



XXX

presents a project

«YYY»

The core of the project:

At the premises of British holding “***”, that owns a large property in the heart of **Saint Petersburg**, a large-scale development project will be implemented:
“ Construction of a business-center with luxurious hotel complex and equipped recreation area with further transfer to an international operator”.

Key figures:

- Project life- ***** months**
- Economic viability - *****% a year**
- Investment volume - \$ *******

The main investor of the project is the
International Investment Fund.

Saint Petersburg



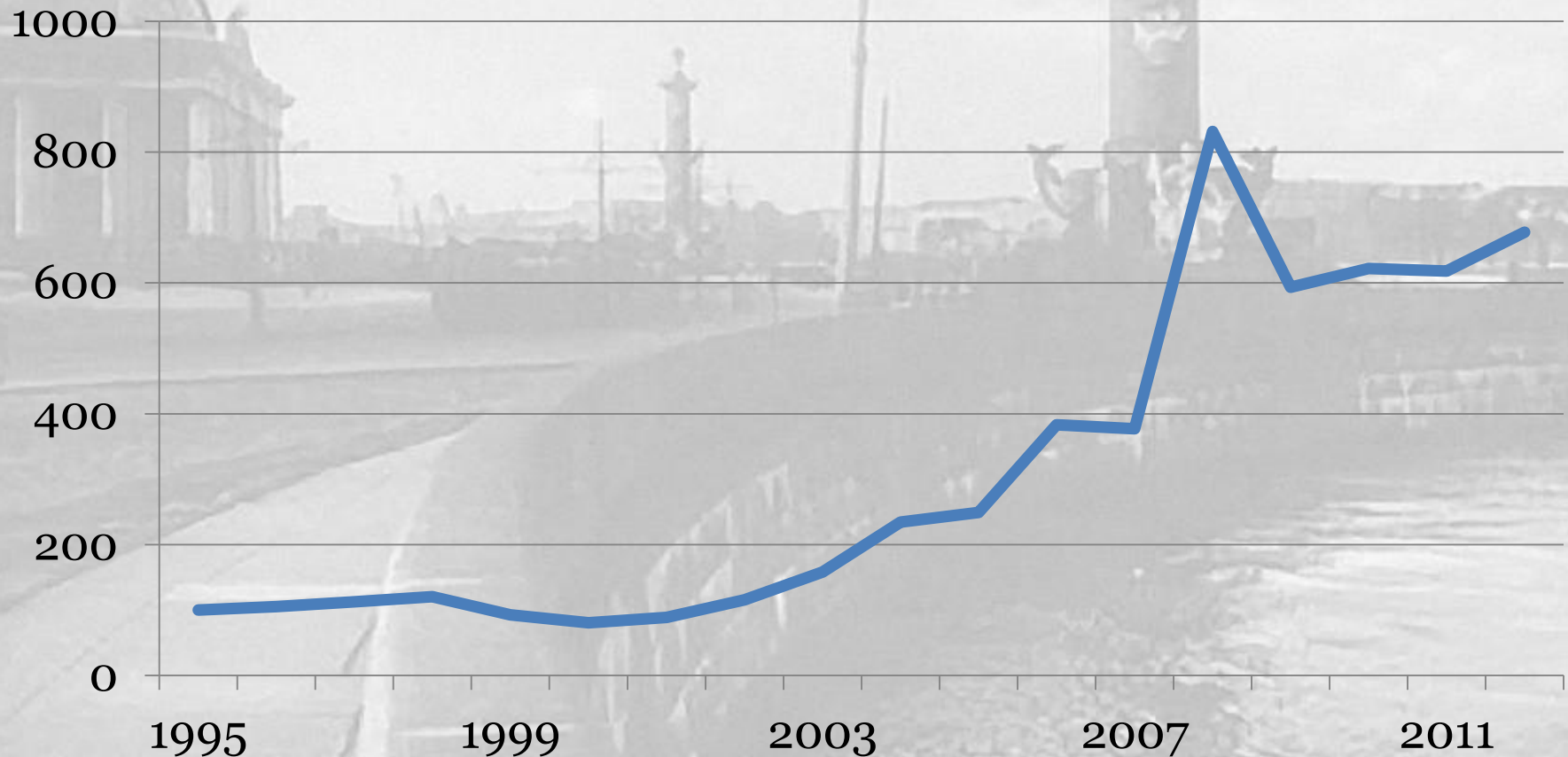
Saint Petersburg is:

- **2-nd** largest city of the Russian Federation
- The administrative center of the North-West, the European gateway to Russia
- **3-rd place** in the rating of investment attractiveness of the regions
- Investment in real estate for the period 2011-2012 is \$ **3,42 billion** that is more than in the previous four years put together
- GDP growth for the last 5 years– **150%**

Real estate in Saint Petersburg:

Year after year, real estate in Saint Petersburg is more and more expensive.

Price index on real estate (in % by 1995):



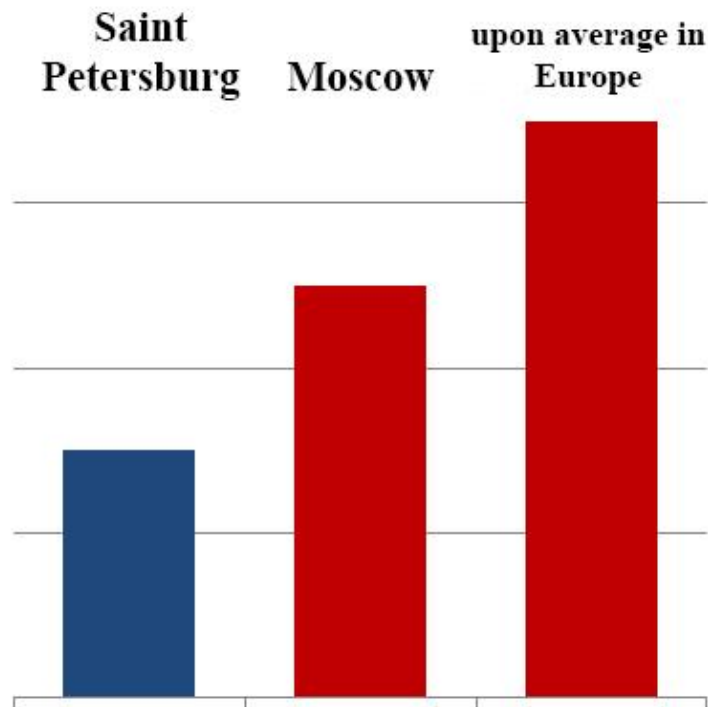
Market capacity:

- Total rentable high-grade office space in Saint Petersburg is **2 116 thousand sq. m.**
- The proportion of vacant space decreased by **12.5%** for A-class and by **4,9%** for B-class in 2012
- Small office complexes (up to 5-7 thousand sq. m.) in the central part of the city got filled **at 100% within 6-8 months** of 2012 after being established
- Take-over capacity (of purchased or leased space) in 2012 is **15%** higher than the last year index, and is equal to **175 thousand sq. m.**

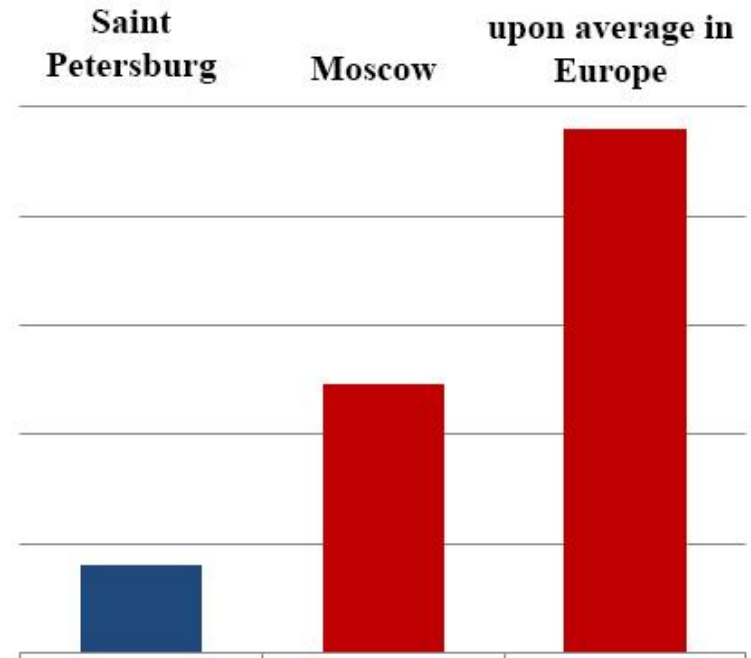
Growth potential:

But the market is far from saturation. Growth potential is visible in comparison with European standards:

Hotel units per 1000 people



Office square meters per 1000 people



Saint Petersburg - European business-capital of Russia



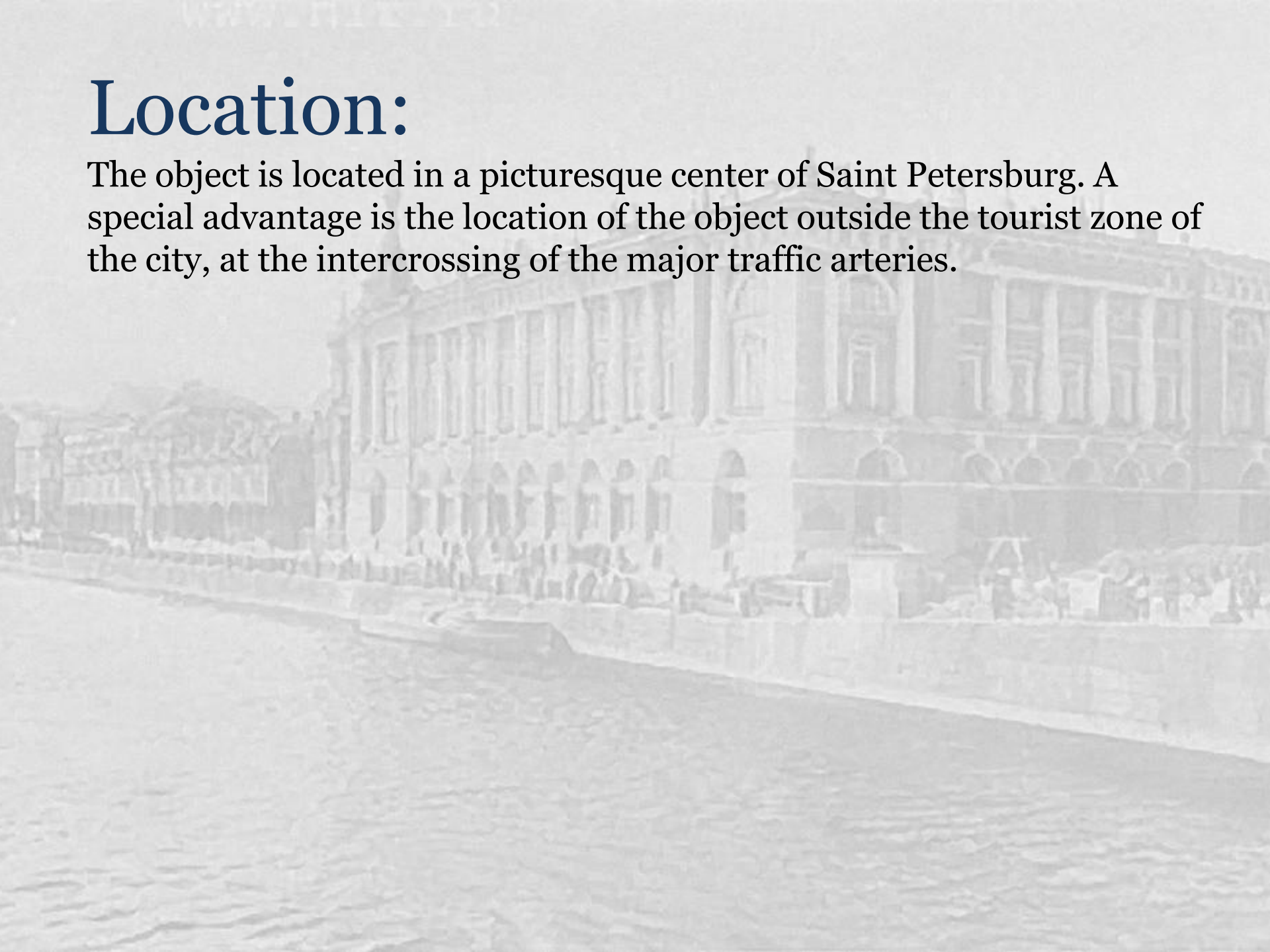
Landmark:

- owner - **OOO “***” (***)**
- land plot area is *** sq. m., buildings - *** sq. m.
- income from rental- \$ *** a year
- value - \$ ***, confirmed by the expert review performed by **NNN**



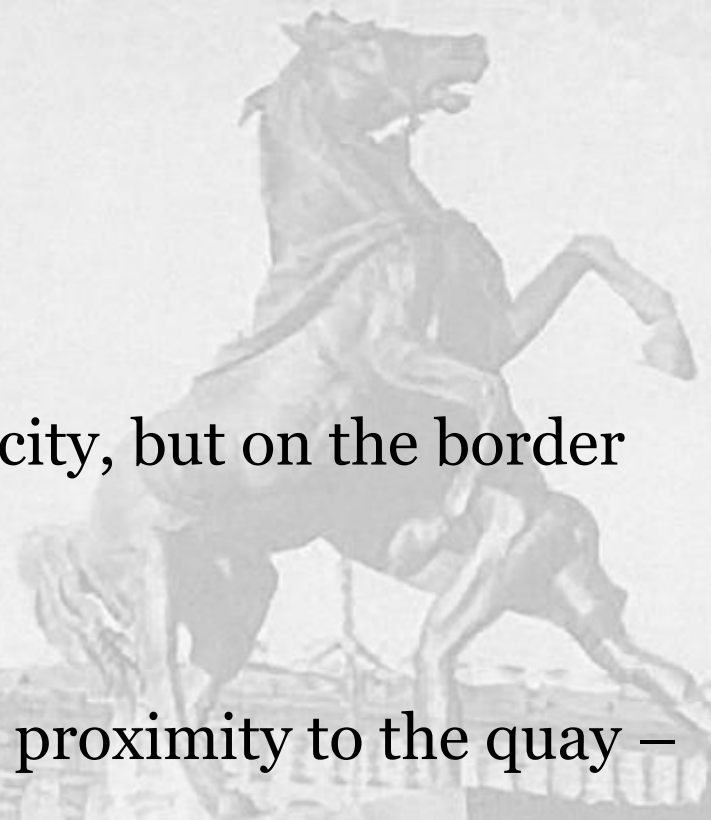
Location:

The object is located in a picturesque center of Saint Petersburg. A special advantage is the location of the object outside the tourist zone of the city, at the intercrossing of the major traffic arteries.



Advantages :

- proximity to downtown area
- outside the touristic zone of the city, but on the border with it
- low competition
- excellent transport accessibility, proximity to the quay – the key traffic route
- is out of business and development regulation
- is not part of the green zones to be protected
- connection to all necessary engineering networks



Competitors:

As it is seen on the map, the closest large office spaces are located at a considerable distance from the object under consideration:



Project options:

- luxury hotel complex
- A-class business center
- car park
- recreation area
- sales premises

Big lot of 23 634 sq. m. is the opportunity to create complex, which includes all the above listed elements.

Saturation:

The potential saturation in case of business-hotel complex construction is the following:

- hotel – 12 000 sq. m.
- office space – 45 000 sq. m.
- car park, recreation area, shopping premises – 6 900 sq. m.

Total space of business and hotel sector is 57 000 sq. m.

View of the completed project:



Capitalization:



The potential yield composes \$ ***a year.

Business model:

- ***% acquisition of the project property
 - equity participation by acquiring shares of no less than ***%.
1. First payment- ***% of the shares package value, but not less than \$***
 2. Second payment- ***% of the shares package value – within 3 months
 3. Third payment- after 6 months.

In case of wish to purchase the entire project, the investor can be offered a credit of up to 70% of the project cost under the terms and conditions of British banks (4.5% per annum, the loan period is from 3 to 5 years).

