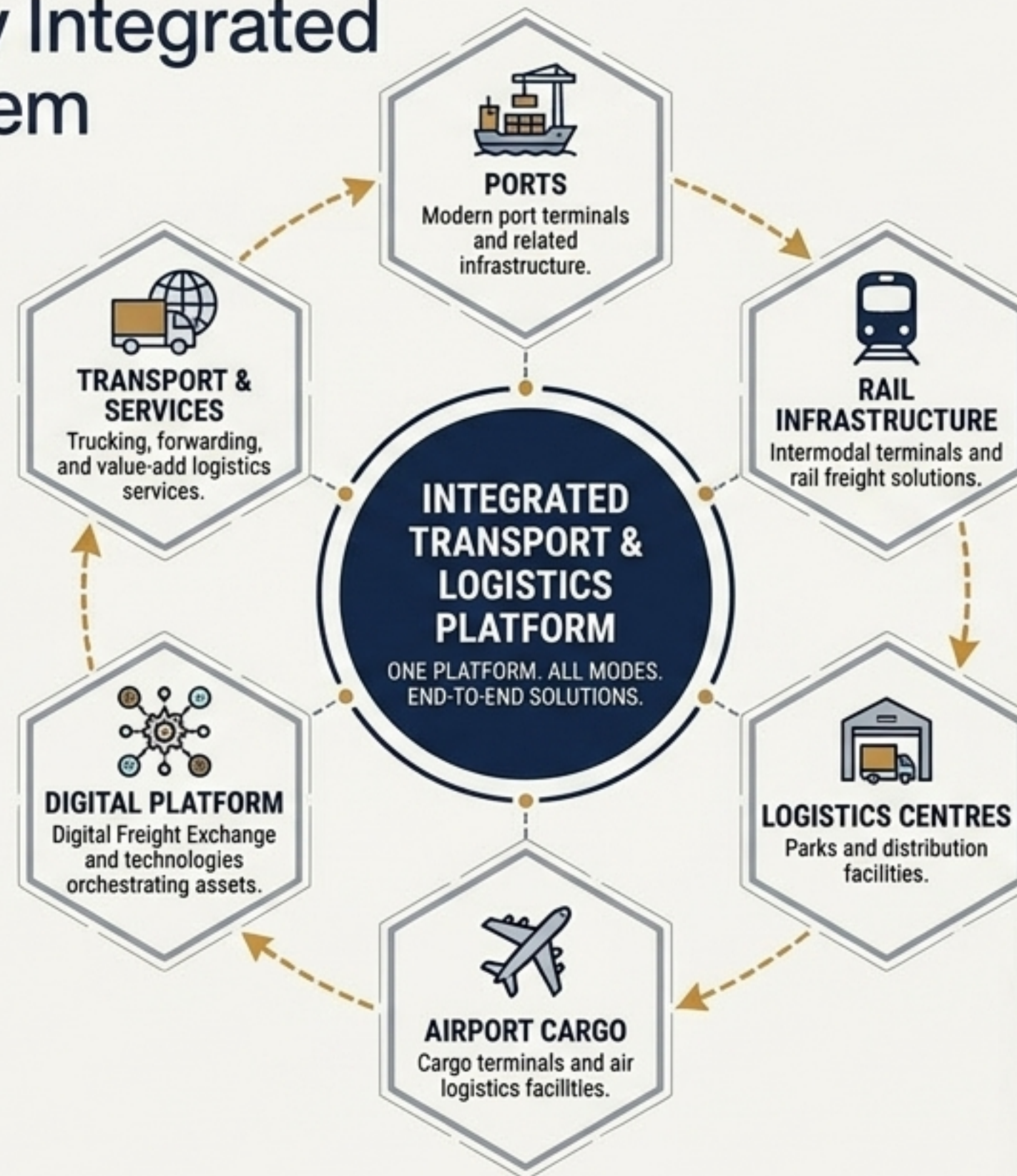
Seamless integration of sea, rail, road, and air connections at the point of entry.

Growing Hinterland

Unrestricted access to a population of over 100 million people within a 1,000 km radius.

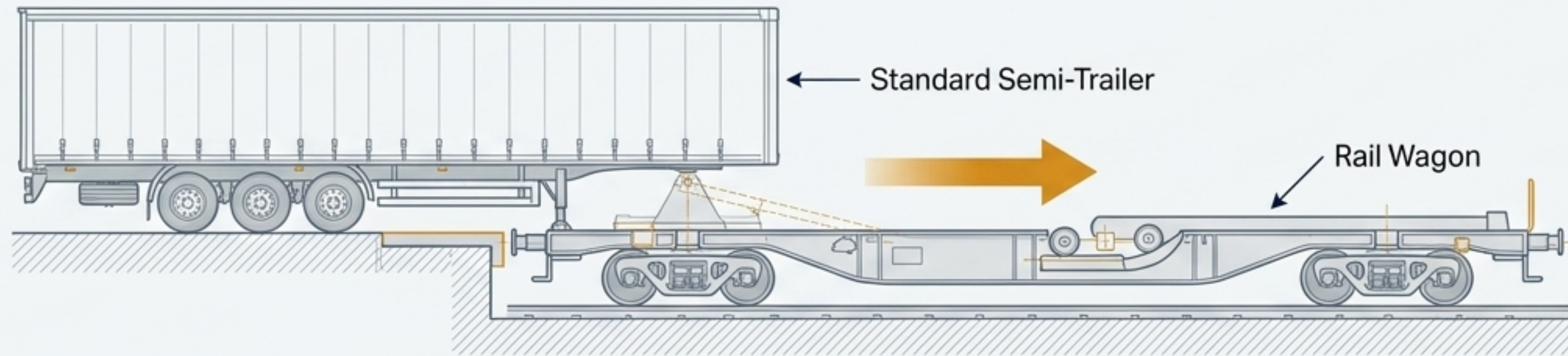
The Vision: A Fully Integrated Logistics Ecosystem

Building an Integrated Logistics Ecosystem



The Technological Edge: Horizontal Rail Loading

The EUROPE SYSTEM utilizes advanced horizontal loading technology to enable the rapid, safe, and highly efficient transfer of standard road semi-trailers directly onto rail wagons.



Cross-section: Horizontal Transfer Mechanism - No Crane Required



No Lifting Required

Eliminates the need for heavy, capital-intensive crane equipment.



Standard Semi-Trailers

Compatible with existing fleets; no specialized modifications needed.



High-Speed Turnaround

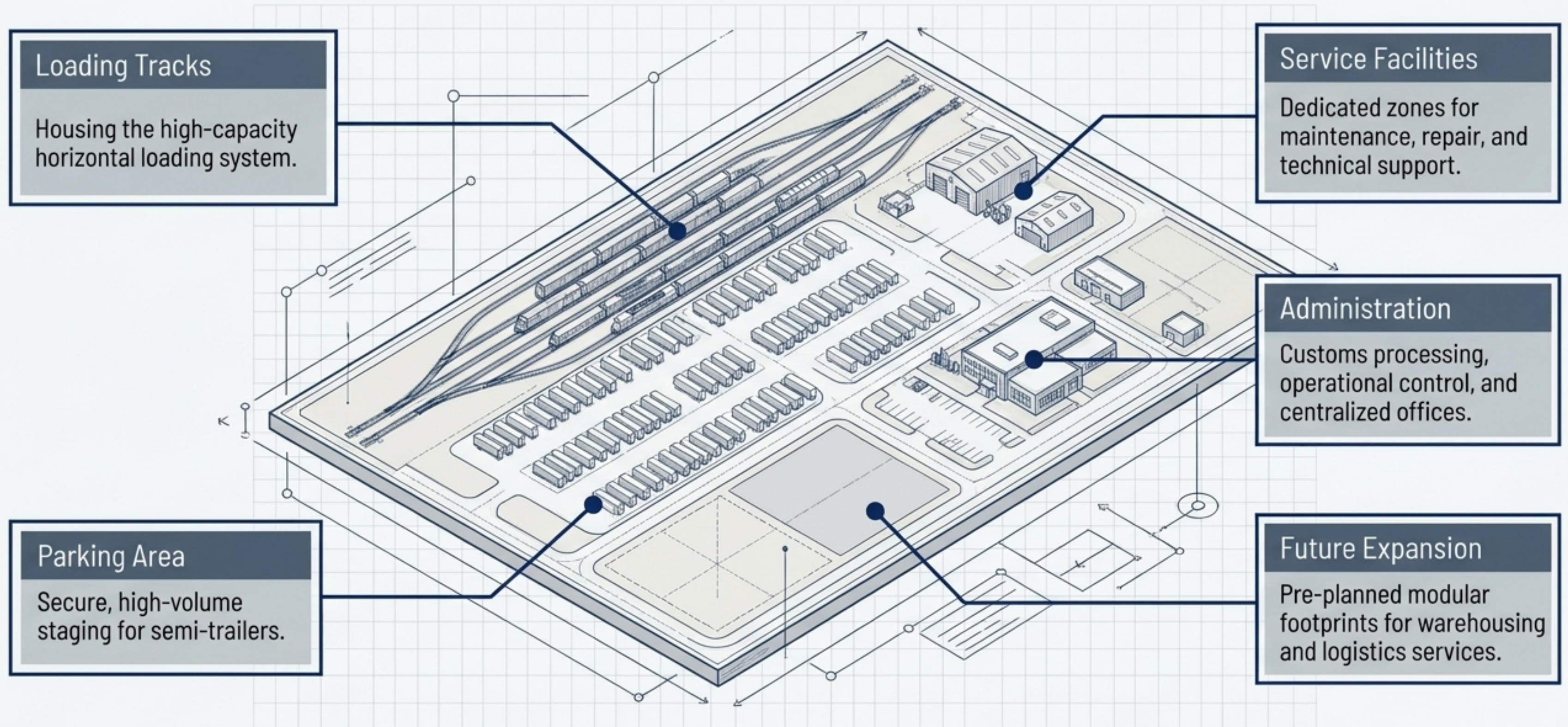
Radically faster loading and unloading cycles.



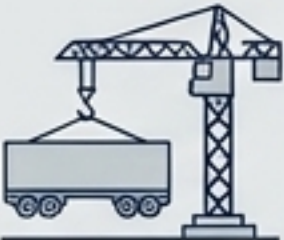
Superior Economics

Significantly lower operating costs combined with high operational flexibility.

The Terminal Concept: Optimized for Throughput



Diagnostic Matrix: Legacy Logistics vs. The Integrated Platform

	Traditional Road Freight	The Integrated Platform
Capital & Equipment	Requires specialized liftable trailers and capital-intensive crane infrastructure. 	Utilizes standard semi-trailers with automated horizontal loading . No cranes required. 
Time & Routing	Subject to border delays and extreme northern port congestion. 	Bypasses structural bottlenecks via the 3-5 day Adriatic regional shortcut. 
Labor Dependency	Highly vulnerable to systemic driver shortages and localized strikes. 	Rail-centric modal shift drastically reduces driver requirements per ton-mile. 
Cost Profile	Fundamentally exposed to volatile fuel pricing and escalating toll mandates. 	Stabilized operating costs secured via high-capacity, low-friction rail technology. 

Decarbonizing Global Supply Chains at Scale

80%

Less CO₂ Emissions

compared to traditional
road transport

EU Green Deal Compliance

Directly supports European climate targets and future-proofs the asset base against carbon taxation.

Combined Transport Strategy

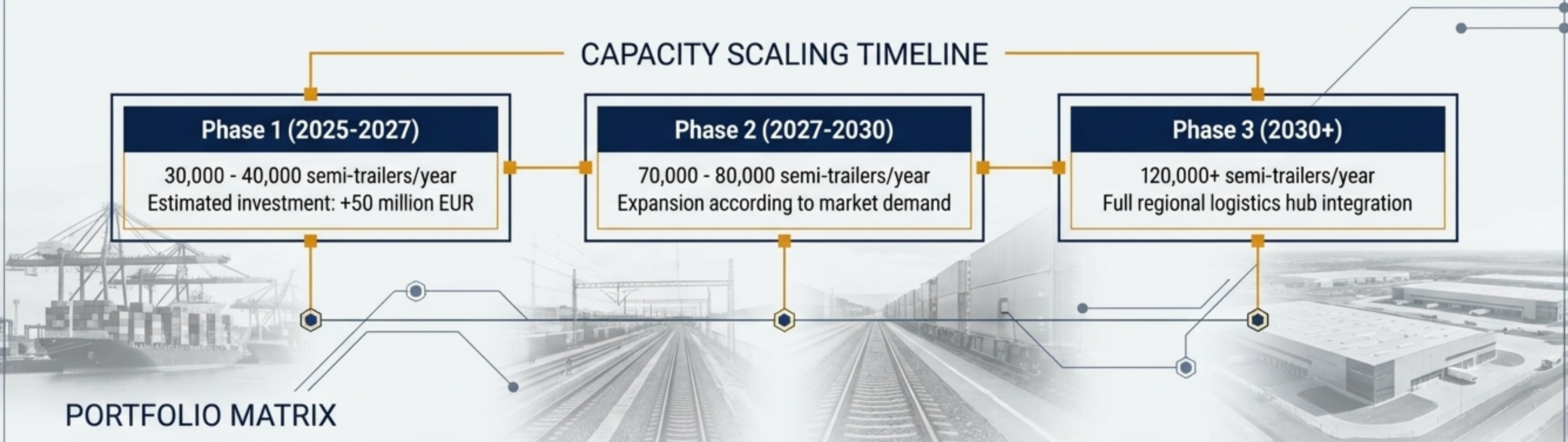
Perfectly aligned with continental mandates to aggressively shift heavy freight from road to rail.

Ecosystem Safety

Radically reduces road congestion, dramatically improving highway safety and extending regional infrastructure lifespan.



DEPLOYMENT ROADMAP & STRATEGIC ASSET PIPELINE



PORTFOLIO MATRIX

	SECTOR	STATUS	PROFILE
1	Ports	ACTIVE	Long-term concession & asset ownership
2	Logistics Centres	ACTIVE	Development of income-generating assets
3	Rail / Digital / Transport	ACTIVE	Strategic investments & scalable digital infra
4	Airport Cargo / Modalohr	UNDER DEVELOPMENT	Operational asset development

THE VALUE CREATION ENGINE: ORIGINATION TO OPERATIONS

THE INVESTMENT LIFECYCLE



DIVERSE REVENUE STREAMS



INVESTMENT FUNDAMENTALS & EXECUTION PROCESS

WHY INVEST WITH US



A TRANSPARENT, STRUCTURED APPROACH



The background of the slide is a grayscale photograph of a port. On the left, a large container ship is docked at a pier, with its name 'MAERSK' visible on the hull. A large gantry crane is positioned over the ship. To the right of the ship, there are several railway tracks and a large area filled with stacked shipping containers. In the far background, there are hills under a cloudy sky.

Let's Build the Future Together

Partner with us in developing Europe's next-generation integrated transport and logistics platform.

Strategic Infrastructure Investment Platform

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Locations: Slovenia | Croatia | Italy | Austria | Germany