VALUATION REPORT 83801/S510/OP-246663

VARIOUS PROPERTIES TOGETHER KNOWN AS “MIRLAND DEVELOPMENT CORPORATION ASSETS”

Prepared for:

MIRLAND DEVELOPMENT CORPORATION PLC

Valuation date:

December 31, 2016

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A VALUATION REPORT

To:	MirLand Development Corporation Plc Cyprus, Limassol 3025, Thessaloniki Street Nicolau Pentadromos Centre, Floor 10, office 1002
Attention:	Roman Rozental, CEO
Property:	“Mirland Development Corporation Assets”
Report Date:	13 March 2017
Valuation Date:	31 December 2016

1 INSTRUCTIONS

APPOINTMENT

In accordance with your request, as confirmed by the Valuation Agreement 83801/S510/OP-246663 dated 11 January 2016, (“Agreement”), concluded between LLC “Cushman & Wakefield OOO” (“C&W”) and Mirland Development Corporation Plc (“the Client”), we are pleased to submit our valuation report of various properties known together as “Mirland Development Corporation” plc.

We, Cushman & Wakefield (herein referred as “C&W”), have considered each property as set out in the Appendix I.

Each valuation has been in accordance with the Practice Statements contained in the RICS Appraisal and Valuation Standards (“the Red Book”) published by The Royal Institution of Chartered Surveyors and amended in January 2014. The valuation has been prepared by a valuer who conforms to the requirements as set out in the Red Book, acting in the capacity of an independent valuer.

2 BACKGROUND TO THE VALUATION

We are instructed to prepare this Valuation Report for financial reporting purposes. The effective date of each valuation is 31st of December 2016.

3 BASES OF VALUATION

Each property is either: held as an investment; for development; or is in the course of development and has, as instructed and in accordance with the requirements of the Red Book, been valued on the basis of Market Value, as defined in the Red Book as:

“The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably prudently and without compulsion.”

4. TENURE AND TENANCIES

We have not reviewed the Title Deeds or Leases and each valuation has been based entirely on the information which the Client has supplied to us as to tenure, tenancies and statutory notices. We understand each property is either held by the Client, its subsidiaries, or jointly with third parties. We have valued a 100% share of the tenure stated in each property, unless otherwise specifically stated, as if each property was held entirely by the Client as at the valuation date. We have not made any adjustment to value, which may be appropriate when considering fractural ownership for each individual property. In the summary below, an apportionment has been provided taking into account the share ownership of each property as provided to us by the Client. This is a straight apportionment based on these percentages, and no further deductions have been made to reflect minority share ownerships or the fact of fractional ownership. This number therefore may differ from the Market Value for the share ownership of individual properties, particularly when only a minority interest is held by the Client.

A number of properties are held leasehold on ground leases from Moscow City Government. The standard terms of these leases are that rents are reviewed annually (upwards, or downwards) in accordance with a city-wide formula that is set by the Moscow City Government. Each ground lease is subject to Term Extension Right Clause as standard, allowing for the extension of the duration of the lease upon expiry, on the same terms and conditions. However you should be aware that the effectiveness of the Term Extension Right Clause remains untested in the market because few leases have reached expiry. Our valuation assumes that the ground lease at each property can be extended in accordance with the Term Extension Right Clause.

Where a property is either *“currently in the course of development”* or *“held for future development”* and is held leasehold, the land leases generally confer the landlord’s permission to develop. Where the considered development scheme differs from that anticipated by the land lease, our valuation assumes that the required variation to the landlord’s permission will be forthcoming without material cost or delay. Where a property is to be held leasehold but the terms of the land lease are not finalised, our valuation takes into account any additional, reasonable, risks of delay and cost in receiving landlord’s permissions. We have assumed that there are no unforeseeable circumstances that would cause additional cost or delay in excess of that generally experienced.

Unless disclosed to us to the contrary and recorded in the property descriptions, each valuation is on the basis that:

1. the property possesses a good and marketable title, free from any unusually onerous restrictions, covenants or other encumbrances;
2. where the interest held in the property is leasehold, there are no unreasonable or unusual clauses which would affect value and no unusual restrictions or conditions governing the assignment or disposal of the interest;
3. leases to which the property may be subject are on standard market terms, and contain no unusual or onerous provisions or covenants which would affect value;
4. all notices have been served validly and within appropriate time limits;
5. the property excludes any mineral rights; and
6. vacant possession can be given of all accommodation which is unlet, or occupied either by the Client or by its employees on service occupancies.

In certain cases we have been informed by the Client that land lease rights are *“in the process of being formulated”*. Unless otherwise stated our valuation is for a full share interest in the Property and assumes that a good and marketable title exists. This should be taken into account in consideration of individual properties. Where specific outstanding costs have been identified to us as being required to arrive at ownership of a full share interest in the requisite Property or in order to obtain the necessary permits, these costs have been taken into account in the valuation in full.

For some properties we have been informed by the Client that investment contracts are held for the development. In these cases our valuations assume that a ground lease and an ownership certificate will be issued upon completion of the development, as is normal development practice in Moscow.

5. NET ANNUAL RENT

The net annual rent for each property is referred to in the Schedule at Appendix One. Net annual rent is defined as:

“the current income or income estimated by the valuer:

(i) ignoring special receipts or deductions arising from the property;

(ii) excluding Value Added Tax and before taxation (including tax on profits and any allowances for interest on capital or loans); and

(iii) after making deductions for superior rents (but not for amortisation), and any disbursements including, if appropriate, expenses of managing the property and allowances to maintain it in a condition to command its rent".

6. TOWN PLANNING

We have not made formal searches, but have generally relied on verbal enquiries and any informal information received from the Local Planning Authority, or from the Client. Each valuation is on the basis that the property has been erected either prior to planning control or in accordance with a valid planning permission and is being occupied and used without any breach of planning or building regulations. Except where stated otherwise, each valuation is on the basis that each property is not affected by proposals for road widening, Compulsory Purchase, planning inquiry, or archaeological investigation.

We are informed by the Client that for a number of "properties held for development", the relevant planning permission approvals are either; *"in the process of being applied for"*, or *"in the process of being updated"*. Each valuation assumes that all required planning permission consents will be received within a normally acceptable timescale and that there are no such issues which would materially delay the issuance of the required consent, or have a material effect on value or marketability.

Although, where appropriate, we have considered the Client's business plan to develop each property, each valuation reflects our opinion of an appropriate development that could reasonably be expected to form the basis of a bid for a property by a third party. I.e. the Highest and Best Use as defined by the International Valuation Standards has been considered for each property. The Highest and Best Use is defined in Paragraph 3.4 of IVS 1 as: *"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued"*.

7. STRUCTURE

We have neither carried out a structural survey of each property, nor tested any services or other plant or machinery. We are therefore unable to give any opinion on the condition of the structure or services at any property. Each valuation takes into account any information supplied to us and any defects noted during our inspection, but otherwise are on the basis that there are no latent defects, wants of repair or other matters, which would materially affect each valuation.

We have not inspected those parts of each property, which are covered, unexposed or inaccessible, and each valuation is on the basis that they are in good repair and condition.

We have not investigated the presence or absence of High Alumina Cement, Calcium Chloride, Asbestos and other deleterious materials. In the absence of information to the contrary, each valuation is on the basis that no hazardous or suspect materials or techniques have been used in the construction of any property.

8. SITE AND CONTAMINATION

We have not investigated ground conditions/stability and each valuation is on the basis that any buildings have been constructed, having appropriate regard to existing ground conditions. Where the property has development potential, our valuation is on the basis that there are no adverse ground conditions, which would affect building costs. However, where you have supplied us with a building cost estimate, we have relied on it being based on full information regarding existing ground conditions. We have considered the Client's construction estimates in the light of typical market norms.

We have not carried out any investigations or tests, nor been supplied with any information from you or from any relevant expert that determines the presence or otherwise of contamination (including any ground water). Accordingly, our valuation has been prepared on the basis that there are no such matters that would materially affect our valuation.

9. PLANT AND MACHINERY

Where the interest held in the property is freehold, usual landlord's fixtures such as lifts, escalators and central heating have been treated as an integral part of the building and are included within the asset valued. Where the interest held in the property is leasehold (<50 years), these items have been treated as belonging to the landlord upon reversion of the lease.

Process-related plant/machinery and tenants' fixtures/trade fittings have been excluded from each valuation.

10. INSPECTIONS, AREAS AND DIMENSIONS

We have inspected each property internally and externally unless specific reference is made to a limited inspection. Further inspections have been carried out where there have been significant changes to any individual property.

No measured surveys have been carried out by C&W. We have relied entirely on the site and floor areas and dimensions provided to us by the Client. We have assumed that these are correct and calculated on the appropriate basis, as normally adopted by the local property market. Any references to the age of buildings are approximate.

11. GENERAL PRINCIPLES

Each valuation is based on the information which has been supplied to us by the Client or which we have obtained in response to our enquiries. We have relied on this information as being correct and complete and on there being no undisclosed matters which would affect each valuation.

In respect of tenants' covenants, whilst we have taken into account information of which we are aware, we have not received a formal report on the financial status of the tenants. We have not been supplied with any information to indicate that there are material arrears or that the tenants are unable to meet their commitments under the leases. Each valuation is on the basis that this is correct. You may wish to obtain further information to verify this.

Where we have reflected development potential in a valuation, we have assumed that all structures at the property will be completed using good quality materials and first class workmanship and that the development scheme will let to tenants who satisfy the tenant mix policy and are of reasonable covenant status and on typical market lease terms.

Each valuation does not make allowance either for the cost of transferring sale proceeds internationally or elsewhere within the Client, or for any restrictions on doing so. No account has been taken of any leases granted between subsidiaries of the Client, and no allowance has been made for the existence of a mortgage, or similar financial encumbrance on or over each property. Where a grant has been received, no allowance has been made in our valuations for any requirement to repay the grant.

A purchaser of a property is likely to obtain further advice or verification relating to certain matters referred to above before proceeding with a purchase. You should therefore note the conditions on which this Valuation Report has been prepared.

We strongly recommend that no disposal of any property should be undertaken without proper exposure to the market. Each valuation assumes that there is an active letting and funding market. This Valuation Report should be read in conjunction with the contracts referred to above, our terms of engagement and in particular our Standard Terms and Conditions of Appointment of Cushman & Wakefield as Valuers.

12. MARKET UNCERTAINTY

GENERAL COMMENT

Recent events in Russia linked to geo-political events, currency fluctuations and a reduction in the availability of finance due to sanctions, have resulted in abnormal volatility in the Russian economy with unpredictable consequences for the local real estate market. We have valued the Property on the basis of the market evidence available at the date of valuation, although during 2015 there have been an increasingly limited volume of transactions. We have endeavoured to reflect current market sentiment, although this is mixed: some commentators are taking a pessimistic view, whilst others suggest that the prospects for Russian real estate may not be adversely affected in the medium term. In the absence of information to the contrary, our valuation has been undertaken assuming that the property market will continue to perform broadly as it has in the past, but we recommend you keep the valuation of this property under review, so far as you judge it to be relevant in the context of the purposes for which this valuation is required.

MARKET INSTABILITY

In accordance with Guidance Note 5 of the RICS Valuation Standards, we would draw your attention to the following comment regarding current market conditions. The current volatility in the Russian financial system, including the significant weakening of the Russian rouble, has created a significant degree of uncertainty in all sectors of the commercial real estate market. In this environment, it is possible that prices and values could go through a period of heightened volatility whilst the market absorbs the various issues and reaches its conclusions. he lack of liquidity in the capital markets means that it may be very difficult to achieve a successful sale of these assets in the short term and we would recommend that the situation and the valuations are kept under regular review and specific marketing advice is obtained should you wish to effect a disposal.

UNCERTAINTY CLAUSE

It must be noted that sentiment towards the property investment market has weakened considerably during the course of 2015 and continued this trend into 2016. Fewer transactions are occurring in the market places as investor's contemplate how the market will adjust to the current environment of economic volatility. Our opinion of Market Value is provided in the light of these conditions and investor sentiment. The limited number of comparable transactions and the current market uncertainty mean that, in arriving at our opinion of Market Value, we are having to exercise more than the usual degree of judgment. Further, we recommend that the valuation is kept under constant review.

13. SPECIAL ASSUMPTIONS, RESERVATIONS AND DEPARTURES

We can confirm that each valuation is not made on the basis of any Special Assumptions or any Departures from the Practice Statements contained in the Red Book. Subject to the general limitations of our inspections and sources of information set out above, each valuation is not subject to any specific Reservations in relation to restricted information or property inspection.

14. CONFLICT OF INTEREST

We confirm that there are no conflicts of interest in our advising you on the value of the Properties.

The fee paid to us bears no impact whatsoever on the outcome of the appraisal. The goal of this Report is not to attain a previously agreed market value or its derivative, favorable to the interests of the Client.

15. DISCLOSURE

The members of The Royal Institution of Chartered Surveyors signing this Report have previously been the signatories to the valuations provided to the Client for the same purposes as this Valuation Report. C&W

have previously carried out these valuations for the same purpose as this Valuation Report on behalf of the Client.

16. AGGREGATE VALUATION

Subject to the foregoing, and based on values current as at 31st of December 2016, we are of opinion that the aggregation of the Market Value of each 100% share of each freehold and leasehold interest in each Property is the total sum of (rounded):

US$360,200,000

THREE HUNDRED SIXTY MILLION, TWO HUNDRED THOUSAND US DOLLARS

NET OF VAT

OR

21 848 615 000 RUR[1]

TWENTY ONE BILLION, EIGHT HUNDRED FORTY EIGHT MILLION, SIX HUNDRED FIFTEEN THOUSAND

RUSSIAN ROUBLES

NET OF VAT

This sum may be apportioned as follows:

#	PROPERTY	MARKET VALUE
1	Hydromashservice	US$28,000,000
2	MAG	US$32,200,000
3	Century Buildings	US$40,700,000
4	Tamiz	US$20,600,000
5	Vernissage Mall Yaroslavl	US$47,200,000
6	Triumph Mall Saratov	US$75,200,000
7	Perkhushkovo settlement	US$11,200,000
8	St. Petersburg Land Plot	US$8,300,000
9	St. Petersburg Residential	US$91,200,000
10	Saratov Logistics Land Plot	US$1,600,000
11	Yaroslavl Phase 2 Land Plot	US$2,200,000
12	Kazan Land Plot	US$1,800,000

The valuation stated above represents the aggregate of the current values attributable to the individual properties and should not be regarded as a valuation of the portfolio as a whole in the context of a sale as a single lot. We set out the value ascribed to each property in the appendix.

We have considered an appropriate development commencement date and development period for each property in isolation, based on each property's particular circumstance. Each valuation does not consider any effect of multiple properties being developed concurrently (e.g. any resource, expense or savings issues if undertaken by a single developer), or released to the market (occupation or investment) together.

[1] As at the exchange rate of Central Bank of Russia as at December 31, 2016

The Summary Valuation Schedule shows our opinion of the appropriate discount rate on an un-leveraged basis as used in the Market Valuation for each property. This discount rate is calculated on the assumption that each property would be held for a reasonable period to allow stabilisation of income upon development completion, with the exception of the development of residential property for sale, and that no debt is used.

17. CONFIDENTIALITY

The contents of this Valuation Report are intended to be confidential to the addressees and for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents. Before the Valuation Report or any part of its contents are reproduced or referred to in any document, circular or statement or disclosed orally to a third party, our written approval as to the form and context of such publication or disclosure must first be obtained. For the avoidance of doubt, such approval is required whether or not this firm is referred to by name and whether or not our Valuation Report is combined with others.

Notwithstanding the preceding paragraph, our prior written approval shall not be required for the reproduction and inclusion of this report, in its entirety or only parts of this report, in respect of the MirLand Development Corporation financial reporting related to its public listing at AIM and TASE.

Signed for and on behalf of LLC "Cushman & Wakefield OOO"

Konstantin Lebedev MRICS, CCIM, ASA, ROO
Partner, Head of Department
Valuation & Advisory
RICS Registered Valuer
Tel: +7 495 797 9600
E-mail: Konstantin.Lebedev@eur.cushwake.com

Oxana Pertsevaya
Associate
Valuation & Advisory
RICS Registered Valuer
Tel: +7 495 797 9600
Email: Oxana.Pertsevaya@eur.cushwake.com

APPENDIX I

VALUATION METHODOLOGY

There are three generally adopted approaches used to value property: *The Sales Comparison Approach; The Income Approach*; and *The Cost Approach*. We have valued the properties using the income approach, taking account of sales comparables where available. The cost approach has not been used as this produces a “Non-Market Value” suitable for financial statements relating only to “specialised properties”. An overview of The Sales Comparison Approach and The Income Approach and how these relate to the Russian Market, follows.

THE COST APPROACH

Under IVS this approach is relevant to specialised properties (i.e. properties that are rarely if ever sold on the open market due to their uniqueness, which arises from their specialised nature or the design of the buildings, their configuration, size, location or otherwise) and limited market property (i.e. properties that because of market conditions, unique features, or other factors attract relatively few buyers).

THE SALES COMPARISON APPROACH

This method involves analyzing all available information on sales of comparable properties that have taken place and making adjustments in the prices achieved to reflect the differences in the properties sold and the property to be valued. This approach hinges on the availability of reliable market evidence of comparable sales. Distinction must be drawn between information that is known to be accurate and reported information that is second hand or at best hearsay. Only information that is known to be accurate can be relied upon with any degree of comfort to provide an accurate valuation.

There are severe difficulties of applying this valuation approach in emerging real estate markets, including Russia, as due to their comparative immaturity the availability of reliable market information is very limited. To reflect this, the International Valuation Standards Committee (“IVSC”) (the leading international body for setting valuation standards) devoted a recent White Paper to the study. It identifies specific problems for valuers in emerging markets, which apply very well to Moscow and to Russia – and these problems also tend to inhibit the operation of the market as a whole, in particular as regards investment.

The principal problem is a lack of transparency and a relatively low volume of recorded deals. In mature property markets there is a wealth of information available on completed sales transactions, in the form of yields and total sales prices, and this makes it relatively straight-forward to apply this valuation technique to any property. In Russia this sort of information is often not available, and where the details of transactions are publicized their accuracy cannot always be guaranteed. In addition, a large number of sales transactions in Russia take place “off-market” and therefore details of them are seldom known beyond those who were party to the deal.

The volume of completed deals is very low in all sectors of the Russian real estate market. In addition – as outlined above, deal information is rarely reported accurately and is often manipulated for other reasons benefiting the separate parties to any sale deal. Therefore it is often necessary to use offered prices as a basis for assessing the opinion as to value using the sales comparison approach.

Development sites are transacted, but these transactions are usually “off-market” and therefore reliable comparable information is therefore only available to the parties to the transactions and their advisers – who are usually bound by confidentiality restrictions.

We are aware of the details of a number of transactions of land held for development. This comparable information has been taken into account in assessing the valuations herein, and where possible these comparables are referred to. However – in most cases we are bound by confidentiality and therefore can only provide guideline information.

We applied this method where it was applicable in order to develop our judgment on the market value of each property.

For the purpose of this valuation we applied this method to the properties where it was possible to find relevant comparable offers and information on their status and price. This method was applied while valuing Yaroslav Phase 2, Saratov Logistics, Perkhushkovo Phase 2 and Kazan projects that represent undeveloped land as of the date of valuation.

GLOBAL ASSUMPTIONS FOR THE SALES COMPARISON APPROACH

We have used the Sales Comparison Approach to develop an opinion of land values. Within this approach, we have analyzed prices offered by owners for similar sites in the market. In making comparisons, we have adjusted the sale prices for differences between the Properties and the comparable sites. If the comparable was superior to the Subject Property, a downward adjustment was made to the comparable sale. If inferior, an upward adjustment was made.

In the valuation of the freehold interest in the Properties, the Sales Comparison Approach has been used to establish the prices being paid for similarly zoned land. The most widely used and market oriented unit of comparison for properties with characteristics similar to those of the subject is the sale price per square meter of land area. All transactions used in this analysis are analyzed on this basis.

The major elements of this approach include tenure, permitted use of the land plot, status of the comparable, location of the property, its size, access to public utilities, documentation and technical conditions.

DISCUSSION OF ADJUSTMENTS

While assessing the adjustments, we were guided by common practice and based our assumptions on our previous experience in valuation of similar kind of assets.

TENURE

This adjustment describes the type of rights in regards of the property: freehold or leasehold. subject properties. Where a comparable is held leasehold for 49 years and the Subject Property is held freehold, an adjustment of 10% is considered to be appropriate.

STATUS

Adjustments for the type of comparable usually reflect the status of the comparable itself. As all comparables are open offers, we made necessary adjustments taking into account the discount that each owner is ready to give to the buyer. General market practice shows that owners are ready to give a 10-20% discount to the offer price. We made appropriate adjustments accordingly.

PERMITTED USE

This adjustment describes the permitted use applicable to every land plot comparable. As all comparables have one and the same permitted use as the Properties, we did not make any adjustments in this respect.

As there were no deviations from the applicable zoning plan, no adjustments have been made in this respect to the subject properties.

PROJECT DOCUMENTATION AND TECHNICAL CONDITIONS

Existence of Project documentation and Technical conditions of different utilities always significantly increases the value of the land plot. This adjustment represents a money-based adjustment, which is measured not in the percentage terms but in the amount of money per 1 sq. m. invested into the project and connected with acquisition of all necessary documentation and technical conditions.

LOCATION

An adjustment for location is required when the location characteristics of a comparable property are different from those of the Subject Property. We have estimated the data relative to the location of the subject properties including their specific location and immediate surroundings. Based on our analysis, we have made a downward adjustment to those comparables considered superior in location versus the Subject Property. Conversely, an upward adjustment was made to those comparables considered inferior.

SIZE

The size adjustment generally reflects the inverse relationship between the unit price and the lot size. Smaller lots tend to sell for higher unit prices than larger lots, and vice versa. Hence, upward adjustments were made to larger land parcels, and downward adjustments were made to smaller land parcels.

PUBLIC UTILITIES

The public utilities adjustment usually reflects access to all necessary utilities such as gas, electricity and water supply. We have made a downward adjustment to those comparables where all technical conditions were agreed whereas for the subject properties it was assumed that all necessary utilities are located nearby.

In regards to the Saratov land plot, this adjustment represents a money-based adjustment, which is measured not in percentage terms but in the amount of money per 1 sq. m. invested into the project and connected with the acquisition of the necessary utilities – in our case the money was invested into the laying of electricity lines, construction of an electricity sub-station and the acquisition of technical conditions for 6Mwt of electricity.

On the basis of all the adjustments made, we have estimated the Market Value for the subject properties, derived from the average meaning of the adjusted prices for comparable sites or weighted average where appropriate. Summary tables are presented in the Appendix 6.

THE INCOME APPROACH

The most commonly used technique for assessing Market Value within the Income Approach is the Discounted Cash-flow. This is a financial modelling technique based on explicit assumptions regarding the prospective cash-flow to a property or business and the costs associated with being able to generate the income. To this assessed cash-flow a market-derived discount rate is applied to establish a present value for the income stream. This Net Present Value (“NPV”) is an indication of Market Value[2]. This approach is considered to be the most sophisticated valuation technique, because it allows differences between comparable sales and the Subject Property to be explicitly considered and analysed

For the basis of the current valuations where for the majority of properties consents exist for a specific type of development, the income approach is the most relevant. The residual value for properties under development or properties held for future development is the NPV of all future income streams less the NPV of all future costs. The costs include all of the development costs still outstanding in respect of each property, taxes paid over the operation incomes and tax for the sale of assets, and future incomes are assessed based on current returns for completed properties of a similar nature in the market adjusted to reflect the expected completion date for the particular project and anticipated future trends in rents and / or sales prices.

The difficulty in applying this method in the Russian market is assessing the correct market derived discount rate, due to the very small number of transactions, the lack of transparency in the reporting of information, and in the wide variations in returns required on projects from different investors.

[2] International Valuation Standards Sixth Edition – Guidance Note 9

The costs and incomes associated with the project have been assessed on the basis of standard construction costs in the market together with property or project specific information provided by the developer and current market returns adjusted to reflect anticipated future trends.

In order to assess the residual valuation of the land, a discount rate has to be applied to the projected cash-flows. The discount rate is market derived and reflects the minimum returns a typical investor would require to undertake a project of this type. This approach then provides the maximum value that an investor would be willing to pay for the land in its current condition, being the Net Present Value of all identified future costs and incomes at the necessary rate of return.

In the Russian market this approach specifically excludes the use of debt and the effect of leverage. The availability of debt, and on what terms, varies widely from investor to investor, and there is no market standard – especially in a comparatively immature debt market such as Moscow. Pre-debt discount and capitalisation rates are therefore used to represent the risk-return requirement of investors.

GLOBAL ASSUMPTIONS FOR THE INCOME APPROACH

For the subject properties some general assumptions have been made in developing the residual valuations.

These are summarized below:

DCF MODEL HOLDING PERIOD

Our models assume a resale of assets at the end of a 5-year holding period. Our DCF valuation thus projects incomes and costs for a 5-year period running from mid-2016 to mid-2021, with a hypothetical resale of the assets, following the 5 year holding period.

CURRENT RENTAL RATES

Current rents were set according to the agreements with tenants. According to the information, received from the Client, under the current turbulent market conditions practically all tenants signed addendums with fixed corridors or even with certain rent reductions and discounts. All this was taken into account while setting the current rent for the tenants. For office premises we analyzed each tenant separately and set each rent according to the fixed corridor where applicable (in most cases it was at the level of 38-41 RUR per 1 USD) and recalculated them using the exchange rate as at the valuation date.

For retail malls in Saratov and Yaroslavl we took into account all discounts that were made to special tenants and also recalculated rents using set corridors for each tenant.

For the purpose of our valuation we assumed that these corridors will be in place for the duration of each contract until lease expiration. For office premises weighted unexpired lease term is from 1.5 to 2 years, which means that the corridor will be set for at least 2 years. For retail malls unexpired lease term is from 3 to 5 years.

For Kazan development project (build-to-suit) we set rents according to existing preliminary agreement with OBI and Behetle. For Yaroslavl Phase 2 we also recalculated possible rents on the basis of those, currently used in the operating Mall.

For Perkhushkovo and St. Petersburg Residential we set sale prices based on the results of sales occurred last year and on the basis of current sale prices for similar projects.

ESTIMATED RENTAL VALUE/MARKET RENT

In preparing our valuation we have made reference to rental values appropriate to the nature and use of the accommodation as well as the location of the Property. As at the respective date of valuation we have estimated the rental income based on our ERVs for the different uses and qualities of net leasable area. These figures are based on research carried out by C&W and market data as described in Appendix VI of the current Report.

In conclusion, consistent with the above market evidence and the opinion of consultants in our Office Agency and Retail Department, who have a significant amount of experience in letting this type of Properties, based on the analysis of all the salient facts and circumstances we are of opinion that as of the date of valuation net ERV for office premises are in the range from 250 to 265 USD per 1 sq. m

The Market Rent applied is net of operating costs, taxes and insurance costs and assumes appropriate and prevalent current lease terms.

For both retail properties we asked our Retail Department to analyse each rent-roll on the tenant by tenant basis and to set the ERV for each tenant separately. Therefore we used several types of Use depending on the type of the tenant, the area leased and current expectations of each tenant.

ERV GROWTH

Based on market research carried out by Cushman & Wakefield and taking into account current trends in the office market, we have applied 0% of annual growth on ERV for the forecasted period in regards to each Property for the coming year, which actually means slight decrease of rents because no correction on inflation was made. After that period we assume the recovery of the economics and a 5% growth of ERV for office premises, which according to our opinion is in line with the current market trends and represents rather conservative approach. As it has been seen after previous turbulence periods, market grows quite rapidly during the recovery periods, therefore we believe that our approach is reasonable and rather conservative.

For retail premises we assumed 7.5% growth for the first two years and then 5% onwards – this is based on the Russian CPI forecast and is in line with the current market trends.

A growth rate of 2.5% for each year during the holding period was adopted for Perkhushkovo cottage settlement taking into account the nature of the Property and rather low initial sale prices, which according to the Client will be definitely indexed this year and will be indexed the coming years onwards.

VOID PERIOD

For those spaces currently vacant we have assumed a marketing/letting period of 3 to 12 months for to be fully let. All our assumptions are based on the current market trends, our internal discussions with our Office Agency and Retail Teams and the Landlords' letting team.

In regards to those Properties which are now half or fully vacant, we assumed different letting periods depending on the type of the Property, its characteristics and the level of rents adopted for ERV. It is common knowledge that the higher the rent it, the longer time it will take to lease the Property in case the owner would like to keep this level of rent and give few or no discounts at all.

For all small premises less than 1,000 sqm we assumed a void period of 2 months.

For those premises with a total area of more than 1,000 sq. m which become vacant due to lease expiries we have assumed that they will be re-let after a 2-4 month expiry void, as we have assumed that the landlord will begin marketing the space on the tenant's service of notice not to renew the lease 3 to 6 months before lease expiry. For areas more than 5,000 sq. m we assume longer void periods of 5-6 months.

OPERATING EXPENSES

Operating expenses include the following expenses: Utilities, Insurance, Security, Legal, Land Rent, Taxes (including Property Tax), Audit, Technical operation, Administrative expenses.

For the purposes of our analysis we analyzed all operating expenses associated with each property by comparing operating expenses, covered by tenants and operating expenses paid by the Client. As a result we have identified Non-Recoverable Costs for each Property that reduce the net income in each period.

We were informed by the Client that in 2016 there are some one-time non-recurring additional expenses that we deducted from the rental income in the first period.

For residential properties, it is assumed that operating expenses will be passed through to residents in the form of a service charge or similar.

TURNOVER

On the basis of our inquiries we have identified that Triumph Mall in Saratov and Vernissage Mall in Yaroslavl are subjects to an additional income stream in the form of turnover rent that we consider to be in line with the current market as at the valuation date. Turnover rent is payable as detailed in the relevant lease agreements as a percentage of the annual turnover net of VAT where this exceeds the amount of the annual base rent net of VAT.

FEES ON LEASING AND DISPOSAL FEES

When selling (but not acquiring) and leasing commercial premises, it is a standard market practice to use brokers' services. Taking into account the size of each Property, standard market practice and other relevant characteristics, we have estimated brokers' fee commission. The fee commission was applied at the level of 0.5% for each Property at the end of the cash flow on disposal of each property. We have consulted our Brokers and assume that this level of fees is reasonable under the current market conditions.

Leasing commission equals one month's rent or 8.33% of the annual lease related income for all premises, which are vacant as at the valuation date.

CURRENCY EXCHANGE RATE

In accordance with the Central Bank of the Russian Federation, as at the valuation date the currency exchange rates were as follows:

1 USD= 60.6569 RUR

DISCOUNT RATE

We have considered the perceived and actual risks associated with the Property, as there is a direct correlation between a property's perceived risk and the expected rate of return to an investor (the discount rate). Generally, the yield or discount rate is the rate of return that would be required by an investor to purchase the stream of expected benefits (e.g., future cash flows), given the risk of achieving those benefits. Risk is generally defined as the degree of certainty or uncertainty as to the realization of expected future returns.

The term "discount rate" is a rate of return used to convert a monetary sum, payable or receivable in the future, into a present value. Thus the discount rate is used to determine the amount an investor would pay today (the present value) for the right to receive an anticipated stream of payments (e.g. cash-flows) in the future.

The appropriate discount rate will be the rate of return that adequately compensates the investor for the risks taken. As risk rises, the required compensation for the level of risk should also rise, reflected in a rise in the discount rate. The discount rate (the target rate of return) is usually derived by reference to the return on an alternative form of perceived low-risk or riskless asset (frequently the benchmark is the gross redemption yield on government gilts or cash), plus appropriate additions for risk.

The level of rate may vary in different areas of a city or country for many reasons such as condition, desirability of location, which might be related to such factors as accessibility, visibility, reputation, etc. Investors expect larger returns when investing in high-risk income properties. High quality newer investment properties generally have lower yields and discount rates than older existing properties.

Based on our knowledge of required rates of return for various investments, in particular real estate, as well as through discussions with investors active in the real estate market in Russia, we have been able to estimate an appropriate discount rate which reflects the perceived risk and required rate of return for a property such as the subject property.

In determining this discount rate, we have used a number of factors to ensure that it is accurate, applicable, market derived and theoretically robust. Firstly, we have derived the discount rate both from our knowledge of the minimum hurdle rates of return (minimum IRR) required by actual developers and investors currently active in the Russian market (that is, from real market participants and the real rates of return required by our clients).

Secondly, we have used the cumulative method to rationalize and verify the market derived discount rate applied in a more quantitatively and economically robust context. The Cumulative Method assesses the likely return required by investors and developers based on the desired rate of return (also referred to as the discount rate or target rate) conventionally constructed from a risk-free rate and market risk premium; for real estate, investors may also choose to add specific risk premiums.

Finally, we have tested the reasonableness of the discount rates and exit yields applied to the discounted cash flow by considering the initial yield produced by our calculations at the date of valuation based on the current annual income and the Market Value produced by the DCF. This initial yield has been tested against current evidence and market sentiment as to initial yields in the particular property sector ad macro-location considered.

We therefore analyzed each asset and considered each as an investment opportunity and that a third party purchaser in the current market would require a minimum un-geared/deleveraged internal rate of return in order to purchase the asset.

While the construction of a discount rate using the cumulative or build-up method may seem to be a relatively straightforward process, actually determining the risk premium is more complex. Although some areas can be estimated quantitatively from historic data, a number of factors, resist that kind of analysis. As a result, investors are required to make subjective or qualitative adjustments to discount rates. The positive interpretation of this is that being aware of a risk, even if one cannot quantify it exactly, is the first step in controlling it.

The following are examples of the sort of factors, which may be used in deriving a property risk premium:

1. Risk-free rate of investment
2. Market risks
   a. Illiquidity upon sale (e.g. lot size, transaction times, availability of finance)
   b. Failure to meet market rental expectations (forecast rental growth)
   c. Failure to meet market yield expectations (forecast yield shift)
   d. Risk of locational, economic, physical and functional depreciation through structural change
   e. Risks associated with legislative change (e.g. planning/privity of contract, changes in fiscal policy)
3. Specific risks
   a. Permitting/Planning risk (for development land or properties)
   b. Construction risk (for development land or properties
   c. Sales or market cycle risk (the risk of failure to let or sell the specific asset due to demand changes)
   d. Tenant default on rental payment (covenant risk)
   e. Risk of failure to re-let (void risks)
   f. Costs of ownership and management
   g. Differing lease structures (e.g. rent review structure, lease breaks).

The risk-free return rate is normally taken to be the gross redemption yield on a medium-dated government gilt, preferably of the same duration as the assumed holding period of the investment. (Alternatively it is possible to adopt the real return of index-linked gilts, in which case this needs to be applied to cash flows expressed in real terms.) Equally, geared investors or property companies frequently have reference to debt costs or the weighted average cost of capital (WACC) as the core metric against which assets are assessed.

The second group – risks of structural change or market failure – is those that may affect the market as a whole, particular subsectors or groups of property. The structural impacts on the in-town retail market brought about by the introduction of out-of-town retailing and changes to property taxation such as value added tax(VAT) are good examples of this. As such, these risks could be called market or systemic risks.

The third group – property, non-market or 'unsystemic' risk factors – are, broadly speaking, risks associated with individual assets.

EXIT CAPITALIZATION RATES

The capitalization rates are derived from our analysis of recent market transactions, together with our market knowledge derived from Cushman & Wakefield's investment agency coverage. In view of the current state of the market a greater degree of judgment was applied than would be the case in more mature markets where there is a large amount of transactional evidence. Nevertheless the yield levels used in the valuation calculation are based on market evidence and our experience of working with investors looking to invest in the market and our knowledge of the levels of return that they are seeking from their investments.

The exit yield applied in the end of a forecasted period of the discounted cash flow, that is, after the holding period in the DCF, assumes a hypothetical sale of the Property at this time through the application of an All-Risks Yield to the final year's income stream.

In assessing the exit yield to apply, we have had regard to current initial yields for the segment and type of Property represented by the subject property, market sentiment relating to anticipated yields in the short term for this type of property and the anticipated state of each Property in 5 years. We have also had regard to the likely competition in the office segment in forthcoming years and the resultant and likely attractiveness of the Properties to investors given an increase/decrease in supply of similar quality assets.

Market capitalisation rates have been projected based on the assessment that the property investment market for Moscow, Saint Petersburg and the regions will become more sophisticated over the period and that the number of active investors will increase. We consider these to be both logical and appropriate.

Arriving at discount and capitalization rates and bearing in mind how these should be correlated to each other is an important process in the calculation of value, which requires a valuer to draw on their specific skills and knowledge of the market under consideration. The discount rate reflects the return sought by the investor from the asset and takes into account the current level of risk inherent in the investment concerned.

The initial yields and running yields generated by our valuations are principally in the range of 12% to 15%, these being in line with those yields reported for the office and retail sectors by major real estate companies (Jones Lang Lasalle and Cushman and Wakefield Research teams). We have also discussed our adopted yields with our in-house Capital Markets team to ensure we are reflecting existing market sentiment of both buyers and sellers.

Both the discount rates and exit yields are functions within the valuation calculations, from which our opinions of Market Value are derived. These calculations generate a variety of outputs, including initial / running yield and capital value per sq. m, which are considered collectively in order to arrive at what we consider to be an appropriate value, in line with the market.

For Properties in the course of development (St. Petersburg Residential, Kazan and Yaroslavl phase 2) the following additional assumptions were made:

ACQUISITION COST

The properties are mainly owned. However, in the modeling process the Market Value for a third party purchaser has been treated as the initial investment.

DEVELOPMENT PROPOSALS

It has been assumed where project documentation exists that any development would conform to the overall sizes as provided to us unless it is reasonable to assume that development could take place in some other form.

UTILITIES & ROAD IMPROVEMENT

In Russia the cost of providing utilities and executing necessary road improvements can vary widely. Where utilities need to be provided or road works executed it has been assumed that the cost estimates supplied to us are accurate.

CONSTRUCTION PHASING

All projects, unless specifically stated otherwise, have been assumed to be constructed in one phase. Due to the size of the Saint Petersburg (Residential), it has been assumed that they would be phased and that the phasing would be designed to maximise the returns from the site.

CONSTRUCTION COSTS

Construction costs have been assessed in accordance with standard rates in the market that a third party developer / purchaser would expect to have to pay in the course of the development of each project. All the costs were provided to us by the Client, a reliable and a well-known developer, and were then double-checked by ourselves, based on the tables and construction costs guidance that we have got in-house as well as the data on other developments in Russia that we have from the information provided on other valuation projects.

CONSTRUCTION CONTRACT

An advance payment is included in the cost calculations, which is charged to the first quarter of the construction contract. A hold-back against defects requiring remedy is also included and is charged to the quarter after completion of construction of the relevant phase. The remaining construction costs are applied equally throughout the development period.

PERMIT & DESIGN COSTS

Where there are outstanding permitting costs these have been assessed in line with the anticipated numbers as supplied by the client as, once again, there can be a wide variation in the permitting costs. Design costs – where appropriate have been assessed in line with market standards.

ASSUMED SALE

In order to assess the capital value of a completed development, we have assumed that a property is to be held upon completion for a period until the net income stabilizes, and thereafter is sold. Taxes for the operation period and for the sale of assets were deducted from the proceeds. This is a valuation technique and does not necessarily represent the intention of the owner.

VACANCY RATE

Vacancy has been assumed for the duration of each project and depends upon the property class, its location, the local market and the relative merits of each anticipated project. Vacancy rates in a cutaway view of each particular Property were agreed with our internal brokers' departments, which have significant knowledge and transactional experience in all sectors of commercial real estate in Russia.

SECURITY DEPOSIT

It is common for tenants to pay security deposits in the Russian market which are held interest free by the Landlord and offset against the last relevant period of the lease. Standard levels of Security Deposit have been assumed for different property classes. These deposits are treated as financing cash-flow and will be off-settable against the final relevant period of each lease.

DEBT ASSUMPTIONS

In assessing the Market Value of the Properties it has been assumed that no debt is used. There are wide variations as to the financing terms available in the, as yet immature, Russian property finance market and it is not therefore possible to apply standard terms.

Therefore unleveraged yields are used to provide a consistent approach.

VAT RATE

The VAT rate has been taken at the current rate of 18% introduced at the beginning of 2004. The VAT rate is of importance because although in theory VAT in Russia is immediately recoverable from the government the practice is slightly different. The VAT paid on construction and other development costs is considered a VAT credit account in favour of the landowner. VAT on future rents can be retained and offset against the VAT account until it is zeroed out. This has a significant effect on cash-flow. For the purchase of existing properties VAT is payable in respect of that part of the purchase price apportioned to building improvements. VAT is not payable in respect of the part (or whole) of the purchase price that relates to the land plot (or land lease). It has been assumed that all of the costs in association with the development of the project will be subject to VAT and also that all of the tenants (where appropriate) will be VAT paying.

CASH RESERVE

A contingency account against future capital expenditures is a prudent measure. Contributions to this cash reserve have been set depending on the different criteria of each proposed development.

DEVELOPMENT ASSUMPTIONS

The current Report and Valuation are based on the assumption that all concepts proposed by the Client are legally possible and the proposed development schemes will be realized by the Client under current conditions and commercial terms. Therefore the Values provided are related to the size and use of the planned projects, but are subject to change, the risk for which is taken into account in the discount rates applied.

SCHEDULE OF VALUES

A summary table is included below. The appendices contain information for each of the individual properties within the classes of: "*Properties held as investments*", "Properties *in the course of development*", and *"*Properties *held for development".*

MirLand Development Corporation Assets - Overview of Market Values as at 31st of December 2016

Ref.	City	Property Name and Address	Portfolio Market Value as of 31 of December 2016	Total sqm of Land	Projected Net Leasable / Saleable Area in sqm upon Completion (excl. Parking)	Market Value per sqm of Projected Net Leasable Area	Discount Rate	Projected Exit Capitalisation Rate for Commercial	Total Commercial Rental Income as of 2017 Market Rental Values (Assuming 100% Occupancy and Fully Completed)
001	Moscow	Hydromashservice, 2-Khutorskaya str., 38A	$28 000 000	12 237	16 696	$1 677	14,00%	10,00%	$4 084 062
002	Moscow	MAG, 2-Khutorskaya str., 38A	$32 200 000	21 940	18 535	$1 737	14,00%	10,00%	$4 828 857
003	Moscow Region	Western Residence, Perkhushkovo, Odintsovsky district	$11 200 000	225 300	39 670	$282	15,50%	Residential	Residential
004	Saratov	Triumph Mall, 167 Zarubina street	$75 200 000	22 000	27 243	$2 760	14,00%	11,50%	$8 273 000
005	Saint Petersburg	Triumph Park, Residential	$91 200 000	408 314	236 601	$281	20,00%	Residential	Residential
006	Saint Petersburg	Triumph Park, Commercial	$8 300 000	81 663	106 000	n/a	n/a	n/a	n/a
007	Yaroslavl	Vernissage Mall, Kalinina str.	$47 200 000	120 000	34 092	$1 385	14,00%	11,50%	$5 215 844
008	Yaroslavl	Phase II	$2 200 000	160 000	40 000	n/a	n/a	n/a	n/a
009	Moscow	Tamiz Building	$20 600 000	4 500	11 737	$1 755	14,00%	10,00%	$2 598 032
010	Moscow	Century Buildings	$40 700 000	5 800	20 904	$1 947	14,00%	10,00%	$4 814 690
011	Kazan	Triumph House	$1 800 000	22 000	18 500	n/a	n/a	n/a	n/a
012	Saratov	Logistics Complex	$1 600 000	260 000	104 000	n/a	n/a	n/a	n/a
		Total	**$360 200 000**						**$29 814 000**

PROPERTIES HELD AS INVESTMENTS

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"MAG" 2-Khutorskaya street, 38A Moscow, Russia	The Property is located in approximately 10 minutes walking distance from the nearest metro station Dmitrovskaya. This location is in the north part of the Moscow Novoslobodsky Business District, approximately 2 kilometres from the Third Transport Ring road. MAG is a former factory site containing several buildings, which have been refurbished and transformed into new class B office space. According to information provided to us, total leasable area is 18,534.90 sq. m. with 175 parking spaces. As at the date of valuation there were 3,576 sq. m. of vacant space, which represents 19.29% of the total rentable area. According to the Long Term Lease Agreement #M-09-031793 as of September 29, 2006, Mashinostroenie and Hydravlika OJSC leases a land plot of 1.2879 ha until 1st of September 2055. The land plot with a total area of 1.0257 ha is held by Mashinostroenie and Hydravlika OJSC under the Decree of the Northern Administrative District of Moscow # 9590 from 19.12.2007 on a leasehold basis up to 30.11.2032.	Different length periods	US$4 168 518	US$4 896 225	**US$32,200,000**
"Hydromashservice" 2-Khutorskaya street, 38A Moscow, Russia	The Property is located approximately 10 minutes walking distance from the nearest metro station Dmitrovskaya. This location is in the north portion of the Moscow Novoslobodsky Business District, approximately 2 kilometres from the Third Transport Ring road. Hydromashservice is a former factory site containing several buildings, which have been practically fully refurbished and transformed into new class B office space. According to information provided to us total leasable area is 16,696.00 sq. m (of which 3,560 sq. m. or 21.33% are not leased) and 175 parking spaces. The Property has originally been constructed and used as an industrial premise in the former century. The building improvements are owned by Hydromashservice LLC according to ownership certificates provided by the Client. According to the Amendment Agreement No.5 of 29.09.2006 to the land lease agreement # M-09-025311, dated 28.11.2003. Hydromashservice LLC leases a land plot of 1.2237 ha.	Different length periods	US$3 373 155	US$4 170 645	**US$28,000,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
“Century Buildings” 2-Khutorskaya street, 38A Moscow, Russia	The Property is located in approximately 10 minutes walking distance from the nearest metro station Dmitrovskaya. This location is in the north portion of the Moscow Novoslobodsky Business District, approximately 2 kilometres from the Third Transport Ring road. The property is represented by two Class B office buildings with a total leasable area of 20,903.30 sq. m. located on a land plot with the total area of 0.58 hectares. Vacant premises comprise 50.76% of the GLA, which is 10,610 sq. m The land plot is held leasehold and the buildings are held freehold.	Different length periods	US$2 737 815	US$5 587 477	**USS$40,700,000**
“Tamiz” 2-Khutorskaya street, 38A Moscow, Russia	The Property is located in approximately 10 minutes walking distance from the nearest metro station Dmitrovskaya. This location is in the north portion of the Moscow Novoslobodsky Business District, approximately 2 kilometres from the Third Transport Ring road. The property is represented by Class B office building with a total leasable area of 11,737 sq. m. located on the land plot with the total area of 0.45 hectares. There are 3,739 sq. m. vacant (or 31.86% vacancy rate) in the building at present. Currently the building is offered on the market for lease. The Property has the benefit of 22 surface parking spaces. The land plot is held leasehold and the building is held freehold.	Different length periods	US$1 786 424	US$2 861 370	**US$20,600,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"Triumph Mall" 167 Zarubina Street Saratov, Russia	The Property represents a modern three-floor retail entertainment center with a total leasable area of 27,243 sq. m, of which 1.43% are currently vacant. The Property conforms to all European standards in terms of technical and engineering conditions as well as in terms of management services. The Mall has a list of prestigious tenants bound with the owner of the Property by long-term relations. The Subject Property is located at the intersection of Astrakhanskaya and Kutyakova streets at a 15 minutes' walking distance from the historical centre of Saratov, near Saratov airport and Saratov railway station. The north-eastern border of the site faces Zarubina Street. Universitetskaya Street is to the north-west of the site and Astrakhanskaya Street is to the south-eastern frontier of the site. The south-western border of the site is Kutyakova Street. The surroundings are predominantly retail, residential and industrial premises. The tenure of the land plot of 2.2 ha is freehold.	Different length periods	US$8 817 415 (including turnover rent)	US$8 680 785 (including turnover rent)	**US$75,200,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"Vernissage Mall" Moskovskoye Shosse & Kalinina street Yaroslavl Region, Russia	The Property is a modern retail complex with entertainment areas which opened on the 27th of April 2007 with a total leasable area of 34,092 sq. m, of which 3.36% (or 11,146 sq. m) are currently vacant. Gross buildable area comprises 40,787 sq. m. The complex consists of one ground floor and a guest ground parking with 1,450 spaces. All premises are currently occupied. The Property is located at the intersection of Kalinina Street (ring road of Yaroslavl) and Moskovskoye shosse at the border of the city of and the Yaroslavl region. The city centre (6 km) can be reached in about 15 to 20 minutes driving distance. The district is mostly residential, with a large residential micro-district in the north and individual housing surrounding the Subject Property. The Property conforms to all European standards in terms of technical and engineering conditions as well as in terms of management services. The Mall has a list of prestigious tenants bound with the Owner of the Property by long-term relations. The tenure of the land plot (12 hectares in size) is freehold (according to the Ownership Certificate 76-AA #170178). The remaining land area of 18 hectares is reserved for future development (see "Yaroslavl: Phase II").	Different length periods	US$$4 993 215 (including turnover rent)	US$$5 009 963 (including turnover rent)	**US$47,200,000**

PROPERTIES IN COURSE OF DEVELOPMENT

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
Western Residence Perkhushkovo Odintsovo District Moscow Region, Russia	The Property is located in the Moscow Region, in the Odintsovo District close to Mozhayskoe Shosse approximately 15 km distance to the west of the MKAD (Moscow Ring Road) and approximately five km from Perkhushkovo railway station. The neighbouring land plots are characterised by housing settlements and forests. The Property comprises two adjacent land plots held freehold with a total area of 22.53 ha: Land plot #1 with a total area of 10.57 ha; Land plot #2 with a total area of 11.96 ha. As at the date of valuation, Phase 1 (land plot 1) is completed. It represents a residential quarter hosting 77 houses, out of which 37 are town-houses and the rest – cottages of different type and area. 64 houses from the 1st phase were already sold as of the date of valuation. Phase 2 is on hold at the moment and will be developed only after all houses of phase 1 are sold.	The units are sold on a single unit basis.	The units are sold on a single unit basis.	The units are sold on a single unit basis.	**US$11,200,000**
"Triumph Park, Residential" and "Triumph Park, Trade Center" 30 Pulkovskoe Shosse Saint Petersburg, Russia	The Property is located in the second line from (set back from) the main road (Pulkovskoe Shosse) connecting the Saint Petersburg airport to the city centre. The distance to the airport is approximately five km. The city centre is about 16 km away. The tenure of the land plot is freehold. The Property is represented by a land plot of 40.8314 hectares in total which is intended for future development of residential apartment dwellings including appertaining community buildings and parking facilities. A high-voltage power line passes the site along the eastern land plot boundaries. The power line covers a relatively small part of the land plot.	<u>Residential:</u> Upon completion the units are expected to be sold on a single unit basis. <u>Commercial:</u> n/a	<u>Residential:</u> Upon completion the units are expected to be sold on a single unit basis. <u>Commercial:</u> n/a	<u>Residential:</u> Upon completion the units are expected to be sold on a single unit basis. <u>Commercial:</u> n/a	Total Value for Residential &Trade **US$99,500,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
	The concept of the Residential element provided to us suggests constructing all in all approximately 8,500 residential dwellings comprising an average saleable area of 47 sq. m. per apartment over 8 phases. The quality of the apartments is split into "Economy" class and "Comfort" class. Moreover, some 5,500 underground parking spaces as well as open parking areas along the streets will be constructed as part of the Saint Petersburg Residential project. Construction started in 2012 and will take place in 8 phases, with the last one being completed in 2023. Commercial part of the property is represented by a land plot of 8.16628 hectares in total, which is intended for future development of class B office and retail space with a total area of 106,000 sq. m, including parking facilities in three phases. Total outstanding development costs are estimated at US$300 632 000 (for residential part including VAT). **Note: according to the information provided by the Client, the new Government Resolution #524 "Regarding the rules of land use and site development" dated 21.06.2016 was put into force. According to this document, two main changes that will be tangible for the developers are the allowed height of construction (40/55 m) and the co-efficient of the territory usage (decreased from 2.3 to 2.0). The transitional period of switching to the new rules is marked till 31.12.2018. After 2018 a Commission will be organized that will be reviewing each case separately and will have the right to allow deviations from the height restrictions. Currently the Client is reviewing this document and discussing all options and possibilities with the local government. When this process is over, new construction parametres might be applied for the remaining phases and the valuation might change in terms of the main assumptions like areas and construction budget accordingly.*				

PROPERTIES HELD FOR FUTURE DEVELOPMENT

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
Shopping center project "Triumph House" Okolnaya street, 28A Kazan, Russia	The Property represents a land plot with a total area of 2.2 ha intended for the construction of a shopping center. The site is surrounded by residential buildings to the west, south and east. From the north the Site is bounded by an industrial zone. Total gross leasable area will be 18,500 sq. m. There will be an outdoor parking for 200 cars. As we understand from the Client, this might be a built-to-suite property in future. The site is located in the Central part of Kazan on the intersection of Gorkovskoe Highway, Bolotnikova Street, Frunze Street and Vosstaniya Street.	n/a	n/a	n/a	**US$1,800,000**
Shopping center project "Yaroslavl Phase II" Moskovskoye Shosse & Kalinina street Yaroslavl, Russia	The Property is represented by an undeveloped land plot of approximately 15.3 hectares (remaining part of the Yaroslavl land plot which has not been used for the development of the Yaroslavl mall) which is unimproved as at the date of valuation. The Property is located at the intersection of Kalinina Street (ring road of Yaroslavl) and Moskovskoye Shosse at the border of the city of and the Yaroslavl Region. The city centre (six km) can be reached in about 15 to 20 minutes by car. The district is largely residential, with a large residential micro-district in the north and individual housing surrounding the Subject Property. The tenure of the land plot is freehold (according to the Ownership Certificate 76-AA #170178)	n/a	n/a	n/a	**US$2,200,000**
Logistics Complex project 1,3 km to the south-east of Dubki village Saratov Region, Russia	The Property represents an undeveloped land plot of approximately 26 hectares held for construction of a logistics complex, located in close proximity to Dubki Village in the Saratov District, Saratov Region According to information provided by the Client the construction of a logistics complex incorporating some 104,000 sq. m. of total area is planned in the future. Construction is supposed to be divided into 3 phases. The tenure of the land plot is freehold (according to the Ownership Certificate 64-AB #286547)	n/a	n/a	n/a	**US$1,600,000**

BRIEF PROPERTY DESCRIPTIONS

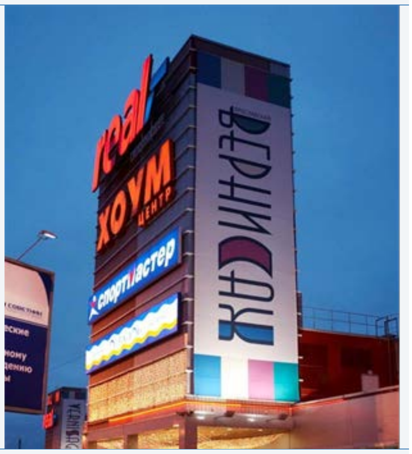
MAG	
Property type	Office
Number of buildings	3 bld.: #23, #25, #26
GBA, sq. m	19,486
GLA, sq. m	18,535
Site shape, topography	Regular
Parking facilities	External, 175 parking spaces
Construction details	• Basic construction: steel and masonry • Foundation: concrete slab • Walls: concrete block + inside gypsum wallboard • Roof type: flat • Glazing: double glazing • Number of entries: 23 – 6; 25 – 3; 26 - 4 • Number of elevators: 23 – 2; 25 – 1; 26 - 2 
Engineering systems	• Type of lightning: lyuminisentny lamps and LED lamps • Heating source: IHD from own boiler house • Air-conditioning: central conditioning / split system • Heating: radiator/fan

HYDRO	
Property type	Office
Number of buildings	2 bld.: #9, #15
GBA, sq. m	20,409.1
GLA, sq. m	16,696
Site shape, topography	Regular
Parking facilities	External, 175 parking spaces
Construction details	• Basic construction: steel and masonry • Foundation: concrete slab • Walls: concrete block+ inside gypsum wallboard • Roof type: 9 - flat/15 – gabled and mansard • Glazing: double glazing • Number of entries: 9 – 6; 15 - 3 • Number of elevators: 9 – 4; 15 - 1 
Engineering systems	• Type of lightning: lyuminisentny lamps and LED lamps • Heating source: IHD from own boiler house • Air-conditioning: central conditioning / split system • Heating: radiator/fan

TAMIZ	
Property type	Office
Number of buildings	1 bld.: #14
GBA, sq. m	14,358.30
GLA, sq. m	11,737
Site shape, topography	Regular
Parking facilities	External, 22 parking spaces
Construction details	• Basic construction: steel and masonry • Foundation: concrete slab • Walls: concrete block+ inside gypsum wallboard • Roof type: flat • Glazing: double glazing • Number of entries: 6 • Number of elevators: 6 
Engineering systems	• Type of lightning: lyuminisentny lamps and LED lamps • Heating source: IHD from own boiler house • Air-conditioning: central conditioning • Heating: radiator/fan

CENTURY	
Property type	Office
Number of buildings	3 bld.: #7, #8, #17
GBA, sq. m	23,690.9
GLA, sq. m	20,903
Site shape, topography	Regular
Parking facilities	External, 86 parking spaces
Construction details	• Basic construction: steel and masonry • Foundation: concrete slab • Walls: concrete block+ inside gypsum wallboard • Roof type: flat • Glazing: double glazing • Number of entries: 7 – 2; 8 – 3; 17 - 3 • Number of elevators: 7 – 0; 8 – 3; 17 - 4 
Engineering systems	• Type of lightning: lyuminisentny lamps and LED lamps • Heating source: IHD from own boiler house • Air-conditioning: central conditioning / split system • Heating: radiator/fan

YAROSLAVL MALL	
Property type	Retail
Number of buildings	1
Year of Construction	2007
Year of Redevelopment	-
GBA, sq. m	43,200
GLA, sq. m	34,092
Site shape, topography	Regular
Parking facilities	External; 239 parking spaces
Construction details	• Basic construction: reinforced concrete monolith • Foundation: reinforced concrete piles • Walls: sandwich panels • Roof type: flat • Glazing: double glazing • Number of entries: 2 • Number of elevators: -
Engineering systems	• Type of lightning: built-in spot light • Heating source: district heating • Air-conditioning: fully-fitted • Heating: radiator



SARATOV MALL	
Property type	Retail
Number of buildings	1
Year of Construction	2010
Year of Redevelopment	-
GBA, sq. m	58,000
GLA, sq. m	27,241
Site shape, topography	Regular
Parking facilities	Internal, 440 parking spaces
Construction details	• Basic construction: reinforced concrete monolith, masonry • Foundation: reinforced concrete monolith • Walls: masonry • Roof type: flat • Glazing: double glazing • Number of entries: 2 • Number of elevators: 10 
Engineering systems	• Type of lightning: built-in spot light • Heating source: district heating • Air-conditioning: fully-fitted • Heating: radiator

APPENDIX II

MARKET COMMENTARY[3]

OUTLOOK

In 2017-2019 the Russian economy will be stagnating. However, there are signs of future appreciation of the Russian Ruble. In this case the real estate market will offer carry-trade opportunities for institutional investors. If oil prices are fixed above 60 Dollars per barrel, demand for quality real estate assets will grow significantly.

We will remember 2016 as the most difficult year for the real estate industry. It was sort of a stress test that our sector had passed narrowly.

In 2017 we will see a gradual recovery of the leasing market. The government will do its best to keep the situation stable during the pre-election year. While the overall growth rates will be modest, there will definitely be over performing sectors.

The real estate sector will be focusing on 2 extremes: short term business schemes and long term projects that are not sensitive to short term cycles.

GDP GROWTH

2016	2017	2018	2019
-0,5%	1,2 %	1,3%	1,2%

BUDGET DEFICIT (% of GDP)

2016	2017	2018	2019
-3,6%	-3,2%	-2,4%	-1,6%

RUB/USD EXCHANGE RATE

2016	2017	2018	2019
67,1	60,1	58,9	57,8

HOUSEHOLD CONSUMPTION

2016	2017	2018	2019
-3,3%	0,2%	1,6%	2,0%

CPI

2016	2017	2018	2019
7,0%	5,1%	4,0%	4,0%

INTEREST RATE

2016	2017	2018	2019
11,7%	10,5%	9%	8%

Source: Oxford Economics (01/2017)

A modest recovery in 2017 will follow the two years of recession. However very low growth rates suggest that the economy will stagnate. According to the base case forecast, the economy will return to 2014 indicators only towards 2020.

Industries, including the real estate sector, will have to adapt to the economic stagnation. If the government is able to ensure a stable exchange rate and low inflation, this will create opportunities for long-term projects in real estate, aimed for delivery in a better economic situation.

CONSUMER MARKET

Moscow is leading in the consumer market decline. The capital city lost over 25% in real retail sales in 2 years.

However, there are some early signs of consumer confidence improvement in Moscow. If retail sales in December and January exceed expectations –this will most likely mean that consumers will return to the stores in 2017.

Moscow may also become the leader in recovery.

Retailers should not expect good times in 2017. Consumers are now focusing on low budget formats and hypermarkets may be the first to experience growth.

[3]*Research department C&W; Marketbeat Q4 2016*

CAPITAL MARKETS

In 2016, the total volume invested in the commercial real estate in Russia was US$5.1bn.

The purchases for owner occupation (30%) and debt-to-equity swaps (14%) made a significant share of the total volume.

The foreign investments made a decade anti-record(US$120 mn). We expect US$4.5 bnof investments in 2017.

Our estimation of the capitalization rates was kept at the same level all through the year. However, we expect a small compression in 2017. We believe the strengthening ruble and stabilizing oil prices will lead to the appreciation of assets.

Based on the inflation slowdown the Central Bank of the Russian Federation reduced the key rate twice in 2016(in June and September –to 10.5% and 10.0% accordingly). The regulatory authority will keep investigating the possibility of further decrease of the key rate. It is expected the next decrease may take place not earlier than in Q1 –Q2 2017.

ACTUAL INVESTMENT VOLUMES

2016
5.1
US$ bn

EXPECTED TOTAL INVESTMENTS

2017
4.5
US$ bn

PRIME CAPITALIZATION RATES

OFFICES

Q3 2016	Q4 2016	F2017
10.50%	10.50%	10.00%

SHOPPING CENTERS

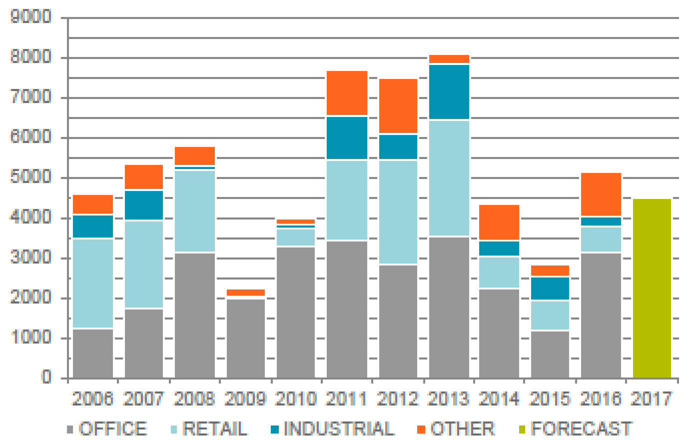
Q3 2016	Q4 2016	F2017
11.00%	11.00%	10.50%

WAREHOUSES

Q3 2016	Q4 2016	F2017
12.75%	12.75%	12.00%

In H2 2016, there was a slight revival –noticeable against the 'failed' Q2. Though some potential deals were cancelled in 2016 (Yandex abstained from buying buildings in Krasnaya Roza business complex due to the economic situation; the owners of Atrium shopping center changed their mind and are not selling the property anymore) and some were postponed to 2017 (LetoSC; Immofnanz's retail portfolio in Russia), the total volume invested in the commercial real estate in 2016 was US$5.11 bn. It is to be specially noted the 'pure' investments made up US$2.90 bn (purchases for own-occupation –1.51; debt-to-equity swaps –0.70). 60% of the total amount was attracted by the office segment. The strengthening ruble and oil getting more expensive make the Russian commercial real estate more attractive for potential investors. We expect an increase in the volume of 'pure' investments starting from 2017.

INVESTED VOLUMES, US$ MN



THE BIGGEST DEALS IN 2016

SEGMENT	QUARTER	PROPERTY	INVESTOR	AMOUNT, US$ MN
OFFICES	Q1	EVOLUTION	TRANSNEFT	960
OFFICES	Q3	NORDSTAR	GRUPPA KOMPANIY REGION	385
OFFICES	Q3	PRESIDENT PLAZA	SBERBANK	350
OFFICES	Q1	EURASIA	VTB	300
RETAIL	Q4	K-RUOKA SHOPS	LENTA	180
RETAIL	Q3	TSUM	MERCURY	100
RETAIL	Q3	ZELENOPARK	DG19	85
WAREHOUSES	Q1	PNK - CHEKHOV 3 PNK - SEVERNOYE SHEREMETYEVO	RDIF AND PARTNERS	100
WAREHOUSES	Q1	NIKOLSKOYE LOGOPARK (DMITROV)	BIN GROUP	50
HOTELS	Q1	KRASNAYA POLYANA (SOCHI)	KURORT PLUS	500
HOTELS	Q4	AZIMUT HOTEL (SOCHI)	YUG-BIZNESPARTNER	180
HOTELS	Q4	PARK INN HOTELS	AFK SISTEMA	104

OFFICE MARKET OUTLOOK

2016 was quite active for office commercial real estate market. Several indices show slight positive tendencies. However, considering the depth of the market sagging and the pace of the recovery, the market is still far from balancing the situation and reaching equilibrium.

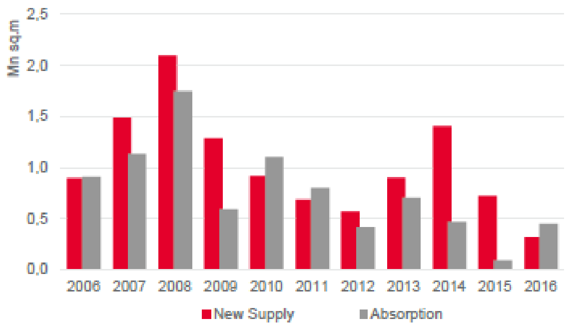
DEMAND

Demand for offices exceeds new supply.

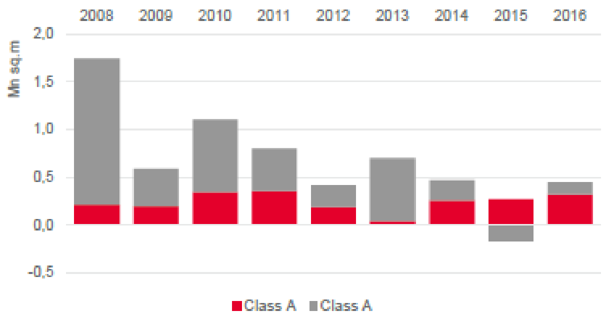
474 **ABSORPTION IN2016**
‘000 sq.m

317 **VOLUME OF NEW CONSTRUCTION2016**
‘000 sq.m

ABSORPTION AND NEW CONSTRUCTION



ANNUAL ABSORPTION BY CLASSES



The total volume of leased and owner-purchased office premises in 2016 exceeded the one in pre-crisis 2013. In total 2,112 deals were completed in 2016 with an overall volume of around 1.165mnsq.m.
2016 was a year of major acquisition transactions: the four biggest deals of the year are acquisitions with a total area of approximately 350,000 sq. m. This is almost a quarter of total take-up volume in 2016.
Considering these four deals, approximately 50% of the demand attributes to acquisitions of entire properties and blocks in business centres.

For the whole year absorption totaled 474,000 sq. m and this is 160 000 sq. m higher than the new construction figure.
Class A absorption volume was 2.5 times higher, than in the class B+ sector. Meanwhile Class B-office space is experiencing negative absorption. This indicates that companies sought upgrades in quality and efficiency via attractive rental terms.
Limited new construction as well as increased demand resulted in optimistic indicators of 2016.
The market is headed for stabilization and some growth.

MAJOR DEALS IN2016

COMPANY	AREA	BUILDING	CLASS / SUBMARKET
Sberbank	114,000 sq.m	President Plaza	A / Central
VTB	93,878 sq.m	Eurasia	A / Central
Russian Agricultural Bank	73,525 sq.m	IQ Quarter	A / Central
Moscow Government	55,000 sq.m	OKO	A / Central
Transneft Tekhnologii	10,669 sq.m	Ina House	B+ / Central
Yandex	10,333 sq.m	Avrora Business Park	A / Downtown
Miratorg	8,542 sq.m	Lotos	A / OTA
Rosenergoatom	8,449 sq.m	Port Plaza	B+ / OTA

Source: Cushman & Wakefield

The volume of new supply is still low: approximately 317,000sq.mof quality office premises were put into operation during 2016.

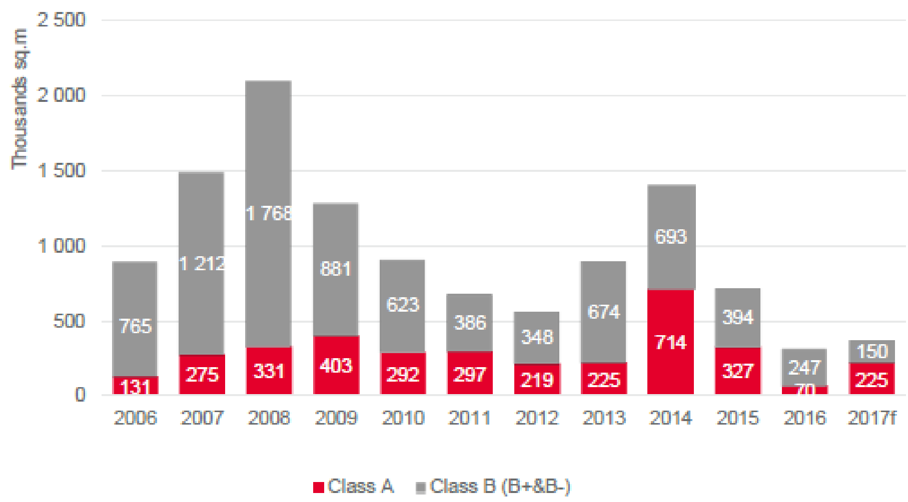
Such low volume of new construction was fixed only in the beginning of the noughties when the Moscow office market was at the beginning of its growth.

As it was expected at the beginning of 2016, majority of the projects under construction shifted delivery dates. Some projects were converted from offices to residential.

There is still a lot of office space (around one million sq. m) under construction. However construction activity is stalling, so we expect this delivery to be spread over the next three years at least.

In 2017 office annual new construction volume is expected to grow a bit and reach 375,000 sq. m. The largest schemes totaling 240,000 sq.m are planned to be delivered in the territory of the MIBC Moscow City.

NEW CONSTRUCTION BY CLASSES



SUPPLY

For the last three and a half years from mid 2012 to the end of 2015 the vacancy rate grew by 10 pct. 2016 shows the opposite trend: vacancy level decreased by 1.35 pct.

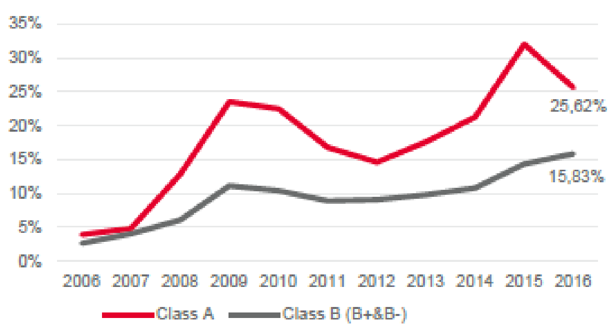
Under positive conditions the situation with vacancies will improve, but it will take another few years at least .

The Russian economy growth forecast does not allow to expect a rapid reduction of vacant space.

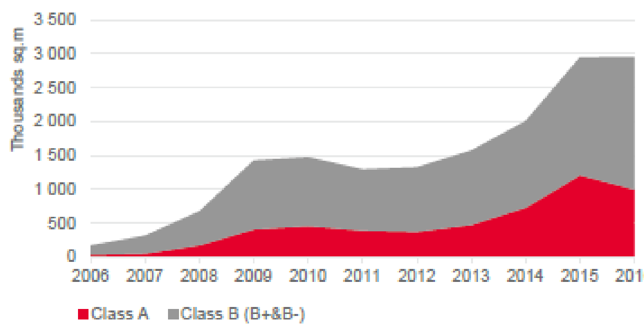
There are office premises of different areas and conditions in both class A and B properties practically in all districts of Moscow.

The majority of vacant spaces are located in the non-central submarkets.

VACANCY RATES



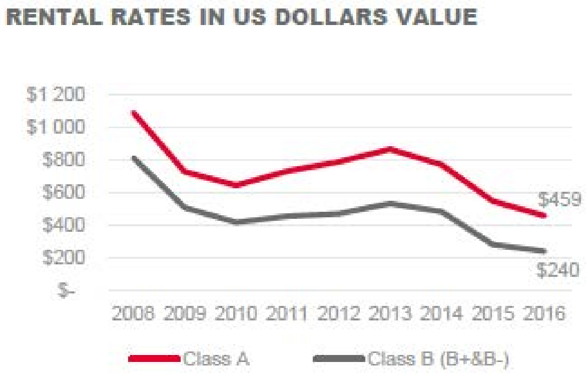
VACANT PREMISES

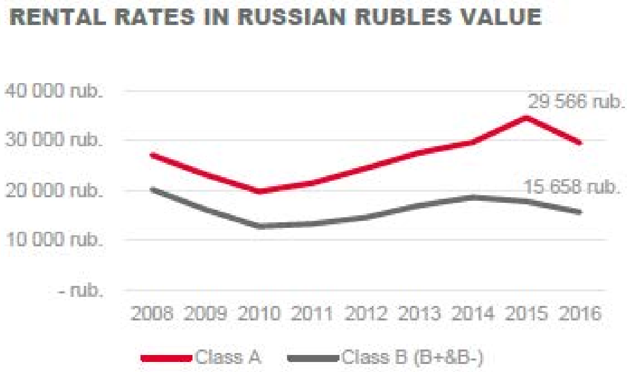


RENTAL RATES

In 2016 the average rental rate in the dollar equivalent was US$315 per sq.m per year. This is still less than in 2015(US$355), but during whole 2016 the index showed a slight but steady increase.
We expect that a relatively constant currency exchange rate will keep rental rates at the same level in the mid-term.

Lease agreements with rents nominated in rubles or with special provisions for payment of dollar-nominated rates will be trending in the upcoming years.





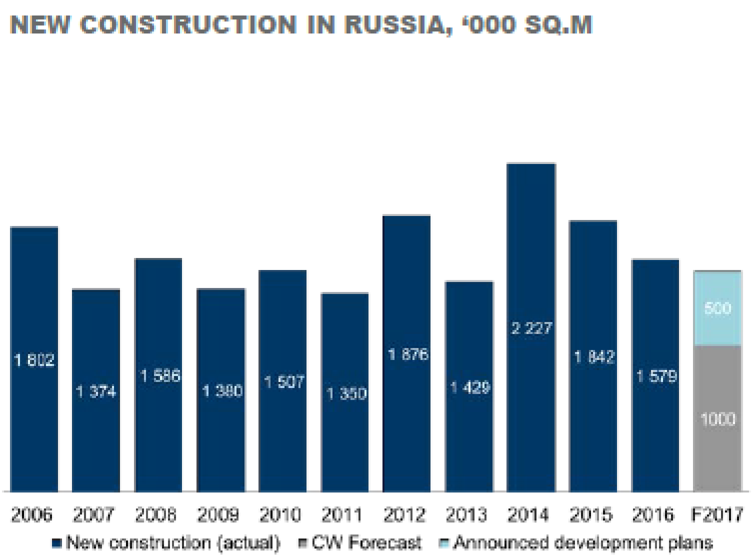
RETAIL MARKET OUTLOOK

2017 forecast:

- Consumer activity stabilization at the level of 2016, slight growth is possible.
- Vacancy rate will be the same as in 2016.
- Potential growth of prime rental rate indicator in H2 2017.

At the year-end, all the main economic indicators influencing the retail market are still in the red zone, however the fall has slowed down significantly. In 2017 we expect the indicators to enter the positive zone.
The forecast for the main macroeconomic indicators (retail and catering turnover and personal income) remains conservative, but is expected to enter the positive zone –at least the last year level will be maintained, but a slight growth is also possible.
While in 2015 the main trends of the year were operational optimization, stores' reduction and slowing down or even freezing expansion plans, in 2016 retailers started to feel as light stability and then modest optimism. We expect the retailers' activity to remain stable next year.
It is possible that by the end of 2017 the prime rental rate will start growing, affected by the improving market mood and recovering consumer activity.
In general the average rental rate growth will not be significantly higher than the indexation fixed in the lease agreements.
Despite the fact that by the end of the year the vacancy rate has slightly decreased, it will, most likely, keep the level of the mid-2016 in2017 due to the new properties planned for delivery to the market. At the same time, recently constructed properties are slowly decreasing vacancy rate, which helps to keep the balance.
In general, the construction activity is declining (in 2017-2018 this trend will continue). However, there is a number of announced projects planned for the delivery in 2019-2020, among them, there are large-scale projects planned to be constructed as a part of the transport transit hubs (TPU) development programs.

SHOPPING CENERS. MOSCOW AND REGIONS



In Q4, 16 retail schemes with total GLA of 654 000 sq.m were delivered to the market which is 41% of the total new construction in 2016. A number of large retail properties all over the Russia opened their doors earlier than expected (most likely to catch the increase of consumer activity during the New Year holidays).
In 2017 we expect the construction activity to continue decreasing (about 1 mn sq. m will be delivered to the market).
It is important to note that the properties are still opening with about 50-60% of vacancy, in the majority of cases only anchor tenants are operational on the day of opening. Shopping centres that were opened earlier, in 2015-2016, are slowly increasing the occupancy level.
The largest retail property opened in Russia in 2016 was a mixed-use building Mega Grinnin Kursk (GLA 129,000 sq. m).

SHOPPING CENTRES DELIVERED TO THE MARKET IN 2016 AND THE PIPELINE FOR 2017

CITY	PROPERTY NAME	RETAIL GLA, SQ.M	DELIVERY
Kursk	MegaGRINN	129,000	Q1
Nizhnevartovsk	Yugra Mall	40,150	Q1
Pskov	Aquapolis	34,000	Q1
Ekaterinburg	Akademicheskiy	30,000	Q1
Balakovo	Green House (phase 2)	11,500	Q1
Vladivostok	Sedanka-City	45,000	Q2
Barnaul	Pioner Mall	37,000	Q2
Kovrov	Kovrov Mall	26,481	Q2
Stariy Oskol	Sputnik	18,000	Q2
St. Petersburg	Okhta Mall	78,000	Q3
Irkutsk	Noviy	43,000	Q3
Vladivostok	Druzhba	28,530	Q3
Khabarovsk	Na Pushkina	20,000	Q3
Blagoveschensk	Ostrova (phase 3)	18,000	Q3
Samara	Gudok	115,000	Q4
Barnaul	Galaxy	65,400	Q4
Tyumen	Tyumen City Mall	53,000	Q4
Tver	Rubin (phase 2)	51,500	Q4
Arkhangelsk	Maxi	49,200	Q4
Nizhniy Tagil	Retail Park Depo	40,000	Q4
Ekaterinburg	Greenvich (phase 5)	41,836	Q4
Ufa	Ultra	33,500	Q4
Kazan	Gorki Park	27,000	Q4
Krasnoyarsk	Pokrovsky	23,700	Q4
Naberezhnye Chelny	Sunrise City	23,000	Q4
Saratov	Happy mall (phase 3)	9,000	Q4
Total GLA Russia (without Moscow and the Moscow region), 2016		1,090,797	

CITY	PROPERTY NAME *	RETAIL GLA, SQ.M	DELIVERY
Novosibirsk	Evropeiskiy	45 000	Q1
Lipetsk	Riviera	61 000	Q1
Rostov-on-Don	Megamag (phase 2)	57 000	Q2
Togliatti	Aquarell	41 140	Q2
Kursk	Evropa (phase 2)	107 000	Q3
Orenburg	Armada Capital	67 358	Q3
Lipetsk	Evropa (phase 2)	45 300	Q3
Krasnoyarsk	SC on Severnoe sh.	106 450	Q4
Vladivostok	Kalina Mall	46 300	Q4
Izhevsk	Matrix	40 000	Q4
Total GLA Russia (without Moscow and the Moscow region), announced development plans for 2017		1,079,861	

** The table includes the largest (GLA 40,000+ sq.m) projects announced for delivery in 2017.*

In 2017-2018 construction activity willcontinue decreasing, butwe expect to see growth starting from 2019.

RETAILERS

The large international and federal players are expanding. In 2017, we expect retail turnover to enter the positive zone which can additionally stimulate retailers’ activity.

Retailers got through the last two difficult years with different results. In 2015, several international operators left the Russian market. In 2016, there was a number of mergers of the federal players (Zenden acquired Thomas Munz and Mascotte chains, Safmar company bought Eldorado and M.Video, Dixy purchased a part of Sedmoy Kontinent chain in Kaliningrad), small local players have been replaced by the larger retailers (X5 bought two large chains in Surgut and several shops of Zvezdny supermarkets chain in Ekaterinburg).

Existing operators are renovating the stores, experimenting with formats, developing new strategies to attract the costumers. One of the most interesting recently developing trends are mono brand and multi brand stores of Russian designers, which were mainly presented online before.

NEW RETAILERS

EXPANSION

Considering retailer activity (lease and purchase negotiations, slowly decreasing vacancy rate in half-empty retail objects, announcements of expansion programs of the chain retailers –directly or via franchise), many of them found stability in new conditions and consider them as new opportunities.

The large federal chains are extending the geography of their presence and exploring new regions, regional chains are trying to start operations in Moscow.

Moreover, some chain retailers have already started international expansion programs (Wokker plans to open 100 restaurants in Europe, including Czech Republic, Germany and Israel), the former shareholder of Lenta has launched a new hypermarket chain in West Africa, Gloria Jeans is going to enter the Eastern European market, Double B opened a coffee shop in Barcelona).

COMMERCIAL TERMS

The emerging trend of the economic indicators to grow is going to be the main factor supporting consumer activity and optimism of the market players.

It is too early for rapid market recovery. The forecast for the retail turnover and disposable income is close to zero, we expect the growth to start no earlier than in 2018. However, such a change of the general trend should be sufficient for an increase in consumer confidence and market mood improvement.

We expect the prime segment to be the first to react to this trend, so the prime rental rent increase is possible. The rental rate might increase after the temporary conditions fixed in the lease contracts expire, and if the real turnover of retailers grows.

We expect no increase of the average market rental rate until 2018. The growth at the inflation level is the most likely scenario.

YAROSLAVL RETAIL MARKET COMMENTARY

CITY

Yaroslavl is located close to the Moscow Region - 250 km away. Yaroslavl is included into the touristic route "Golden Ring", which generates significant flow of visitors and stimulates steady development of the city's infrastructure (including modern hotels). Economy of the city is supported by different companies including joint ventures with foreign capital: Komatsu assembly plant, Baltika bear production facilities, Takeda pharmaceutical enterprise.

RETAIL SPACE. '000 SQ M GLA

Source: Cushman & Wakefield

SELECTED RETAIL PROPERTIES

	TOTAL, sq m	GLA, sq m	DELIVERY
EXISTING			
Altair	55,000	35,750	2006
Vernisazh	70,000	33,300	2007
RIO Grand	38,000	21,000	2008
RIO	70,000	53,000	2011
Aura	121,000	62,550	2013
Yarkiy	24,000	16,500	2014

Source: Cushman & Wakefield

SHOPPING CENTERS

Development of quality shopping centres started in 2004. First quality objects appeared on the main streets: Moskovsky and Leningradsky prospects. The market development in different city districts is going rather independently, because districts' borders are formed by rivers and railroad branches. Dzerzhinskiy district is separated from main part of the city by industrial area. This requires creation of "autonomous" retail infrastructure in each district. The spread of shopping centres across the territory of the city is not homogeneous.

In comparison to other cities with comparable population provision of retail premises per 1,000 citizens is high—369 sq. m.

After the period of stagnation, when no quality retail premises have been delivered to the market since 2011, Aura shopping center (RosEvroDevelopment, GLA 62,550 sq m) was opened in 2013, which is now the biggest mall in Yaroslavl.

Also first quality shopping center in Volzhsky district was delivered in 2014 - Yarkiy (Base Property Group, GLA 16,500 sq. m).

RETAILERS

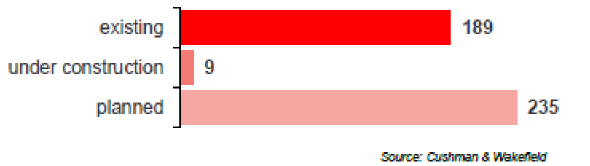
A variety of federal and foreign retailers are presented on the market as well as local ones. Mid-market segment dominates. Among large food retailers are the following companies: Dixy, Real, Metro Cash&Carry, Globus, Perekrestok, Spar, Magnit. W&B retailers: Technosila, Eldorado, Media Markt. Clothing retailers: Modis, Colin`s, Zolla, InCity, Be Free, Adidas, Reebok, O'stin and others. Among DIY retailers - hypermarkets of Metrika, K-Rauta and Nash Dom.

SARATOV RETAIL MARKET COMMENTARY

CITY

Saratov is not included into the list of cities with population over one million of people, though it is a center of a large agglomeration, where more than 1.15 mn people are living. Previously the city used to be mainly an industrial production centre, now the industrial production dynamics became lower. During the past years, unemployment rate has been reducing and income level has been growing (however, it is still one of the lowest among cities with 500.000+ population).

RETAIL SPACE. '000 SQ M GLA



SELECTED RETAIL PROPERTIES

	TOTAL, sq m	GLA, sq m	DELIVERY
EXISTING			
City Mall	21,000	17,000	2008
Triumph mall	57,839	27,444	2010
Happy Mall	68,500	55,000	2011-2014
Oranzhevyi	54,000	46,000	2014
Tau Gallery	102,000	44,000	2015
UNDER CONSTRUCTION			
Happy Mall (phase 3)	10,000	9,000	2016

Source: Cushman & Wakefield

SHOPPING CENTERS

The majority of existing shopping centres are located in the central part of the city. But there is a limited number of vacant land plots in historical center. Potential areas of further construction are industrial areas in the suburbs.
TAU Gallery (GLA 44,000 sq. m), the largest shopping centre in Saratov, was opened in 2015.

RETAIL STREETS

Main retail districts are Kirova prospect, Chapaeva Str., Gorkogo Str., Volskaya and Radischeva streets. Rental rates are rather diversified as well as the quality of retail premises offered for rent.

RETAILERS

Federal and international chains are presented on the market (Auchan, Metro Cash&Cary, SPAR, O'key, Lenta, Perekrestok, Magnit, Castorama, OBI, Media Markt, Eldorado, M.Video) as well as several local players (food retailers: Grozd, Palitra Vkusa).

KAZAN RETAIL MARKET COMMENTARY

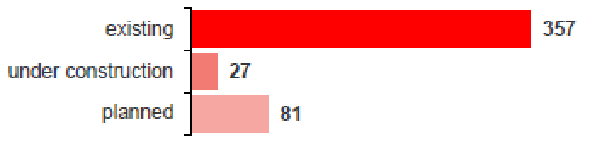
CITY

Kazan is the capital of Tatarstan, one of the Russia's most economically developed regions. Historically Kazan has been developed as one of the major scientific, educational, and industrial centers of Russia. Tatarstan's economy depends mostly on oil, which has a noticeable share in all tax proceeds. Kazan is one of the main logistic centers in Russia with a high development potential.

RETAIL STREETS

Street retail is not popular among chain retailers and is mostly occupied by tenants from service industries (banks, insurance companies, etc.).

RETAIL SPACE. '000 SQ M GLA



Source: Cushman & Wakefield

SELECTED RETAIL PROPERTIES

	TOTAL, sq m	GLA, sq m	DELIVERY
EXISTING			
City-Center	24,000	19,200	2003
XL	40,000	25,000	2004
MEGA - Kazan	120,000	92,500	2005
Tandem	67,000	43,000	2005
Suvar Plaza	60,000	17,400	2006
Korston Hotel & Mall	71,951	16,788	2006
Koltso	86,800	23,560	2006
Park House	70,000	48,100	2007
Frant	32,000	25,000	2010
Uzhny	78,000	46,800	2011
UNDER CONSTRUCTION			
Gorki Park	38,000	27,000	2016

Source: Cushman & Wakefield

SHOPPING CENTERS

Booming development, which happened in view of the 1,000th anniversary of Kazan and after it, provided the city with 300 sq. m of quality retail space per 1,000 inhabitants. Some experts consider Kazan's retail market as being close to saturation but the city is not in the leading position among 1 mn+ cities yet. The share of non-quality retail premises in total supply is still high. Such developments require reconstruction to compete with modern projects.

Among significant developments in Kazan are the following: Korston Park Hotel (retail-entertainment center with hotel facilities by Korston Hotel Group), Park-House and MEGA shopping center.

RETAILERS

Many international, national and local companies do business in Kazan, e.g. IKEA, METRO Cash&Carry, SPAR, Perekrestok, Edelveys-group, TatgazInvest and etc.

New retailers in 2015: Atak, Spar, Verniy, Podium market, Zolotoe Yabloko, Chicco and other small operators.

ST. PETERSBURG RESIDENTIAL MARKET COMMENTARY[4]

Political and economic state of affairs in the country influenced residential market in St. Petersburg, though not as much as other sectors of real estate. Residential developers compete a lot for buyers and therefore decrease prices and offer additional service lines to potential clients.

For example, some developers sign contracts with furniture and fit-out companies in order to be able to offer apartments not only in shell and core state, but also with some initial fit-out and basic furniture set. Buying such apartments on the construction stage is much more profitable and convenient for those, not eager to spend more time and money on refurbishment later.

Quite good mortgage conditions from different banks also stimulate residential market.

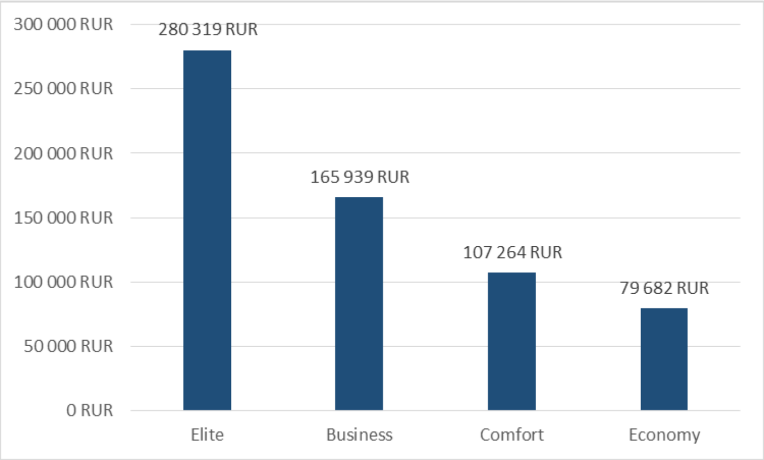
Secondary market is becoming less attractive. Apartments in newly built houses benefit from comfort and high quality construction standards as well as interesting design and location.

In 2016 average price change on the market in the Rouble equivalent made up 3.1% if comparted to 2015, which proves that residential market is doing fine in the long-run.

The share of apartments, which price is less than 80,000 RUR per 1 sq. m makes up 22.1% in the total amount of supply. Apartments, priced between 80,000 and 110,000 RUR per 1 sq. m, take the largest share in the stock – 41.2%. Apartment from 110,000 to 140,000 RUR per 1 sq. m take 23.1% and apartments with prices more than 140,000 RUR per 1 sq. m – 13.5%.

Based on the construction stage, the share of projects already delivered and partially sold takes 28.1%. Other 62.6% of all the houses under construction represent object in different development stages.

Average price based on the class of the apartments in December 2016 looked the following way:



Average price based on the type of the house in December 2016 looked the following way:

Type of the house	Average price, new construction, RUR/sq. m	Change from December 2015, %
Panel	94,095	4.63
Brick/monolith	104,521	4.42

Average price based on the type of the apartment in December 2016 looked the following way:

Type of the apartment	Average price, new construction, RUR/sq. m	Change from December 2015, %
Studios and 1-room apartments	100,460	2.98
2-room apartments	102,773	3.56
3-room apartments	106,134	2.72

[4] *Based on the materials prepared by Group of Companies "Byulleten Nedvizhimosti"*

In terms of the offer distribution across St. Petersburg, Primorsky district takes the leading role offering 14.2% of all new construction and followed by Vyborgsky (12.7%), Moskovsky (10.6%) and Nevsky (9.1%) district accordingly.

Most expensive apartments are traditionally offered in the Central, Petrogradsky, Admiralteysky and Vasileostrovky districts. Average price per 1 sq. m here is 116,500 – 197,000 RUR. Cheapest apartments can be found in Vyborgsky and Nevsky districts, where 1 sq. m costs from 82,300 RUR, depending on the type of the apartment.

District	Studios and 1-room apartments, average price, new construction, RUR/sq. m	2-room apartments, average price, new construction, RUR/sq. m	3-room apartments, average price, new construction, RUR/sq. m
Admiralteysky	136,023	131,792	124,242
Vasileostrovsky	116,725	118,043	116,520
Vyborgsky	89,586	89,587	84,151
Kalininsky	101,211	98,644	96,981
Kirovsky	105,220	102,018	103,613
Krasnogvardeysky	111,124	105,470	108,323
Krasnoselsky	92,474	91,846	92,376
Moskovsky	117,498	115,385	110,282
Nevsky	84,533	84,959	82,265
Petrogradsky	186,146	197,032	194,725
Primorsky	105,466	110,006	113,366
Frunzensky	111,229	110,331	104,636
Tsentralny	173,095	167,784	167,325

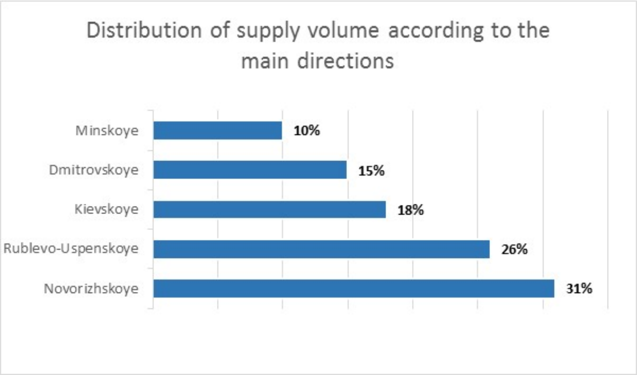
MOSCOW REGION COTTAGE MARKET COMMENTARY[5]

SUPPLY

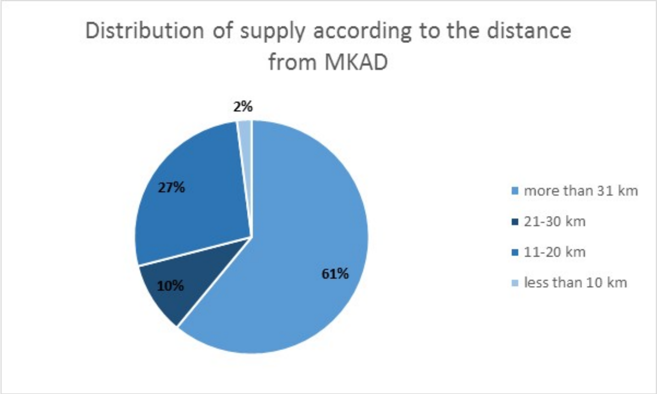
Currently there are about 1,060 households offered for sale in 39 cottage settlements in all main directions (Minskoye, Novorizhskoye, Rublevo-Uspenskoye, Dmitrovskoye and Kievskoye highways).

Minskoye highway remains the most expensive one in terms of prices together with Novorizhskoye and Rublevo-Uspenskoye.

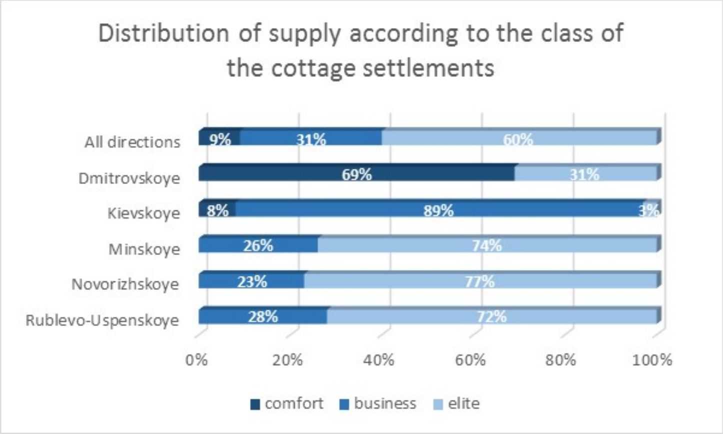
Distribution of supply of offers for sale depending on the highway is presented in the chart below.



About 63% of the total volume of settlements offered for sale are located at a distance of 21-30 km from MKAD, 27% are offered within 11-20 km, 10% - in the settlements located more than 21 km away from MKAD, whereas only 2% could be found within a 2-km distance.



More than half of offers are belong to the elite class households (60%), a bit more than 30% - to business class and the rest belongs to the comfort segment.



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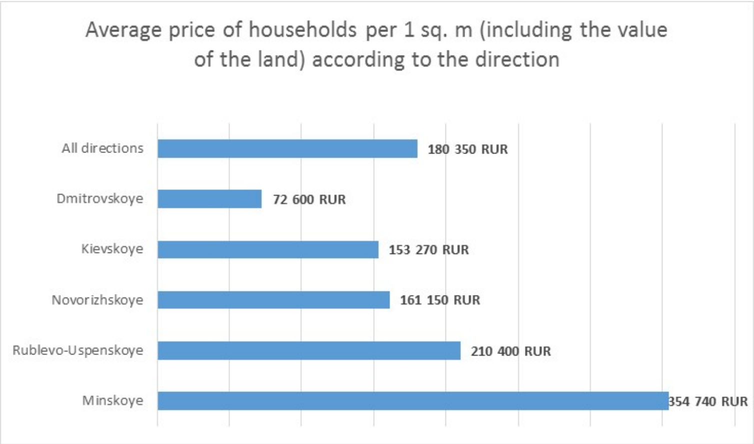
5 *Based on the materials prepared by Metrium Group*

PRICES

According to the analyst’s opinion, average price on all directions comprised around 180,350 RUR per 1 sq. m in Q3 2016. Most developers left prices unchanged since the beginning of the year, however, in overall most prices went down a bit due to the loss of interest to some destinations as such (for example, Dmitrovskoye highway).

Currently the most expensive direction is considered to be Minskoye, which is followed by Rublevo-Uspenskoye and Novorizhskoye.



APPENDIX III

BOOK VALUES*

Name of Property	FV
St. Petersburg commercial	8 100
Kazan Mall	2 900
Saratov Logistic	3 600
	14 600
Investment Properties	
Saratov Mall	73 700
Hydro	29 900
MAG	34 000
Tamiz buildings	21 800
Century	44 100
Yaroslavl Mall	48 600
	252 100
Inventories of buildings (short-term)	
Perkushkovo	16 163
St. Petersburg (residential)	109 700
	125 863
Inventories of buildings (long-term)	
St. Petersburg(residential)	-
TOTAL	**392 563**

** The table represents the figures as mentioned in the Client's last Financial Statements as of 30.09.2016. The information has been provided to us by the Client.*

APPENDIX IV

SENSITIVITY ANALYSIS

MAG

Vacancy rate	+5%	current	-5%
Market Value	$32 000 000	$32 200 000	$32 400 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$29 200 000	$32 200 000	$35 800 000
ERV	+5%	current	-5%
Market Value	$33 700 000	$32 200 000	$30 500 000

HYDROMASHSERVICE

Vacancy rate	+5%	current	-5%
Market Value	$27 800 000	$28 000 000	$28 200 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$25 400 000	$28 000 000	$31 200 000
ERV	+5%	current	-5%
Market Value	$29 300 000	$28 000 000	$26 500 000

CENTURY

Vacancy rate	+5%	current	-5%
Market Value	$40 400 000	$40 700 000	$41 000 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$36 600 000	$40 700 000	$45 500 000
ERV	+5%	current	-5%
Market Value	$42 500 000	$40 700 000	$38 700 000

TAMIZ

Vacancy rate	+5%	current	-5%
Market Value	$20 500 000	$20 600 000	$20 700 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$18 600 000	$20 600 000	$23 000 000
ERV	+5%	current	-5%
Market Value	$21 600 000	$20 600 000	$19 500 000

YAROSLAVL_Vernissage Mall

Vacancy rate	+5%	current	-5%
Market Value	$44 900 000	$45 900 000	$46 200 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$42 200 000	$45 900 000	$50 200 000
ERV	+5%	current	-5%
Market Value	$46 900 000	$45 900 000	$44 800 000

SARATOV_Triumph Mall

Vacancy rate	+5%	current	-5%
Market Value	$74 800 000	$75 200 000	n/a
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$69 400 000	$75 200 000	$82 200 000
ERV	+5%	current	-5%
Market Value	$78 000 000	$75 200 000	$72 500 000

APPENDIX V

DISCOUNT RATE BREAKDOWN

For the purpose of our valuation we calculated the discount rate on the basis of a cumulative method:

DR = Risk Free Rate +Investment Risk +Liquidity Risk + Management Risk + Specific Risk (if applicable).

When assessing the discount rate for incomplete development Properties, we added additional risks associated directly with the construction process.

We have calculated the discount rate on the basis of a long term risk-free rate plus a risk premium in accordance with international valuation practice. The Risk Free Rate is estimated on the basis of the most liquid and secure investments. The risk-free rate has been taken from the yield of Russia-30 Bonds to reflect the long-term horizon of real estate investments. As of the date of valuation this number is estimated to be around 2.35%. The generally applied discount rate has therefore been calculated from the risk-free rate of 2.35% and specific risk premiums reflecting the limited liquidity of the real estate investments compared to more liquid asset classes such as stocks or bonds. Then we took into consideration location, degree of completion, type of property and other characteristics while assessing risk premiums in line with every separate Property.

MAG (Completed)	**31.12.2016**
Risk Free Rate	2,35%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,53%
- Management Risk	2,50%
Discount Rate	**14,00%**

Hydromashservice (Completed)	**31.12.2016**
Risk Free Rate	2,35%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,53%
- Management Risk	2,50%
Discount Rate	**14,00%**

Century (Completed)	**31.12.2016**
Risk Free Rate	2,35%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,53%
- Management Risk	2,50%
Discount Rate	**14,00%**

Tamiz Building (Completed)	**31.12.2016**
Risk Free Rate	2,35%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,53%
- Management Risk	2,50%
Discount Rate	**14,00%**

Vernissage Mall Yaroslavl (Completed)	**31.12.2016**
Risk Free Rate	2,35%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,53%
- Management Risk	2,50%
Discount Rate	**14,00%**

Triumph Mall Saratov (Completed)	**31.12.2016**
Risk Free Rate	2,35%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,53%
- Management Risk	2,50%
Discount Rate	**14,00%**

DISCOUNT RATE	
RISK-FREE RATE (COUNTRY ADJUSTED)	
2017	2,35%
2018	2,14%
2019	2,71%
2020	3,08%
2022	3,69%
2023	3,98%
INVESTMENT RISK	
Moscow	1,00%
Moscow Region	2,00%
Other Regions (Population >= 1 M)	2,50%
Other Regions (Population < 1 M)	4,00%
MANAGEMENT RISK	
Company's Risk	1,00%
LIQUIDITY RISK	
12 months	2,30%
18 months	3,42%
DEVELOPMENT STAGE	
Buildins are not demolished	5,00%
Zero-Stage (Free land plot,ready for construction to start)	4,00%
Half of the construction is done	3,00%
End of construction	1,00%
DOCUMENTATION	
Investment agreement, city order	5,00%
Land lease agreement	4,00%
GPZU	3,00%
Construction permit	2,00%
Commissioning certificate	1,00%
COUNTRY MARKET CYCLE	
2017	1,50%
2018	2,00%
2019	2,50%
2020	3,00%
2021	3,50%
2022	4,00%
2023	4,50%
Discount Rate St. Petersburg residential	**20,00%**

APPENDIX VI

FINANCIAL MODELS

SARATOV LOGISTICS

	Subject property	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Price, $	-	296 751	107 160	131 889	103 863	247 293
Total area (ha)	26,0000	9,00	3,00	4,80	5,60	7,00
Price per ha, $	-	32 972	35 720	27 477	18 547	35 328
Adjustments						
Size						
Adjustment, %	-	-15,00%	-30,00%	-30,00%	-15,00%	-15,00%
Subtotal, $	-	28 026	25 004	19 234	15 765	30 028
Location	Russia, Saratov region, 1.3 km south-east to Dubki village	Saratov, Volsky Trakt	Saratov, Moskovskoye Shosse	Saratov, Leninsky district, Zhasminka	Saratov, Volsky Trakt	Saratov, Volsky Trakt
Adjustment	-	0,00%	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	28 026,49	25 004,03	19 233,87	15 764,90	30 028,38
Transport access	Good	Good	Good	Good	Good	Good
Adjustment	-	0,00%	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	28 026,49	25 004,03	19 233,87	15 764,90	30 028,38
Zoning	industrial	industrial	industrial	industrial	industrial	industrial
Adjustment	-	0,00%	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	28 026	25 004	19 234	15 765	30 028
Property rights	freehold	leasehold	leasehold	leasehold	leasehold	leasehold
Adjustment	-	5,00%	5,00%	5,00%	5,00%	5,00%
Subtotal, $	-	29 428	26 254	20 196	16 553	31 530
Utilities	on the site	on the border of the site	on the border of the site	on the border of the site	on the border of the site	on the border of the site
Adjustment	-	5,00%	5,00%	5,00%	5,00%	5,00%
Subtotal, $	-	30 899	27 567	21 205	17 381	33 106
Market conditions	-	sale offer	sale offer	sale offer	sale offer	sale offer
Adjustment	-	-10,00%	-10,00%	-10,00%	-10,00%	-10,00%
Subtotal, $	-	27 809	24 810	19 085	15 643	29 796
Other	Electricity brought to the land plot. Technical conditions on electricity (6Mwt) are received and paid.	no	no	no	no	no
Adjustment, $	-	38 462	38 462	38 462	38 462	38 462
Subtotal, $	-	66 271	63 272	57 546	54 104	68 257
Weights, %	-	0,2000	0,2000	0,2000	0,2000	0,2000
Source		http://www.rosrealt.ru/Saratov/uchastok/163803	http://saratov.afy.ru/object/promzem/200763055.html	http://saratov.afy.ru/object/promzem/201034044.html	http://saratov.afy.ru/object/promzem/200330543.html	https://rosrealt.ru/saratov/uchastok/322654
Weighted average, per ha, $		**61 890**				
Weighted average, per sotka, $		**619**				
Fair value, $		**1 600 000**				

ST. PETERSBURG COMMERCIAL

	Subject property	Comparable 1	Comparable 2	Comparable 3
Price, $	-	14 837 554	2 275 092	4 945 851
Total area (ha)	8,20	14,50	2,30	4,58
Price per ha, $	-	1 023 280	989 170	1 079 880
Adjustments				
Size				
Adjustment, %	-	0,00%	-10,00%	0,00%
Subtotal, $	-	1 023 280	890 253	1 079 880
Location	St. Petersburg, Pulkovskoye Shosse 30, Liter "Zh", on the main road connecting the airport to the city	St. Petersburg, Pulkovskoye Shosse 1	St. Petersburg, Pushkinsky district, Pulkovskoye highway	St. Petersburg, Moskovskiy district, 1.8 rm from KAD, Sharifovsky prospect
Adjustment	-	10,00%	20,00%	10,00%
Subtotal, $	-	1 125 607,51	1 068 303,85	1 187 868,19
Transport access	Good	Good	Good	Good
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	1 125 607,51	1 068 303,85	1 187 868,19
Zoning	settlement land, for commercial construction	ТД 2.1 zone of multifunctional public and business development	settlement land, for residential and commercial construction	industrial land, Д1 zone for multifunctional business construction
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	1 125 608	1 068 304	1 187 868
Property rights	freehold	freehold	freehold	freehold
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	1 125 608	1 068 304	1 187 868
Utilities	on the border	on the border of the site	on the border of the site	on the border of the site
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	1 125 608	1 068 304	1 187 868
Market conditions	-	sale offer	sale offer	sale offer
Adjustment	-	-10,00%	-10,00%	-10,00%
Subtotal, $	-	1 013 047	961 473	1 069 081
Other		no	no	no
Adjustment, $	-	0,00%	0,00%	0,00%
Subtotal, $	-	1 013 047	961 473	1 069 081
Weights, %	-	0,3333	0,3333	0,3333
Source		http://www.beboss.ru/kn/spb/793714	http://www.beboss.ru/kn/spb/2078014	http://rosrealt.ru/Sankt_Peterburg/uchastok/306826
Weighted average, per ha, $		**1 014 534**		
Weighted average, per sotka, $		**10 145**		
Fair value, $		**8 300 000**		

MAG

GLA	18 534,90 sq m
Vacancy at Beginning of Year 1	3 576,26 sq m
Vacancy Rate in Terms of GLA	19,29%

Moscow,2 Khutorskaya 38a
MAG

DISCOUNTED CASHFLOW ANALYSIS

PERIOD				1				2		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			31.12.2016	31.03.2017	01.07.2017	01.10.2017	01.01.2018	01.04.2018	01.07.2018	01.10.2018
			30.03.2017	30.06.2017	30.09.2017	31.12.2017	31.03.2018	30.06.2018	30.09.2018	31.12.2018
			2016/2017				2018			
NET OPERATING INCOME			$1 007 761	$1 029 348	$1 049 717	$1 081 693	$1 004 902	$566 806	$763 756	$1 149 758
TOTAL EXPENDITURE			$264 583	$471 010	$467 245	$254 778	$249 770	$238 918	$404 834	$270 904
TOTAL QUARTERLY CASH FLOW			$743 178	$558 337	$582 472	$826 915	$755 132	$327 888	$358 923	$878 854
PRESENT VALUE										
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$955 980	$976 416	$996 786	$1 028 761	$953 121	$514 450	$710 825	$1 096 826
Discounted Cash Flow			$940 450	$929 599	$918 409	$917 324	$822 489	$429 634	$574 503	$857 909
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$51 781	$52 932	$52 932	$52 932	$51 781	$52 356	$52 932	$52 932
Discounted Cash Flow			$50 940	$50 394	$48 770	$47 198	$44 684	$43 724	$42 780	$41 402
Other	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			-$264 583	-$471 010	-$467 245	-$254 778	-$249 770	-$238 918	-$404 834	-$270 904
Discounted Cash Flow			-$260 284	-$448 426	-$430 506	-$227 180	-$215 537	-$199 528	-$327 195	-$211 894
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Total										
Cash Flow			$743 178	$558 337	$582 472	$826 915	$755 132	$327 888	$358 923	$878 854
Discounted Cash Flow			$731 105	$531 566	$536 673	$737 342	$651 636	$273 830	$290 088	$687 417
NET PRESENT VALUE			$32 201 441							
MARKET VALUE			$32 200 000							

PERIOD				3				4		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2019	01.04.2019	01.07.2019	01.10.2019	01.01.2020	01.04.2020	01.07.2020	01.10.2020
			31.03.2019	30.06.2019	30.09.2019	31.12.2019	31.03.2020	30.06.2020	30.09.2020	31.12.2020
			2019				2020			
NET OPERATING INCOME			$1 079 449	$1 112 189	$1 145 551	$1 039 457	$1 051 176	$1 138 653	$1 162 246	$1 189 633
TOTAL EXPENDITURE			$244 044	$268 841	$244 706	$261 725	$301 730	$244 637	$272 520	$245 146
TOTAL QUARTERLY CASH FLOW			$835 404	$843 347	$900 845	$777 732	$749 446	$894 016	$889 727	$944 487
PRESENT VALUE										
Use 1	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$1 027 668	$1 059 832	$1 092 619	$986 525	$985 731	$1 073 208	$1 096 082	$1 123 469
Discounted Cash Flow			$777 911	$776 405	$774 629	$676 872	$654 532	$689 652	$681 652	$676 168
Parking	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$51 781	$52 356	$52 932	$52 932	$65 445	$65 445	$66 164	$66 164
Discounted Cash Flow			$39 196	$38 355	$37 527	$36 317	$43 456	$42 056	$41 148	$39 822
Other	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			-$244 044	-$268 841	-$244 706	-$261 725	-$301 730	-$244 637	-$272 520	-$245 146
Discounted Cash Flow			-$184 734	-$196 946	-$173 488	-$179 574	-$200 351	-$157 205	-$169 480	-$147 543
Terminal Value	Discount Rate	14,00%	0,7447	0,7207	0,6974	0,6750	0,6532	0,6322	0,6118	0,5921
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Total										
Cash Flow			$835 404	$843 347	$900 845	$777 732	$749 446	$894 016	$889 727	$944 487
Discounted Cash Flow			$632 374	$617 814	$638 668	$533 615	$497 637	$574 502	$553 320	$568 446

PERIOD				5				6		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2021	01.04.2021	01.07.2021	01.10.2021	01.01.2022	01.04.2022	01.07.2022	01.10.2022
			31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022
			2021				2022			
NET OPERATING INCOME			$1 212 749	$1 214 842	$1 218 718	$1 181 831	$1 188 719	$1 236 704	$1 360 614	$1 360 614
TOTAL EXPENDITURE			$245 377	$245 398	$274 863	$245 068	$281 184	$282 481	$246 856	$246 856
TOTAL QUARTERLY CASH FLOW			$967 371	$969 444	$943 855	$936 763	$907 536	$954 223	$1 113 758	$1 113 758
PRESENT VALUE										
Use 1	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$1 144 787	$1 146 125	$1 149 245	$1 112 359	$1 117 359	$1 164 551	$1 287 668	$1 287 668
Discounted Cash Flow			$666 795	$646 060	$626 942	$587 264	$570 894	$575 831	$616 189	$596 332
Parking	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$67 962	$68 717	$69 473	$69 473	$71 360	$72 153	$72 946	$72 946
Discounted Cash Flow			$39 585	$38 735	$37 899	$36 678	$36 460	$35 677	$34 907	$33 782
Other	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			-$245 377	-$245 398	-$274 863	-$245 068	-$281 184	-$282 481	-$246 856	-$246 856
Discounted Cash Flow			-$142 923	-$138 329	-$149 945	-$129 383	-$143 666	-$139 677	-$118 128	-$114 322
Terminal Value	Discount Rate	14,00%	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow			$0	$0	$0	$40 483 820	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$21 026 027	$0	$0	$0	$0
Total										
Cash Flow			$967 371	$969 444	$943 855	$41 420 583	$907 536	$954 223	$1 113 758	$1 113 758
Discounted Cash Flow			$563 457	$546 467	$514 897	$21 520 587	$463 688	$471 831	$532 968	$515 792

HYDRO

GLA	16 695,50 sq m
Vacancy at Beginning of Year 1	3 560,40 sq m
Vacancy Rate in Terms of GLA	21,33%

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Hydromashservice

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2				3			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			31.12.2016	31.03.2017	01.07.2017	01.10.2017	01.01.2018	01.04.2018	01.07.2018	01.10.2018	01.01.2019	01.04.2019	01.07.2019	01.10.2019
			30.03.2017	30.06.2017	30.09.2017	31.12.2017	31.03.2018	30.06.2018	30.09.2018	31.12.2018	31.03.2019	30.06.2019	30.09.2019	31.12.2019
			2016/2017				**2018**				**2019**			
NET OPERATING INCOME			$825 573	$797 406	$849 260	$900 916	$926 671	$900 577	$914 386	$991 748	$1 010 902	$1 027 613	$1 024 982	$978 166
TOTAL EXPENDITURE			$283 582	$400 939	$448 193	$293 215	$329 102	$288 778	$348 496	$311 591	$287 917	$283 026	$292 686	$313 974
TOTAL QUARTERLY CASH FLOW			$541 991	$396 467	$401 067	$607 700	$597 568	$611 799	$565 890	$680 157	$722 984	$744 587	$732 295	$664 191
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$661 819	$633 056	$684 992	$735 002	$762 218	$735 928	$746 029	$851 267	$835 809	$856 610	$862 794	$830 938
Discounted Cash Flow			$651 067	$602 702	$631 131	$655 386	$657 751	$614 598	$602 956	$665 839	$632 680	$627 529	$611 691	$570 121
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$111 974	$111 419	$111 337	$112 982	$112 672	$112 293	$115 425	$87 550	$110 367	$105 558	$96 023	$81 064
Discounted Cash Flow			$110 155	$106 076	$102 582	$100 743	$97 230	$93 780	$93 289	$68 479	$83 544	$77 329	$68 077	$55 619
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$51 781	$52 932	$52 932	$52 932	$51 781	$52 356	$52 932	$52 932	$64 726	$65 445	$66 164	$66 164
Discounted Cash Flow			$50 940	$50 394	$48 770	$47 198	$44 684	$43 724	$42 780	$41 402	$48 995	$47 943	$46 908	$45 397
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			-$283 582	-$400 939	-$448 193	-$293 215	-$329 102	-$288 778	-$348 496	-$311 591	-$287 917	-$283 026	-$292 686	-$313 974
Discounted Cash Flow			-$278 975	-$381 715	-$412 952	-$261 454	-$283 997	-$241 168	-$281 662	-$243 719	-$217 944	-$207 337	-$207 504	-$215 423
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695	0,7447	0,7207	0,6974	0,6750
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total														
Cash Flow			$541 991	$396 467	$401 067	$607 700	$597 568	$611 799	$565 890	$680 157	$722 984	$744 587	$732 295	$664 191
Discounted Cash Flow			$533 186	$377 457	$369 531	$541 873	$515 667	$510 934	$457 363	$532 001	$547 276	$545 465	$519 172	$455 713
NET PRESENT VALUE			$27 968 480											
MARKET VALUE			$28 000 000											

PERIOD	4				5				6			
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	01.01.2020	01.04.2020	01.07.2020	01.10.2020	01.01.2021	01.04.2021	01.07.2021	01.10.2021	01.01.2022	01.04.2022	01.07.2022	01.10.2022
	31.03.2020	30.06.2020	30.09.2020	31.12.2020	31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022
	2020				**2021**				**2022**			
NET OPERATING INCOME	$1 022 856	$1 014 053	$1 014 737	$1 055 761	$1 013 194	$1 076 801	$1 117 937	$1 113 179	$1 160 795	$1 173 692	$1 190 120	$1 202 053
TOTAL EXPENDITURE	$282 979	$282 891	$303 291	$283 308	$282 882	$309 731	$284 148	$296 595	$284 358	$284 487	$284 651	$284 771
TOTAL QUARTERLY CASH FLOW	$739 878	$731 162	$711 446	$772 453	$730 312	$767 070	$833 789	$816 585	$876 437	$889 205	$905 468	$917 283
PRESENT VALUE												
Use 1	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$858 035	$849 232	$848 105	$889 129	$842 034	$903 739	$942 973	$938 216	$981 076	$991 977	$1 006 408	$1 018 341
Discounted Cash Flow	$569 741	$545 723	$527 436	$535 129	$490 453	$509 430	$514 416	$495 326	$501 263	$490 499	$481 597	$471 604
Use 2	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$99 376	$99 376	$100 468	$100 468	$103 198	$104 345	$105 491	$105 491	$108 358	$109 562	$110 766	$110 766
Discounted Cash Flow	$65 986	$63 860	$62 481	$60 467	$60 109	$58 818	$57 548	$55 694	$55 363	$54 175	$53 005	$51 297
Parking	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$65 445	$65 445	$66 164	$66 164	$67 962	$68 717	$69 473	$69 473	$71 360	$72 153	$72 946	$72 946
Discounted Cash Flow	$43 456	$42 056	$41 148	$39 822	$39 585	$38 735	$37 899	$36 678	$36 460	$35 677	$34 907	$33 782
Non-recoverable Costs, Other Adjustments to Value	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$282 979	-$282 891	-$303 291	-$283 308	-$282 882	-$309 731	-$284 148	-$296 595	-$284 358	-$284 487	-$284 651	-$284 771
Discounted Cash Flow	-$187 900	-$181 788	-$188 617	-$170 511	-$164 768	-$174 593	-$155 010	-$156 586	-$145 287	-$140 669	-$136 214	-$131 880
Terminal Value	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$0	$0	$0	$0	$35 525 088	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$0	$0	$0	$0	$18 450 618	$0	$0	$0	$0
Total												
Cash Flow	$739 878	$731 162	$711 446	$772 453	$730 312	$767 070	$833 789	$36 341 673	$876 437	$889 205	$905 468	$917 283
Discounted Cash Flow	$491 284	$469 851	$442 448	$464 907	$425 379	$432 390	$454 853	$18 881 730	$447 799	$439 682	$433 295	$424 803

CENTURY BLD. 8

GLA	11 086,00 sq m
Vacancy at Beginning of Year 1	3 777,50 sq m
Vacancy Rate in Terms of GLA	34,07%

Moscow, 2-ya Khutorskaya 38a
Century

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2				3			
QUARTER			1Q 31.12.2016 30.03.2017 2016/2017	2Q 31.03.2017 30.06.2017	3Q 01.07.2017 30.09.2017	4Q 01.10.2017 31.12.2017	1Q 01.01.2018 31.03.2018 2018	2Q 01.04.2018 30.06.2018	3Q 01.07.2018 30.09.2018	4Q 01.10.2018 31.12.2018	1Q 01.01.2019 31.03.2019 2019	2Q 01.04.2019 30.06.2019	3Q 01.07.2019 30.09.2019	4Q 01.10.2019 31.12.2019
NET OPERATING INCOME			$430 250	$464 673	$489 990	$465 000	$550 253	$457 052	$679 610	$683 366	$674 744	$654 591	$652 906	$627 536
TOTAL EXPENDITURE			$70 446	$145 624	$137 152	$98 668	$83 962	$109 199	$97 167	$66 584	$66 497	$73 057	$86 120	$80 987
TOTAL QUARTERLY CASH FLOW			$359 804	$319 049	$352 838	$366 332	$466 291	$347 853	$582 443	$616 782	$608 247	$581 534	$566 786	$546 548
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$391 979	$420 549	$445 836	$420 834	$505 741	$418 495	$633 342	$637 098	$628 059	$603 646	$601 361	$575 991
Discounted Cash Flow			$385 611	$400 385	$410 780	$375 248	$436 426	$349 499	$511 880	$498 322	$475 420	$442 215	$426 344	$395 198
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$24 364	$29 907	$29 938	$29 950	$30 605	$24 496	$32 052	$32 052	$32 778	$33 407	$33 774	$33 774
Discounted Cash Flow			$23 968	$28 473	$27 584	$26 706	$26 410	$20 457	$25 905	$25 070	$24 812	$24 473	$23 945	$23 173
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$13 907	$14 216	$14 216	$14 216	$13 907	$14 061	$14 216	$14 216	$13 907	$17 538	$17 770	$17 770
Discounted Cash Flow			$13 681	$13 534	$13 098	$12 676	$12 001	$11 743	$11 490	$11 119	$10 527	$12 848	$12 598	$12 192
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			-$70 446	-$145 624	-$137 152	-$98 668	-$83 962	-$109 199	-$97 167	-$66 584	-$66 497	-$73 057	-$86 120	-$80 987
Discounted Cash Flow			-$69 301	-$138 641	-$126 368	-$87 980	-$72 454	-$91 196	-$78 532	-$52 080	-$50 336	-$53 520	-$61 056	-$55 567
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695	0,7447	0,7207	0,6974	0,6750
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total														
Cash Flow			$359 804	$319 049	$352 838	$366 332	$466 291	$347 853	$582 443	$616 782	$608 247	$581 534	$566 786	$546 548
Discounted Cash Flow			$353 959	$303 751	$325 095	$326 650	$402 382	$290 504	$470 742	$482 431	$460 423	$426 016	$401 831	$374 996
NET PRESENT VALUE			$22 753 040											
MARKET VALUE			$22 800 000											

PERIOD			4				5				6			
QUARTER			1Q 01.01.2020 31.03.2020 2020	2Q 01.04.2020 30.06.2020	3Q 01.07.2020 30.09.2020	4Q 01.10.2020 31.12.2020	1Q 01.01.2021 31.03.2021 2021	2Q 01.04.2021 30.06.2021	3Q 01.07.2021 30.09.2021	4Q 01.10.2021 31.12.2021	1Q 01.01.2022 31.03.2022 2022	2Q 01.04.2022 30.06.2022	3Q 01.07.2022 30.09.2022	4Q 01.10.2022 31.12.2022
NET OPERATING INCOME			$588 695	$660 973	$599 285	$700 541	$757 957	$766 379	$774 801	$774 801	$795 855	$804 698	$813 541	$813 541
TOTAL EXPENDITURE			$90 644	$95 593	$73 776	$107 328	$67 330	$67 414	$67 498	$67 498	$67 709	$67 797	$67 885	$67 885
TOTAL QUARTERLY CASH FLOW			$498 050	$565 380	$525 509	$593 213	$690 628	$698 965	$707 303	$707 303	$728 147	$736 901	$745 655	$745 655
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$553 754	$617 144	$554 974	$656 230	$712 442	$720 358	$728 274	$728 274	$748 064	$756 376	$764 688	$764 688
Discounted Cash Flow			$367 696	$396 581	$345 138	$394 957	$414 970	$406 059	$397 292	$384 489	$382 209	$374 002	$365 927	$354 134
Use 2	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$17 364	$26 253	$26 541	$26 541	$27 263	$27 566	$27 868	$27 868	$28 626	$28 944	$29 262	$29 262
Discounted Cash Flow			$11 530	$16 870	$16 506	$15 974	$15 879	$15 538	$15 203	$14 713	$14 626	$14 312	$14 003	$13 551
Parking	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$17 577	$17 577	$17 770	$17 770	$18 253	$18 456	$18 658	$18 658	$19 165	$19 378	$19 591	$19 591
Discounted Cash Flow			$11 671	$11 295	$11 051	$10 695	$10 632	$10 403	$10 179	$9 851	$9 792	$9 582	$9 375	$9 073
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			-$90 644	-$95 593	-$73 776	-$107 328	-$67 330	-$67 414	-$67 498	-$67 498	-$67 709	-$67 797	-$67 885	-$67 885
Discounted Cash Flow			-$60 188	-$61 429	-$45 881	-$64 596	-$39 217	-$38 001	-$36 822	-$35 635	-$34 594	-$33 523	-$32 485	-$31 438
Terminal Value	Discount Rate	14,00%	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$29 267 950	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$15 200 856	$0	$0	$0	$0
Total														
Cash Flow			$498 050	$565 380	$525 509	$593 213	$690 628	$698 965	$707 303	$29 975 252	$728 147	$736 901	$745 655	$745 655
Discounted Cash Flow			$330 709	$363 318	$326 814	$357 030	$402 264	$394 001	$385 852	$15 574 273	$372 033	$364 372	$356 819	$345 320

CENTURY BLD. 17

GLA	9 817,10 sq m
Vacancy at Beginning of Year 1	6 833,20 sq m
Vacancy Rate in Terms of GLA	69,61%

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Century

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			31.12.2016	31.03.2017	01.07.2017	01.10.2017	01.01.2018	01.04.2018	01.07.2018	01.10.2018
			30.03.2017	30.06.2017	30.09.2017	31.12.2017	31.03.2018	30.06.2018	30.09.2018	31.12.2018
			2016/2017				2018			
NET OPERATING INCOME			$186 279	$196 896	$217 023	$287 705	$349 796	$417 328	$486 596	$489 207
TOTAL EXPENDITURE			$96 761	$157 133	$161 822	$114 099	$115 996	$116 438	$117 242	$116 569
TOTAL QUARTERLY CASH FLOW			$89 518	$39 763	$55 202	$173 606	$233 800	$300 889	$369 353	$372 638
PRESENT VALUE										
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$174 691	$185 050	$205 210	$275 871	$338 219	$405 622	$474 762	$477 373
Discounted Cash Flow			$171 853	$176 177	$189 075	$245 988	$291 864	$338 749	$383 712	$373 389
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$11 540	$11 796	$11 796	$11 796	$11 540	$11 668	$11 796	$11 796
Discounted Cash Flow			$11 352	$11 231	$10 869	$10 518	$9 958	$9 744	$9 534	$9 227
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			-$96 761	-$157 133	-$161 822	-$114 099	-$115 996	-$116 438	-$117 242	-$116 569
Discounted Cash Flow			-$95 189	-$149 599	-$149 098	-$101 740	-$100 098	-$97 241	-$94 758	-$91 177
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Total										
Cash Flow			$89 518	$39 763	$55 202	$173 606	$233 800	$300 889	$369 353	$372 638
Discounted Cash Flow			$88 064	$37 856	$50 861	$154 801	$201 756	$251 283	$298 519	$291 468
NET PRESENT VALUE			$17 857 686							
MARKET VALUE			$17 900 000							

PERIOD			3				4			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2019	01.04.2019	01.07.2019	01.10.2019	01.01.2020	01.04.2020	01.07.2020	01.10.2020
			31.03.2019	30.06.2019	30.09.2019	31.12.2019	31.03.2020	30.06.2020	30.09.2020	31.12.2020
			2019				2020			
NET OPERATING INCOME			$350 722	$545 928	$546 770	$504 558	$517 019	$538 848	$564 407	$561 462
TOTAL EXPENDITURE			$160 353	$99 327	$105 264	$122 840	$96 170	$153 049	$96 644	$124 938
TOTAL QUARTERLY CASH FLOW			$190 369	$446 602	$441 506	$381 719	$420 849	$385 799	$467 763	$436 524
PRESENT VALUE										
Use 1	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$339 145	$534 223	$534 936	$492 724	$502 397	$524 226	$549 624	$546 679
Discounted Cash Flow			$256 722	$391 357	$379 251	$338 067	$333 595	$336 872	$341 811	$329 023
Parking	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$11 540	$11 668	$11 796	$11 796	$14 585	$14 585	$14 745	$14 745
Discounted Cash Flow			$8 735	$8 548	$8 363	$8 094	$9 684	$9 372	$9 170	$8 875
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			-$160 353	-$99 327	-$105 264	-$122 840	-$96 170	-$153 049	-$96 644	-$124 938
Discounted Cash Flow			-$121 382	-$72 764	-$74 629	-$84 282	-$63 858	-$98 351	-$60 103	-$75 195
Terminal Value	Discount Rate	14,00%	0,7447	0,7207	0,6974	0,6750	0,6532	0,6322	0,6118	0,5921
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0
Total										
Cash Flow			$190 369	$446 602	$441 506	$381 719	$420 849	$385 799	$467 763	$436 524
Discounted Cash Flow			$144 103	$327 168	$313 012	$261 904	$279 446	$247 917	$290 901	$262 725

PERIOD			5				6			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2021	01.04.2021	01.07.2021	01.10.2021	01.01.2022	01.04.2022	01.07.2022	01.10.2022
			31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022
			2021				2022			
NET OPERATING INCOME			$662 172	$696 315	$703 967	$703 967	$723 096	$731 131	$739 165	$739 165
TOTAL EXPENDITURE			$126 388	$97 963	$98 040	$98 040	$98 231	$98 311	$98 392	$98 392
TOTAL QUARTERLY CASH FLOW			$535 784	$598 352	$605 927	$605 927	$624 866	$632 820	$640 774	$640 774
PRESENT VALUE										
Use 1	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$646 987	$680 962	$688 445	$688 445	$707 153	$715 010	$722 867	$722 867
Discounted Cash Flow			$376 845	$383 852	$375 564	$363 461	$361 306	$353 548	$345 914	$334 767
Parking	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$15 146	$15 314	$15 482	$15 482	$15 903	$16 080	$16 257	$16 257
Discounted Cash Flow			$8 822	$8 632	$8 446	$8 174	$8 125	$7 951	$7 779	$7 529
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			-$126 388	-$97 963	-$98 040	-$98 040	-$98 231	-$98 311	-$98 392	-$98 392
Discounted Cash Flow			-$73 616	-$55 221	-$53 483	-$51 760	-$50 189	-$48 612	-$47 083	-$45 566
Terminal Value	Discount Rate	14,00%	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow			$0	$0	$0	$25 138 400	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$13 056 097	$0	$0	$0	$0
Total										
Cash Flow			$535 784	$598 352	$605 927	$25 744 328	$624 866	$632 820	$640 774	$640 774
Discounted Cash Flow			$312 073	$337 286	$330 549	$13 375 994	$319 263	$312 908	$306 630	$296 749

TAMIZ

GLA	11 736,80 sq m
Vacancy at Beginning of Year 1	3 739,10 sq m
Vacancy Rate in Terms of GLA	31,86%

Moscow, 2-ya Khutorskaya 38a
Tamiz

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2				3			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			31.12.2016	31.03.2017	01.07.2017	01.10.2017	01.01.2018	01.04.2018	01.07.2018	01.10.2018	01.01.2019	01.04.2019	01.07.2019	01.10.2019
			30.03.2017	30.06.2017	30.09.2017	31.12.2017	31.03.2018	30.06.2018	30.09.2018	31.12.2018	31.03.2019	30.06.2019	30.09.2019	31.12.2019
			2016/2017				**2018**				**2019**			
NET OPERATING INCOME			$457 381	$466 879	$411 637	$450 527	$462 002	$516 295	$522 928	$472 776	$569 744	$665 593	$662 208	$604 109
TOTAL EXPENDITURE			$101 035	$243 919	$244 817	$137 575	$135 006	$122 856	$114 328	$124 901	$160 938	$100 906	$107 209	$127 194
TOTAL QUARTERLY CASH FLOW			$356 346	$222 960	$166 820	$312 951	$326 997	$393 439	$408 600	$347 875	$408 806	$564 687	$554 999	$476 915
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$415 772	$425 011	$368 518	$407 408	$419 821	$473 391	$477 580	$425 038	$523 044	$618 098	$613 373	$583 744
Discounted Cash Flow			$409 018	$404 633	$339 542	$363 277	$362 281	$395 345	$385 990	$332 454	$395 927	$452 802	$434 860	$400 517
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$35 100	$35 214	$36 464	$36 464	$35 672	$36 321	$38 693	$41 084	$40 191	$40 913	$42 181	$13 711
Discounted Cash Flow			$34 530	$33 525	$33 597	$32 515	$30 783	$30 333	$31 273	$32 135	$30 423	$29 972	$29 905	$9 407
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$6 510	$6 654	$6 654	$6 654	$6 510	$6 582	$6 654	$6 654	$6 510	$6 582	$6 654	$6 654
Discounted Cash Flow			$6 404	$6 335	$6 131	$5 933	$5 617	$5 497	$5 378	$5 205	$4 928	$4 822	$4 718	$4 566
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			-$101 035	-$243 919	-$244 817	-$137 575	-$135 006	-$122 856	-$114 328	-$124 901	-$160 938	-$100 906	-$107 209	-$127 194
Discounted Cash Flow			-$99 394	-$232 223	-$225 568	-$122 673	-$116 502	-$102 601	-$92 402	-$97 694	-$121 825	-$73 921	-$76 008	-$87 270
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695	0,7447	0,7207	0,6974	0,6750
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total														
Cash Flow			$356 346	$222 960	$166 820	$312 951	$326 997	$393 439	$408 600	$347 875	$408 806	$564 687	$554 999	$476 915
Discounted Cash Flow			$350 557	$212 270	$153 703	$279 052	$282 179	$328 574	$330 238	$272 099	$309 453	$413 675	$393 475	$327 220
NET PRESENT VALUE			$20 568 802											
MARKET VALUE			$20 600 000											

PERIOD			4				5				6			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2020	01.04.2020	01.07.2020	01.10.2020	01.01.2021	01.04.2021	01.07.2021	01.10.2021	01.01.2022	01.04.2022	01.07.2022	01.10.2022
			31.03.2020	30.06.2020	30.09.2020	31.12.2020	31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022
			2020				**2021**				**2022**			
NET OPERATING INCOME			$635 368	$689 171	$654 258	$653 929	$719 777	$746 335	$753 946	$757 283	$777 861	$786 504	$795 147	$795 147
TOTAL EXPENDITURE			$100 604	$119 176	$119 455	$100 789	$125 293	$101 713	$105 172	$101 823	$102 029	$102 115	$102 201	$102 201
TOTAL QUARTERLY CASH FLOW			$534 765	$569 995	$534 803	$553 139	$594 484	$644 622	$648 774	$655 460	$675 833	$684 389	$692 946	$692 946
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$587 674	$641 176	$605 703	$604 175	$669 218	$698 857	$706 536	$706 536	$725 736	$733 799	$741 863	$741 863
Discounted Cash Flow			$390 219	$412 025	$376 686	$363 627	$389 794	$393 939	$385 434	$373 012	$370 801	$362 839	$355 005	$343 564
Use 2	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$39 467	$39 768	$40 237	$41 436	$42 015	$38 840	$38 676	$42 013	$43 155	$43 634	$44 114	$44 114
Discounted Cash Flow			$26 206	$25 555	$25 024	$24 938	$24 472	$21 894	$21 099	$22 181	$22 049	$21 576	$21 110	$20 429
Parking	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$8 227	$8 227	$8 318	$8 318	$8 544	$8 639	$8 734	$8 734	$8 971	$9 071	$9 170	$9 170
Discounted Cash Flow			$5 463	$5 287	$5 173	$5 006	$4 976	$4 870	$4 764	$4 611	$4 584	$4 485	$4 388	$4 247
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			-$100 604	-$119 176	-$119 455	-$100 789	-$125 293	-$101 713	-$105 172	-$101 823	-$102 029	-$102 115	-$102 201	-$102 201
Discounted Cash Flow			-$66 802	-$76 584	-$74 289	-$60 661	-$72 978	-$57 335	-$57 374	-$53 757	-$52 130	-$50 492	-$48 907	-$47 331
Terminal Value	Discount Rate	14,00%	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$27 186 527	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$14 119 830	$0	$0	$0	$0
Total														
Cash Flow			$534 765	$569 995	$534 803	$553 139	$594 484	$644 622	$648 774	$27 841 987	$675 833	$684 389	$692 946	$692 946
Discounted Cash Flow			$355 087	$366 283	$332 594	$332 911	$346 264	$363 368	$353 923	$14 465 877	$345 304	$338 407	$331 596	$320 910

YAROSLAVL MALL

GLA	34 091,20 sq m
Vacancy at Beginning of Year 1	1 146,14 sq m
Vacancy Rate in Terms of GLA	3,36%

Yaroslavl
Vernisazh Mall Phase 1

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2				3			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			31.12.2016	31.03.2017	01.07.2017	01.10.2017	01.01.2018	01.04.2018	01.07.2018	01.10.2018	01.01.2019	01.04.2019	01.07.2019	01.10.2019
			30.03.2017	30.06.2017	30.09.2017	31.12.2017	31.03.2018	30.06.2018	30.09.2018	31.12.2018	31.03.2019	30.06.2019	30.09.2019	31.12.2019
			2016/2017				2018				2019			
NET OPERATING INCOME			$1 156 565	$1 181 728	$1 179 254	$1 174 846	$1 228 282	$1 306 675	$1 312 561	$1 324 854	$1 303 902	$1 297 906	$1 347 051	$1 352 716
INCOME FROM TURNOVER			$73 973	$75 616	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616
TOTAL QUARTERLY CASH FLOW			$1 124 868	$1 077 335	$1 070 015	$1 130 298	$1 173 228	$1 274 115	$1 279 410	$1 289 543	$1 269 146	$1 242 734	$1 319 395	$1 310 283
CASHFLOW FROM TURNOVER			$73 973	$75 616	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$623 026	$644 270	$638 082	$651 634	$685 125	$743 719	$756 003	$763 979	$769 149	$780 463	$792 745	$799 933
Discounted Cash Flow			$612 905	$613 379	$587 910	$581 048	$591 224	$621 105	$611 017	$597 565	$582 221	$571 746	$562 028	$548 848
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$91 652	$75 977	$84 031	$71 268	$85 537	$87 226	$79 691	$88 024	$88 364	$91 094	$91 904	$88 708
Discounted Cash Flow			$90 163	$72 334	$77 424	$63 548	$73 814	$72 846	$64 408	$68 850	$66 889	$66 733	$65 157	$60 864
Use 3	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$76 404	$83 146	$83 636	$76 980	$80 398	$84 692	$86 086	$86 421	$82 019	$79 156	$84 710	$80 268
Discounted Cash Flow			$75 163	$79 159	$77 060	$68 642	$69 379	$70 729	$69 577	$67 597	$62 085	$57 987	$60 056	$55 073
Use 4	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$81 174	$84 490	$86 209	$89 979	$88 818	$91 501	$78 277	$71 654	$78 053	$73 529	$74 577	$75 392
Discounted Cash Flow			$79 856	$80 439	$79 430	$80 232	$76 645	$76 415	$63 265	$56 046	$59 084	$53 866	$52 872	$51 728
Use 5	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$72 560	$74 916	$76 030	$76 326	$66 688	$76 160	$78 960	$78 960	$77 760	$70 735	$80 908	$80 908
Discounted Cash Flow			$71 381	$71 324	$70 051	$68 058	$57 548	$63 604	$63 817	$61 760	$58 862	$51 818	$57 361	$55 513
Use 6	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$61 987	$65 202	$65 001	$65 448	$66 232	$63 744	$70 270	$70 578	$70 116	$63 160	$63 854	$69 835
Discounted Cash Flow			$60 980	$62 075	$59 890	$58 358	$57 154	$53 235	$56 793	$55 204	$53 076	$46 269	$45 270	$47 915
Use 7	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$81 131	$82 425	$73 737	$77 585	$81 469	$82 822	$84 829	$85 609	$59 370	$69 553	$76 594	$76 765
Discounted Cash Flow			$79 813	$78 473	$67 939	$69 181	$70 303	$69 167	$68 560	$66 961	$44 941	$50 952	$54 302	$52 670
Use 8	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$10 186	$9 486	$9 301	$10 465	$10 544	$11 181	$11 304	$11 304	$10 141	$7 204	$9 922	$9 922
Discounted Cash Flow			$10 021	$9 032	$8 569	$9 331	$9 099	$9 337	$9 136	$8 841	$7 676	$5 278	$7 034	$6 808
Use 9	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$50 206	$50 399	$51 810	$46 724	$51 337	$52 973	$54 345	$55 528	$55 786	$49 722	$58 400	$57 549
Discounted Cash Flow			$49 391	$47 982	$47 736	$41 663	$44 301	$44 239	$43 923	$43 433	$42 228	$36 425	$41 404	$39 485
Use 10	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$8 238	$11 417	$11 417	$8 438	$12 134	$12 657	$12 796	$12 796	$13 144	$13 290	$13 436	$13 436
Discounted Cash Flow			$8 104	$10 869	$10 519	$7 524	$10 471	$10 570	$10 342	$10 009	$9 950	$9 736	$9 526	$9 219
Turnover	Discount Rate	19,00%	0,9785	0,9368	0,8970	0,8588	0,8223	0,7873	0,7538	0,7217	0,6910	0,6616	0,6334	0,6065
Cash Flow			$73 973	$75 616	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616
Discounted Cash Flow			$72 381	$70 841	$67 826	$64 940	$60 825	$58 883	$56 997	$54 571	$51 113	$49 482	$47 897	$45 858
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			-$31 697	-$104 393	-$109 239	-$44 548	-$55 053	-$32 560	-$33 152	-$35 311	-$34 756	-$55 172	-$27 655	-$42 433
Discounted Cash Flow			-$31 182	-$99 388	-$100 650	-$39 722	-$47 508	-$27 192	-$26 794	-$27 619	-$26 309	-$40 417	-$19 607	-$29 114
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695	0,7447	0,7207	0,6974	0,6750
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total														
Cash Flow				$1 152 951	$1 145 631	$1 205 914	$1 247 201	$1 348 909	$1 355 026	$1 365 159	$1 343 119	$1 317 529	$1 395 012	$1 385 900
Discounted Cash Flow			$1 178 976	$1 096 520	$1 053 707	$1 072 802	$1 073 254	$1 122 939	$1 091 042	$1 063 219	$1 011 815	$959 875	$983 302	$944 867
NET PRESENT VALUE			$47 248 305											
MARKET VALUE			$47 200 000											

PERIOD			4				5				6			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2020	01.04.2020	01.07.2020	01.10.2020	01.01.2021	01.04.2021	01.07.2021	01.10.2021	01.01.2022	01.04.2022	01.07.2022	01.10.2022
			31.03.2020	30.06.2020	30.09.2020	31.12.2020	31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022
			2020				2021				2022			
NET OPERATING INCOME			$1 382 671	$1 375 377	$1 409 855	$1 432 542	$1 405 551	$1 456 636	$1 469 747	$1 486 964	$1 497 216	$1 536 469	$1 559 191	$1 539 207
INCOME FROM TURNOVER			$74 795	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 844
TOTAL QUARTERLY CASH FLOW			$1 346 552	$1 331 052	$1 370 619	$1 404 290	$1 366 533	$1 414 398	$1 435 620	$1 449 769	$1 456 064	$1 506 153	$1 530 599	$1 494 664
CASHFLOW FROM TURNOVER			$74 795	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 844
PRESENT VALUE														
Use 1	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$819 333	$818 515	$846 927	$858 811	$821 499	$871 061	$883 706	$905 283	$913 410	$927 753	$941 359	$932 636
Discounted Cash Flow			$544 042	$525 985	$526 703	$516 882	$478 492	$491 009	$482 084	$477 940	$466 690	$458 742	$450 470	$431 913
Use 2	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$87 779	$86 806	$89 872	$87 745	$89 797	$93 162	$94 186	$92 291	$94 054	$96 458	$99 400	$99 400
Discounted Cash Flow			$58 286	$55 782	$55 891	$52 810	$52 303	$52 515	$51 381	$48 725	$48 055	$47 695	$47 566	$46 033
Use 3	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$81 968	$87 231	$88 728	$89 941	$89 655	$80 933	$78 996	$78 378	$86 357	$87 316	$88 276	$88 276
Discounted Cash Flow			$54 428	$56 055	$55 180	$54 132	$52 221	$45 621	$43 094	$41 380	$44 122	$43 175	$42 243	$40 881
Use 4	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$79 793	$72 377	$78 803	$79 369	$83 325	$84 251	$85 177	$85 177	$87 492	$88 464	$89 436	$89 436
Discounted Cash Flow			$52 983	$46 510	$49 008	$47 769	$48 534	$47 492	$46 466	$44 969	$44 702	$43 742	$42 798	$41 419
Use 5	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$78 361	$80 444	$71 396	$82 145	$83 621	$84 802	$86 252	$86 252	$87 802	$89 042	$90 565	$79 304
Discounted Cash Flow			$52 032	$51 694	$44 401	$49 439	$48 706	$47 802	$47 053	$45 536	$44 861	$44 028	$43 338	$36 727
Use 6	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$72 436	$64 851	$72 077	$72 077	$74 554	$75 382	$76 211	$76 211	$57 448	$74 887	$75 710	$75 710
Discounted Cash Flow			$48 098	$41 674	$44 824	$43 380	$43 425	$42 492	$41 575	$40 235	$29 352	$37 029	$36 230	$35 062
Use 7	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$79 299	$79 299	$74 250	$77 259	$79 358	$80 240	$81 122	$81 122	$83 326	$84 252	$85 178	$85 178
Discounted Cash Flow			$52 655	$50 958	$46 176	$46 499	$46 223	$45 231	$44 254	$42 828	$42 574	$41 660	$40 760	$39 447
Use 8	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$10 305	$10 305	$10 418	$10 418	$10 701	$10 820	$10 939	$10 939	$11 236	$11 361	$11 486	$11 486
Discounted Cash Flow			$6 842	$6 622	$6 479	$6 270	$6 233	$6 099	$5 967	$5 775	$5 741	$5 618	$5 496	$5 319
Use 9	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$59 442	$61 595	$63 276	$60 670	$58 549	$61 332	$58 346	$56 499	$60 875	$61 552	$62 228	$62 228
Discounted Cash Flow			$39 470	$39 581	$39 351	$36 515	$34 103	$34 572	$31 829	$29 828	$31 103	$30 435	$29 778	$28 819
Use 10	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$13 954	$13 954	$14 108	$14 108	$14 491	$14 652	$14 813	$14 813	$15 216	$15 385	$15 554	$15 554
Discounted Cash Flow			$9 266	$8 967	$8 774	$8 491	$8 441	$8 259	$8 081	$7 821	$7 774	$7 607	$7 443	$7 203
Turnover	Discount Rate	19,00%	0,5807	0,5559	0,5323	0,5096	0,4879	0,4672	0,4473	0,4283	0,4100	0,3926	0,3759	0,3599
Cash Flow			$74 795	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 844
Discounted Cash Flow			$43 430	$41 581	$40 249	$38 536	$36 094	$34 942	$33 823	$32 384	$30 331	$29 363	$28 423	$27 295
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			-$36 119	-$44 325	-$39 235	-$28 252	-$39 018	-$42 238	-$34 127	-$37 195	-$41 152	-$30 317	-$28 592	-$44 543
Discounted Cash Flow			-$23 983	-$28 484	-$24 400	-$17 004	-$22 727	-$23 809	-$18 617	-$19 637	-$21 026	-$14 991	-$13 682	-$20 628
Terminal Value	Discount Rate	14,00%	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$53 345 751	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$27 706 111	$0	$0	$0	$0
Total														
Cash Flow			$1 421 347	$1 405 846	$1 446 236	$1 479 906	$1 440 505	$1 489 192	$1 511 236	$54 871 137	$1 530 036	$1 580 947	$1 606 216	$1 570 507
Discounted Cash Flow			$937 549	$896 926	$892 636	$883 719	$832 048	$832 226	$816 990	$28 503 894	$774 280	$774 105	$760 862	$719 488

TRIUMPH MALL SARATOV

GLA	27 242,99 sq m
Vacancy at Beginning of Year 1	388,52 sq m
Vacancy Rate in Terms of GLA	1,43%

Saratov
Triumph Mall

DISCOUNTED CASHFLOW ANALYSIS

PERIOD				1				2				3				4				5				6		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			31.12.2016	31.03.2017	01.07.2017	01.10.2017	01.01.2018	01.04.2018	01.07.2018	01.10.2018	01.01.2019	01.04.2019	01.07.2019	01.10.2019	01.01.2020	01.04.2020	01.07.2020	01.10.2020	01.01.2021	01.04.2021	01.07.2021	01.10.2021	01.01.2022	01.04.2022	01.07.2022	01.10.2022
			30.03.2017	30.06.2017	30.09.2017	31.12.2017	31.03.2018	30.06.2018	30.09.2018	31.12.2018	31.03.2019	30.06.2019	30.09.2019	31.12.2019	31.03.2020	30.06.2020	30.09.2020	31.12.2020	31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022
			2016/2017				2018				2019				2020				2021				2022			
NET OPERATING INCOME			$1 997 645	$2 045 001	$2 139 210	$2 134 190	$2 071 090	$2 130 981	$2 156 398	$2 109 493	$2 158 051	$2 266 286	$2 219 850	$2 248 976	$2 315 047	$2 355 900	$2 394 426	$2 201 955	$1 693 190	$2 142 331	$2 418 243	$2 449 773	$2 538 224	$2 568 717	$2 596 944	$2 592 622
INCOME FROM TURNOVER			$123 288	$126 027	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$124 658	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 406
TOTAL EXPENDITURE			$193 663	$170 252	$210 285	$174 147	$206 636	$180 952	$176 960	$211 292	$214 132	$176 775	$209 608	$200 138	$198 063	$182 223	$176 265	$193 171	$369 980	$315 755	$189 631	$209 719	$173 132	$173 437	$173 719	$173 676
TOTAL QUARTERLY CASH FLOW			$1 803 982	$1 874 749	$1 928 925	$1 960 043	$1 864 454	$1 950 028	$1 979 438	$1 898 200	$1 943 919	$2 089 512	$2 010 242	$2 048 838	$2 116 984	$2 173 677	$2 218 161	$2 008 784	$1 323 210	$1 826 576	$2 228 612	$2 240 054	$2 365 092	$2 395 280	$2 423 225	$2 418 945
CASH FLOW FROM TURNOVER			$123 288	$126 027	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$124 658	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 406
PRESENT VALUE																										
Use 1	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$148 743	$152 049	$152 049	$152 049	$148 743	$150 419	$152 040	$150 431	$153 048	$154 748	$156 449	$156 837	$157 162	$157 162	$158 889	$150 403	$85 197	$97 516	$174 278	$174 278	$175 120	$177 065	$179 011	$179 011
Discounted Cash Flow			$146 327	$144 758	$140 093	$135 579	$128 357	$125 620	$122 882	$117 663	$115 852	$113 364	$110 917	$107 609	$104 357	$100 994	$98 813	$90 521	$49 624	$54 969	$95 073	$92 009	$89 474	$87 553	$85 662	$82 902
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$491 084	$501 997	$501 997	$496 952	$474 121	$501 568	$504 523	$501 431	$500 988	$535 527	$544 525	$547 212	$556 625	$557 591	$567 014	$502 394	$243 110	$351 343	$559 551	$576 247	$599 676	$606 339	$613 002	$613 002
Discounted Cash Flow			$483 106	$477 927	$462 526	$443 121	$409 140	$418 876	$407 766	$392 206	$379 232	$392 313	$386 049	$375 451	$369 603	$358 312	$352 626	$302 370	$141 602	$198 049	$305 250	$304 227	$306 393	$299 814	$293 340	$283 887
Use 3	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$123 463	$126 207	$126 207	$126 207	$123 851	$125 637	$128 107	$129 001	$126 062	$131 346	$135 744	$136 704	$142 890	$130 351	$145 524	$136 728	$128 364	$158 543	$146 322	$153 071	$161 247	$163 039	$164 831	$164 831
Discounted Cash Flow			$121 457	$120 155	$116 283	$112 536	$106 876	$104 923	$103 538	$100 901	$95 424	$96 221	$96 237	$93 795	$94 880	$83 765	$90 501	$82 291	$74 767	$89 370	$79 822	$80 813	$82 386	$80 617	$78 877	$76 335
Use 4	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$248 446	$253 968	$294 534	$294 534	$290 470	$297 688	$302 625	$298 979	$287 568	$314 335	$294 874	$326 110	$336 024	$340 630	$341 119	$324 405	$214 573	$332 641	$334 031	$349 985	$359 495	$363 490	$367 484	$367 484
Discounted Cash Flow			$244 410	$241 790	$271 375	$262 630	$250 659	$248 609	$244 587	$233 854	$217 680	$230 274	$209 055	$223 750	$223 122	$218 892	$212 141	$195 246	$124 981	$187 507	$182 222	$184 773	$183 677	$179 733	$175 853	$170 185
Use 5	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$113 731	$119 091	$119 091	$119 091	$117 138	$118 568	$120 666	$118 855	$128 924	$130 497	$132 706	$121 412	$135 290	$136 061	$137 985	$127 513	$101 348	$141 038	$142 588	$142 588	$146 462	$148 090	$149 717	$149 717
Discounted Cash Flow			$111 884	$113 380	$109 727	$106 191	$101 083	$99 020	$97 525	$92 965	$97 592	$95 599	$94 084	$83 303	$89 834	$87 434	$85 813	$76 745	$59 032	$79 502	$77 785	$75 278	$74 832	$73 225	$71 644	$69 335
Use 6	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$154 895	$158 338	$209 750	$209 750	$200 216	$213 563	$216 513	$210 997	$220 866	$224 760	$192 077	$232 674	$244 311	$245 857	$249 101	$236 862	$218 256	$263 996	$260 929	$256 963	$271 278	$275 601	$278 629	$274 306
Discounted Cash Flow			$152 379	$150 746	$193 257	$187 029	$172 775	$178 354	$174 990	$165 037	$167 189	$164 653	$136 176	$159 641	$162 224	$157 990	$154 916	$142 557	$127 126	$148 812	$142 344	$135 662	$138 604	$136 275	$133 333	$127 034
Use 7	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$169 298	$173 060	$173 060	$173 060	$170 696	$165 979	$176 920	$177 664	$177 761	$187 902	$182 335	$146 343	$142 199	$183 522	$185 538	$184 545	$182 002	$191 145	$193 246	$193 246	$198 497	$200 702	$202 908	$202 908
Discounted Cash Flow			$166 548	$164 763	$159 453	$154 314	$147 301	$138 614	$142 990	$138 964	$134 559	$137 652	$129 269	$100 408	$94 421	$117 933	$115 386	$111 070	$106 009	$107 747	$105 420	$102 023	$101 418	$99 240	$97 098	$93 969
Use 8	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$345 469	$353 146	$353 146	$353 146	$342 571	$354 912	$350 469	$313 039	$353 551	$373 090	$363 596	$367 849	$389 730	$390 604	$395 591	$329 752	$331 790	$391 222	$395 521	$395 521	$406 707	$412 208	$416 737	$416 737
Discounted Cash Flow			$339 857	$336 214	$325 379	$314 893	$295 619	$296 399	$283 256	$244 851	$267 626	$273 316	$257 777	$252 388	$258 783	$251 005	$246 018	$198 464	$193 255	$220 529	$215 767	$208 814	$207 800	$203 823	$199 422	$192 995
Use 9	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$89 780	$90 044	$91 262	$91 287	$87 985	$86 066	$85 664	$90 194	$95 178	$96 737	$97 800	$92 653	$98 394	$101 701	$102 818	$94 139	$72 258	$95 825	$99 351	$99 351	$102 051	$103 185	$104 319	$104 319
Discounted Cash Flow			$88 321	$85 726	$84 086	$81 398	$75 926	$71 877	$69 235	$70 547	$72 047	$70 867	$69 337	$63 571	$65 334	$65 354	$63 943	$56 658	$42 088	$54 016	$54 199	$52 452	$52 141	$51 021	$49 920	$48 311
Use 10	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$112 734	$117 102	$118 114	$118 114	$115 300	$116 581	$118 873	$118 903	$114 105	$117 343	$119 745	$121 183	$112 421	$112 421	$110 845	$115 214	$116 292	$119 061	$112 427	$108 524	$117 691	$118 999	$120 307	$120 307
Discounted Cash Flow			$110 903	$111 487	$108 827	$105 320	$99 497	$97 360	$96 076	$93 003	$86 374	$85 962	$84 895	$83 145	$74 648	$72 243	$68 934	$69 342	$67 736	$67 114	$61 332	$57 295	$60 132	$58 841	$57 571	$55 715
Turnover	Discount Rate	19,00%	0,9785	0,9368	0,8970	0,8588	0,8223	0,7873	0,7538	0,7217	0,6910	0,6616	0,6334	0,6065	0,5807	0,5559	0,5323	0,5096	0,4879	0,4672	0,4473	0,4283	0,4100	0,3926	0,3759	0,3599
Cash Flow			$123 288	$126 027	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$124 658	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 027	$123 288	$124 658	$126 027	$126 406
Discounted Cash Flow			$120 636	$118 069	$113 044	$108 233	$101 375	$98 139	$94 995	$90 952	$85 189	$82 470	$79 828	$76 431	$72 383	$69 302	$67 082	$64 227	$60 157	$58 237	$56 372	$53 973	$50 552	$48 939	$47 371	$45 491
Non-recoverable Costs, Other Adjustments to Value	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			-$193 663	-$170 252	-$210 285	-$174 147	-$206 636	-$180 952	-$176 960	-$211 292	-$214 132	-$176 775	-$209 608	-$200 138	-$198 063	-$182 223	-$176 265	-$193 171	-$369 980	-$315 755	-$189 631	-$209 719	-$173 132	-$173 437	-$173 719	-$173 676
Discounted Cash Flow			-$190 517	-$162 088	-$193 751	-$155 283	-$178 315	-$151 119	-$143 023	-$165 267	-$162 091	-$129 501	-$148 605	-$137 318	-$131 515	-$117 098	-$109 619	-$116 262	-$215 499	-$177 989	-$103 449	-$110 720	-$88 459	-$85 759	-$83 130	-$80 431
Terminal Value	Discount Rate	14,00%	0,9678	0,9366	0,9064	0,8772	0,8489	0,8216	0,7951	0,7695	0,7447	0,7207	0,6974	0,6750	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86 100 295	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44 717 795	$0	$0	$0	$0
Total																										
Cash Flow			$1 927 270	$2 000 776	$2 054 952	$2 086 070	$1 987 742	$2 074 686	$2 105 466	$2 024 228	$2 067 207	$2 214 169	$2 136 270	$2 174 865	$2 241 642	$2 298 335	$2 344 188	$2 134 811	$1 446 497	$1 951 233	$2 354 639	$88 466 376	$2 488 380	$2 519 937	$2 549 252	$2 545 351
Discounted Cash Flow			$1 895 312	$1 902 927	$1 890 299	$1 855 961	$1 710 292	$1 726 673	$1 694 817	$1 575 676	$1 556 672	$1 613 190	$1 505 019	$1 482 174	$1 478 074	$1 466 125	$1 446 554	$1 273 229	$830 876	$1 087 862	$1 272 136	$45 954 394	$1 258 952	$1 233 323	$1 206 960	$1 165 729
NET PRESENT VALUE			$75 218 264																							
MARKET VALUE			$75 200 000																							

APPENDIX VII

PRINCIPAL TERMS AND CONDITIONS OF APPOINTMENT AS VALUERS

1. PRELIMINARY

1.1. These terms and conditions (the "**Terms of Business**") shall apply to all valuation services (excluding agency services and other forms of professional services, to which separate terms will apply) provided by LLC “Cushman & Wakefield OOO”, a limited liability company having its registered office at Gasheka str., bld. 6, Moscow, Russia, 125047 (“**C&W**”, “**we**” or “**us**”) to the client to whom a real estate valuation agreement (the “**Agreement**”) is sent (“**you**”). They shall apply separately to each service subsequently provided to you.

1.2. The Terms of Business are to be read in conjunction with the relevant Agreement and general valuation principles (“**Valuation Principles**”) attached thereto. In the event of any ambiguity or conflict between the relevant Agreement, the Valuation Principles and these Terms of Business, the provisions in the relevant Agreement shall prevail. These Terms of Business and the relevant Agreement may only be varied in writing by agreement between the parties. It is our practice to review and upgrade our Terms of Business frequently and new versions will be sent to you and agreed with you.

2. PERFORMANCE OF THE SERVICES

2.1. We undertake to use all reasonable skill and care in providing the services and advice described in the relevant Agreement, based on the instructions given by you (the "Services"). We will inform you if it becomes apparent that the Services need to be varied or external third party advice is required. Any variation is to be confirmed in writing and agreed between the parties.

2.2. We may need to appoint third party providers to perform all or part of the Services and we shall agree this with you in advance.

3. BASIS OF FEES

3.1. The basis of our fees for our Services is set out in the relevant Agreement.

3.2. You shall pay all applicable VAT in addition to any fees and disbursements at the applicable rate.

3.3. You shall pay our fees on completion of our Services (whether or not additional work is still to be carried out by third parties) or, where the fees are in relation to an ongoing instruction or an instruction of a duration of more than three months, at least quarterly in arrears upon submission by us of quarterly invoices. Payment is due within 10 working days of the invoice date.

3.4. Where valuations are undertaken for a lender for loan security purposes and it is agreed that a borrower will pay our fee, you shall remain primarily liable to pay our fee should such borrower fail to meet its liabilities to us in full. Payment of our fees is not conditional upon the loan being drawn down or any of the conditions of the loan being met.

3.5. If you do not dispute with us an invoice or any part thereof within 15 days of the date of such invoice, you shall be deemed to have accepted the invoice in its entirety.

3.6. If we are required by you to undertake any additional work in relation to an instruction, you shall pay additional fees based upon our usual rates. We will notify you of the amount of such additional fees. This also applies where we are asked to review a legal report or Certificate of Title provided to us more than 8 weeks after we have submitted our Report (either draft or final).

3.7. Where there is a change to the stated purpose for which our valuation is being commissioned and in our sole opinion we deem this to result in an increase in our liability (for example a valuation for annual accounts being used for loan security purposes), we reserve the right to charge an additional fee.

3.8. If you subsequently request our invoice to be re-addressed to a party other than that originally agreed, we reserve the right to make an administration charge of $170. Payment will still be due within 10 working days of the original invoice date.

3.9. In the event that you withdraw our instructions prior to completion of a valuation, you shall be liable to pay us for a fair and reasonable proportion of our fees and any agreed disbursements. If we have sent you draft valuation figures, such fees shall be subject to 50% of the fee originally agreed between us and if we have sent you a draft valuation report, such fees shall be subject to 75% of the fee originally agreed between us.

3.10. We will advise you in advance if it is necessary or convenient to instruct a third party to provide advice or to act as an expert or arbitrator and provide an estimate of the likely cost.

3.11. Where we are instructed to provide Services to one of your subsidiaries or associated / related entities or should you subsequently request that another entity be substituted for you at a later stage and we are unable to seek or obtain payment of any outstanding monies for whatever reason, you shall remain primarily liable to pay those outstanding monies if the subsidiary, associated / related or other entity does not meet its liabilities in relation to payment for the Services provided by us.

4. INTEREST

You shall pay interest on the amount of any invoice for fees or other disbursements that remains unpaid for 10 working days after the date of the invoice in amount of 0,1 per cent for each day but no more than 10 per cent in total.

5. DISBURSEMENTS

You shall pay all disbursements incurred by us in the provision of the Services. Disbursements include, but are not limited to: travel and subsistence expenses at their actual cost.

6. INFORMATION RECEIVED FROM THE CLIENT

We will take all reasonable steps to ensure that property information is accurate where we are responsible for its preparation. Where you provide us with any information on a property that is necessary or convenient to enable us to provide the Services properly, you acknowledge that we will rely on the accuracy, completeness and consistency of any information supplied by you or on your behalf and, unless specifically instructed otherwise in writing, we will not carry out any investigation to verify such information. We accept no liability for any inaccuracy or omission contained in information disclosed by you or on your behalf, whether prepared directly by you or by a third party, and whether or not supplied directly to us by that third party and you shall indemnify us should any such liability arise. If our valuation is required for the purpose of purchase or loan security, you accept that full investigation of the legal title and any leases is the responsibility of your lawyers.

7. CONFLICTS OF INTEREST AND ANTI CORRUPTION

7.1. We have conflict management procedures designed to prevent us acting for one client in a matter where there is or could be a conflict with the interest of another client for whom we are acting. If you are aware or become aware of a possible conflict of this type, please raise it immediately with us. If a conflict of this nature arises, then we will decide, taking account of legal constraints, relevant regulatory body rules and your and the other client's interests and wishes, whether we can continue to act for both parties (e.g. through the use of separate teams with appropriate Chinese Walls), for one only or for neither. Where we do not believe that any potential or actual conflict of interest can be managed appropriately, we will inform you and consult with you as soon as reasonably practicable.

7.2. You acknowledge that we may earn commissions, referral fees and may charge handling fees connected to the services that we perform and agree that we shall be entitled to retain them without specific disclosure to you. We will not accept any commissions or referral fees in circumstances where we are of the reasonable belief that they would compromise the independence of any advice that we provide to you.

7.3. We confirm that we will not, and will procure that our employees will not, knowingly engage in any activity which would constitute a breach of Russian anti-corruption legislation as well as the UK Bribery Act 2010 and that we have in place a compliance programme designed to ensure compliance with the terms of the UK Bribery Act 2010.

8. MANAGEMENT OF THE PROPERTY

We shall not be responsible for the management of the property nor have any other responsibility (such as maintenance or repair) in relation to the property. We shall not be liable for any damage that may occur while the property is unoccupied. The property shall be your sole responsibility.

9. TERMINATION BY NOTICE

9.1. Unless a fixed period has been agreed, either party may terminate the instruction by giving 14 days' notice in writing to the other party.

9.2. In the event of termination by notice, you shall be obliged to pay forthwith all the fees accrued in relation to the Services and work performed up to the date of termination (and any abort fee) plus any expenses or disbursements incurred by us or to which we are committed at the date of termination.

10. PROFESSIONAL LIABILITY

10.1. We shall not be liable to you in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the Services in respect of:

(i) any direct loss of profit;

(ii) any indirect, special or consequential loss whatsoever howsoever caused including without limitation (a) indirect loss of profit; (b) loss of business; (c) loss of goodwill; (d) loss of use of money; (e) loss of opportunity, and the parties agree that the sub-clauses of this clause shall be severable.

10.2. We shall not be liable to you in negligence for pure economic loss arising in connection with the performance or contemplated performance of the Services.

10.3. You acknowledge and agree that the exclusions contained in this clause 10 are reasonable in all the circumstances and that you have had the opportunity to take independent legal advice.

10.4. Where a third party has contributed to the losses, damages, costs, claims or expenses, we shall not be liable to make any contribution in respect of the liability of such third party.

10.5. Save in respect of third parties directly instructed by us and not on your behalf, we shall not be liable for the services or products provided by other third parties, nor shall we be required to inspect or supervise such third parties, irrespective of the third party services or products being incidental to or necessary for the provision of our Services to you.

10.6. Our total aggregate liability (including that of our members and employees) to you or to any other party relying on our valuation and/or report pursuant to this clause 10 in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the Services shall be limited to an aggregate sum not exceeding twenty times the fee as defined in the relevant Assignment to the Agreement,. Nothing in these Terms of Business excludes or limits our liability: (i) for death or personal injury caused by our negligence; (ii) for any matter which it would be illegal for us to exclude or attempt to exclude our liability and (iii) for fraud or fraudulent misrepresentation.

10.7. We shall be released from our obligations to the extent that performance thereof is delayed, hindered or prevented by any circumstances beyond our reasonable control (examples being a strike, act of God or act of terrorism). On becoming aware of any circumstance which gives rise, or which is likely to give rise, to any failure or delay in the performance of our obligations, we will notify you by the most expeditious method then available.

10.8. To cover any liability that might be incurred by us, we confirm that we will maintain compulsory professional indemnity insurance. .

10.9. Responsibility for our valuation extends only to the party(ies) to whom it is addressed. However in the event of us being asked by you to readdress our report to another party or other parties or permit reliance upon it by another party or other parties, we will give consideration to doing so, to named parties, subject to the following minimum fees:

	FIRST EXTENDED PARTY	SECOND & SUBSEQUENT EXTENDED PARTIES
For the first USD1m of reported value	0.075%	0.025% per party
Thereafter	0.035%	0.015% per party

These fees are exclusive of VAT and expenses (including the cost of readdressing the report) and are subject to a minimum fee of $1,250. Should additional work be involved, over and above that undertaken to provide the initial report, we may make a further charge although we will agree this with you before commencing the work.

10.10. Where we consent in writing to reliance on our report by another party or other parties, we do so on the condition that (i) the other party or parties agree in writing to be bound by the Agreement and these Terms of Business as if it / they had been a party to the original Agreement between us, with such written agreement being provided to us, (ii) such other party pay the fees demanded as set out in clause 10.9 above (unless agreed otherwise in writing) and (iii) where you act on behalf of a syndicate or in relation to a securitisation, you agree that you are not entitled to pursue any greater claim on behalf of any other party than you would have been entitled to pursue on your own behalf had there been no syndication or securitisation.

10.11. Where you provide a copy of and / or permit another party or parties to rely upon our valuation report without obtaining our express written consent and fail to provide us with the written consent of any other party or parties who have received our report to be bound by the Agreement and Terms of Business (in accordance with clause 10.10 above), you agree to indemnify us for any and all liability which arises from the use of or reliance upon our report by such unauthorised party.

10.12. Notwithstanding clause 10.11, where a valuation report is prepared or where we consent to a valuation report being used for the purpose of a prospectus, offering (either directly or indirectly), or a circular to shareholders, you agree to indemnify us for any liability whatsoever that we may have to any parties that have not agreed with us in writing to be bound by these Terms of Business which exceeds our aggregate cap on liability (referred to at clause 10.6) arising from their use and / or reliance on the valuation report.

11. QUALITY OF SERVICE AND COMPLAINTS

11.1. All our valuation reports are signed by a Member of C&W whose responsibility it is to ensure that all relevant quality control procedures have been complied with. In particular, for valuations of properties with an individual value of $34m or over, the valuer is required to present and explain his methodology to another member of the Valuation & Advisory Team unconnected with the instruction and who is a Member of C&W.

11.2. If you wish to complain about the level or our service to you, in accordance with the requirements of the Royal Institution of Chartered Surveyors, we have a standard complaints procedure, a copy of which is available on request.

12. DATA PROTECTION

12.1. We (and any of our relevant international partnerships, group companies and affiliated organisations) are data controllers of all personal data collected during the provision of the Services. We shall use such personal data and information we obtain from other sources for providing the Services, for administration and customer services, for marketing and to analyse your preferences. We may keep such personal data for a reasonable period for these purposes. We may need to share personal data with our service providers and agents for these purposes. We may disclose personal data in order to comply with a legal or regulatory obligation and you may request, in writing and upon payment of a fee, a copy of the details held about you by us.

12.2. To help us to make credit decisions about you, to prevent fraud, to check identity and to prevent money laundering, we may search the files of credit reference agencies and we may also disclose details of how you conduct your account to such agencies.

12.3. We may share personal data within our international partnerships, group companies and affiliated organisations and with our business partners for marketing purposes, which may be to countries or jurisdictions which do not provide the same level of data protection as the country in which you are based, or we may send you and your employees information about other organisations' goods and services. We or any business partners may contact you and your employees, directly or via our agents, by mail, telephone, fax, email, SMS or other electronic messaging service with offers of goods and services or information that may be of interest. By providing us with your or your employees' personal data (whether that data is deemed sensitive or not) including fax numbers, telephone numbers or email addresses, you and your employees consent to being contacted by these methods for these purposes.

13. MONEY LAUNDERING REGULATIONS

In order to comply with all applicable money laundering legislation and regulation, we may be required to verify certain of your details and may ask you to assist us in complying with such requirements. Where such information is requested, you will provide such information promptly to enable us to provide our Services. We shall not be liable to you or any other parties for any delay in the performance or any failure to perform the Services which may be caused by our duty to comply with any such legal and regulatory requirements.

14. ELECTRONIC COMMUNICATIONS

We may communicate with each other by electronic mail, sometimes attaching electronic data. By consenting to this method of communication, we and you accept the inherent risks (including the security risks of interception of, or unauthorised access to, such communications, the risks of corruption of such communications and the risks of viruses or other harmful devices). In the event of a dispute, neither of us will challenge the legal evidential standing of an electronic document and our system shall be deemed to be the definitive record of electronic communications and documentation.

15. CONFIDENTIALITY

15.1. We owe you a duty of confidentiality. You agree that we may, when required by our insurers or other advisers, provide details to them of any engagement on which we act or have acted for you, and that we may also disclose confidential information relating to your affairs if required to do so for legal, regulatory or insurance purposes only.

15.2. Subject to clause 16.1, we both agree never to disclose sensitive details of transactions or our advice without the other's consent. Unless we are expressly bound by a duty of confidentiality which otherwise overrides this, we both shall be entitled to mention to third parties (e.g. in the course of presentations, speeches or pitches) and/or publish (e.g. in brochures, marketing or other written material) that we provide our services to you.

15.3. We shall provide the Services to you only for your sole use and for the stated purpose. We shall not be liable to any third party in respect of our Services. You shall not mention nor refer to our advice, in whole or in part, to any third party orally or in annual accounts or other document, circular or statement without our prior written approval. The giving of an approval shall be at our sole discretion.

15.4. We will not approve any mention of our advice unless it contains sufficient reference to all the special assumptions and/or limitations (if any) to which our advice is subject. Our approval is required whether or not we are referred to by name and whether or not our advice is combined with others.

16. INTELLECTUAL PROPERTY

All intellectual property rights (including copyrights) in the documents, materials, records, data and information in any form developed or provided to you by us or otherwise generated in the provision of our Services shall belong to us solely. You are granted an irrevocable, non-exclusive, royalty-free licence to use or copy such intellectual property rights for any purpose connected with the property.

17. ASSIGNMENT

Neither party shall be entitled to assign this contract or any rights and obligations arising from it without the prior written consent of the other, such consent not to be unreasonably withheld.

18. GENERAL

18.1. If any provision of these Terms of Business is found by any court, tribunal or administrative body of competent jurisdiction to be wholly or partly illegal, invalid, void, voidable, unenforceable or unreasonable it shall to the extent of such illegality, invalidity, voidness, voidability, unenforceability or unreasonableness be deemed severable and the remaining provisions of these Terms of Business and the remainder of such provision shall continue in full force and effect.

18.2. Failure or delay by us in enforcing or partially enforcing any provision of these Terms of Business shall not be construed as a waiver of any of our rights under these Terms of Business.

18.3. No term of the relevant Agreement or these Terms of Business is intended to confer a benefit on or to be enforceable by any person who is not a party to the same.

18.4. The Agreement shall be governed by and be construed in accordance with legislation of the Russian Federation. Any dispute arising out or in connection with the services shall be submitted to the exclusive jurisdiction of the Arbitration Court of Moscow.

Where the Client is a legal entity established under the laws other than Russian any dispute, controversy or claim which may arise out of or in connection with the present contract (agreement), or the execution, breach, termination or invalidity thereof, shall be settled by the International Commercial Arbitration Court at the Chamber of Commerce and Industry of the Russian Federation in accordance with its Rules.

18.5. References to partners of LLC "Cushman & Wakefield OOO" are used to refer to a Member of LLC "Cushman & Wakefield OOO" or an employee or consultant with equivalent standing and qualifications. A list of the members of LLC "Cushman & Wakefield OOO" and of the non-members who are designated as "partners" is open to inspection at our registered office, 6th floor, Gasheka str., bld.6, Moscow, Russia, 125047.

APPENDIX VIII

GENERAL VALUATION PRINCIPLES

1. PRELIMINARY

1.1. These general valuation principles (the "Valuation Principles") shall apply to all valuation instructions, other than agency services and other forms of professional services (to which separate terms will apply), provided by LLC "Cushman & Wakefield OOO", a limited liability company having its registered office at Gasheka str., bld. 6, Moscow, Russia, 125047 ("C&W", "we" or "us") to the client to whom a real estate valuation agreement (the "Agreement") is sent ("you"). They shall apply separately to each service subsequently provided to you.

1.2. The Valuation Principles are to be read in conjunction with the relevant Agreement and the Terms of Business attached thereto. In the event of any ambiguity or conflict between the relevant Agreement, the Terms of Business and these Valuation Principles, the provisions in the relevant Agreement shall prevail. These Valuation Principles may only be varied in writing by agreement between the parties. It is our practice to review and upgrade our Valuation Principles frequently and new versions will be sent to you and agreed with you.

2. VALUATION BASES

2.1. Unless we have said otherwise within the Agreement, the date of valuation will be the date of our inspection.

2.2. Unless we have said otherwise in the relevant Agreement, the valuation will be prepared in accordance with the RICS Valuation Professional Standards current at the date of the Agreement (the "Red Book") by valuers conforming to its requirements, acting as external valuer.

2.3. Each property will be valued on a basis appropriate to the purpose of the valuation, in accordance with the Red Book in part not contradictory to standards for valuation adopted in Russia. The basis of valuation that we will adopt for each property is specified in the relevant Agreement. Unless the definitions below contradict with the mandatory standards for valuation in Russia the definitions are as follows:

(i) Market Value

Market Value is "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

(ii) Market Rent

Market Rent is "the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

(iii) Existing Use Value

Existing Use Value is "the estimated amount for which an asset should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the asset required by the business, and disregarding potential alternative uses and any other characteristics of the asset that would cause its market value to differ from that needed to replace the remaining service potential at least cost".

(iv) Fair Value

Fair Value is "the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction." In the context of International Accounting Standard (IAS) 17, the fair value of the leased asset of interest will normally be its market value (see (i) above).

(v) Existing Use Value for Social Housing

Existing Use Value for Social Housing is "the estimated amount for which a property should exchange, on the date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had acted knowledgeably, prudently, and without compulsion, subject to the following special assumptions that the property will continue to be let by a body pursuant to delivery of a service for the existing use:

a) at the valuation date, any regulatory body, in applying its criteria for approval, would not unreasonably fetter the vendor's ability to dispose of the property to organisations intending to manage their housing stock in accordance with that regulatory body's requirements;

b) properties temporarily vacant pending re-letting would be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession; and

c) any subsequent sale would be subject to all of the above special assumptions."

(vi) Projected Market Value of Residential Property

Projected Market Value of Residential Property is "the estimated amount for which an asset is expected to exchange at a date, after the valuation date and specified by the valuer, between a willing buyer and a willing seller, in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

2.4. When assessing either Existing Use Value, Fair Value or Market Value for balance sheet purposes, we will not include directly attributable acquisition or disposal costs in our valuation. Where you have asked us to reflect costs (as required under FRS15), they will be stated separately.

In the case of specialised properties (where valuation methods such as market comparison or an income (profits) test cannot be reliably applied), we may use Depreciated Replacement Cost ("DRC") as a method of estimating Value. The valuation using this method of a property in the private sector will include a statement that it is subject to the adequate profitability of the business, paying due regard to the value of the total assets employed. If the property is in the public sector, the valuation will include a statement that it is subject to the prospect and viability of the continued occupation and use. Any writing down of a valuation derived solely from the DRC method to reflect the profitability/viability of the entity in occupation is a matter for the occupier. If the valuation is being undertaken for inclusion in accounts prepared under International Financial Reporting Standards, our report will contain a statement that because of the specialised nature of the property, the value is estimated using a DRC method and is not based on the evidence of sales of similar assets in the market. If we consider that the value of the asset would be materially lower if the business ceased, the report will contain a statement to this effect.

3. GENERAL VALUATION ASSUMPTIONS

3.1. Unless otherwise agreed, we will provide the Services in relation to any property on the following assumptions:

(i) the property and any existing buildings are free from any defect whatsoever;

(ii) all buildings have been constructed having appropriate regard to existing ground conditions or that these would have no unusual effect on building costs, property values or viability of any development or existing buildings;

(iii) all the building services (such as lifts, electrical, gas, plumbing, heating, drainage and air conditioning installations and security systems) and property services (such as incoming mains, waste, drains, utility supplies, etc) are in good working order without any defect whatsoever;

(iv) roads and sewers serving the property have been adopted and that the property has all necessary rights of access over common estate roads, paths, corridors and stairways and to use common parking areas, loading areas and other facilities;

(v) there are no environmental matters (including but not limited to actual or potential land, air or water contamination, or by asbestos or any other harmful or hazardous substance) that would affect the property, any development or any existing buildings on the property in respect of which the Services are provided or any adjoining property, and that we shall not be responsible for any investigations into the existence of the same and that you are responsible for making such investigations;

(vi) any building, the building services and the property services comply with all applicable current regulations (including fire and health and safety regulations);

(vii) the property and any existing building comply with all planning and building regulations, have the benefit of appropriate planning consents or other statutory authorisation for the current use and no adverse planning conditions or restrictions apply (which includes, but is not limited to, threat of or actual compulsory purchase order);

(viii) appropriate insurance cover is, and will continue to be, available on commercially acceptable terms for any building incorporating types of construction or materials which may pose an increased fire or health and safety risk, or where there may be an increased risk of terrorism, flooding or a rising water table;

(ix) items of plant and machinery that usually comprise part of the property on an assumed sale are included in the property but items of plant and machinery that are associated with the process being carried on in the property or tenants trade fixtures and fittings are excluded from the property;

(x) in reflecting the development potential of any property, that all structures will be completed using good quality materials and first class workmanship;

(xi) any occupational leases are on full repairing and insuring terms, with no unusually onerous provisions or covenants that would affect value;

(xii) in respect of any lease renewals or rent reviews, all notices have been served validly within any time limits;

(xiii) vacant possession can be given of all accommodation which is unlet or occupied by the entity/borrower or its employees on service tenancies; and

(xiv) any mineral rights are excluded from the property.

4. VALUATION ASSUMPTIONS FOR PROPERTY VALUED HAVING REGARD TO TRADING POTENTIAL

4.1. Unless we have agreed otherwise, for trading related property (such as hotels, marinas and self storage properties where the property is trading and is expected to continue, we will value on the basis and assumption of a fully equipped operational entity, having regard to trading potential.

4.2. Where we are instructed to value a property having regard to its trading potential, we will take account of any trading information that either the operator has supplied to us or that we have obtained from our own enquiries. We will rely on this information being correct and complete and on there being no undisclosed matters that could affect our valuation. The valuation will be based on our opinion as to future trading potential and the level of fair maintainable turnover and fair maintainable operating profit likely to be achieved by a reasonably efficient operator.

4.3. Unless we have said otherwise in the relevant Agreement:

(i) the valuation will be made on the basis that each property will be sold as a whole including all fixtures, fittings, furnishings, equipment, stock and goodwill required to continue trading;

(ii) we will assume that the new owner will normally engage the existing staff and the new management will have the benefit of existing and future bookings or occupational agreements (which may be an important feature of the continuing operation), together with all existing statutory consents, operational permits and licences;

(iii) we will assume that all assets and equipment are fully owned by the operator and are not subject to separate finance leases or charges;

(iv) we will exclude any consumable items, stock in trade and working capital; and

(v) we will assume that all goodwill for the properties is tied to the land and buildings and does not represent personal goodwill to the operator.

5. STRUCTURE

5.1. We will not carry out a structural survey of any property nor will we test services. Further, no inspection will be made of the woodwork and other parts of the structures which are covered, unexposed or inaccessible. In the absence of information to the contrary, the valuation will be on the basis that the property is free from defect. However, the value will reflect the apparent general state of repair of the property noted during inspection, but we do not give any warranty as to the condition of the structure, foundations, soil and services. Our report should not be taken or interpreted as giving any opinion or warranty as to the structural condition or state of repair of the property, nor should such an opinion be implied.

5.2. If we give the age of a building in our report, this will be an estimate and for guidance only.

6. MEASUREMENTS

6.1. Where we are required to measure a property we will generally do so in accordance with the latest edition of the RICS Code of Measuring Practice. However, you should specifically note that the floor areas contained in any report we may publish are approximate and if measured by us will be within a 3% tolerance either way. In cases where the configuration of the floor plate is unusually irregular or is obstructed, this tolerance may be exceeded.

6.2. We will not be able to measure areas that we are unable to access. In these cases we may estimate floor areas from plans or by extrapolation. Where we are required to measure land or site areas, the areas will be approximate and will be measured from plans supplied. They will not be physically checked on site.

6.3. The areas we report will be appropriate for the valuation purpose, but should not be relied upon for any other purpose.

7. PLANNING AND STATUTORY REGULATIONS

7.1. Unless specifically instructed in writing to make formal searches with local planning authorities, we shall rely in the provision of our Services on the information provided informally by the local planning authority or its officers. We recommend that your lawyers be instructed to confirm the planning position relating to the property and review our comments on planning in the light of their findings.

7.2. We may consider the possibility of alternative uses being permitted. Unless otherwise notified by you in writing, we shall assume that the property and any existing buildings comply with all planning and building regulations existing uses have the benefit of appropriate planning consent or other statutory authorisation, and that no adverse planning conditions or restrictions apply.

8. VALUATION EXCLUSIONS

8.1. We will not inspect title deeds and we will therefore rely on the information supplied as being correct and complete. In the absence of information to the contrary, we will assume the absence of unusually onerous restrictions, covenants or other encumbrances and that the property has a good and marketable title. Where supplied with legal documentation, we will consider it but we will not take responsibility for the legal interpretation of it.

8.2. We will take into account any information that you provide concerning any tenants' improvements. Otherwise, if the extent of tenants' alterations or improvements cannot be confirmed, we will assume that the property was let with all alterations and improvements evident during our inspection (or, in the case of valuation without inspection, as described within the information that you provide).

8.3. Our valuation will take into account potential purchasers' likely opinion of the financial strength of tenants. However, we will not undertake any detailed investigations on the covenant strength of the tenants. Unless informed to the contrary by you, we will assume that there are no significant arrears and that the tenants are able to meet their obligations under their leases or agreements.

8.4. Any plans we provide to you indicating the site of a property are for identification only. We will rely on our inspection and information that you provide in outlining the extent of each property, but you should not rely upon our plans to define boundaries.

8.5. Where comparable evidence information is included in our report, this information is often based upon our oral enquiries and its accuracy cannot always be assured, or may be subject to undertakings as to confidentiality. However, such information would only be referred to where we had reason to believe its general accuracy or where it was in accordance with expectation. In addition, we have not inspected comparable properties.

8.6. For a recently completed development property, we will not take account of any retentions or outstanding development costs. For a property in the course of development, we will reflect your advice on the stage of construction, the costs already incurred and those still to be spent at the date of valuation, and will have regard to any contractual liabilities.

8.7. We will not make any allowance in our Services for the existence of any mortgage or other financial encumbrance on or over the property nor take account of any leases between subsidiaries.

8.8. Any valuation figures provided will be exclusive of VAT whether or not the building has been elected.

8.9. We will not make any allowance in any valuation advice provided for the expenses of realisation or any taxation liability arising from the sale or development of the property.

8.10. Unless we have said otherwise in the Agreement, each property will be valued individually; in the case of a portfolio, we will assume that the properties would be marketed in an orderly way and not placed on the market at the same time.

8.11. The components of our valuation calculations (such as future rental values, cost allowances, or void periods) may only be appropriate as part of the valuation calculation. They should not be taken as a forecast or prediction of a future outcome. You should not rely on any component of the valuation calculation for any other purpose.

8.12. We will value in the local currency. If we are to report to you in another currency, unless we have agreed otherwise we will adopt a conversion rate equivalent to the closing rate ("spot rate") on the date of valuation.

8.13. Our valuation does not make allowance either for the cost of transferring sale proceeds to another state, or for any restrictions on doing so.

8.14. In instances where we are instructed to provide an indication of current reinstatement costs for insurance purposes, this will be given solely as a guide without warranty. Formal estimates for insurance purposes can only be given by a building surveyor or other person with sufficient current experience of replacement costs. The property will not be inspected by a building surveyor or qualified building cost estimator and the guide will be based on costs obtained from generic building cost tables. You should not rely on it as the basis for insurance cover.

9. REGULATED PURPOSE VALUATIONS AND MONITORING

9.1. In circumstances where a valuation, although provided for a client, may also be of use to third parties, for instance the shareholders in a company (otherwise defined as a "Regulated Purpose Valuation" in the Red Book), we are required to state our policy on the rotation of the surveyor who prepares the valuation and the quality control procedures that are in place.

9.2. Irrespective of the purpose of the valuation, we will select the most appropriate surveyor for the valuation having regard to his/her expertise and the possible perception that independence and objectivity could be compromised where a valuer has held the responsibility for a particular client for a number of years. This may result in us rotating the surveyor responsible for repeat valuations for the same client although we will not do so without prior discussion with the client.

9.3. For all Regulated Purpose Valuations we are required by the Red Book to state all of the following in our report:

(i) the length of time the valuer continuously has been the signatory to valuations provided to you for the same purpose as the report, together with the length of time we have continuously been carrying out that valuation instruction for you;

(ii) the extent and duration of the relationship between you and us;

(iii) in relation to our preceding financial year the proportion of the total fees, if any, payable by you to our total fee income expressed as one of the following:

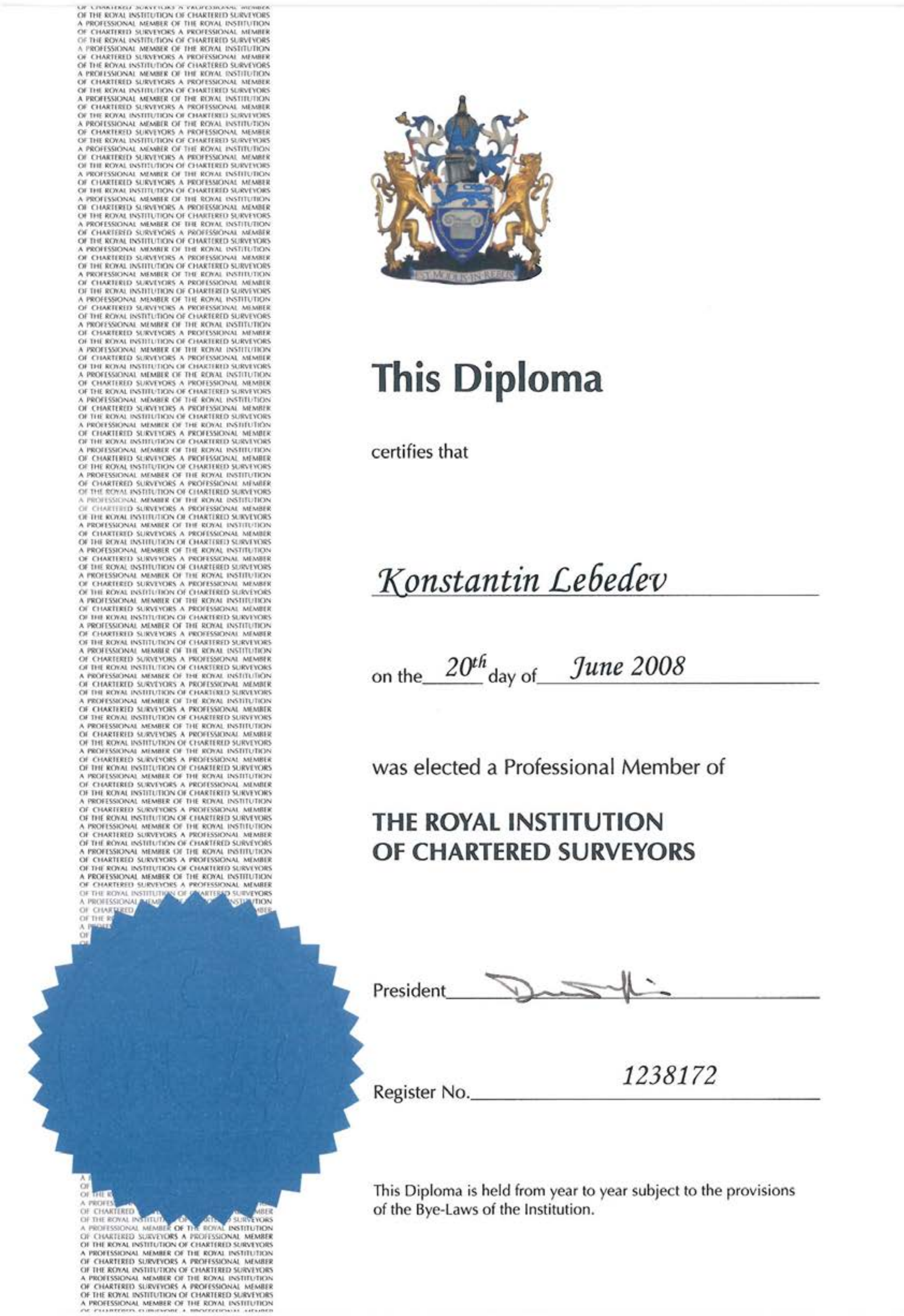
- less than 5%; or
- if more than 5%, an indication of the proportion within a range of 5 percentage points;

(iv) where, since the end of the last financial year, it is anticipated that there will be a material increase in the proportion of the fees payable, or likely to be payable, we shall include a further statement to that effect in addition to (iii) above.

9.4. The valuation may be subject to monitoring under the RICS's conduct and disciplinary regulations.

APPENDIX IX

VALUATION LICENSES



This Diploma

certifies that

Konstantin Lebedev

on the *20th* day of *June 2008*

was elected a Professional Member of

**THE ROYAL INSTITUTION
OF CHARTERED SURVEYORS**

President

Register No. *1238172*

This Diploma is held from year to year subject to the provisions of the Bye-Laws of the Institution.

THIS IS TO CERTIFY THAT

Cushman & Wakefield

IS REGISTERED AS A FIRM REGULATED BY RICS

Valid from: **07/06/2016**

Until: **07/06/2017**

Firm Registration no. **04741[illegible]**

DIRECTOR OF REGULATORY AND CORPORATE AFFAIRS

RICS®

This certificate is held from year to year subject to the provisions of the bye-laws of the Institution and is not a certificate to practice.

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