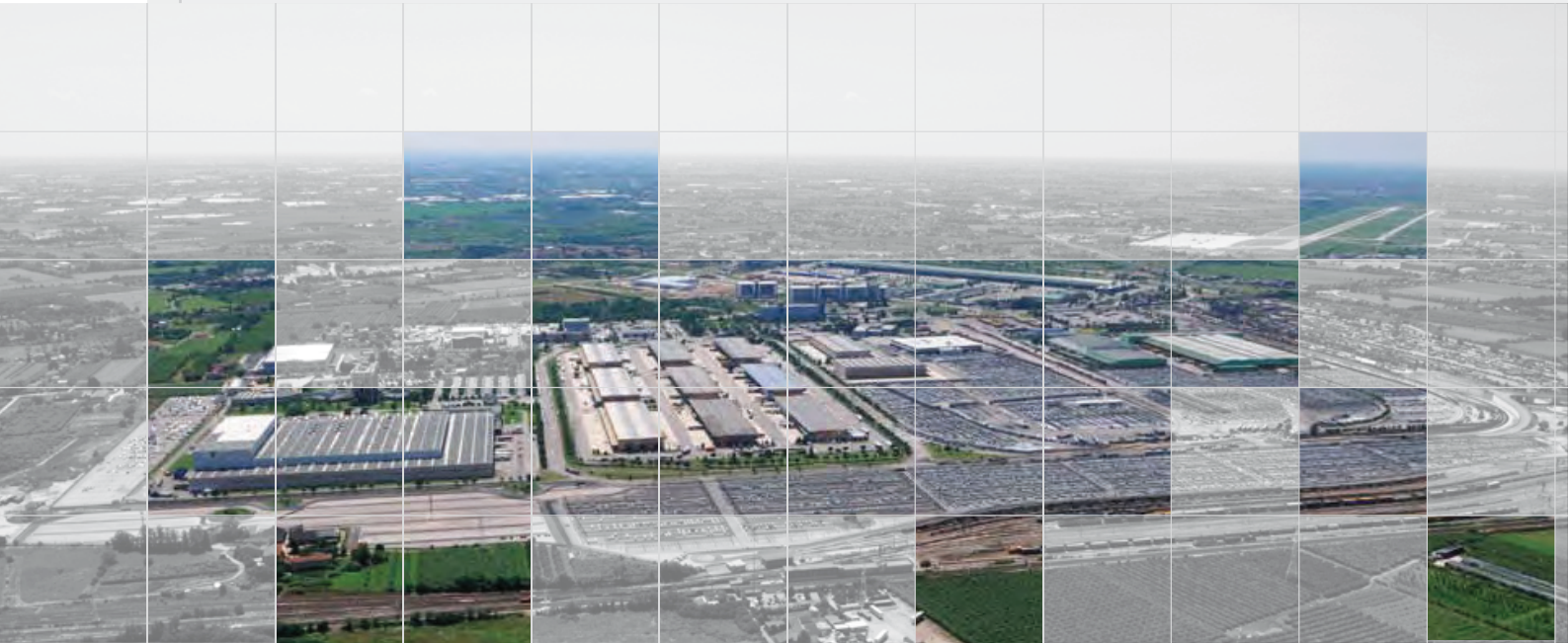


Consorzio ZAI



**Interporto
Quadrante
Europa**

Services



■ Interconnection of different transport modes (rail, road, air)

■ Concentration of traffic flows

■ Access to European transport corridors 1 and 5

■ Concentration of different shipping and logistics firms

■ Telecommunication services



1	Consorzio ZAI	▬
2	Quadrante Servizi	▬
3	Interporto	▬
4	Office Center	▬
5	Customs Agency	▬
6	Railroad System	▬
7	Compact Terminal	▬
8	Vehicle Service Center	▬
9	Forwarding Agent Center	▬
10	Logistic Platform V2	▬
11	Hangartner Terminal	▬
12	Volkswagen Group Italia	▬
13	Quadrante Europa Park	▬

The Verona Agricultural and Industrial Zone Consorzio - constituted by Province, City and Chamber of Commerce by Legal Decree 24/04/1948 n. 579 modified by Law 26/07/1975 n. 378 - is an Industrial Development Consortium set up in pursuance of a special law.

It is a territorially-based institutional agency with tasks of urbanistic planning and promotion of global territorial and economic growth. This agency has been accompanying and supporting economic growth in the Verona area since 1948.

The first achievement of the Consorzio was the creation of an industrial zone, called ZAIUNO, with an area of 6 million square meters and containing 600 companies with more than 25,000 workers. Companies in the agro-industrial sector have particular importance.

The second initiative was the organization of another industrial zone, called ZAIIDUE, located in the Bassano zone on a million square meters with 120 companies and 4,000 workers.

This concentrates on settlement of firms selected for the high technological content of their activities, for the amount of their investment and for the employment opportunities they offered.

The Consorzio subsequently created the Interporto Quadrante Europa. This infrastructure system has made Verona an important hub for merchandise collection and distribution in Europe.



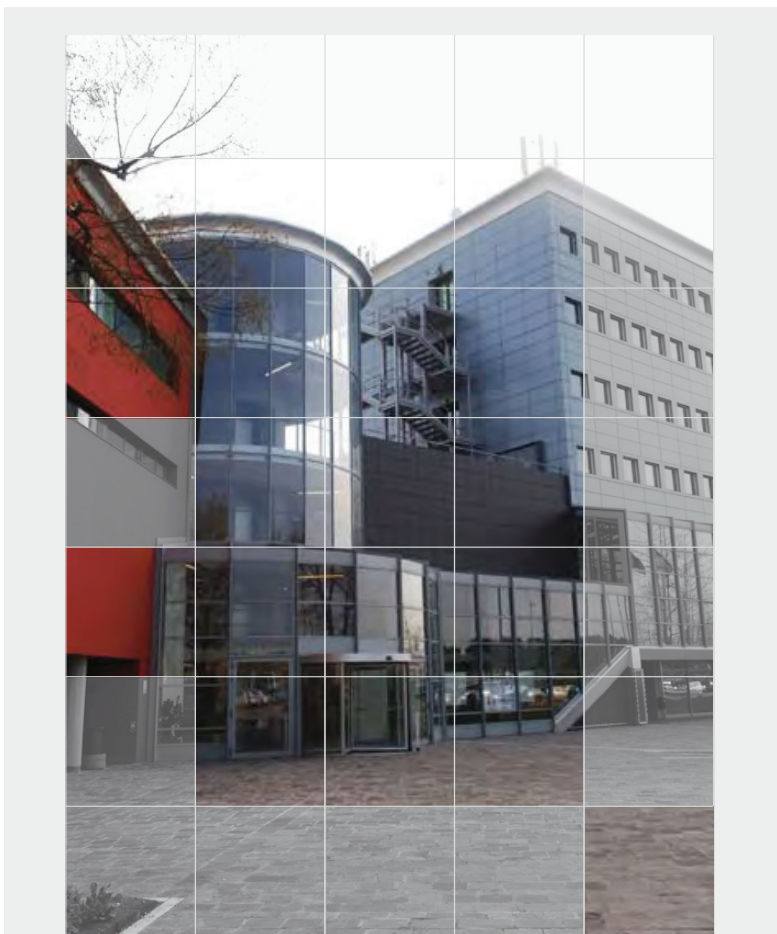
The entire system has been conceived and functions by applying techniques of rail-road-air intermodal transport systems.

The Consorzio is now undertaking a new initiative in the "Innovation Area Marangona" on 1,300,000 square meter, which is one of the four institutional districts (with the ZAIUNO, ZAIIDUE and Quadrante Europa zones) under the jurisdiction of the Consortium according to Legal Decree 24/04/1948 n. 579 and Law 26/07/1975 n. 378. This same area is joined by a special connection both to the historic Zai zone (ZAIUNO) and with the other parts of Quadrante Europa and the turnpike (A4, A22), railroad (Brenner, Bologna, Milan, Venice) and airport (the V. Catullo Airport is adjacent to the Quadrante Europa).

This is a company with mixed public (Consorzio ZAI) and private capital that handles ordinary administration and maintenance of the Interporto structures on behalf of the Consorzio Zai as well as directly manages the TIR Park, the Telematik network system, the container deposit and the internal railway connection.

This company handles operational coordination of the functions present in the Interporto and offers itself as only manager of terminalization service, structures and accessories at Quadrante Europa. It also manages the telematik network.

Quadrante Servizi not only has an administrative role, but also functions to make proposals and to manage and coordinate services offered to third parties.



QUADRANTE SERVIZI

CERTIFICATA
 UNI EN ISO 9001:2000
 BS OHSAS 18001:2007
 SA8000:2008

SETTORE TRASPORTI

- Gestione unica ed esclusiva di qualsiasi manovra ferroviaria interportuale
- Servizi terminalistici
- Transito per il traffico intermodale del terminal e per il traffico combinato interno
- Ponte tra Quadrante Europa e la direttrice Brennero
- Collegamento strategico per il trasporto merci nelle direttrici nord-sud

SETTORE I.C.T.

- Servizi completi di ISP
- Assistenza EDP
- Soluzioni di VoIP (Voice over IP)
- Web Mastering
- Gestione centralizzata backup remoto
- Sistemi di videosorveglianza
- Gestione impianti tecnologici
- Collegamento sicuro alla intranet interportuale
- Progettazione e realizzazione di reti e sistemi sicuri

ASSISTENZA INTERPORTUALE

- Manutenzione uffici, magazzini e aree comuni
- Sviluppo di progetti nell'area del Quadrante Europa

AMMINISTRAZIONE INTERPORTUALE

- Supervisione delle strutture
- Assistenza Interportuale
- Prenotazione sale riunioni
- Park Tir

3 Interporto Quadrante Europa

The Interporto Quadrante Europa, located at the intersection between the Brenner (north-south) and Serenissima (east-west) turnpikes and the corresponding railroad lines, occupies an area of 2.500.000 square meters, with a future expansion up to 4.200.000 sqm.

This infrastructure, conceived and managed by the Consorzio Zai with detailed plan approved by the Veneto Region, is connected directly to the Verona - Villafranca airport and the Brenner Railway. It is an ideal meeting point for merchandise shipped by road, rail or air, whether nationally or internationally. In particular it handles international freight coming from or going to north central Europe through the Brenner Pass and freight traffic to and from Spain and France and the east European nations.

Yearly 6 million tons of goods by rail and 20 million tons by road are passing through the Interporto.

In the future it will connect to the sea and river canal system that joins up Milan-Cremona-Mantua-Legnago-Rovigo-Po di Levante. Quadrante Europa takes concrete form in an integrated system of logistics services that are at highest levels in terms of efficiency and economics together with intermodal services (semitrailer, containers, swap bodies).

This particular system can be properly considered as "Logistic Activities Park" where 120 companies with 10.000 employees



(directly and indirectly employed) are settled in.

The Interporto is linked by a viaduct with the areas of expansion. It can be considered as the only logistic infrastructure supporting the production that links 3 main operator categories: production activities ("the loaders"), forwarding agents, and logistic operators. It interconnects different shipping modes (rail, road, air), concentrates traffic flows, gives access to European transport corridors.

The Quadrante Europa, completely cabled with a telematic network, offers service such as data, audio and video-transmission, and access to international databank. It also provides high quality logistic services.

The Interporto also works in the network, through U.I.R. (Unione Interporti Riuniti) with nationally important Interporti and through EUROPLATFORMS with those having Europewide importance.

This fundamental "service groups" can be delineated in the Interporto: an office center; the railroad system; the customs agency; a forwarding agent center; Volkswagen Group Italia; Vehicle services center; Quadrante Europa Park; Hangartner Terminal; the "Agricultural and Food Center", on a 600,000 square meter area, Italy's largest logistic platform for collecting, distributing and wholesale marketing of agro-alimentary products with international relevance.





Interporto Quadrante Europa



4

Office Center

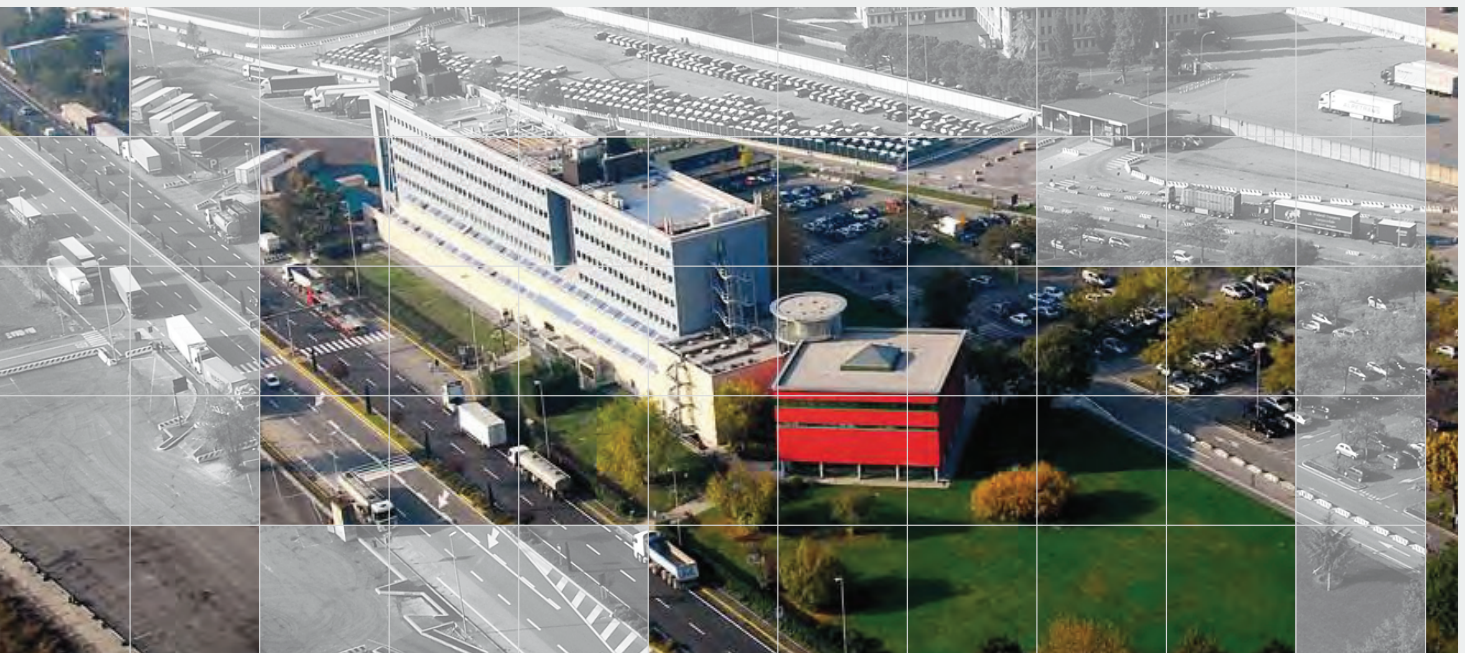
The Office Center, created using the most advanced construction technologies recently renovate and equipped with optical fibre communications systems, covers an area of 30.000 square meters.

In houses: business offices (international shippers, customs and logistics), the border veterinary office, the customs chemical laboratory, the post office, bank, restaurant; bar, head-quarters of the company that handles collective Interporto services, called "Quadrante Servizi"; the Consorzio ZAI.

There is also a public transport system that connects the Interporto with the center of Verona.

The Office Center hosts also the head-quarters of the Logimaster organized in cooperation with the University of Verona.

It is furnished with a large attended parking lot.



The Verona Customs Agency is located on a 15.000 square meter area with yards dedicated to import and export and loading and unloading dock.

The 1st class Customs Agency is specialized in import/export functions and re-exportation of specimens of fauna and flora included by the Washington Convention.

Phytopathologic services are also performed by Customs.



The zone occupies about 310.000 square meters of a total area of 800,000 square meters dedicated to railroad service.

The railroad zone is composed of 3 parts:

1. **Combined transportation terminal:** managed by TERMINALI ITALIA and offering shippers all the services necessary for performing combined road/rail traffic. It is open 24 hours a day without interruption, covers an area of approximately 136,000 square meters and is composed of 12 tracks approximately 650 meters long, 4 large overhead travelling cranes mounted on rails and with 32 meter spans, two service building. Intermodal traffic flows into the terminal, accompanied and not and to and from foreign nations, as well as combined internal traffic. Present terminal arrivals and departures include: 14 pair of specialized trains per day for transporting swap bodies, semi-trailers and containers and connecting the terminal to the most important industrial basins of Germany, Benelux, Denmark, Sweden, etc. through the Brenner Pass and with delivery times that are competitive with those of all-road freight; 1 pair of specialized trains per day for Southern Italy; 1 pair of specialized trains per day for Eastern Europe. The Terminal handles 280.000 railroad wagons for year and is backed up by a stand-by station with a surface area of 150,000 square meters and 15 tracks. It is also serviced by 6 tire-mounted 40



ton cranes which, together with the overhead travelling cranes, permits substantial expansion of combined road-rail transport services with particular emphasis on containers (approximately 50%) but also with large quantities of semitrailers (45%) and full-size containers (5%).

2. **Railroad connection:** a railroad connection, composed of 7 tracks each 600 meters long and functioning to receive and deliver wagons, lies next to and just outside the terminal. This includes tracks for a total length of 7.000 meters that connect all the Interporto Structures. This connection currently handles approximately 50.000 railroad wagons per year;
3. **Railroad zone for future expansion:** this zone covers another 490,000 square meters.
4. **Interterminal:** on an area of 60.000 sqm, it is composed of 3 tracks each 550 meters long, 3 tire-mounted cranes and 2 intermodal cranes. It handles approx. 20 pair of trains per week.

Compact Terminal

7

The "Compact Terminal"- built by Quadrante Europa Terminal Gate, a company founded on equal holdings by the Consorzio ZAI together with RFI- occupies an area of 50.000 square metre subdivided into two sectors for the storage and movement of swap bodies and containers.

It is equipped with five sets of tracks to a total length of 3 kilometres, four lanes for trucks and a storage area of 9.300 sqm, all supplied with 3 modern, fully rotating cranes.

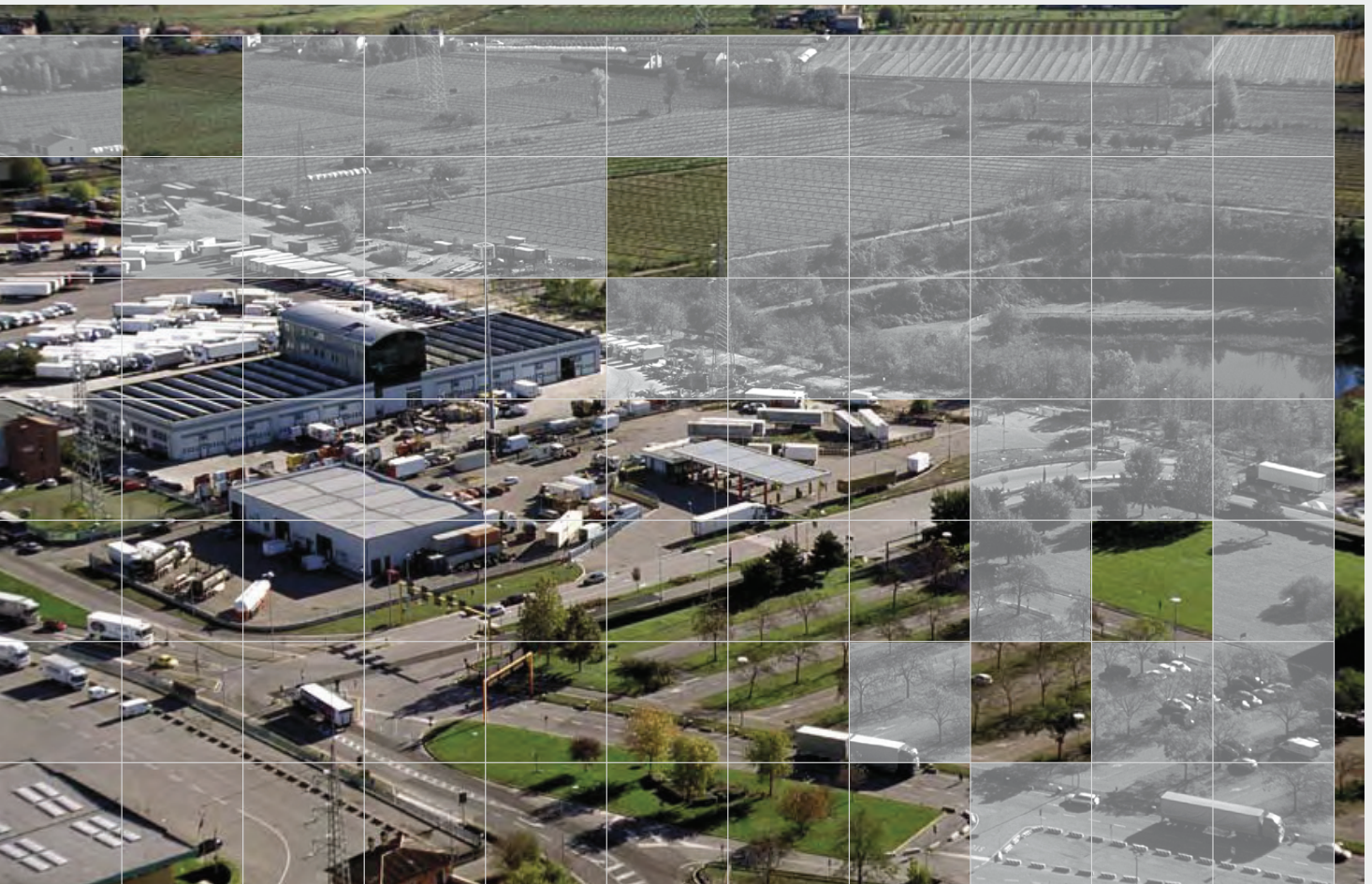
Compact Terminal will double the intermodal ability of the interporto by using approximately 40% of the area today dedicated to the rail/road transfer, rationalizing the railway activities and optimizing the inner handling through the physical separation between the storage and production areas.



8

Vehicle Service Center

A vehicle service center has been created on a 14,000 square meter area. This center can perform all mechanical repair services on trucks, semi-trailers and automobiles as well as distribute fuel and perform washing services. In the adjacent area, which hosts the offices of the Cailotto Workshop and vehicle transport operators, two special structures have been built, covering a total area of 11,000 square metres, to service transport vehicles at a set temperature. The TIR PARK, open 24 hours a day, covers 30,000 square meters and has continuous guard duty. Containers and semitrailers can also be deposited here and is equipped with guardhouse, showers and bathrooms. A further TRUCK PARK occupies an area of 14,000 sqm, is open 24 hours a day and has continuous guard duty





9 Forwarding Agent Center

This is composed of 11 blocks of rail linked warehouses served by road and rail-road docks.

Altogether the warehouses occupy a covered surface of 70,000 square meters with internal yards, partly paved with concrete and partly with asphalt.

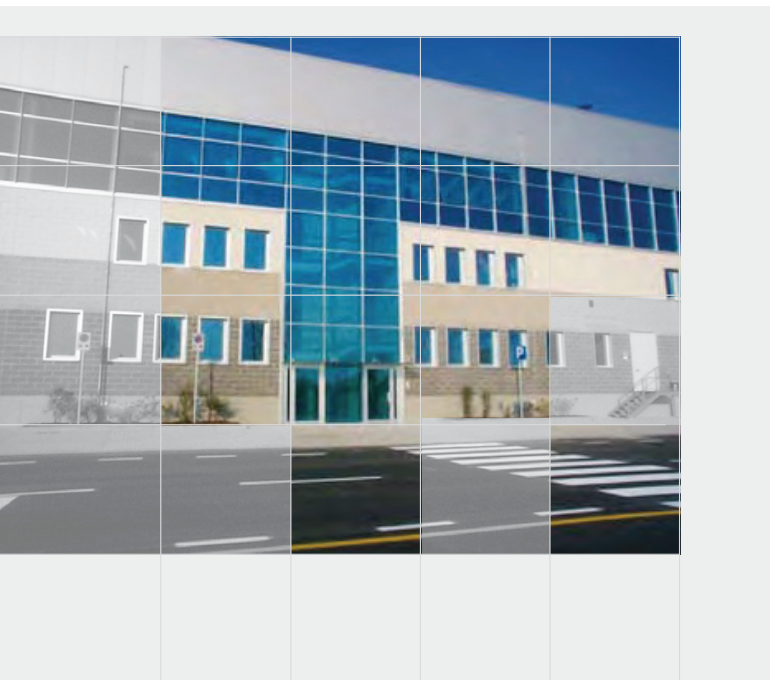
At present these modules are used by different national and international shippers, logistics and carriers.

The Center is provided with an access control system and gates against intrusion. A public service of automatic weighing is available.



The building has been constructed using good quality and tasteful materials: roofing with beams and laminated wood panels, external facings in reinforced concrete and aluminium-grey metal-surfaced insulated panels; the office area has large windows all along its length; the access area to the offices is covered and the brickwork is in rough concrete bricks in colours ranging from dark grey to white.

- **Surface area:** 9,240 m²
- **Parking area and square:** 14.717 m²
- **Square:** concrete pavement in the areas of greater use and tar mix in the other areas
- **Garden area:** 6,733 m², planted and including an irrigation system.
- **External dimensions:** 72x120
- **External height:** 15 m
- **Height to roof beams:** 10.42 m
- **Height to flooring:** 12.10 m
- **Internal columns:** 7.50 m pitch with one single central row.
- **Loading bay:** along the east side, 4 m wide, 120 cm higher than the square and protected by metal covering



that juts out 5 m.

- **Doors:** 6 along the loading bay with automatic sectional locking, 4 emergency exits for workers.
- **Loading exits (for articulated lorries or vans):** 27 with big doors and all along the west side, all equipped with an electro-hydraulic mobile platform to connect the internal floor to vehicle level and a static load of 9,000 kg. There is one isothermal door and 4 emergency exits for workers with an external landing and stairs to the square outside.
- **Floor load capacity:** 1.000 Kg/ m² Internal compartment division: REI 120 walls and doors Internal facilities/ offices: 4 blocks located on the north and south sides with an open space layout, subdivided by REI 120 walls. Each area is 360 m² and all have central heating and air conditioning, with separate men and women's changing rooms and toilets.
- **Rest/relax areas:** 4 areas on the mezzanine floor (warehouse floor)
- **Active systems:** ESFR Sprinkler system/ smoke detector system with smoke-out domes/external fire protection ring
- **Security devices:** anti-burglar and video-surveillance systems for offices and warehousing.

Hangartner Terminal

Since the 1st of May 2004 Hangartner, a company which provides logistics services using intermodal transport and block trains, has taken over all the activities of Magazzini Generali Verona through the new instituted company "Hangartner Terminal".

The structure extends over an area of 385.000 sqm with 58.000 sqm of covered area (38.000 sqm warehouses with railway siding and 65.000 cubic metres refrigerated storage) and offers different services:

- traditional, cold and refrigeration storage;
- warehouses for sorting of arrivals and departures by rail;
- handling, packaging and picking;
- customs storage type "A";
- terminal handling;
- container and swap bodies storage;
- Value-Added Tax and fiscal storage.



The Logistics Center are a strategic connection between production and market and represent a supplement and finishing component for Interporto structures that use rail and road systems with reference to intermodal equipment.

The railroad-connected area assigned to Logistics Centers amounts to 220,000 square meters of which 150,000 square meters have been assigned to VOLKSWAGEN GROUP ITALIA (Italian distributor for Volkswagen, Audi, Skoda, Seat) which has built an office building with exhibit hall, a mess building, a porter's lodge, an educational and training building on approximately 60,000 square meters.



13 Quadrante Europa Park

The Quadrante Europa Park is a 70.000 square metre area, which was originally an old quarry, unused for about 20 years, with a 6,000 square metre lake.

Over the next few years it will be extended to cover up to 100,000 square metres.

The Consorzio ZAI has reclaimed the area to create a park to be used by the people of the city, sporting associations and particularly the citizens in the 4th constituency area.

It has been completely fenced in and has two entrances, one for citizens and users and the other for maintenance workers.

Three keep-fit tracks with a total length of 3 kms have been built inside the park, each with a different level of difficulty: one along the lake, one with an intermediate degree of difficulty and one at road level.

The 1,000-metre long medium-difficulty track has been asphalted and lowered so as to reduce the environmental impact and is meant for walkers and cyclists.

The Park is equipped with benches and waste bins in the seating areas and the cycling route is completely lit.

There is a small wooden building at the park entrance, which houses the toilets and lighting system.

The lake, suitable for fishing and canoeing, has internal safety netting. There is a very precious bed of reeds from an environmental



point of view as well as fish and other species of aquatic animal. About thirty different species of animal can be found in the Park. The Consorzio has had trees planted and the vegetation has been developed. At the moment there is a tree-covered area of 10,000 square metres as well as natural vegetation and about thirty different types of tree.

A parking area of 2,600 square metres will later be built with space for about 250 cars and linked to a cycling path from the Santa Lucia area. At present there is a public car park next to the Park. The 4th District has been entrusted with the management of the Park and will allow it to be used by citizens and sporting associations.