FAMILY COMPANY IN 3 RD GENERATION



Arsenal
EAST

OUT OF THE ORDINARY DEVELOPMENT

With each new project, we raise the bar for ourselves and for the entire market, exceeding expectations.

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ACHIEVEMENTS & TRUSTED BRAND

28+
28 Years
in the real estate

30
More than 30 awards for the company projects

23K
More than 23,000 flats handed over on time

1M+
More than 1,000,000 m^2 built

43K
More than 42,000 residents live in our buildings

16
Kindergartens and schools were built

100
More than 100 professional awards

54
Residential complexes were completed

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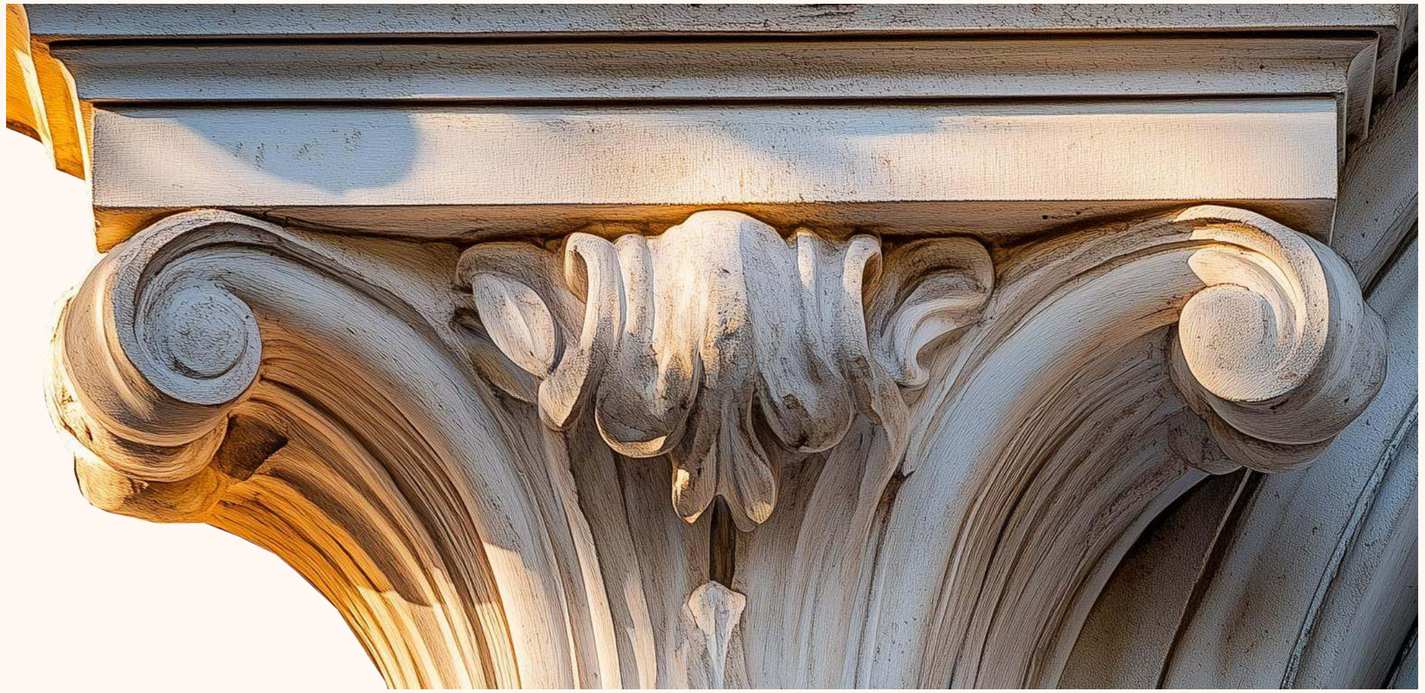
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OUR PHILOSOPHY



Experienced developer expanding living space beyond apartments. Working with the context of location, development of territories, and the absence of standard projects are in our DNA. We are a developer of non-standard solutions which are in high demand on the market.

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OUR MISSION



Every project we have implemented was initially a challenge and an experiment, but has eventually become a benchmark. Our drive and desire to fill the property with a variety of experiences, life scenarios and to execute everything at the highest level helped us achieve our goals.

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COMMUNITIES, GATHERING AND STRONG NEIGHBOURHOOD

By developing the environment, we have enhanced the quality of life and strengthened connections not only among residents of the complex but also within the entire suburban area.

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Arsenal East – Building More Than Homes: We Create Thriving Communities



At Arsenal East, we don't just construct buildings—we design entire ecosystems where modern life flourishes. Our residential areas are fully integrated with:
Education & Growth: Schools, kindergartens
Green Spaces & Recreation: Parks, promenade alleys with fountains/monuments, running tracks, stadiums, sports/children's playgrounds, fitness zones.
Community & Connection: Public plazas, rooftop terraces, coworking hubs.
Everyday Convenience: Restaurants, cafes, and retail.



Result? Holistic neighborhoods where comfort, culture, and connectivity come together—ensuring every resident finds space to live, learn, work, and play.



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ENFIELD in CIS, Saint-Petersburg



A landscape design, parks, and community-focused infrastructure, including sports facilities and points of interest such as park zones and fountains.

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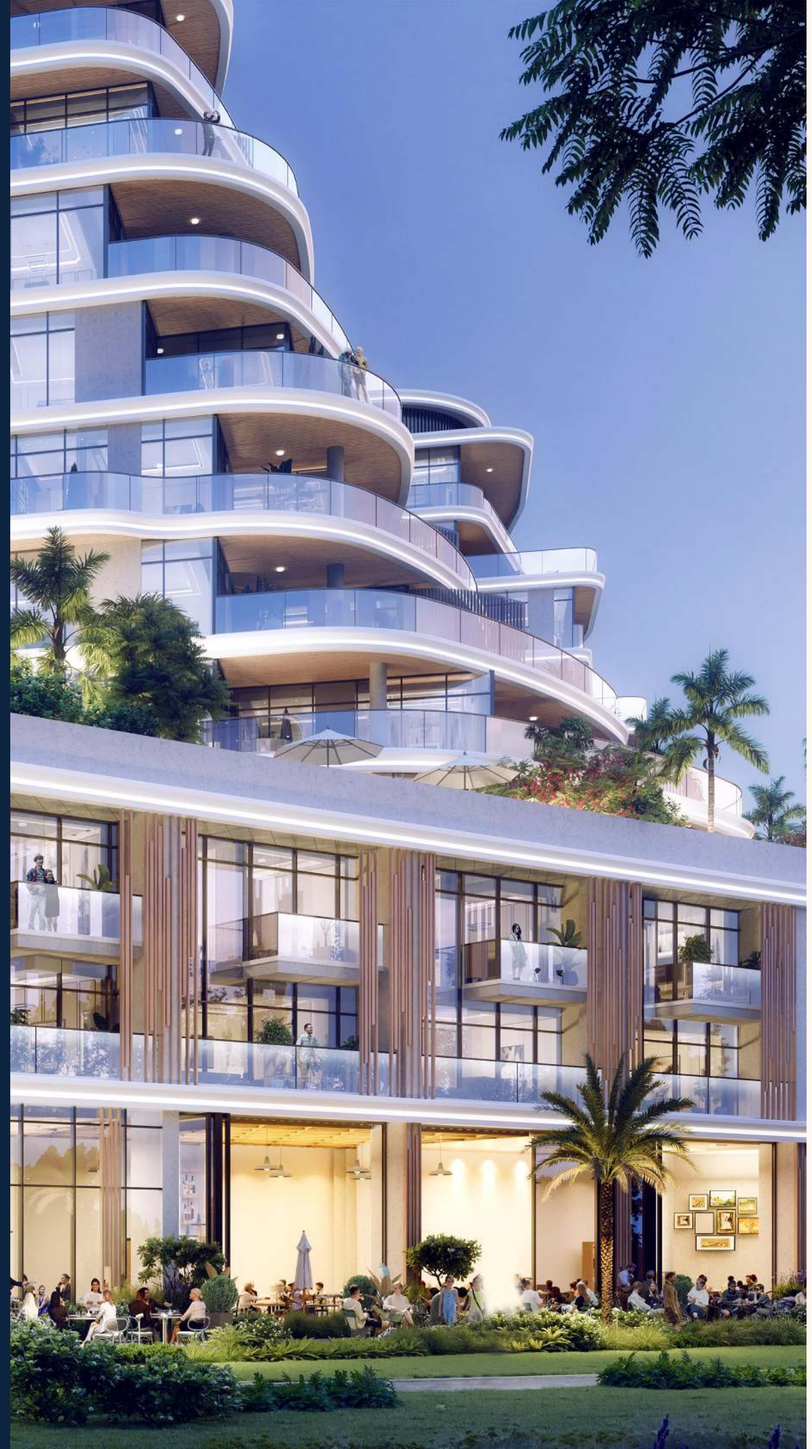
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Improving sustainability

Reducing carbon footprint:
Implementing energy efficient solutions (thermal insulation, heat recovery, LED lighting) minimises energy consumption and CO_2 emissions.

Using condensate from air conditioners to irrigate the landscape reduces water consumption.

Sustainable materials and technologies:
Use of silicone sealing materials and insulation with low environmental impact.

Optimising construction processes through BIM modelling reduces construction waste.

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Ensuring reliability

Design accuracy:
BIM technologies enable the creation of detailed digital models that eliminate errors during the construction phase and ensure the longevity of engineering systems.

The use of drones for construction site monitoring ensures quality control and timely detection of deviations.

Operational stability:
Thermostatic and balancing valves as well as automated control systems (smart climate systems) maintain stable climate parameters.

Underfloor heating and VRV/VRF systems ensure even distribution of heat and cold to avoid overloading the equipment.

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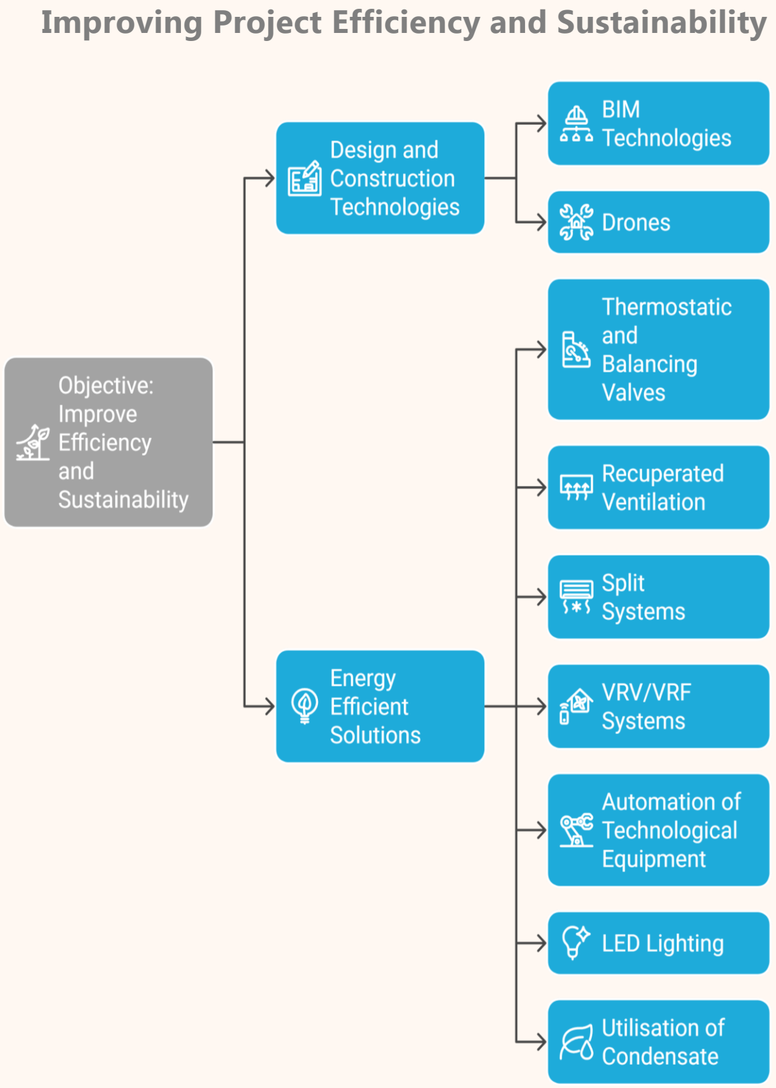
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Improved cost efficiency

Cost optimisation during the construction phase:
BIM modelling shortens design time and minimises errors, reducing the cost of rework.

Drones speed up surveying and material inventory, saving time and resources.

Reduced operating costs:
Heat recovery and LED lighting reduce energy bills by 30-50%.

Automation of process equipment (e.g. climate control systems) allows energy consumption to be precisely adjusted according to load.

The use of condensate from air conditioners reduces water consumption for irrigation.

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Advantages of mixed development



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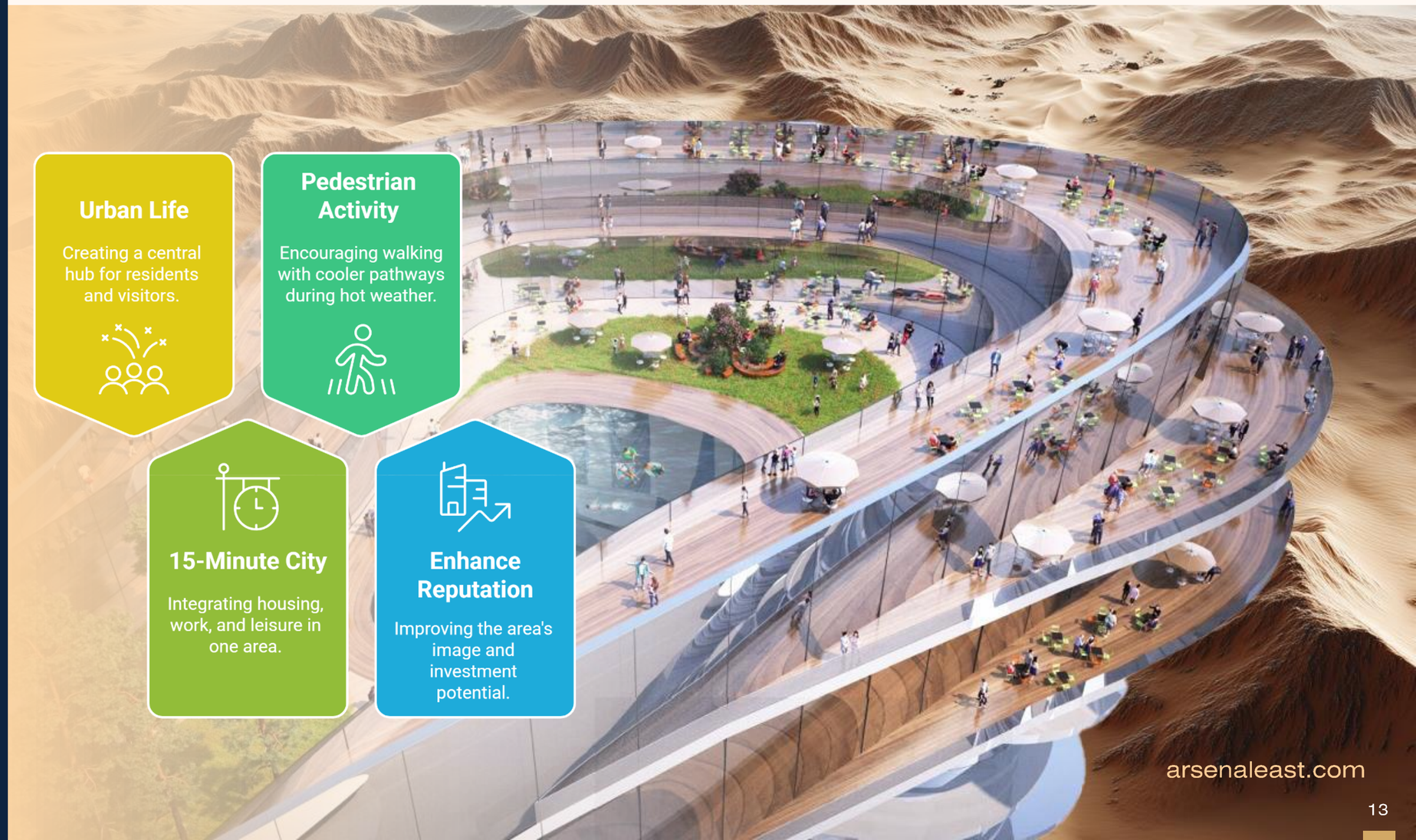
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How the project strengthens the neighbourhood and the territory



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OUR MASTERY AND LANDSCAPE DIVERSITY

Going beyond the living spaces and common facilities, we create a natural environment, working in the context of the landscape, climate zones and the ability to maintain it. The synthesis of nature, leisure environment and home quality creates a qualitatively new experience and the noosphere of the area.

- Proximity to nature reserves
- Landscape design with herbs
- Green yards

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Arsenal East: Where Courtyards Transform into Urban Paradises





For Arsenal East, landscaping isn't an afterthought—it's a cornerstone of our philosophy.
By blending functionality with aesthetic appeal, we craft spaces that elevate daily life.

Each project integrates meticulously planned recreational infrastructure:

winding walking paths, children's playgrounds, sports zones, and serene relaxation areas adorned with lush flora. We prioritize harmony between nature and urban living, using eco-friendly materials, native plants, and sustainable irrigation systems to ensure year-round beauty and environmental responsibility.

Every detail, from seasonal flower beds to thoughtfully placed seating, reflects our commitment to creating environments where residents can unwind, socialize, and recharge.



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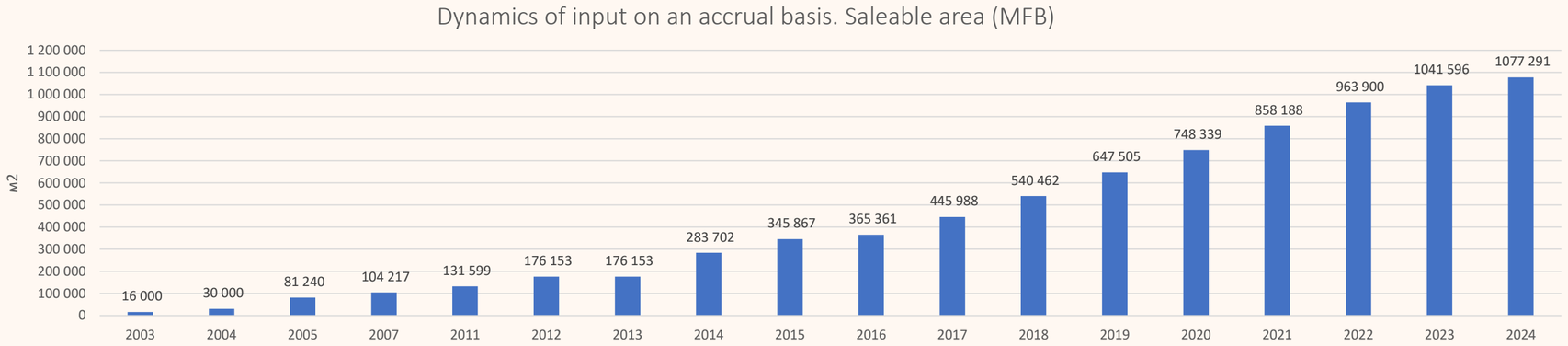
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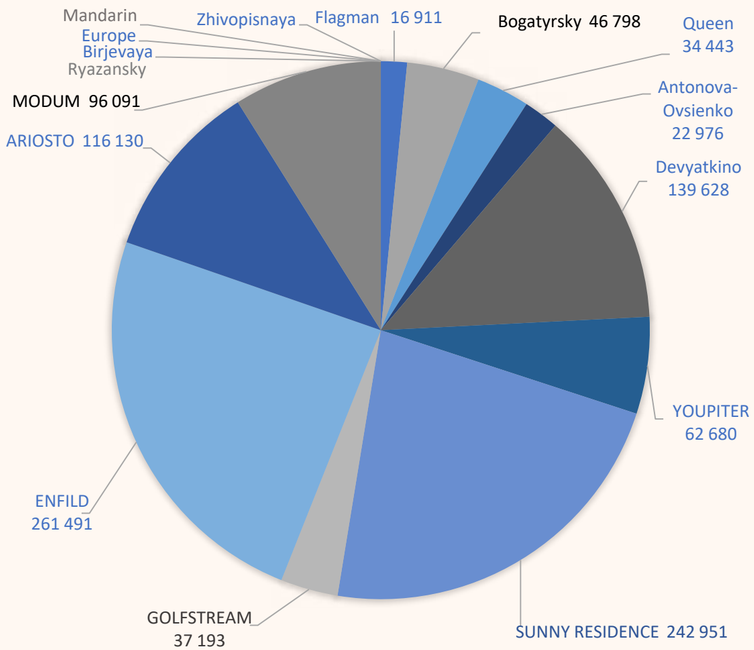
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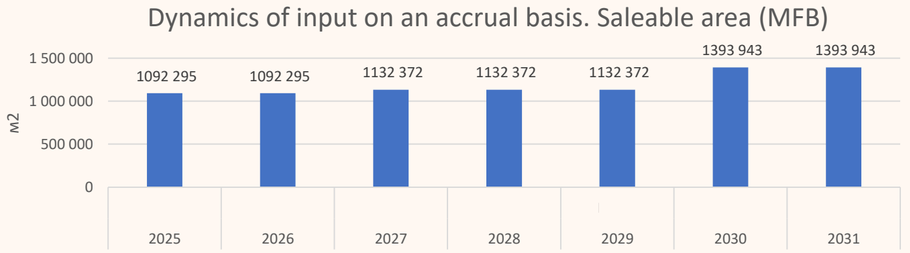
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The financial statements







The financial statements reflect a trajectory of sustained growth and strategic development across key operational areas.
Over the observed period, there has been a consistent expansion in sellable and rentable areas, indicating robust progress in project implementation and market demand absorption.

The cumulative dynamics highlight milestones in scaling infrastructure, particularly in residential and commercial sectors, which underpin the organization's revenue-generating capacity and long-term asset value.

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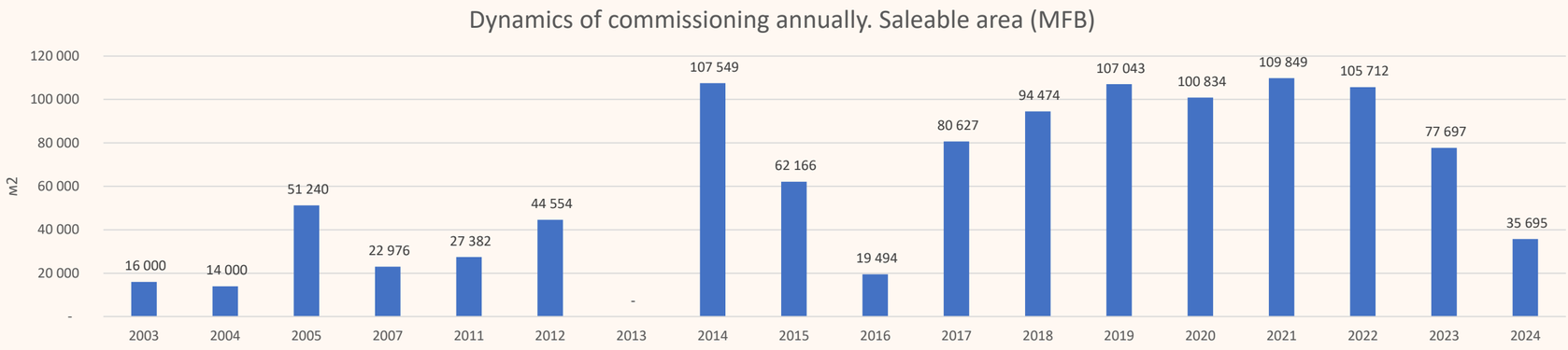
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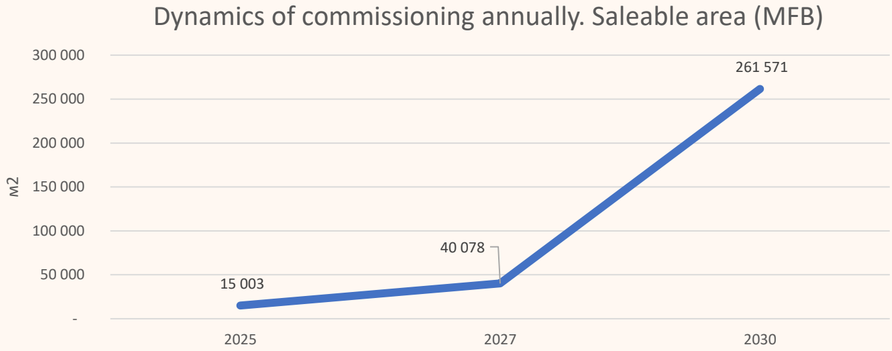
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The graph demonstrates a consistent growth trend in both annual commissioning volumes and saleable area since 2003. From the early stages of development to the present, the company has achieved significant milestones, with a steady increase in project delivery and real estate sales.

Looking ahead to 2030, the upward trajectory reflects strong project execution capabilities and a confident outlook for continued expansion and success.

The financial statements

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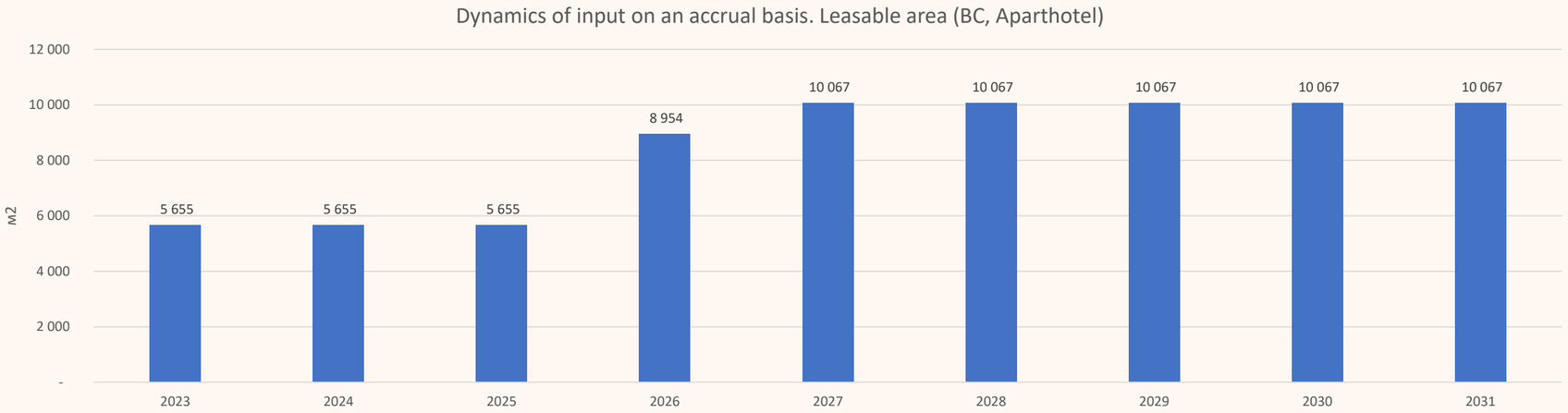
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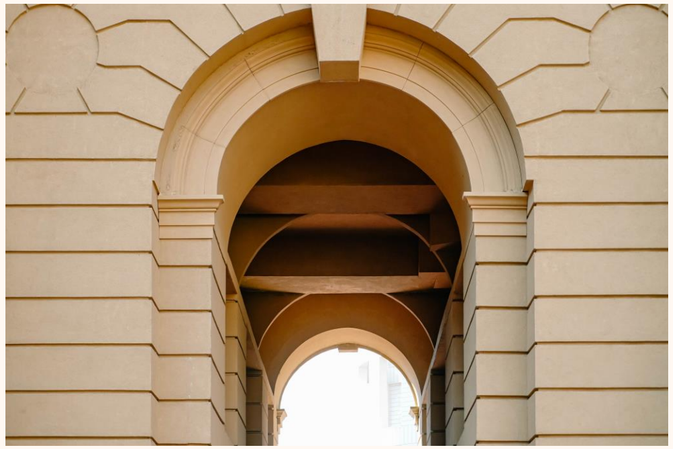
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Notable achievements include the successful execution of large-scale projects, evidenced by the incremental growth in completed and planned capacities.

The organization has maintained momentum in delivering critical social and physical infrastructure, ensuring alignment with regulatory frameworks and stakeholder expectations.

Future plans emphasize continuity in this growth, with projections indicating sustained contributions to urban development and socio-economic stability.



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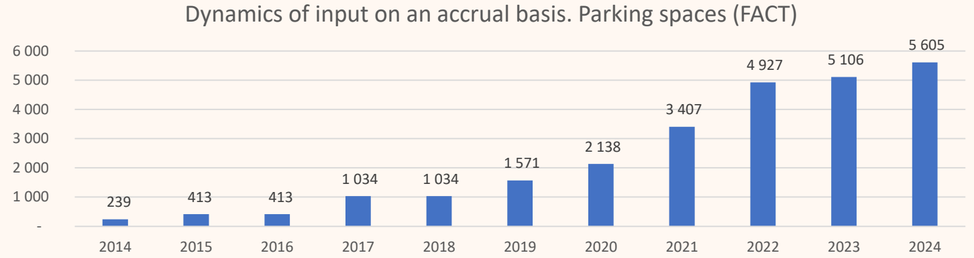
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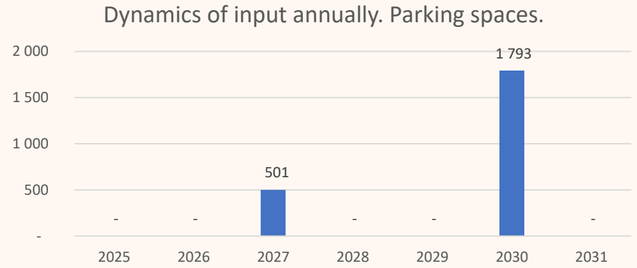
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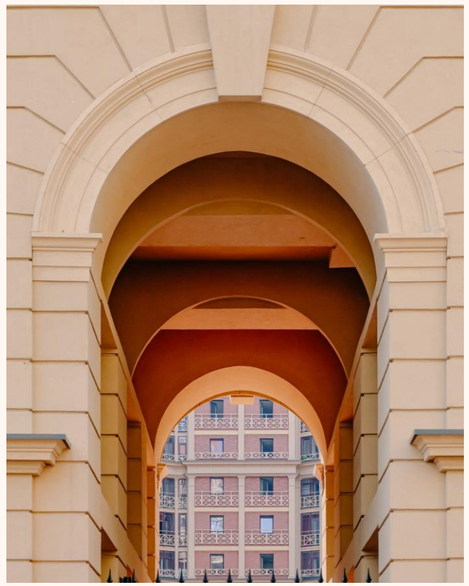
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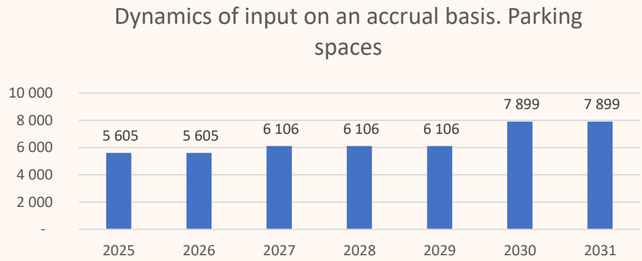




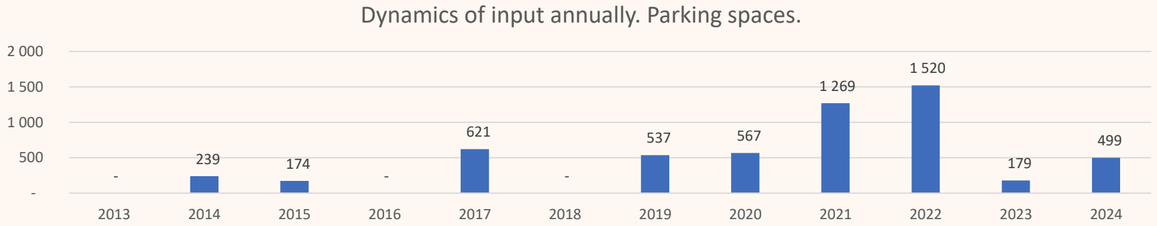




Overall, the financial and operational trends reflect a structured approach to resource allocation, risk mitigation, and strategic expansion, positioning the organization to meet both immediate targets and long-term developmental objectives.







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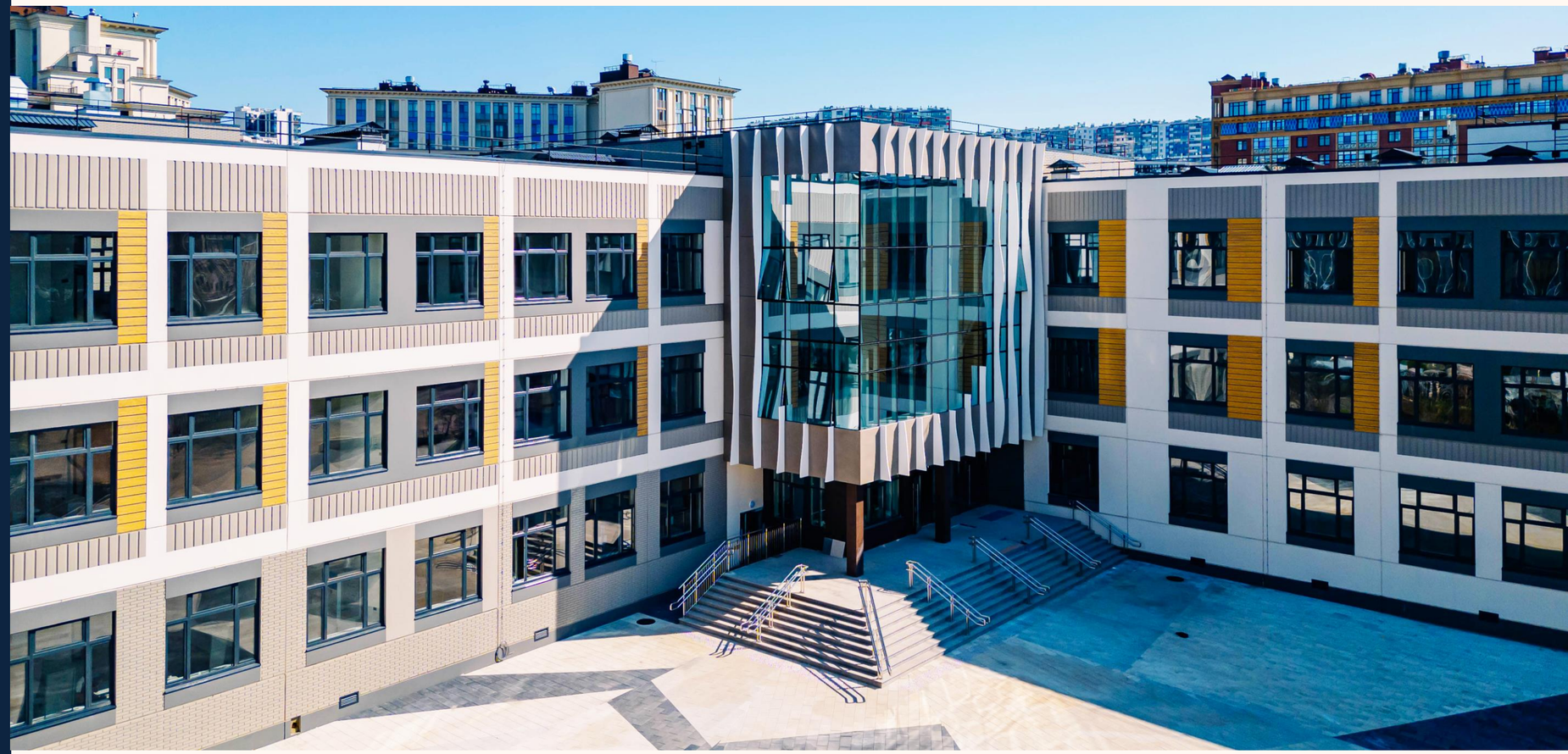
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SOCIAL FACILITIES



Arsenal, with the support of ITMO University, built the first IT lyceum for 1,100 students in St. Petersburg. The school is equipped with university-level laboratories, FabLab, robotics, programming, 3D modeling and VR classrooms. The territory includes a swimming pool, sports fields, an assembly hall, a library with a coworking space and a dining room.

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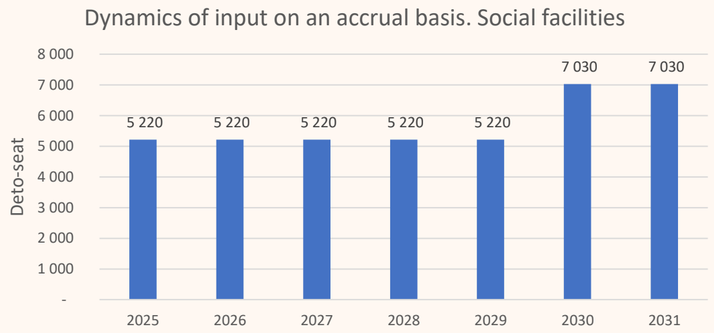
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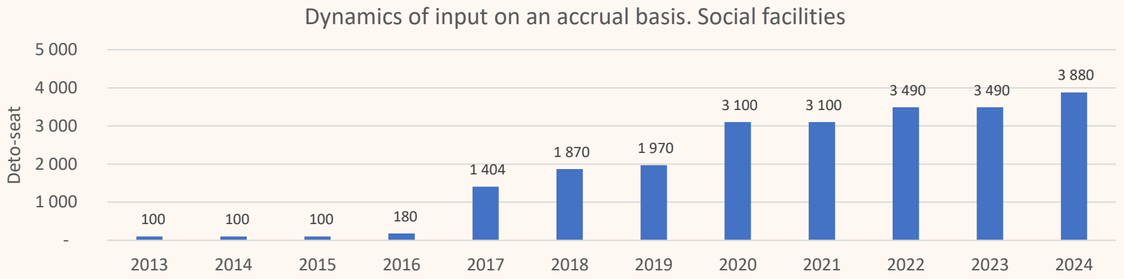
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Nurturing Futures: Arsenal East's Vision for Family-Centric Communities



An international language school launch for neighbourhood families.







Launching an IT-focused school in collaboration with the country's information technology leading university.



Future-Ready Learning Spaces:
Building modern kindergartens, schools, and specialized institutions (IT-focused education, advanced foreign language programs). Partnerships with educators to ensure high-quality, innovative curricula.

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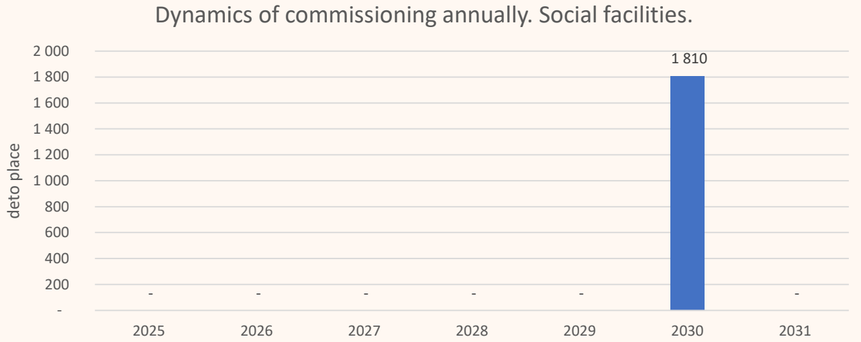
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Building social facilities, shaping the future.









Holistic Child Development:
Sports & Talent : Football teams, chess clubs, and regular tournaments to foster teamwork, strategy, and physical health.
Creative Engagement: Themed children's parties, art workshops, and family-friendly events that spark imagination.
Community Spirit: Annual festivals and inter-district competitions to build connections and lifelong friendships.

Result: Arsenal East creates vibrant, safe, and inspiring environments where children thrive academically, socially, and creatively—making our residential areas the ultimate destination for families who value growth, opportunity, and togetherness.

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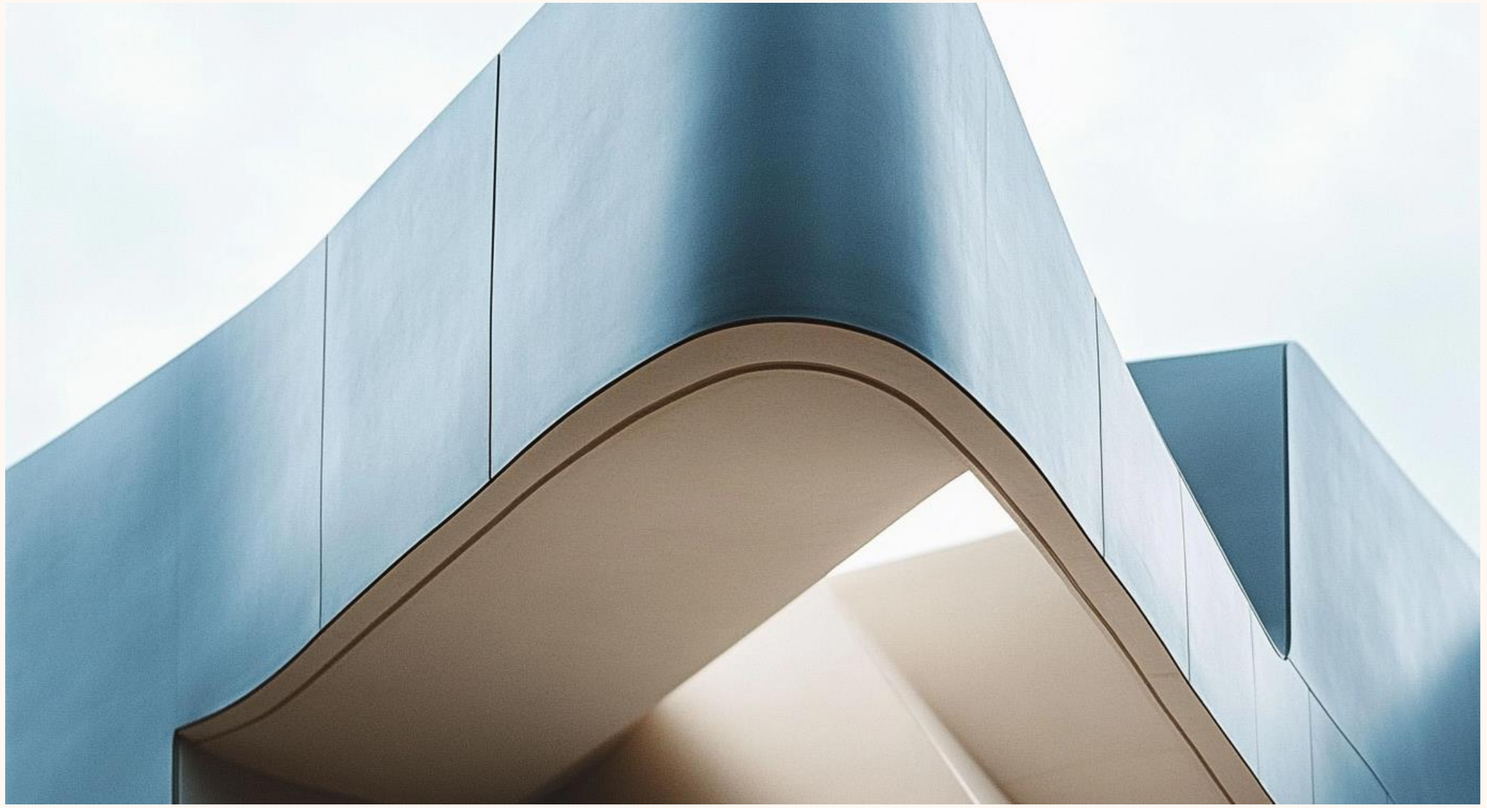
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TO CHANGE THE ORDINARY

The habits and tastes of citizens are changing. In turn, we are changing the apartment layouts, anticipating their wishes and saving effort and money on customizing the space ‘for themselves.’

- Bathrooms with window and saunas
- Large living rooms with kitchen areas
- Cloakrooms and laundry rooms
- Apartments with scenic terraces

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GLOBAL CITIZEN MINDSET



Best practice of International architecture, italian-style family courtyards and open mindset of global village.

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TO BE AT THE FOREFRONT

Every project we have implemented was initially a challenge and an experiment, but has eventually become a benchmark.
Our drive and desire to fill the property with a variety of experiences, life scenarios and to execute everything at the highest level helped us achieve our goals.

- Functionality of buildings
- Safe environment and developed infrastructure
- Modern technologies
- High aesthetics

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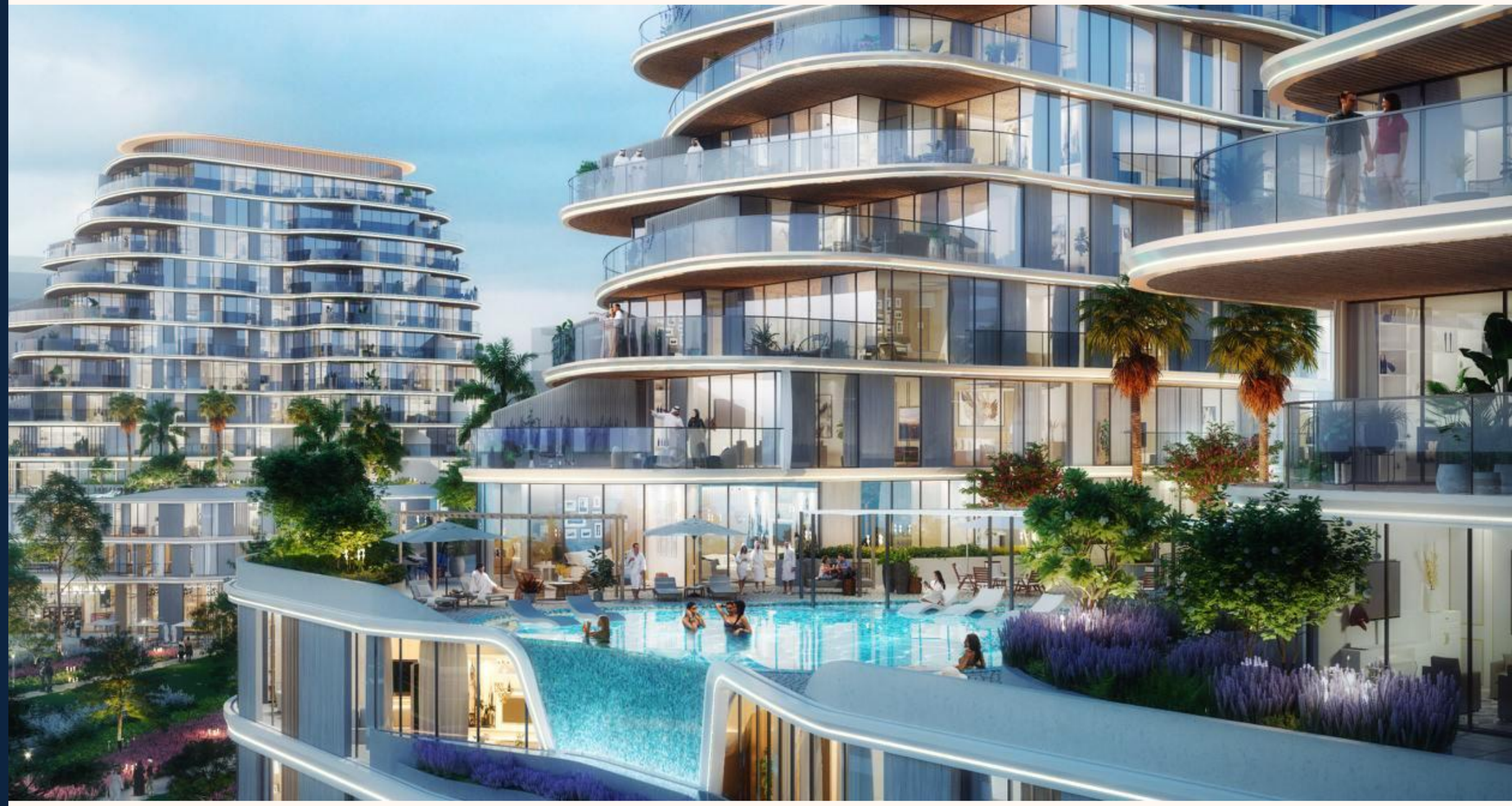
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Residences

ZEPHYRA in UAE, Dubai



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ZEPHYRA in UAE, Dubai



Two elegant buildings with fascinating architecture and comfortable number of floors in the very center of the island.

- Terraces with swimming pool
- Modern gym
- Green surrounding
- Infinity pool in relax area
- Grand lobby
- Duplexes and penthouses with interior design

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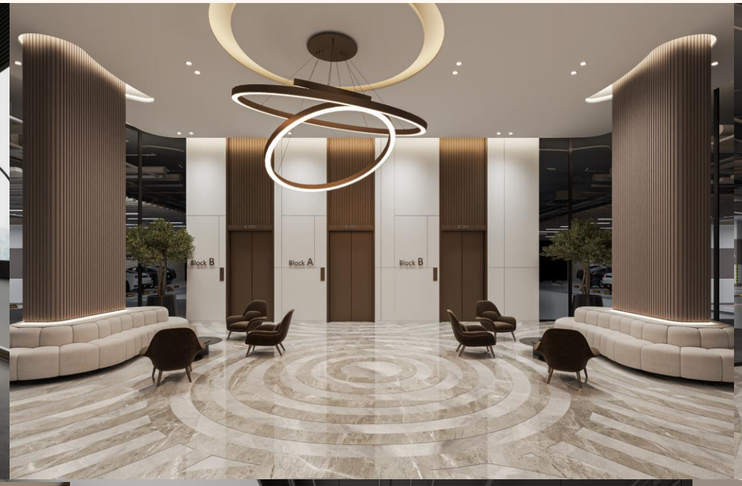
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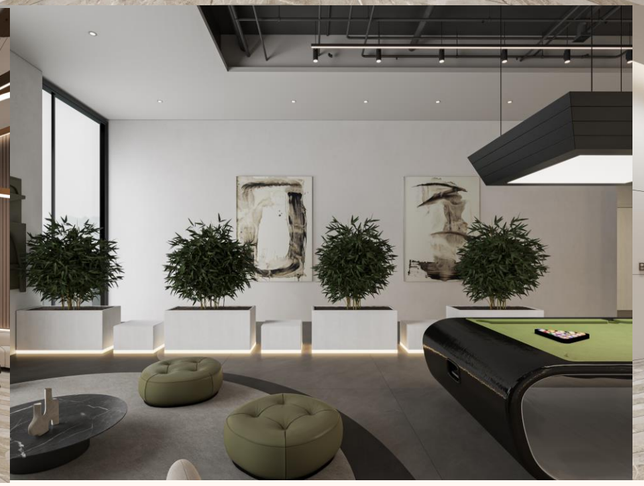
LOBBY & LOUNGE













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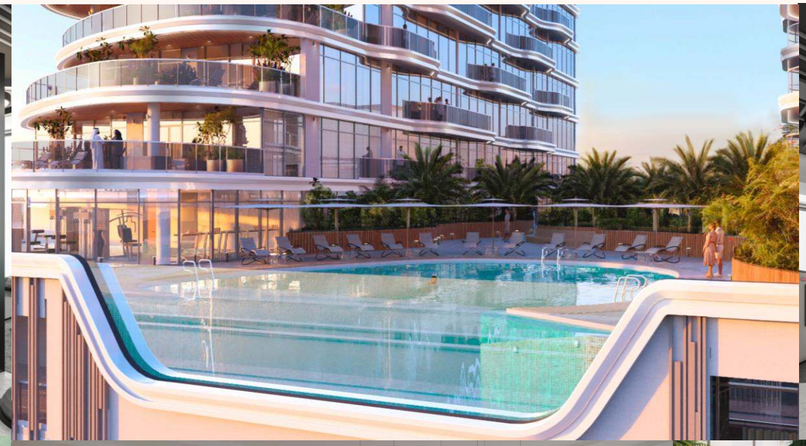
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VIBE in UAE, Dubai



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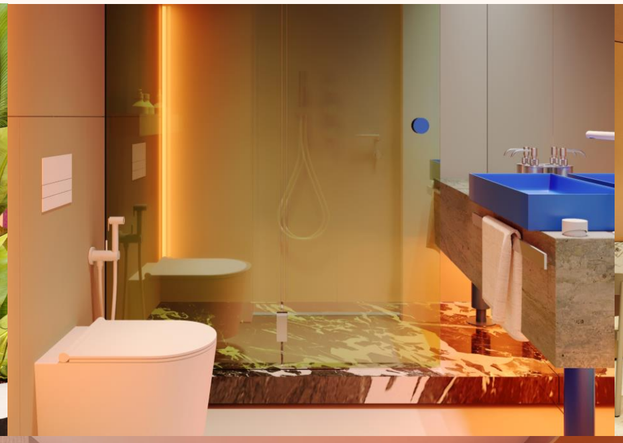
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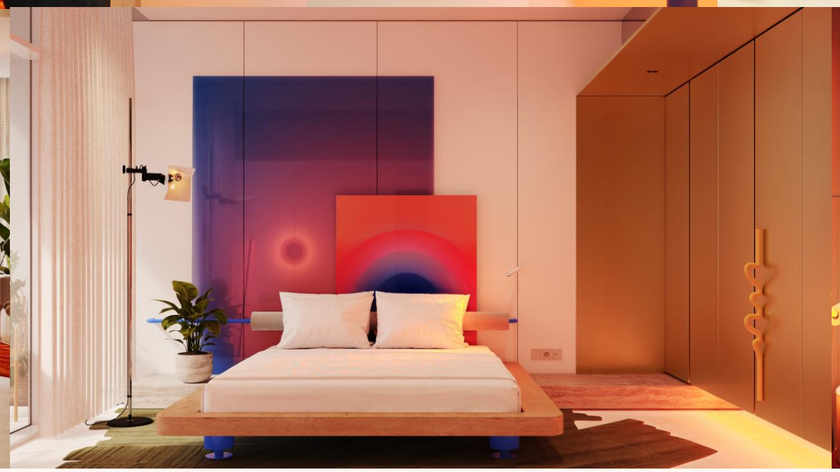
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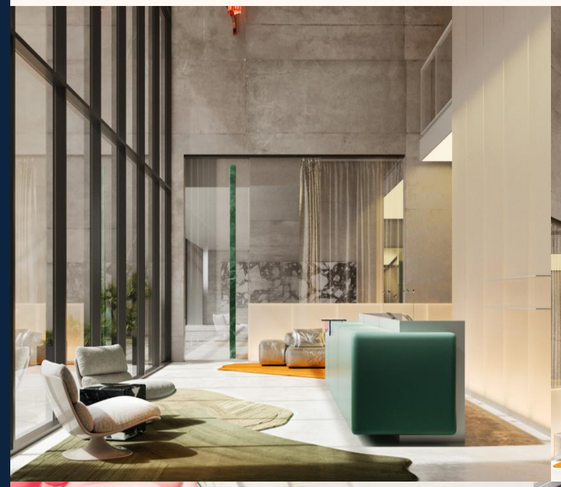
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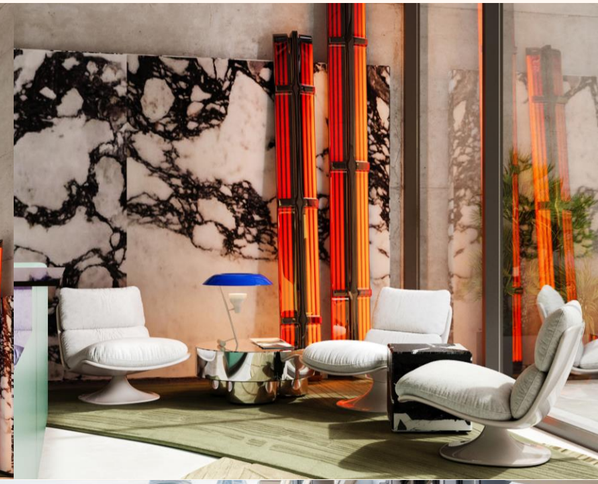
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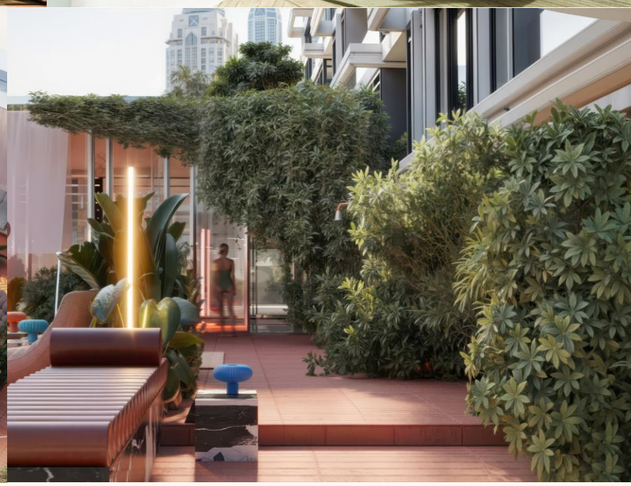
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LOBBY & LOUNGE





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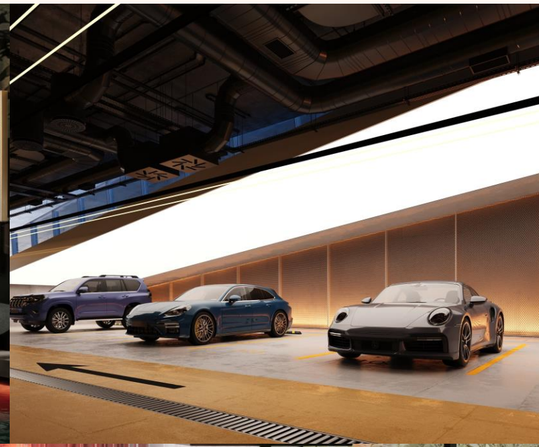
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SUN SITY

GOLFSTREAM in CIS, Saint-Petersburg



Unique penthouse and villa formats, private fitness club.

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SUN SITY



- 13 low-rise houses
- 10 two-storey villas
- Underground and aboveground car parks
- Two-storey fitness centre
- Walking areas

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Módum

MODUM, Saint-Petersburg



A residential complex with a view of "Lakhta Center” — the tallest skyscraper in Europe and the hub of business and cultural life in St. Petersburg.

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Módum

MODUM, Saint-Petersburg



- 4-stage water purification
- Fitness club and SPA-complex
- Car-free yards
- Landscape design
- 2 schools
- 3 kindergartens

Principle №1

QUALITY

We want the house built by us to be your home for many happy years, so we choose the best materials and technologies for our projects. Over the decades of work in the market we have managed to build strict technological and quality control processes at all stages. And most importantly, we assembled a team of smart and talented people for whom housebuilding has become an unrelenting and longstanding passion.

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Ariósto!

ARIOSTO, Saint-Petersburg



The district's architecture follows European traditions while meeting modern human needs.

- 3 residential buildings
- Premium architecture
- Underground car park
- Car-free courtyards
- 2 schools
- 3 kindergartens

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Ariósto!

ARIOSTO, Saint-Petersburg



Harmony of the external and internal. Landscape design and architecture inspired by Italian patios.

- From 2 flats per floor
- Interior design
- Ceilings up to 3.6 m
- Smart Home System
- Saunas
- Storerooms
- Petanque court
- Outdoor cinema
- Children's playgrounds

COMFORT

We are constantly raising the bar of our own standard of comfort: we build living space in accordance with elaborated use scenarios not only at the apartment level, but also at the level of the house and entire residential area. We make unique apartment layouts, add public spaces, recreational areas, invest in serious sports infrastructure; we pay attention to every little detail: from calculating insolation of the rooms to the elevators in the parking lots.

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ЭНФИЛД

ENFIELD, Saint-Petersburg



A space where pedestrians and cars coexist seamlessly: green areas for walking, safe playgrounds, and dedicated sports zones shielded from traffic.

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ЭНФИЛД

ENFIELD, Saint-Petersburg



A space where pedestrians and cars coexist seamlessly: green areas for walking, safe playgrounds, and dedicated sports zones shielded from traffic.

- Alley with fountains
- A free school for children with a focus on foreign languages and global culture.
- 2 kindergartens
- Running and bicycle tracks
- Sports grounds, fitness equipment
- Hobby rooms

AESTHETICS

Just as an ugly aircraft will never rise into the skies, so an ugly house will never become truly comfortable, cozy and harmonious. We work with the best Russian and foreign architects, draw inspiration from the classic masterpieces of Old Europe and follow the latest trends in postmodernity in order to create an architectural look worthy of Northern Venice.

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YOUPITER

YOUPITER, Saint-Petersburg



- Kindergarten
- School in the yard
- Children's playgrounds
- Sports grounds
- 5 residential buildings
- Underground car park
- 2-storey fitness club with swimming pool

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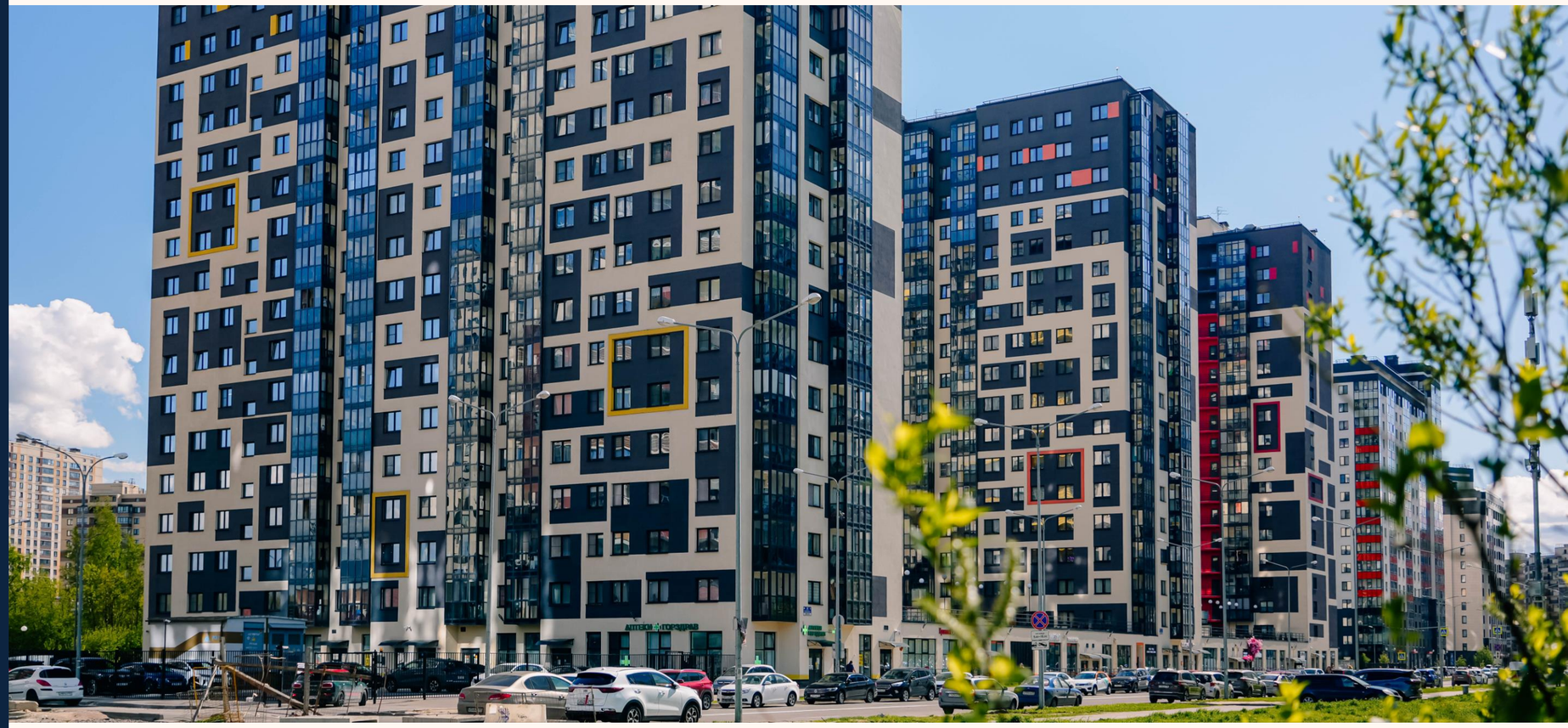
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GOLFSTREAM

GOLFSTREAM, Saint-Petersburg



- 4 residential buildings
- Underground car park
- Gyms and saunas in the house
- Storerooms
- Children's and sports grounds

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SUNNY RESIDENCE



- Kindergarten
- School in the yard
- Children's playgrounds
- Sports grounds
- 5 residential buildings
- Underground car park
- 2-storey fitness club with swimming pool

EDUCATION

In our projects, we strive to provide the best educational opportunities for children, on whom our common future will depend without a doubt. We invest in the construction of kindergartens and schools, including those with teaching in foreign languages; we are proactively involved in advanced training programs for teaching staffs in our institutions; we support the hobby clubs, scientific and technical creativity centers, as well as children's sports teams.

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