CUSHMAN & WAKEFIELD

VALUATION REPORT 83801/S510/OP-318753

VARIOUS PROPERTIES TOGETHER KNOWN AS “MIRLAND DEVELOPMENT CORPORATION ASSETS”

Prepared for:

MIRLAND DEVELOPMENT CORPORATION PLC

Valuation date:

December 31, 2017

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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:	12 March 2018
Valuation Date:	31 December 2017

1 INSTRUCTIONS

APPOINTMENT

In accordance with your request, as confirmed by the Valuation Agreement 83801/S510/OP-318753 dated 9 January 2018, ("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, 10th edition. 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 2017.

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 2017 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 2015-2016 and continued this trend into 2017 and further on. 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 2017, 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$356,050,000

THREE HUNDRED FIFTY SIX MILLION, FIFTY THOUSAND US DOLLARS

NET OF VAT

OR

20 508 551 000 RUR[1]

TWENTY BILLION, FIVE HUNDRED EIGHT MILLION, FIVE HUNDRED FIFTU ONE THOUSAND

RUSSIAN ROUBLES

NET OF VAT

This sum may be apportioned as follows:

#	PROPERTY	MARKET VALUE
1	Hydromashservice	US$25,700,000
2	MAG	US$31,900,000
3	Century Buildings	US$35,800,000
4	Tamiz	US$19,400,000
5	Vernissage Mall Yaroslavl	US$52,800,000
6	Triumph Mall Saratov	US$84,900,000
7	Perkhushkovo settlement	US$10,250,000
8	St. Petersburg Land Plot + Street retail	US$11,200,000
9	St. Petersburg Residential	US$78,900,000
10	Saratov Logistics Land Plot	US$1,500,000
11	Yaroslavl Phase 2 Land Plot	US$1,900,000
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.

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

[1] *As at the exchange rate of Central Bank of Russia as at December 31, 2017*

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"

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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.

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.

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

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 end-2017 to end-2022, 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 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 150 to 250 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 4% 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 the following ERV growth rates.

ERV GROWTH					
Item	**2018**	**2019**	**2020**	**2021**	**2022/2023 (terminal year)**
CPI Russia (Oxford Economics)	4,09%	4,0%	4,0%	4,0%	
CPI US/Long-term CPI in Russia forecast	-	-	-	-	2,5%

For offices we used 0% growth rate for 2018-2020 and 4% growth for 2021-2023. This is mainly connected with a different nature of this sector, which will show recovery in a mid-term period only but will be growing steadily thereafter.

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.

For St. Petersburg residential apartments we used a 5% yearly growth of sale prices based on the current market indicators and the growth of sales prices in the project itself.

VOID PERIOD

For those spaces currently vacant we have assumed a marketing/letting period of 6 to 24 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 500 sqm we assumed a void period of 2 months, for the premises from 500 to 1,000 sq. m – 3 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 2018 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= 57.6002 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.

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.

We have also based our opinion of the co-relation between the discount and exit capitalization rate on the understanding that the discount rate equals capitalization rate plus ERV growth rate in the terminal year.

For Property in the course of development (St. Petersburg Residential) 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 of December 31, 2017

CUSHMAN & WAKEFIELD

Ref.	City	Property Name and Address	Portfolio Market Value as of December 31, 2017	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 Year 1	Total NOI as of Year 1
1	Moscow	Hydromashservice, 2-Khutorskaya str., 38A	$25 700 000	12 237	16 696	$1 539	14,00%	10,00%	$3 087 630	$1 572 442
2	Moscow	MAG, 2-Khutorskaya str., 38A	$31 900 000	21 940	18 535	$1 721	14,00%	10,00%	$4 667 996	$3 128 512
3	Moscow	Tamiz Building	$19 400 000	4 500	11 737	$1 653	14,00%	10,00%	$1 607 167	$794 315
4	Moscow	Century Buildings	$35 800 000	5 800	21 033	$1 702	14,00%	10,00%	$3 124 969	$2 019 824
5	Saratov	Triumph Mall, 167 Zarubina street	$84 900 000	22 000	27 243	$3 116	14,00%	11,50%	$10 010 820	$9 910 961
6	Yaroslavl	Vernissage Mall, Kalinina str.	$52 800 000	120 000	34 092	$1 549	14,00%	11,50%	$5 782 693	$5 716 325
7	Moscow Region	Western Residence, Perkhushkovo, Odintsovsky district	$10 250 000	225 300	39 670	$258	15,50%	Residential	Residential	Residential
8	Saint Petersburg	Triumph Park, Residential	$78 900 000	408 314	225 097	$351	19,00%	Residential	Residential	Residential
9	Saint Petersburg	Triumph Park, Commercial + Land	$11 200 000	81 663	106 000	n/a	n/a	n/a	n/a	n/a
10	Yaroslavl	Phase II Shopping center	$1 900 000	160 000	40 000	n/a	n/a	n/a	n/a	n/a
11	Kazan	Shopping center	$1 800 000	22 000	18 500	n/a	n/a	n/a	n/a	n/a
12	Saratov	Logistics Complex	$1 500 000	260 000	104 000	n/a	n/a	n/a	n/a	n/a
		Total	**$356 050 000**						**$28 281 275**	**$23 142 379**

PROPERTIES HELD AS INVESTMENTS

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Rental Income:	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 2,237 sq. m. of vacant space, which represents 12.07% 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$4 667 996	US$4 701 338	**US$31,900,000**
"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 3,374 sq. m. or 20.21% 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$3 087 630	US$4 171 457	**US$25,700,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Rental Income:	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 20,903.70 sq. m. located on a land plot with the total area of 0.58 hectares. Vacant premises comprise 36.00% of the GLA, which is 7,437 sq. m The land plot is held leasehold and the buildings are held freehold.	Different length periods	US$3 124 969	US$5 036 720	**USS$35,800,000**
"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 3,812 sq. m. vacant (or 32.48% 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$1 607 167	US$2 850 760	**US$19,400,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Rental Income:	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$10 010 820 (including turnover rent)	US$9 181 760 (including turnover rent)	**US$84,900,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Rental Income:	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. At present there are 996 sq. m (or 2.92%) of vacant space in the Property. 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$$5 728 693 (including turnover rent)	US$$5 328 434 (including turnover rent)	**US$52,800,000**

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. 66 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$10,250,000**
"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. 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 4,000 underground parking spaces as well as open parking areas along the streets will be constructed as part of the Saint Petersburg Residential project.	<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	<u>Residential:</u> **US$78,900,000** <u>Commercial (land + retail):</u> **US$11,200,000**

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
	Construction started in 2012 and will take place in 8 phases, with the last one being completed in 2023. Currently, 3 Phases are completed and sold out, Phase 4 will be finished till the end of 2017 and other phases will be developed according to the initial plan. 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. Apart from that around 20,000 sq. m of retail and commercial space on the first floors of the residential houses will be constructed and leased out, which we valued separately as street retail space. Total outstanding development costs are estimated at US$278,437,000 (for residential part including VAT). **Note 1: 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.* ***Note 2: In the mid of 2017 a new Federal Law #218 was introduced. This law is supposed to change the construction market at a whole – the law concentrates on new requirements that developers should obey in order to be able to develop projects. We are aware of the Law, however, we see no threats from it for the Client and do not assume that it can effect the market value of the project.*				

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$1,900,000**
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$1,500,000**

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

After a 4-year recession the real estate market reached the bottom. We believe that in 2018 the market will turn to trend upwards. While the economy recovers at a slow pace, the real estate market will show anticipatory results.

In the beginning of 2018 presidential elections will be a major item on the agenda. There will be less economic news and fewer major initiatives.

However, people turned from 3 years of savings towards consumption. Growth in retail sales will drive demand for various types of commercial real estate.

The government will be rather conservative in setting the budget in order to achieve macroeconomic stability. Despite the fact that the Russian economy will underperform in comparison to the global economy, major real estate indicators will be in a green zone.

The market starts warming due to structural changes in demand, but not a growth of speculative demand. Pricing spreads will continue growing, the difference in performance of successful and unsuccessful projects will become more noticeable.

Russia now offers a unique blend of compressing yields and growing rents in relatively stable macro environment, This may attract foreign investors, but actual deals will be probably not happen before the end of the year.

In 2017, the commercial real estate market had hit its bottom. Decreased rents facilitated transaction activities and office take up in Moscow reached almost 2 million square meters.

However, poor performance of the Russian economy in 2017 limited the growth of the value of real estate assets.

Major events occurred in the banking sector. The current round of banks bailouts is not yet finished and turbulence in the financial sector will lead to uncertainty in the real estate investment market.

In the coming years we will see structural changes among users of real estate space. Outperforming sectors will become drivers for retail and office demand.

Macro-review

- Social stability will be the main focus in economic strategy for 2018.
- Stability will result in slow growth of the economy.
- Low quality of available economic statistics increases the risk of unexpected recession.
- The consumer market is weaker now than it was before and will thus no longer be an engine of economic growth in the long-run. The consumer market will, however, continue to stimulate economic growth in the short term.

[3] *Research department C&W; Marketbeat Q4 2017*

MACRO INDICATORS

	2017	2018	2019	2020	2021
GDP growth, %	1,7	1,8	1,4	**1,2**	1,2
RUB/USD	58,3	58,9	58,8	57,9	57,6
CPI, %	3,7	3,8	4,0	4,0	4,0
Interest rate	10,63	9,20	8,63	8,59	8,97
Current Balance, % of GDP	2,1	2,2	1,6	0,8	0,2
Private consumption, %	3,97	2,84	3,12	2,4	2,06
Government spending	-0,12	-0,27	0,6	0,71	0,81
Capital outflow, bn USD	4,32	53,47	65,76	70,51	78,57
Unemployment rate, %	5,23	5,26	5,21	5,14	5,09
BRENT crude oil price	53,7	60,5	62,5	64,5	67,8

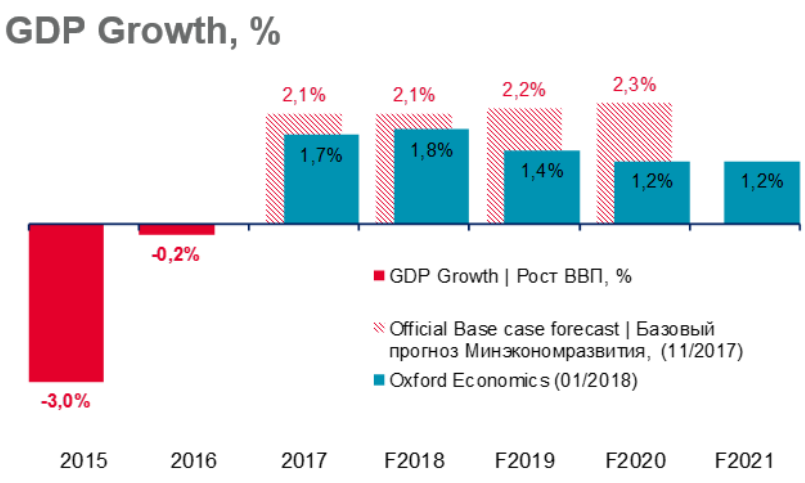
Source: Oxford Economics 09/01/2018

Economic growth in 2018 will be driven mainly by the consumer sector which started growing again after a 3-year period of decline. However, neither personal income nor the condition of the retail sector suggest intensive growth. Thus, we predict a period of social stability and consumer market stagnation as opposed to a return to a consumer-driven economy.

According to Oxford Economics Forecast, GDP growth will comprise 1.8% in 2018.

The Russian economy has recovered after the crisis but remains rather unstable. Officials are now much more optimistic as compared to independent analysts, in particular in regards to the long-term outlook. But even base case forecast from the Ministry of Economic Development is based on an inertial scenario.

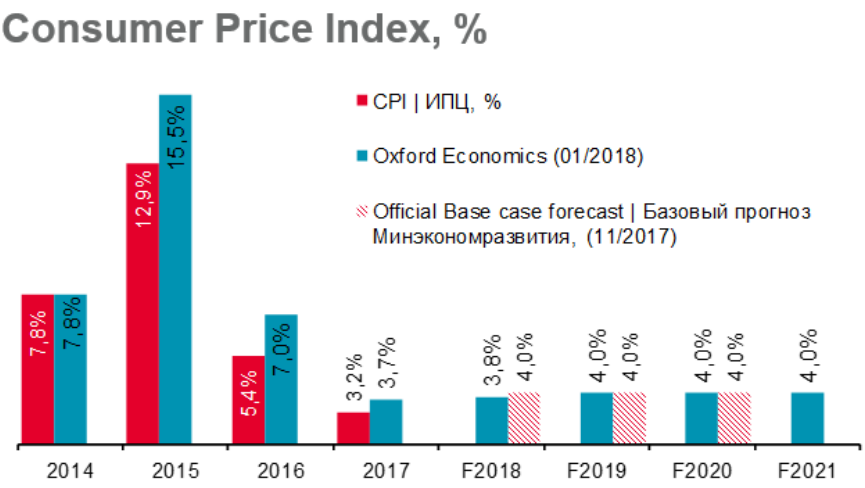
The budget is based on a conservatively low oil price. It means that the government will attempt to accumulate reserves to maintain stability and protect the economy from potential negative shocks.



Source: Cushman&Wakefield

Low inflation is a challenge for the Russian economy as it has adjusted to high inflation over the past decade. High inflation expectations are built into a majority of business models across the different sectors of the economy. Companies favor immediate returns against long term profitability.

In addition, low inflation facilitates savings strategies among population, restricting the growth of sales.



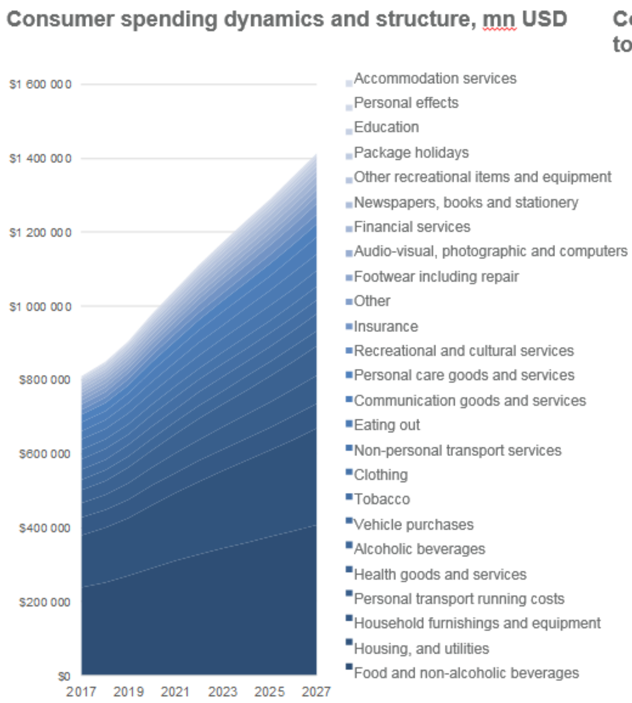
Source: Cushman & Wakefield

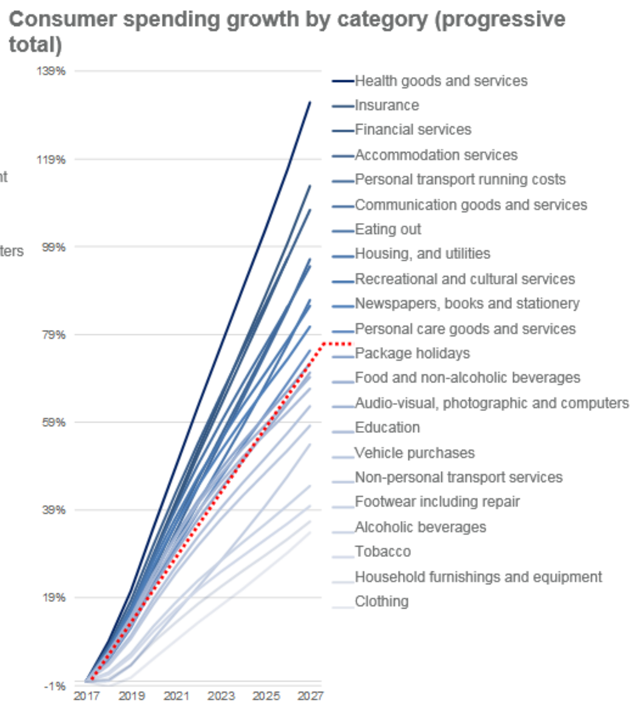
Consumer market

Household spending will stimulate the economy in 2018, while changes in the consumption structure will lead to an increase in the share of service industries. As a result, the efficiency of traditional anchor formats may be reduced. In addition, a new group of rapidly-growing industries will form. This group will include the financial sector, as well as the tourism, medical services, and public catering industries.

While the consumer market in general will grow in 2018-2027 at a slow pace, certain sectors including the medical and insurance services sector, the hospitality sector, as well as the public catering sector, will show anticipatory results. Traditional drivers of the consumer market (such as clothes, footwear, electronics) will have a minimal growth rate. This fact may lead to changes in the "anchor" functions in shopping centers.

During 2017 – 2027 Oxford Economics forecasts 75% growth of consumer spending in general, 132% growth of spending for medical services and 34% growth of spending for clothing (current prices, USD).



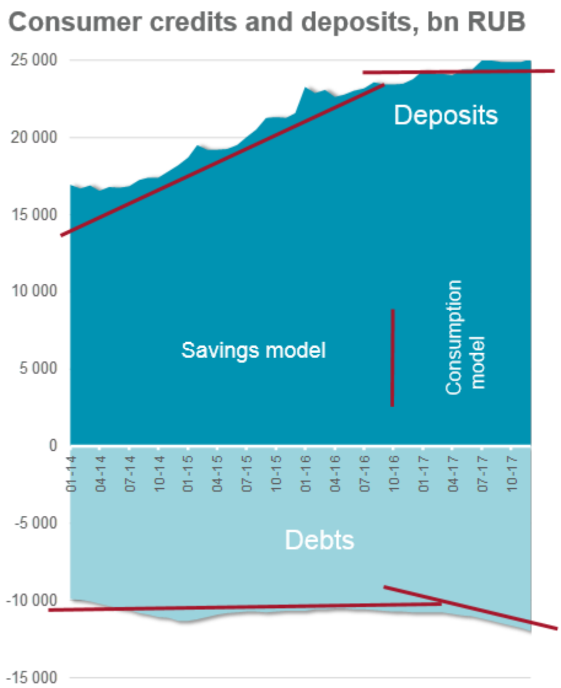


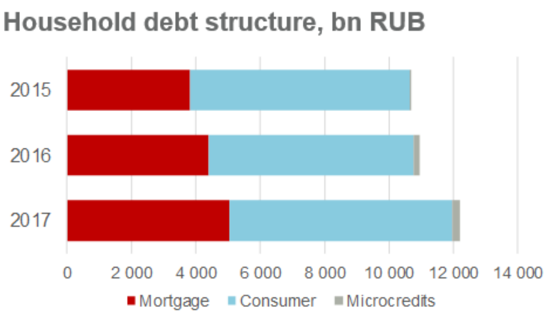
Source: Oxford Economics (Jan 2018)

By the end of 2017, Russian households shifted from a saving-driven model to consumption model, which will become a driver of the retail turnover growth.

In 2017 household debt had increased by 12% and comprised on average 219,000 RUB per household. That includes 15% mortgage growth and 30% growth in microcredit non-bank loans. Non-bank loans is the fastest growing sector, but its share is still less than 2% of total household debt.

In Q4 2017 consumer debt started to grow after having decreased for the previous two years, indicating a shift in household behavior away from savings and toward greater spending.





Source: CB, Cushman & Wakefield calculations

Corporate Debt

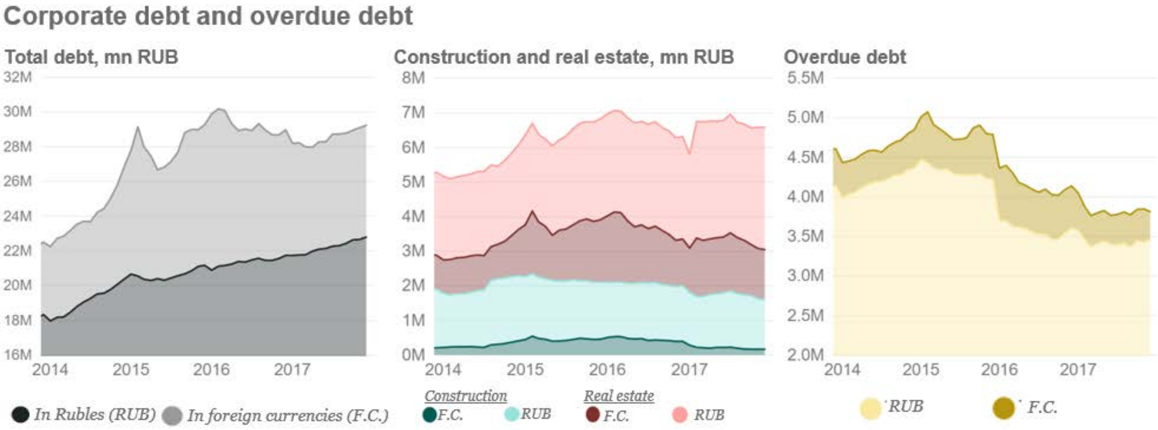
Decrease of the key rate by 0.5 pp in December of 2017 and additional compression by 1 pp expected in 2018 will stimulate corporate debt expansion. The issue of bad debts will significantly evolve in the banking system in 2018.

Economy debt had recovered in second half of 207, however retail and wholesale trade along with real estate and construction are still under pressure, and experiencing a shortage of capital. In addition, the overdue debt rate is higher than average in theses sectors.

As of 18 Dec 2017 the key rate assigned by the CB of Russia comprises 7.75%.

Overdue debt in real estate sector accounts for 23.2%.

In construction, real estate and trade, the overdue debt rate reached 17%, 23% and 12% respectively in comparison with a 7% average overdue rate across the economy.



Source: The Central Bank of Russia

Capital Markets

- The Russian investment market started to grow.
- Capitalization rates are decreasing following the trend of inflation and the Central Bank key rate.
- The share of foreign investments as a proportion of total investment volume is small.

4.06 bn EUR
Total investment volume in Russia
In 2017

10 %
Capitalization rate, prime office segment
Jan 2018

4.5 bn EUR
Total investment volume in Russia
Forecast for 2018

+27 %
Investment volume growth
In 2017

Source: Cushman & Wakefield

The market structure will not change - local investors will still dominate the market. Implementation of state control over large commercial banks may lead to the increase of the number of assets offered for sale.

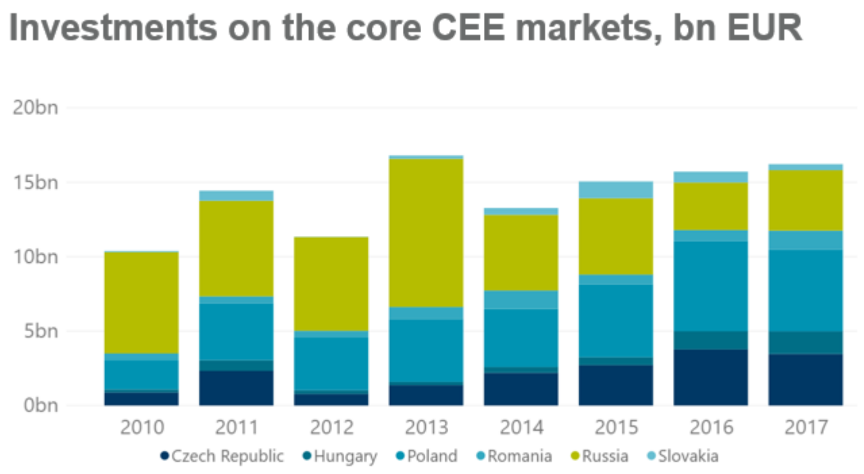
Commercial real estate investments

Despite the negative political environment of 2017, the Russian investment market reported 27% growth indicating that the market has adapted to the repricing of the assets and the implementation of sanctions.

The real estate investment market in CEE has remained stable for 3 years at 18 bn Euro per year. 85% of investments are targeted at Poland, Czech Republic, Russia, Hungary, Slovakia and Romania.

Poland is a regional leader with 5.5 bn Euro. Romania represents the fastest growing market with a 64% growth rate in 2017.

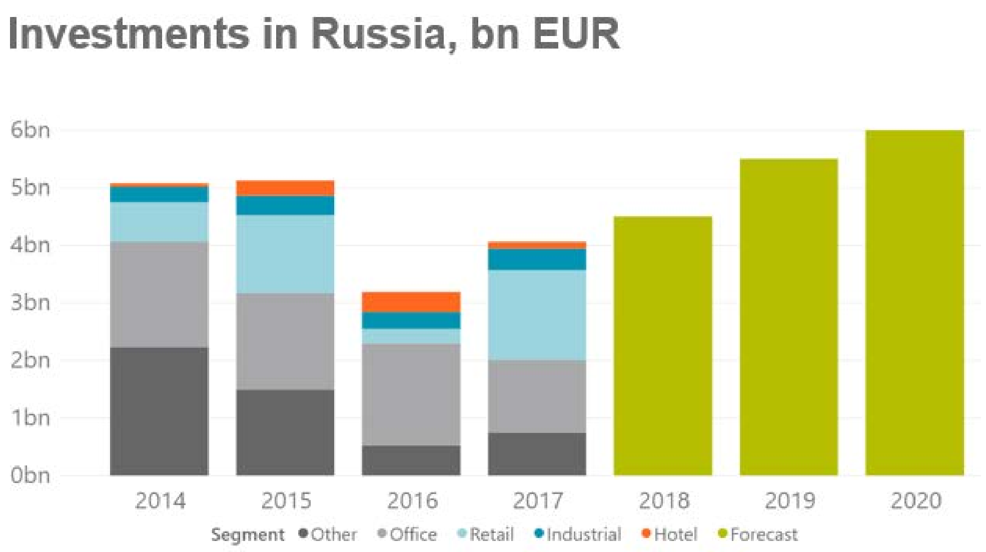
Russia lost its leading position in 2016 but in 2019 we expect Russia to challenge the leader.



Source: Real Capital Analytics

In 2017 investment volumes increased by 27%, however in comparison to the record year of 2013 when investment volumes hit 10 bn Euro the current market is still low.

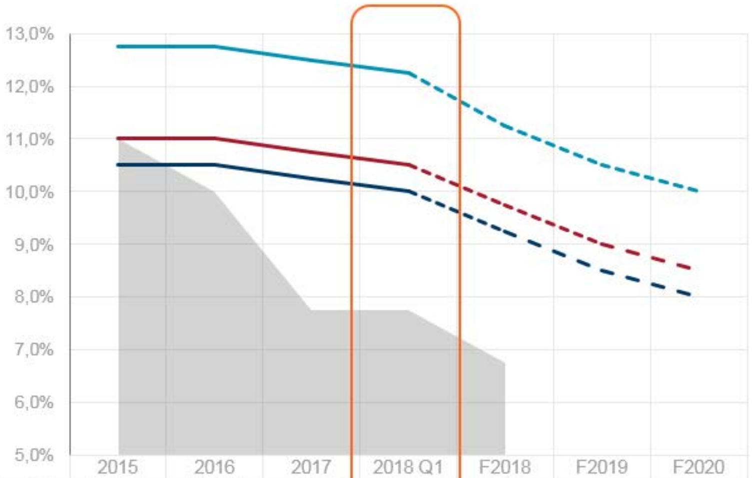
In 2018 we expect minor growth in investment volumes. For the year 2019 our forecast is more optimistic - we predict a significant increase in investment volumes, reflecting an increase in the total number of transactions as well as growth in value.



Source: Real Capital Analytics

Capitalization rates

As we can see from the chart below, capitalization rate comprised 10% in office segment in Jan 2018.



	2015	2016	2017	2018 Q1	F2018	F2019	F2020
Central Bank Key Rate	11,00%	10,00%	7,75%	7,75%	6,75%		
Office	10,50%	10,50%	10,25%	10,00%	9,25%	8,50%	8,00%
Shopping Centers	11,00%	11,00%	10,75%	10,50%	9,75%	9,00%	8,50%
Warehouse	12,75%	12,75%	12,50%	12,25%	11,25%	10,50%	10,00%

Source: The Central Bank of Russia

Largest deals

Of the total investment volume in 2017, 25% is attributed to one deal - the Fort Group purchase of the Immofinanz portfolio of five shopping centres.

Top 10 largest investment deals in 2017

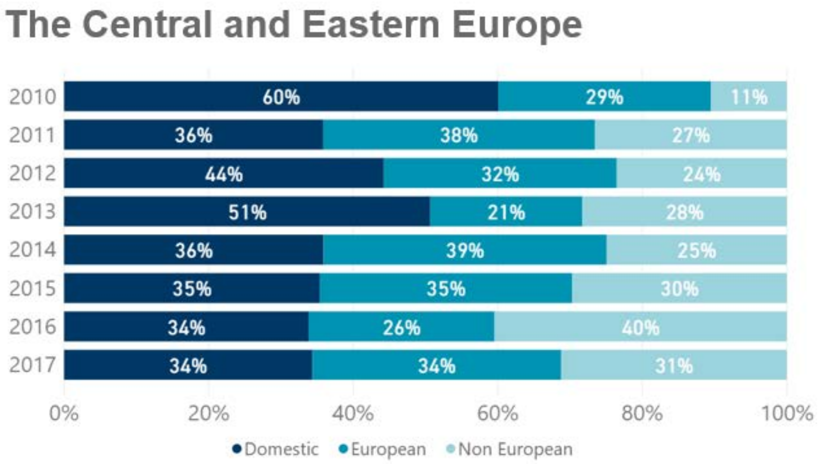
Property	Buyer	Type	Date	Price, mn EUR
Golden Babylon Rostokino	Fort Group	Retail	7.12.2017	544,3
Gorbushkin Dvor	Viktor Kharitonin	Retail	5.6.2017	445,1
Nevskaya Ratusha	City of St Petersburg	Office	2.7.2017	213,6
GoodZone I and II	Fort Group	Retail	7.12.2017	177,5
Voentorg	Fosun Int'l Ltd	Office	11.1.2017	158
Leto City	RosEvroDevelopment	Retail	22.3.2017	155,1
Nagatinskaya Dev Site	Barkli Corporation	Dev Site	4.10.2017	132,3
Vasilievsky Island	LSR Group	Dev Site	19.7.2017	111,3
Legion II (phase 2)	UFG Real Estate	Office	31.3.2017	97,7
Golden Babylon Ortradny	Fort Group	Retail	7.12.2017	81,4

Source: Real Capital Analytics

Investment structure

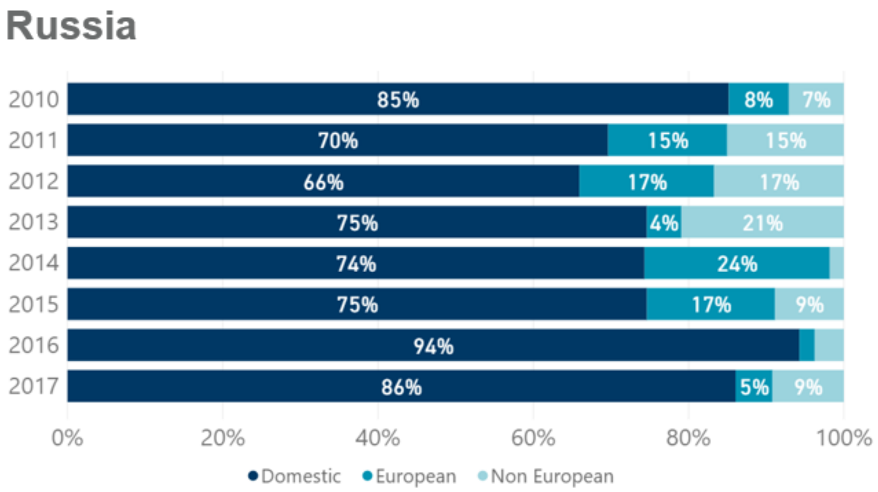
The share of foreign investments in Russia is still low and the situation will most likely remain unchanged in the coming years.

CEE investment capital is evenly distributed among domestic, European and non-European investors. In the long term non-European investments will grow at the fastest rate as CEE markets are opening to capital from Asia, Americas and Africa.



Source: Real Capital Analytics

In Russia domestic investors have dominated since 2009. We expect that the share of foreign investments will increase but that will still remain below 20% until the Russian economy becomes less risky for foreign capital.



Source: Real Capital Analytics

OFFICE MARKET OUTLOOK

- Despite the fact that the majority of indicators in Q1-3 2017 lagged behind those of 2016, by the end of 2017 the situation flattened out.
- The office real estate market is at the bottom.
- In 2018, we expect a slight increase in rental rates based on the inflation rate and a washing out of the best offers from the market.

Vacant office premises

In 2018-2020, we expect a decrease of available vacant premises in class A.

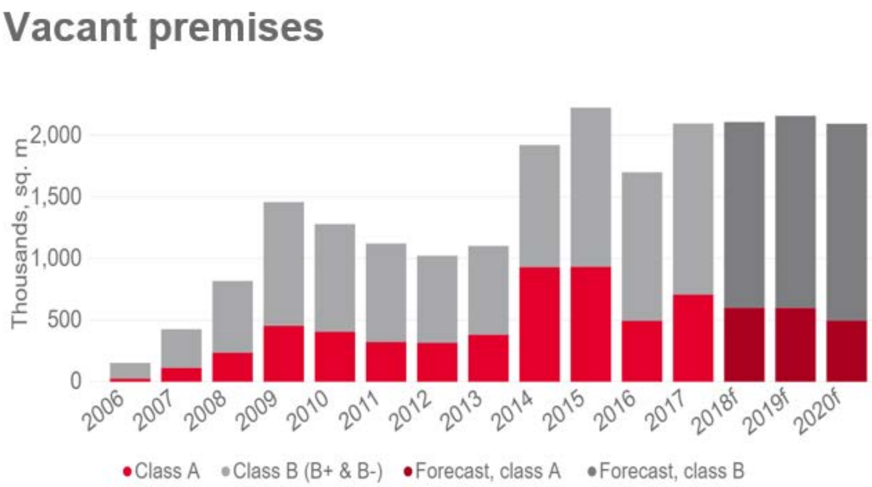
In general, the vacancy rate is stable (in classes A, B + and B-).

Due to stably low new construction in 2017 and record high take-up over the last 5 years, the vacancy rate declined by the end of the year and will stay at its current level of 12.5% in 2018.

Source: Cushman & Wakefield

The area of vacant premises exceeded the indicator from 2016 given the negative absorption and high new construction in Class A.

There are office premises of different areas and conditions in both class A and B properties in almost all districts across Moscow. However, the closer a particular location is to the center, the lower the vacancy rate is registered.



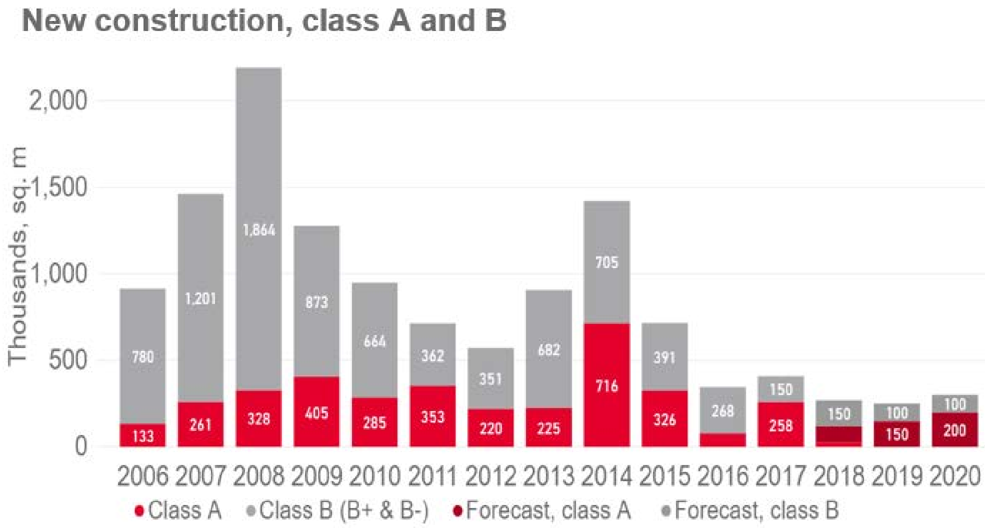
Source: Cushman & Wakefield

New supply

In 2017, almost all previously-postponed projects from 2015 - 2016 were completed. We expect new construction to decrease in the period 2018-2020.

New construction in 2017 was relatively high and amounted to 408,000 sq. m, in 2018 the figure will remain stable. 2019 will be accompanied by a slight improvement. In 2018 - 2020 we expect lower levels of construction activity, with 1 mn sq. m of new office space to be constructed during the next 3 years, and thus, as a result, lower vacancy levels.

As expected, by the end of 2017, the total volume of new construction amounted to 408,000 sq. m – 240,000 sq. m of that volume represents the area of two towers in the City submarket. Four office buildings were delivered into the market, one of which was occupied immediately upon the market entry.

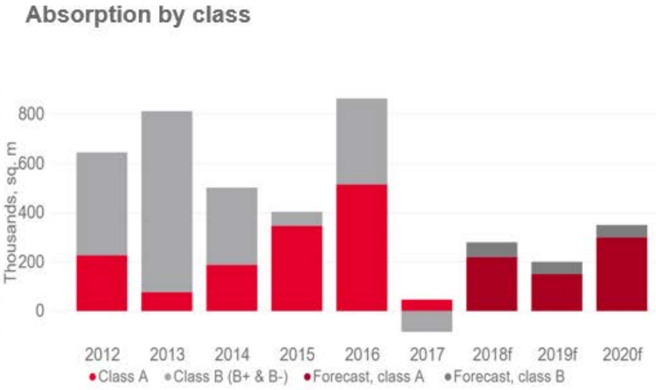


Source: Cushman & Wakefield

Absorption

In H1 2017, there was a high negative absorption, however, in Q4, the situation recovered and demand for additional office premises will continue to increase.

Absorption in Q1-Q4 2017 comprised -54,000 sq. m, whereas new construction reached the level of 408,000 sq. m.



Source: Cushman & Wakefield

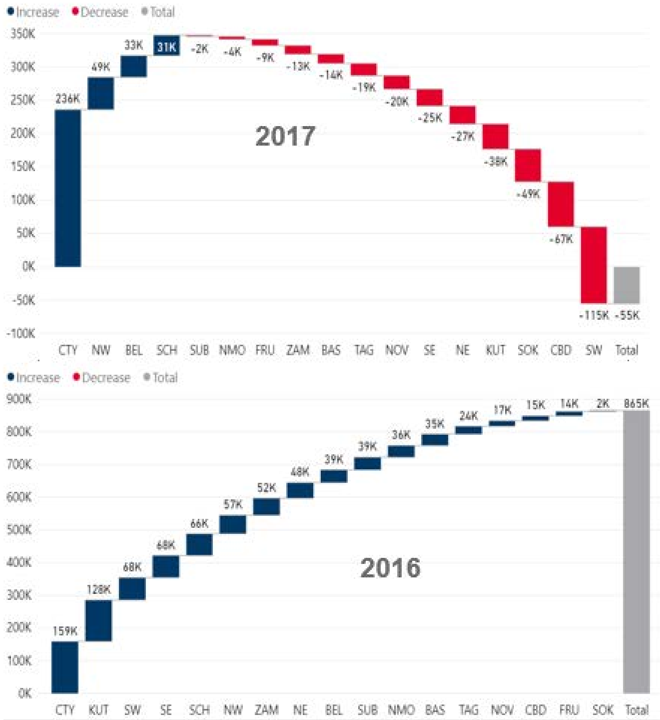
Moscow City represents the area of highest demand in Moscow in 2017.

In 2017, the reduction of office area or the shift to higher-quality office buildings is apparent. While many submarkets became less attractive, central locations such as Shabolovsky, Belorusskiy and the City submarket reported an increase in demand.

The most attractive submarket is the City. Q4 was associated with a a large impact on positive absorption in the City submarket in 2017. Supply increased by 239,000 sq. m while and the vacancy rate remained at the same level due to high demand. Thus, as soon as new quality areas at good prices and conditions in the City submarket were delivered into the market, demand immediately moved into equilibrium with supply.

The most demanded submarkets in Moscow in 2017

Absorption by submarkets



Source: Cushman & Wakefield

Demand

Record high demand for office premises returned to pre-crisis indicators.

In Q1-4 2017, 2900 new deals were executed totaling 1.91 mn sq. m. Record high demand indicated a return to pre-crisis indicators of 2012 due to big deals by state corporations, a favorable environment at the lower end of the market and the fact that tenants complete their move by terminating 5-year agreements, using opportunities of the low market.

15 % of take-up in Q1-4 was carried out through the purchase of entire buildings and the lease of big blocks in business centers (>5,000 sq. m deals).

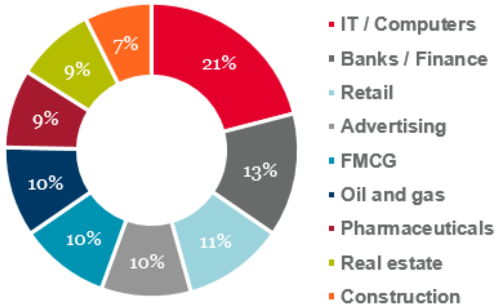
The most active industries in 2017 were IT and Computers (21%), Banks and Finance (13%) and Retail (11%).

After record high levels in 2017 we expect slight decrease in take-up in 2018, and continued stability in 2019.

Major deals in 2017

COMPANY	*AREA SQ. M*	*PROPERTY*	*CLASS /SUBMARKET*	*TYPE OF DEAL*
Gazprombank	*43,364*	*Aquamarine III*	*A / Downtown*	*Sale*
Auction LLC	*38,317*	*Poklonka Place*	*B+ / Central*	*Lease*
VimpelCom	*17,004*	*Bolshevik 2-nd phase*	*A / Downtown*	*Lease*
Tele2	*13,053*	*ComCity*	*A / OTA*	*Lease*

The most active industries by closed deals in 2017



Source: Cushman & Wakefield

Rental rates

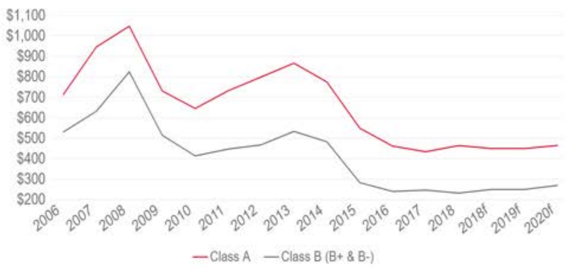
Forecast for a gradual increase in rental rates at the indexation level.

Average ruble equivalent of rental rates in 2017 is 17,848 Rubles/sq. m/year. We expect a small increase in rental rates.

The average dollar equivalent of 2017 rental is 307 USD/sq. m/year. This represents a record minimum rental rate for office premises in Moscow.

In 2018-2020, we expect an increase in rental rates at the indexation level due to a stable ruble exchange rate and no economic prerequisites for speculative market growth.

Rental rates in US dollars value

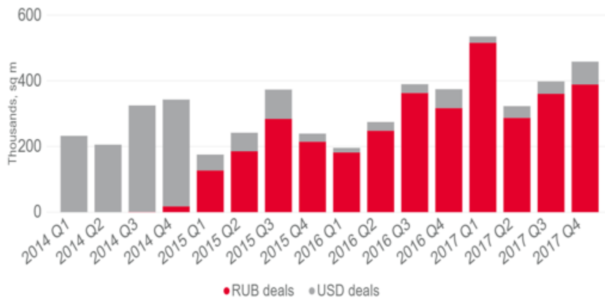


Rental rates in Russian rubles value

Source: Cushman & Wakefield

Share of lease deals in foreign currency reached the minimum (the indicator is gradually decreasing: 98% in 2014, 18% in 2015 and down to 7% in 2017). Share of USD lease deals in class B amounted to barely 1.2%, while in class A it was 23%. The number of USD lease deals in class A increased relative to the indicator of 2016 (18%).

Leasing demand and rental rates



Leasing demand and rental rates

Class	*Deal currency*	*Deals volume, sq. m*	*Rate*
A	*USD*	*129,931*	*$551*
	RUB	*409,032*	*22,919 rubles*
B+ & B-	*USD*	*14,838*	*$403*
	RUB	*1,223,662*	*14,312 rubles*

Source: Cushman & Wakefield

RETAIL MARKET OUTLOOK

- New construction slowed down. In 2018, construction activity will remain low.
- Developers have shifted their focus to neighborhood shopping centers.
- We can see the first positive changes associated with market recovery – a gradual decrease in vacancy rate and the beginning of growth of the prime rental rate indicator.

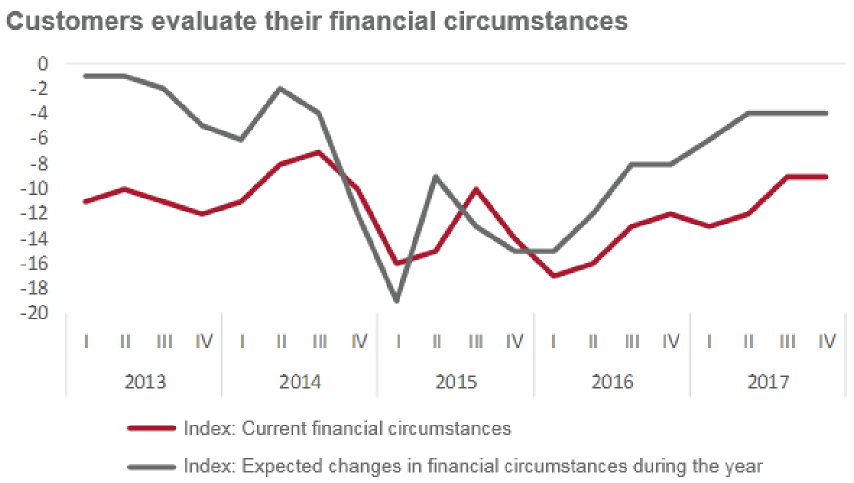
Consumer Market

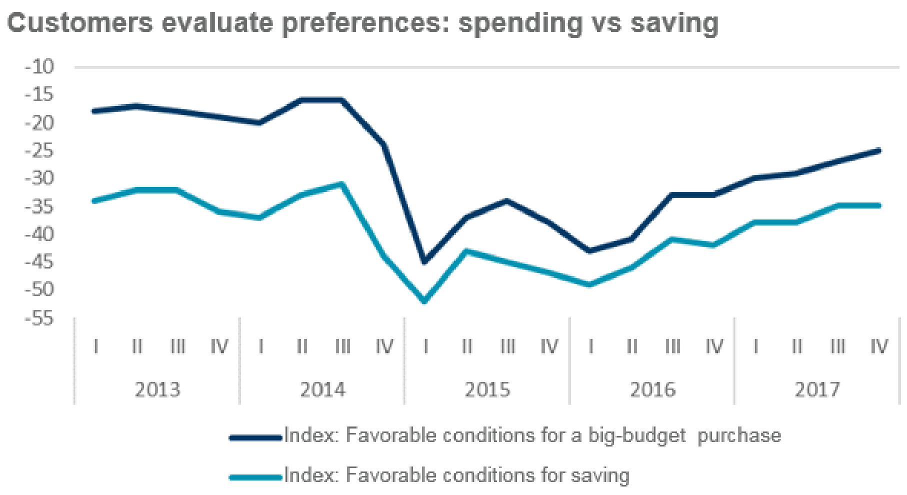
Consumer confidence is close to the pre-crisis level, however customers are still adhering to the savings model.

The consumer confidence index has almost reached its previous level from the end of 2013. Customers are now much more positive about their current financial situation and optimistic about potential changes in 2018.

However, in 2017, the consumer market was shrinking. If a consumer had the choice to save money or to make a big-budget purchase, he would rather choose the first option. The index of "favorable conditions for money saving" is back to its 2012-2013 level, while the index of "favorable conditions for a big-budget purchase" remains at a low level.

At the end of 2017, we can see a gap in the tendency to shop, prerequisites that serves as the early indicator for the positive change in retail sales. However, in 2018, rapid growth is not expected.



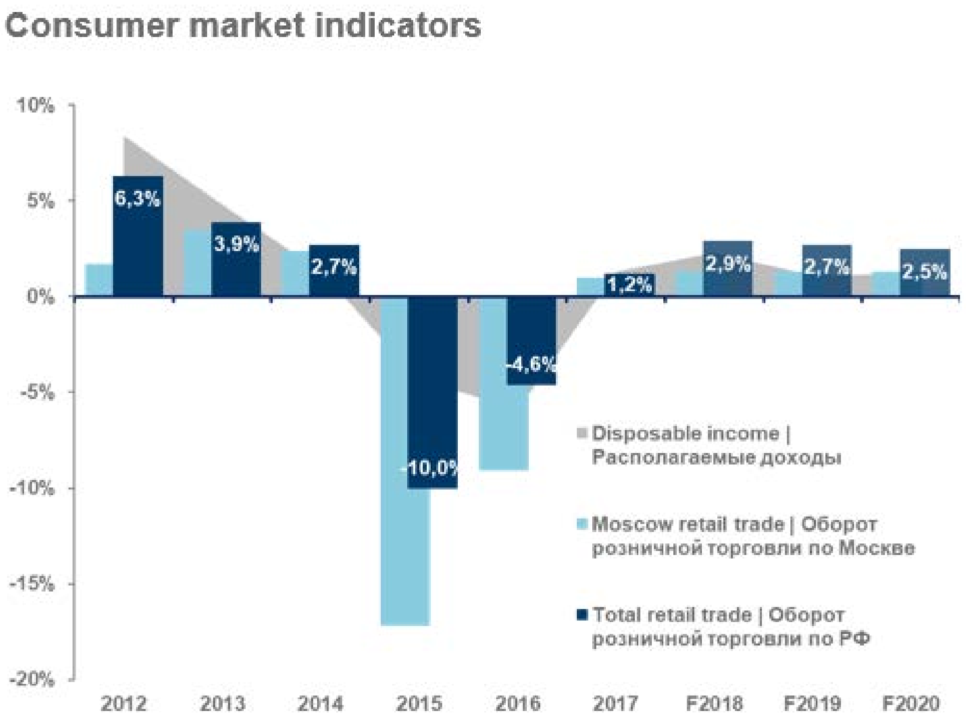


Source: Cushman & Wakefield

The pace of consumer market recovery is proceeding according to expectations.

In January-November 2017, the retail turnover growth in Russia was 1%, which fits the previous forecast of the Ministry of Economic Development. Therefore, the new forecast review did not bring any changes.

The forecast for the consumer market in Moscow at the end of the last year was revised downward both for retail sales and real disposable income. The estimated growth for these indicators varies at around 1% for the previous year and for the 2-year perspective.



Source: The Ministry of Economic Development

Shopping centres

New construction is decreasing, developers are taking a new look at the concepts of shopping centers, and retail chains are analyzing the changing consumer experience.

The decrease in new construction is observed in both Moscow and Russia overall. In 2017, the construction volume reached the lowest level in the previous 10 years, half of the reported figure from 2016.

In 2017, 16 retail schemes with a total GLA of 616,000 sq. m were delivered to the market in Russia.

Developers are more focused on renovation and extension of existing properties instead of new construction. The biggest share of new construction volume (almost 60%) is composed of the new phases of already existing projects.

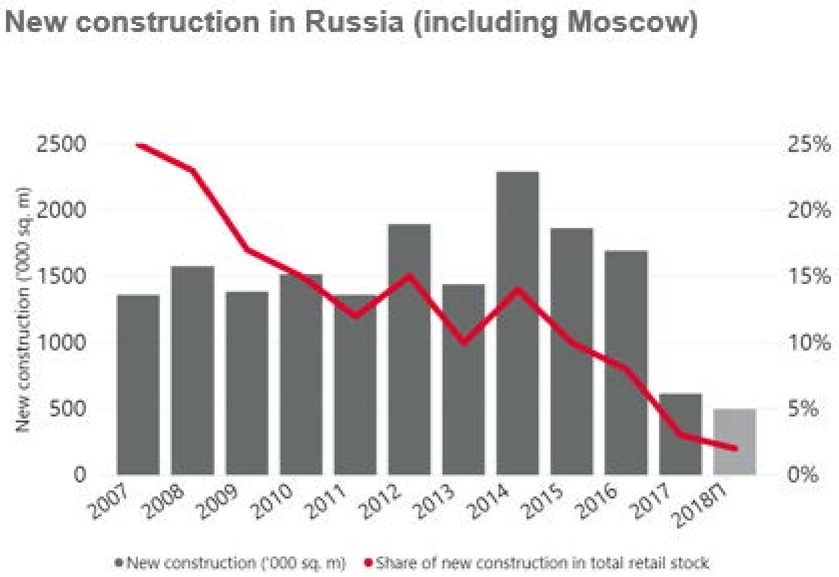
The largest shopping center opened in 2017 in Russia was Vegas Kuntsevo (GLA 119,467 sq. m), located in Moscow.

Among regional projects, the biggest opening was the second phase of the Central Park shopping center (GLA 107,000 sq. m), located in Kursk.

The retail real-estate market in Russia has passed through the phase of active growth and "weight gain". The construction of new retail schemes does not affect the market as much as it did before.

Developers are focused on their existing portfolios, thus, they organize activities targeted to footfall increase, optimize concepts, and search for new formats and approaches to business operations.

The era of super regional and regional malls is over. The growth in this segment is expected to be organic (achieved through the extension of existing mid-size and large-scale properties). The construction of neighborhood and community shopping centers is an optimal strategy given existing market conditions – small areas are quickly absorbed by tenants, day-to-day purchases are stable in crisis periods and do not compete with fast-growing online sales. The same approach is demonstrating its success in more developed markets. For instance, community centers in the United States represents the most actively growing segment in recent years.



Source: Cushman & Wakefield

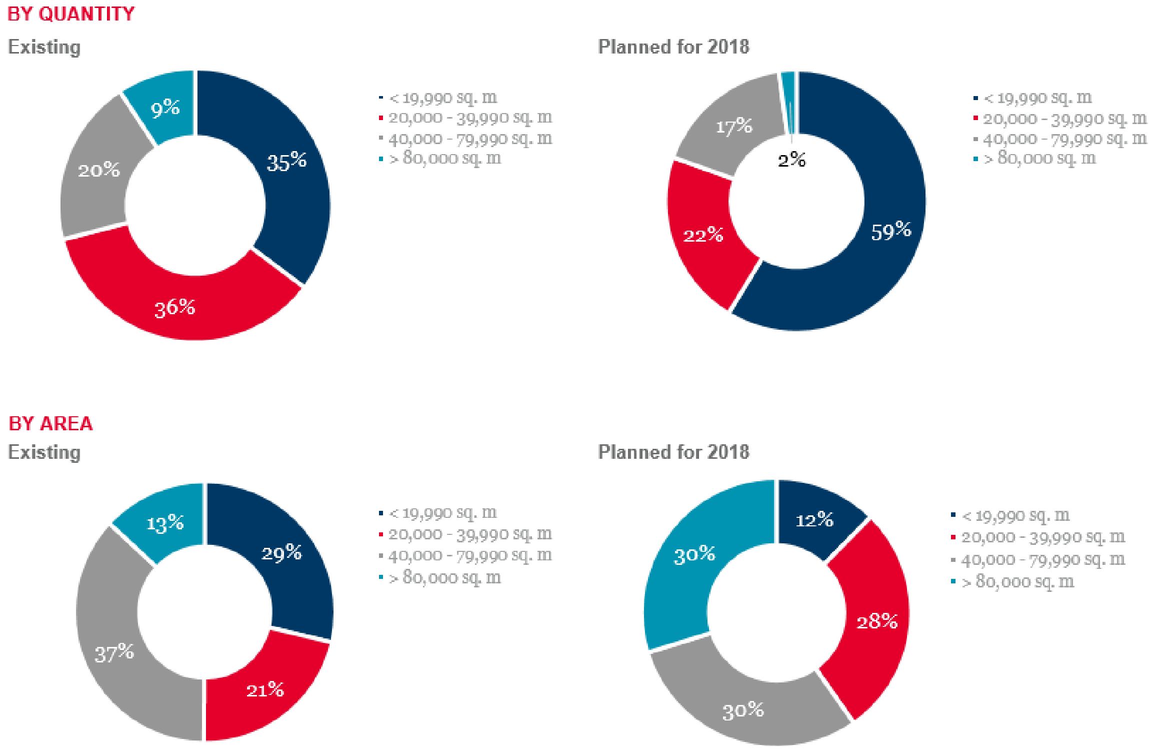
As we can see on the chart, Starting from 2016 the share of new construction is less than 10% of the existing stock.

The average size of the existing retail scheme is currently 36,800 sq. m, while the average size of a shopping center planned for delivery in 2018 is only 28,500 sq. m.

Analyzing the structure of the pipeline for 2018, it is evident that developers have shifted their focus from large-scale projects to smaller size schemes.

The share of neighborhood shopping centers with GLA of less than 20,000 sq. m shows the most dynamic growth both by quantity of projects and by total area. The main idea is making shopping more convenient and close to customers.

Retailers as well as developers have followed the recent market trends by developing mini-formats (Moy Auchan, AV Daily, Detskiy Mir, Leroy Merlin etc.).



Source: Cushman & Wakefield

The rebound of new construction is not expected in the next two years. Mostly small shopping centers and around 1-2 large-scale schemes will be constructed annually.

In 2018, new construction will maintain its 2017 level. Kashirskaya Plaza (GLA – 71,000 sq. m) is the only large-scale shopping center that will be delivered to the market next year.

Source: Cushman & Wakefield

Retailers

Food halls have been a relatively new format for the Russian market are in fact actively developing now. 8 new concepts were opened in Moscow during the last three years, and more and more new projects are being announced, including projects in the shopping centers (Pyataya Avenue, Nikolskaya Plaza, Zolotoy Vavilon shopping centers). Food halls are traffic generating tenants and they are considered to be new points of attraction for shopping centers.

Grocery stores that used to have diversity of formats (hypermarket, supermarket, discounter, convenience store) are focusing on the most successful ones in terms of continued business optimization. For instance, Okey sold its supermarket format shops, and X5 Retail Group put up the Perekrestok Express stores for sale.

Russian brands are announcing plans for international expansion, including Leonardo, DoubleB, Tashir Pizza, Gulliver, and Alex Fitness.

Several international retailers that entered Russian market in 2017 have begun active expansion – Miniso (Japanese brand) announced plans to explore the regions of Russia and to open up to 100 shops by 2019; Under Armour opened up stores outside of Moscow in both St. Petersburg and Ekaterinburg.

Commercial terms

2017 was a period of stabilization for the retail market. In general, commercial terms remained stable, however the prime segment showed the first signs of growth reflecting the strengthening confidence of market players.

The most common structure of rental payments is a compound rental rate – either a minimum fixed rent or a percentage of the turnover of the tenant (whichever is higher) is used as a rental payment. "Net" percentage of turnover (without fixed payment) is almost never used as a method of payment, it is sometimes used for large anchor tenants (hypermarkets, entertainment, cinema). However, different payment schemes are used in different shopping centers – in some properties these categories of tenants also pay fixed rent.

Average percentage varies from 12 to 15% for retail gallery operator, from 3 to 5% for large anchor tenants.

Rental rates in prime shopping centers *

	Average rental rate, rub./ sq. m / year	
TENANT TYPE	MIN	MAX
Hypermarket	-	8 000
DIY	-	10 000
Entertainment center	-	14 000
Cinema	6 000	12 000
Fashion (anchor)	-	15 000
Retail gallery unit	20 000	180 000
Fitness center	6 500	10 000
Restaurant, café, coffee shop	20 000	100 000
Food court	75 000	150 000

*Average rental rates for successful shopping centers in Moscow.
The data can be used only for estimation of rental payments level.

Source: Cushman & Wakefield

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.

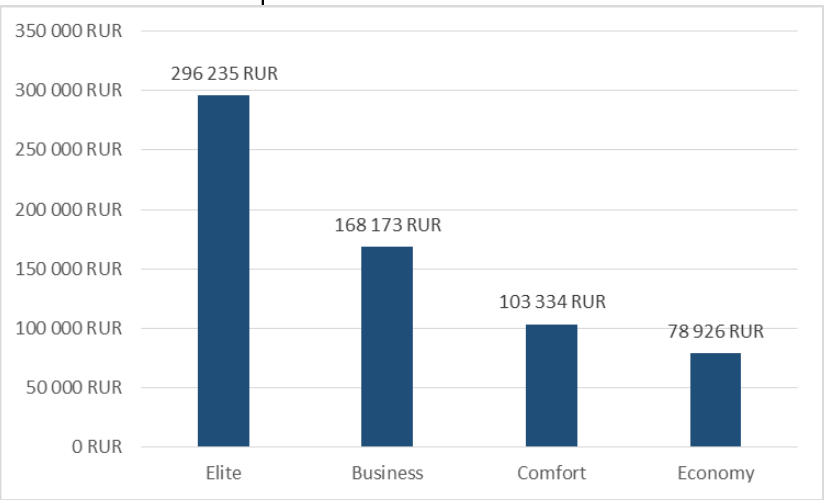
Secondary market is becoming less attractive. Apartments in newly built houses benefit from comfort and high quality construction standards as well as interesting design and location.

In December 2017 average price the market in the Rouble equivalent made up 100,600 RUR.

The share of apartments, which price is less than 70,000 RUR per 1 sq. m makes up 4.5% in the total amount of supply. Apartments, priced between 70,000 and 115,000 RUR per 1 sq. m, take the largest share in the stock – 70.5%. Apartment from 115,000 to 130,000 RUR per 1 sq. m take 11.0% and apartments with prices more than 130,000 RUR per 1 sq. m – 14.1%.

During 2017 about 2,983 million sq. m were delivered to the market, which makes 65,962 apartments with an average area of 45.2 sq. m.

Average price based on the class of the apartments in December 2017 looked the following way:



Average price based on the type of the house in December 2017 looked the following way:

Type of the house	Average price, new construction, RUR/sq. m
Panel	87,568
Brick/monolith	102,362

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

Average price based on the type of the apartment in December 2017 looked the following way:

Type of the apartment	Average price, new construction, RUR/sq. m
Studios and 1-room apartments	98,233
2-room apartments	102,025
3-room apartments	106,241

In terms of the offer distribution across St. Petersburg, Primorsky district takes the leading role offering 598,000 sq. m of all new construction and followed by and Moskovsky (419,700 sq. m) and Nevsky (415,700 sq. m) districts accordingly.

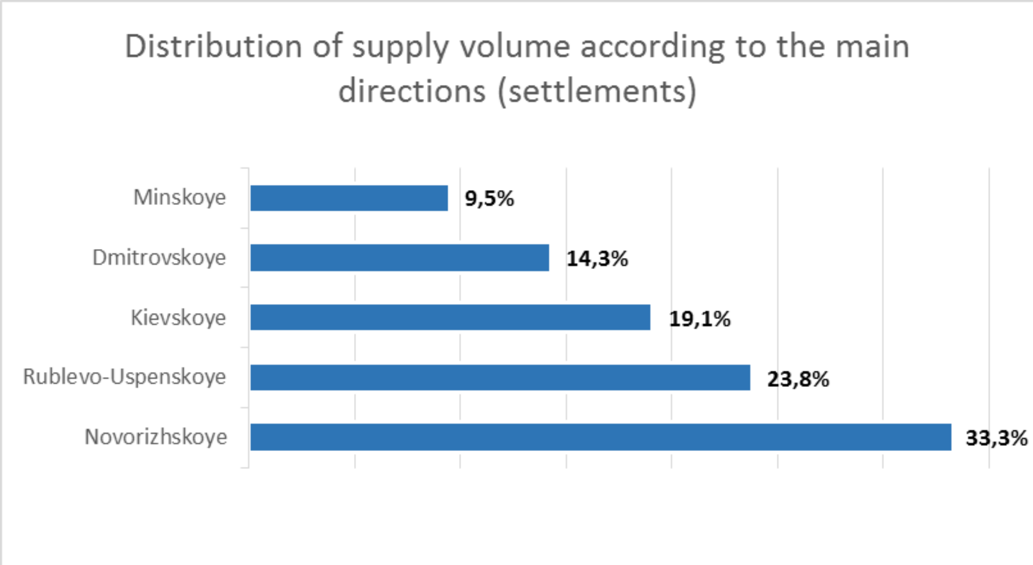
Most expensive apartments are traditionally offered in the Central and Petrogradskiy discticts. Average price in these districts per 1 sq. m is 157,200 – 184,200 RUR. Cheapest apartments can be found in Vyborgsky, Krasnogvardeysky and Nevsky districts, where 1 sq. m costs from 78,600 RUR, depending on 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	119,193	113,543	106,203
Vasileostrovsky	114,949	115,727	113,364
Vyborgsky	82,214	86,176	86,933
Kalininsky	106,935	97,203	91,587
Kirovsky	85,080	87,934	85,807
Krasnogvardeysky	81,269	78,633	79,827
Krasnoselsky	94,072	92,828	95,094
Moskovsky	118,706	119,994	125,636
Nevsky	86,037	87,779	87,142
Petrogradsky	170,523	170,691	184,222
Primorsky	97,993	98,710	120,821
Frunzensky	113,666	112,227	112,998
Tsentralny	161,788	161,271	157,233

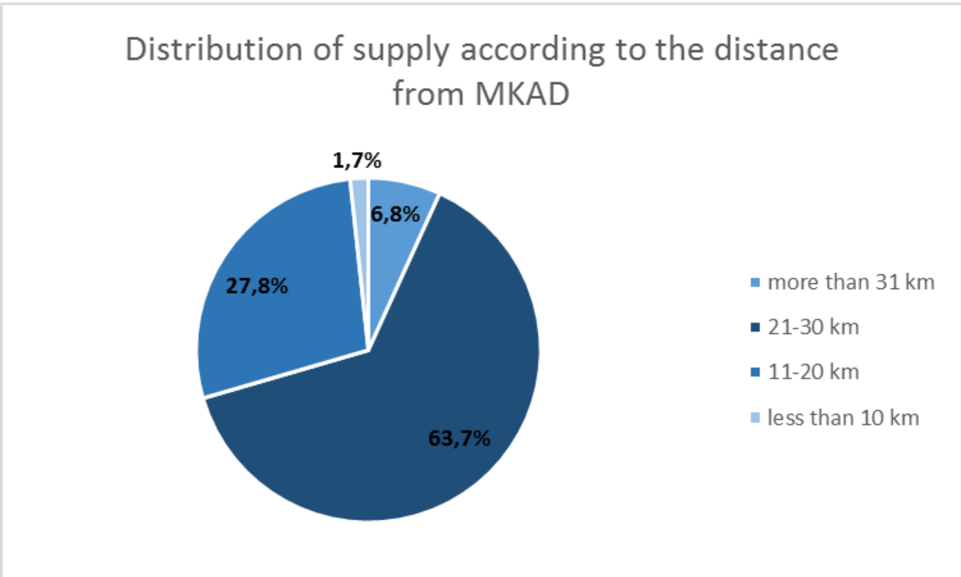
MOSCOW REGION COTTAGE MARKET COMMENTARY[5]

SUPPLY

By the end of 2017 there were about 1,030 households offered for sale in 42 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.

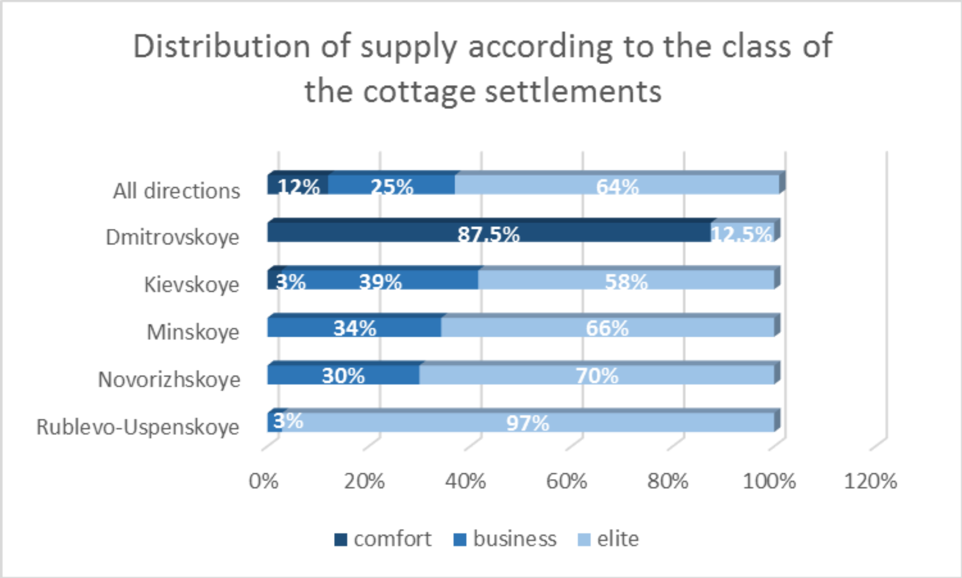


About 63.7% of the total volume of settlements offered for sale are located at a distance of 21-30 km from MKAD, 27.8% are offered within 11-20 km, 6.8% - in the settlements located more than 31 km away from MKAD, whereas only 1.7% could be found within a 10-km distance.



[5] *Based on the materials prepared by Metrium Group*

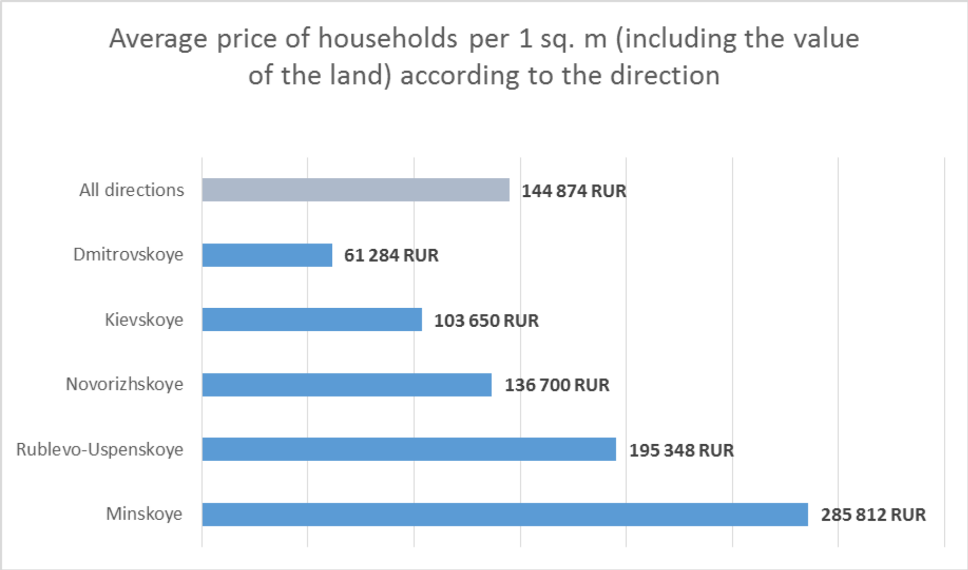
More than half of offers are belong to the elite class households (64%), a bit more than 25% - to business class and the rest belongs to the comfort segment.



PRICES

According to the analyst’s opinion, average price on all directions in the end of 2017 comprised around 144,920 RUR per 1 sq. m. 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.

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	11 114
Kazan Mall	1 800
Saratov Logistic	1 600
	14 514
Investment Properties	
Saratov Mall	83 000
Hydro	25 900
MAG	32 000
Tamiz buildings	19 100
Century	36 600
Yaroslavl Mall	53 900
	250 500
Inventories of buildings (short-term)	
Perkushkovo	11 128
St. Petersburg (residential)	84 300
	95 428
Inventories of buildings (long-term)	
St. Petersburg(residential)	-
TOTAL	**360 442**

** The table represents the figures as mentioned in the Client's last Financial Statements as of 30.09.2017. The information has been provided to us by the Client.*

APPENDIX IV

SENSITIVITY ANALYSIS

MAG

Vacancy rate	+5%	current	-5%
Market Value	$31 600 000	$31 900 000	$32 200 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$29 000 000	$31 900 000	$35 500 000
ERV	+5%	current	-5%
Market Value	$33 600 000	$31 900 000	$30 300 000

HYDROMASHSERVICE

Vacancy rate	+5%	current	-5%
Market Value	$25 500 000	$25 700 000	$25 900 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$23 300 000	$25 700 000	$28 600 000
ERV	+5%	current	-5%
Market Value	$27 200 000	$25 700 000	$24 200 000

CENTURY

Vacancy rate	+5%	current	-5%
Market Value	$37 500 000	$35 800 000	$38 300 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$34 300 000	$35 800 000	$42 400 000
ERV	+5%	current	-5%
Market Value	$39 800 000	$35 800 000	$41 200 000

TAMIZ

Vacancy rate	+5%	current	-5%
Market Value	$19 100 000	$19 400 000	$19 600 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$17 600 000	$19 400 000	$21 700 000
ERV	+5%	current	-5%
Market Value	$20 400 000	$19 400 000	$18 500 000

YAROSLAVL_Vernissage Mall

Vacancy rate	+5%	current	-5%
Market Value	$52 100 000	$52 800 000	$53 000 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$48 800 000	$52 800 000	$57 700 000
ERV	+5%	current	-5%
Market Value	$54 000 000	$52 800 000	$51 700 000

SARATOV_Triumph Mall

Vacancy rate	+5%	current	-5%
Market Value	$84 400 000	$84 900 000	n/a
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$78 500 000	$84 900 000	$92 500 000
ERV	+5%	current	-5%
Market Value	$87 200 000	$84 900 000	$82 500 000

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 Russian Federal Loan Bonds (OFZ) to reflect the long-term horizon of real estate investments. As of the date of valuation this number is estimated to be around 7.18%. The generally applied discount rate has therefore been calculated from the risk-free rate 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	**31.12.2017**
Risk Free Rate	7,18%
Risk Adjustments:	
- Investment Risk	2,00%
- Liquidity Risk	3,96%
- Management Risk	1,00%
Discount Rate	**14,00%**

Tamiz	**31.12.2017**
Risk Free Rate	7,18%
Risk Adjustments:	
- Investment Risk	2,00%
- Liquidity Risk	3,96%
- Management Risk	1,00%
Discount Rate	**14,00%**

Hydromashservice	**31.12.2017**
Risk Free Rate	7,18%
Risk Adjustments:	
- Investment Risk	2,00%
- Liquidity Risk	3,96%
- Management Risk	1,00%
Discount Rate	**14,00%**

Century	**31.12.2017**
Risk Free Rate	7,18%
Risk Adjustments:	
- Investment Risk	2,00%
- Liquidity Risk	3,96%
- Management Risk	1,00%
Discount Rate	**14,00%**

Vernissage Mall Yaroslavl	**31.12.2017**
Risk Free Rate	7,18%
Risk Adjustments:	
- Investment Risk	2,00%
- Liquidity Risk	3,96%
- Management Risk	1,00%
Discount Rate	**14,00%**

Triumph Mall Saratov	**31.12.2017**
Risk Free Rate	7,18%
Risk Adjustments:	
- Investment Risk	2,00%
- Liquidity Risk	3,96%
- Management Risk	1,00%
Discount Rate	**14,00%**

DISCOUNT RATE	
RISK-FREE RATE (COUNTRY ADJUSTED)	
December 2017	7,18%
INVESTMENT RISK	
Moscow	1,00%
Moscow Region	1,25%
Other regions (population >= 1 M)	1,50%
Other regions (population < 1 M)	2,00%
LIQUIDITY RISK	
9 months	5,07%
18 months	9,88%
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%
Discount Rate St. Petersburg residential and retail	19,00%

APPENDIX VI

FINANCIAL MODELS

SARATOV LOGISTICS

Saratov

	Subject property	Comparable 1	Comparable 2	Comparable 3
Price, $	-	438 581	86 805	208 333
Total area (ha)	26,0000	8,00	3,00	3,80
Price per ha, $	-	54 823	28 935	54 824
Adjustments				
Size				
Adjustment, %	-	-30,00%	-30,00%	-30,00%
Subtotal, $	-	38 376	20 255	38 377
Location	Russia, Saratov region, 1.3 km south-east to Dubki village	Saratov, Volsky Trakt	Saratov, Moskovskoye Shosse	Saratov, Volskiy Trakt
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	38 376	20 255	38 377
Transport access	Good	Good	Good	Good
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	38 376	20 255	38 377
Zoning	industrial	industrial	industrial	industrial
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	38 376	20 255	38 377
Property rights	freehold	leasehold	leasehold	freehold
Adjustment	-	5,00%	5,00%	0,00%
Subtotal, $	-	40 295	21 267	38 377
Utilities	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	-	0,00%	0,00%	0,00%
Subtotal, $	-	40 295	21 267	38 377
Market conditions	-	sale offer	sale offer	sale offer
Adjustment	-	-15,00%	-15,00%	-15,00%
Subtotal, $	-	34 250	18 077	32 621
Other	Electricity brought to the land plot. Technical conditions on electricity (6Mwt) are received and paid.	no	no	no
Adjustment, $	-	30 769	30 769	30 769
Subtotal, $	-	65 020	48 846	63 390
Weights, %	-	0,3333	0,3333	0,3333
Source		https://kvadrat64.ru/sellland-20129.html	http://saratov.afy.ru/object/promzem/200763055.html	http://saratov-region.afy.ru/saratov/kupit-promyshlennuyu-zemlyu/201417725
Weighted average, per ha, $		**59 085**		
Weighted average, per sotka, $		**591**		
Fair value, $		**1 500 000**		

ST. PETERSBURG LAND

St. Petersburg

	Subject property	Comparable 1	Comparable 2	Comparable 3
Price, $	-	8 680 525	2 395 825	1 486 106
Total area (ha)	8,20	10,00	2,30	2,30
Price per ha, $	-	868 053	1 041 663	646 133
Adjustments				
Size				
Adjustment, %	-	0,00%	-10,00%	-10,00%
Subtotal, $	-	868 053	937 497	581 520
Location	St. Petersburg, Pulkovskoye Shosse 30, Liter “Zh”, on the main road connecting the airport to the city	St. Petersburg, along KAD, outer side, Novosaratovka	St. Petersburg, Pushkinsky district, Pulkovskoye highway	St. Petersburg, Krasnoselsky district, inside KAD, Doblesti Str. Plot #12
Adjustment	-	5,00%	5,00%	0,00%
Subtotal, $	-	911 455	984 372	581 520
Transport access	Good	Good	Good	Good
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	911 455	984 372	581 520
Zoning	settlement land, for commercial construction	industrial land, for construction of commercial objects	settlement land, for residential and commercial construction	industrial land, for construction of retail objects
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	911 455	984 372	581 520
Property rights	freehold	freehold	freehold	leasehold
Adjustment	-	0,00%	0,00%	10,00%
Subtotal, $	-	911 455	984 372	639 672
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, $	-	911 455	984 372	639 672
Market conditions	-	sale offer	sale offer	closed deal 2017
Adjustment	-	-15,00%	-15,00%	0,00%
Subtotal, $	-	774 737	836 716	639 672
Other		no	no	no
Adjustment, $	-	0,00%	0,00%	0,00%
Subtotal, $	-	774 737	836 716	639 672
Weights, %	-	0,3333	0,3333	0,3333
Source		http://peterland.ru/novosaratovka_355.htm	http://www.beboss.ru/kn/spb/2078014	Official Auction of the Property Fund of St. Petersburg
Weighted average, per ha, $		**750 375**	**43 221 739**	
Weighted average, per sotka, $		**7 504**		
Fair value, $		**6 200 000**		

MAG

GLA	18 534,92 sq m
Vacancy at Beginning of Year 1	2 237,38 sq m
Vacancy Rate in Terms of GLA	12,07%

Moscow,2 Khutorskaya 38a
MAG

DISCOUNTED CASHFLOW ANALYSIS

QUARTER			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
PERIOD			1				2			
OPERATING INCOME			$1 143 321	$1 170 548	$1 182 489	$1 171 638	$1 029 709	$550 782	$773 097	$1 085 177
NON-RECOVERABLE COSTS										
Reserve deductions		1,00%	$11 433	$11 705	$11 825	$11 716	$10 297	$5 508	$7 731	$10 852
Non-recoverable Opex			$251 000	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000
OTHER ADJUSTMENTS TO VALUE										
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$18 493	$221	$2 091	$0	$5 289	$34 637	$157 038	$9 196
Costs of Purchase		0%	$0							
Other Costs			$0	$234 000	$234 000	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$280 926	$496 926	$498 916	$262 716	$266 586	$291 145	$415 769	$271 048
TOTAL QUARTERLY CASH FLOW			$862 395	$673 622	$683 574	$908 922	$763 123	$259 637	$357 328	$814 129
TERMINAL VALUE										
Exit Capitalisation Rate		10,00%								
Terminal Value		$40 301 175								
Costs of Sale		-$403 012								
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			$922 554	$942 295	$952 650	$952 650	$815 009	$330 784	$549 379	$875 266
Discounted Cash Flow			$907 567	$897 114	$877 744	$849 458	$703 306	$276 249	$444 019	$684 610
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$168 838	$175 590	$176 542	$165 691	$162 562	$167 281	$170 422	$156 614
Discounted Cash Flow			$166 096	$167 171	$162 661	$147 743	$140 282	$139 702	$137 738	$122 500
Use 3	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$147	$307	$365	$365	$358	$362	$365	$365
Discounted Cash Flow			$145	$292	$337	$326	$309	$302	$295	$286
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	$52 356	$52 932	$52 932	$51 781	$52 356	$52 932	$52 932
Discounted Cash Flow			$50 940	$49 846	$48 770	$47 198	$44 684	$43 724	$42 780	$41 402
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			-$280 926	-$496 926	-$498 916	-$262 716	-$266 586	-$291 145	-$415 769	-$271 048
Discounted Cash Flow			-$276 362	-$473 100	-$459 686	-$234 259	-$230 048	-$243 145	-$336 033	-$212 007
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			$862 395	$673 622	$683 574	$908 922	$763 123	$259 637	$357 328	$814 129
Discounted Cash Flow			$848 385	$641 323	$629 825	$810 466	$658 532	$216 832	$288 800	$636 791
NET PRESENT VALUE			$31 937 274							
MARKET VALUE			$31 900 000							

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
PERIOD	3				4			
OPERATING INCOME	$1 018 961	$1 016 844	$1 127 882	$1 099 299	$1 089 434	$1 174 776	$1 179 159	$1 195 648
NON-RECOVERABLE COSTS								
Reserve deductions	$10 190	$10 168	$11 279	$10 993	$10 894	$11 748	$11 792	$11 956
Non-recoverable Opex	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000
OTHER ADJUSTMENTS TO VALUE								
Marketing Costs	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	$32 044	$46 280	$13 320	$0	$23 562	$19 051	$12 628	$6 611
Costs of Purchase								
Other Costs	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE	$293 234	$307 449	$275 599	$261 993	$285 457	$281 798	$275 420	$269 567
TOTAL QUARTERLY CASH FLOW	$725 727	$709 396	$852 283	$837 306	$803 977	$892 977	$903 739	$926 081
TERMINAL VALUE								
Exit Capitalisation Rate								
Terminal Value								
Costs of Sale								
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$802 243	$809 070	$903 889	$917 152	$856 500	$922 408	$933 178	$923 916
Discounted Cash Flow	$607 272	$592 703	$640 825	$629 274	$568 722	$592 747	$580 343	$556 066
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$164 000	$155 057	$170 696	$128 851	$167 850	$186 560	$179 451	$205 202
Discounted Cash Flow	$124 143	$113 591	$121 018	$88 407	$111 454	$119 885	$111 600	$123 503
Use 3	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$362	$362	$365	$365	$358	$362	$365	$365
Discounted Cash Flow	$274	$265	$259	$251	$237	$232	$227	$220
Parking	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$52 356	$52 356	$52 932	$52 932	$64 726	$65 445	$66 164	$66 164
Discounted Cash Flow	$39 632	$38 355	$37 527	$36 317	$42 979	$42 056	$41 148	$39 822
Non-recoverable Costs, Other Adjustments to Value	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	-$293 234	-$307 449	-$275 599	-$261 993	-$285 457	-$281 798	-$275 420	-$269 567
Discounted Cash Flow	-$221 968	-$225 229	-$195 390	-$179 758	-$189 545	-$181 086	-$171 283	-$162 241
Terminal Value	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	$725 727	$709 396	$852 283	$837 306	$803 977	$892 977	$903 739	$926 081
Discounted Cash Flow	$549 352	$519 684	$604 239	$574 491	$533 846	$573 834	$562 035	$557 369

QUARTER	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	1Q 01.01.2023 31.03.2023 2023	2Q 01.04.2023 30.06.2023	3Q 01.07.2023 30.09.2023	4Q 01.10.2023 31.12.2023
PERIOD	5				6			
OPERATING INCOME	$1 112 094	$1 149 325	$1 232 395	$1 232 395	$1 253 828	$1 267 759	$1 281 690	$1 281 690
NON-RECOVERABLE COSTS								
Reserve deductions	$11 121	$11 493	$12 324	$12 324	$12 538	$12 678	$12 817	$12 817
Non-recoverable Opex	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000	$251 000
OTHER ADJUSTMENTS TO VALUE								
Marketing Costs	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	$0	$34 774	$11 051	$0	$0	$0	$0	$0
Costs of Purchase								
Other Costs	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE	$262 121	$297 267	$274 375	$263 324	$263 538	$263 678	$263 817	$263 817
TOTAL QUARTERLY CASH FLOW	$849 974	$852 058	$958 020	$969 071	$990 289	$1 004 081	$1 017 873	$1 017 873
TERMINAL VALUE								
Exit Capitalisation Rate								
Terminal Value				$40 301 175				
Costs of Sale				-$403 012				
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$837 302	$914 085	$961 131	$961 131	$977 846	$988 711	$999 576	$999 576
Discounted Cash Flow	$487 696	$515 261	$524 321	$507 424	$499 612	$488 884	$478 328	$462 913
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$207 106	$166 802	$202 073	$202 073	$205 587	$207 872	$210 156	$210 156
Discounted Cash Flow	$120 631	$94 025	$110 236	$106 683	$105 041	$102 785	$100 566	$97 325
Use 3	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$372	$376	$380	$380	$387	$391	$395	$395
Discounted Cash Flow	$217	$212	$207	$201	$198	$193	$189	$183
Parking	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$67 315	$68 063	$68 811	$68 811	$70 008	$70 786	$71 563	$71 563
Discounted Cash Flow	$39 208	$38 367	$37 538	$36 328	$35 769	$35 001	$34 245	$33 142
Non-recoverable Costs, Other Adjustments to Value	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$262 121	-$297 267	-$274 375	-$263 324	-$263 538	-$263 678	-$263 817	-$263 817
Discounted Cash Flow	-$152 675	-$167 567	-$149 678	-$139 021	-$134 650	-$130 380	-$126 245	-$122 176
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$39 898 163	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$20 721 856	$0	$0	$0	$0
Total								
Cash Flow	$849 974	$852 058	$958 020	$40 867 234	$990 289	$1 004 081	$1 017 873	$1 017 873
Discounted Cash Flow	$495 077	$480 298	$522 624	$21 233 472	$505 970	$496 484	$487 084	$471 387

HYDRO

GLA	16 694,86 sq m
Vacancy at Beginning of Year 1	3 374,00 sq m
Vacancy Rate in Terms of GLA	20,21%

Moscow,2 Khutorskaya 38a
Hydromashservice

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2			
QUARTER			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
OPERATING INCOME			$832 024	$732 017	$742 382	$781 207	$808 470	$907 170	$965 378	$936 223
NON-RECOVERABLE COSTS										
Reserve deductions		1,00%	$8 320	$7 320	$7 424	$7 812	$8 085	$9 072	$9 654	$9 362
Non-recoverable Opex			$293 500	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500
OTHER ADJUSTMENTS TO VALUE										
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$6 137	$3 753	$55 957	$17 465	$28 898	$42 912	$23 070	$4 619
Costs of Purchase		0%	$0	$0	$0	$0	$0	$0	$0	$0
Other Costs			$0	$113 500	$113 500	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$307 958	$418 073	$470 381	$318 777	$330 483	$345 484	$326 224	$307 481
TOTAL QUARTERLY CASH FLOW			$524 066	$313 945	$272 001	$462 430	$477 987	$561 686	$639 154	$628 741
TERMINAL VALUE										
Exit Capitalisation Rate		10,00%								
Terminal Value		$33 014 913								
Costs of Sale		-$330 149								
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			$546 568	$441 902	$455 318	$524 406	$579 943	$622 843	$685 457	$635 112
Discounted Cash Flow			$537 689	$420 714	$419 517	$467 602	$500 457	$520 157	$554 000	$496 768
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$224 700	$227 458	$224 209	$193 745	$165 482	$218 846	$213 715	$234 904
Discounted Cash Flow			$221 049	$216 552	$206 579	$172 758	$142 802	$182 766	$172 729	$183 736
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	$52 356	$52 932	$52 932	$51 781	$52 356	$52 932	$52 932
Discounted Cash Flow			$50 940	$49 846	$48 770	$47 198	$44 684	$43 724	$42 780	$41 402
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			-$307 958	-$418 073	-$470 381	-$318 777	-$330 483	-$345 484	-$326 224	-$307 481
Discounted Cash Flow			-$302 955	-$398 027	-$433 395	-$284 246	-$285 188	-$288 525	-$263 661	-$240 504
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			$524 066	$313 945	$272 001	$462 430	$477 987	$561 686	$639 154	$628 741
Discounted Cash Flow			$515 553	$298 892	$250 614	$412 339	$412 476	$469 083	$516 577	$491 785
NET PRESENT VALUE			$25 669 017							
MARKET VALUE			$25 700 000							

PERIOD	3				4			
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
OPERATING INCOME	$982 480	$935 322	$991 888	$1 006 301	$946 518	$980 541	$1 004 917	$1 062 262
NON-RECOVERABLE COSTS								
Reserve deductions	$9 825	$9 353	$9 919	$10 063	$9 465	$9 805	$10 049	$10 623
Non-recoverable Opex	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500
OTHER ADJUSTMENTS TO VALUE								
Marketing Costs	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	$28 582	$10 912	$23 126	$10 906	$10 010	$17 566	$35 132	$0
Costs of Purchase	$0	$0	$0	$0	$0	$0	$0	$0
Other Costs	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE	$331 907	$313 766	$326 545	$314 469	$312 975	$320 871	$338 681	$304 123
TOTAL QUARTERLY CASH FLOW	$650 573	$621 556	$665 343	$691 832	$633 542	$659 670	$666 236	$758 139
TERMINAL VALUE								
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$670 218	$646 140	$681 767	$692 288	$646 934	$670 579	$691 081	$748 189
Discounted Cash Flow	$507 333	$473 345	$483 349	$474 991	$429 569	$430 920	$429 783	$450 303
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$233 687	$210 607	$230 682	$234 574	$221 871	$231 386	$234 396	$234 634
Discounted Cash Flow	$176 894	$154 285	$163 546	$160 946	$147 324	$148 691	$145 771	$141 216
Parking	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$65 445	$65 445	$66 164	$66 164	$64 726	$65 445	$66 164	$66 164
Discounted Cash Flow	$49 540	$47 943	$46 908	$45 397	$42 979	$42 056	$41 148	$39 822
Non-recoverable Costs, Other Adjustments to Value	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	-$331 907	-$313 766	-$326 545	-$314 469	-$312 975	-$320 871	-$338 681	-$304 123
Discounted Cash Flow	-$251 243	-$229 856	-$231 509	-$215 763	-$207 818	-$206 194	-$210 625	-$183 038
Terminal Value	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	$650 573	$621 556	$665 343	$691 832	$633 542	$659 670	$666 236	$758 139
Discounted Cash Flow	$492 463	$455 335	$471 705	$474 678	$420 676	$423 909	$414 331	$456 292

PERIOD	5				6			
QUARTER	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	1Q 01.01.2023 31.03.2023 2023	2Q 01.04.2023 30.06.2023	3Q 01.07.2023 30.09.2023	4Q 01.10.2023 31.12.2023
OPERATING INCOME	$1 030 938	$1 096 470	$1 098 661	$1 112 735	$1 121 361	$1 124 872	$1 137 233	$1 137 233
NON-RECOVERABLE COSTS								
Reserve deductions	$10 309	$10 965	$10 987	$11 127	$11 214	$11 249	$11 372	$11 372
Non-recoverable Opex	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500	$293 500
OTHER ADJUSTMENTS TO VALUE								
Marketing Costs	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	$0	$18 269	$0	$5 084	$0	$0	$0	$0
Costs of Purchase	$0	$0	$0	$0	$0	$0	$0	$0
Other Costs	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE	$303 809	$322 733	$304 487	$309 711	$304 714	$304 749	$304 872	$304 872
TOTAL QUARTERLY CASH FLOW	$727 129	$773 736	$794 174	$803 024	$816 647	$820 123	$832 361	$832 361
TERMINAL VALUE								
Terminal Value				$33 014 913				
Costs of Sale				-$330 149				
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$712 104	$774 092	$784 602	$789 322	$792 323	$792 178	$800 883	$800 883
Discounted Cash Flow	$414 773	$436 349	$428 021	$416 719	$404 823	$391 705	$383 247	$370 897
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$238 014	$240 659	$231 442	$240 797	$244 985	$247 707	$250 429	$250 429
Discounted Cash Flow	$138 634	$135 657	$126 258	$127 128	$125 170	$122 483	$119 838	$115 976
Parking	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$67 315	$68 063	$68 811	$68 811	$70 008	$70 786	$71 563	$71 563
Discounted Cash Flow	$39 208	$38 367	$37 538	$36 328	$35 769	$35 001	$34 245	$33 142
Non-recoverable Costs, Other Adjustments to Value	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$303 809	-$322 733	-$304 487	-$309 711	-$304 714	-$304 749	-$304 872	-$304 872
Discounted Cash Flow	-$176 957	-$181 922	-$166 105	-$163 510	-$155 688	-$150 688	-$145 891	-$141 189
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$32 684 764	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$16 975 442	$0	$0	$0	$0
Total								
Cash Flow	$727 129	$773 736	$794 174	$33 487 788	$816 647	$820 123	$832 361	$832 361
Discounted Cash Flow	$423 525	$436 148	$433 242	$17 399 395	$417 251	$405 523	$398 310	$385 474

CENTURY BLD. 8

GLA	11 086,30 sq m
Vacancy at Beginning of Year 1	2 116,00 sq m
Vacancy Rate in Terms of GLA	19,09%

Moscow, 2-ya Khutorskaya 38a
Century

DISCOUNTED CASHFLOW ANALYSIS

PERIOD		1				2			
QUARTER		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
OPERATING INCOME		$558 084	$439 515	$562 809	$525 173	$575 322	$585 557	$635 873	$615 190
NON-RECOVERABLE COSTS									
Reserve deductions	1,00%	$5 581	$4 395	$5 628	$5 252	$5 753	$5 856	$6 359	$6 152
Non-recoverable Opex		$82 500	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500
OTHER ADJUSTMENTS TO VALUE									
Marketing Costs	0,0%	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	8,3%	$4 698	$18 113	$38 295	$21 991	$0	$18 130	$25 787	$11 751
Costs of Purchase	0%	$0	$0	$0	$0				
Other Costs		$0	$66 000	$66 000		$0	$0	$0	$0
TOTAL EXPENDITURE		$92 779	$171 008	$192 423	$109 743	$88 253	$106 485	$114 646	$100 403
TOTAL QUARTERLY CASH FLOW		$465 306	$268 507	$370 386	$415 431	$487 069	$479 072	$521 227	$514 787
TERMINAL VALUE									
Exit Capitalisation Rate	10,00%								
Terminal Value	$26 035 038								
Costs of Sale	-$260 350								
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		$430 203	$368 985	$444 478	$406 095	$458 462	$467 286	$515 262	$494 579
Discounted Cash Flow		$423 214	$351 293	$409 529	$362 107	$395 627	$390 246	$416 445	$386 847
Use 2	Discount Rate 14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow		$113 975	$56 469	$104 115	$104 862	$102 952	$104 210	$106 395	$106 395
Discounted Cash Flow		$112 123	$53 761	$95 929	$93 503	$88 842	$87 029	$85 990	$83 219
Parking	Discount Rate 14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow		$13 907	$14 061	$14 216	$14 216	$13 907	$14 061	$14 216	$14 216
Discounted Cash Flow		$13 681	$13 387	$13 098	$12 676	$12 001	$11 743	$11 490	$11 119
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		-$92 779	-$171 008	-$192 423	-$109 743	-$88 253	-$106 485	-$114 646	-$100 403
Discounted Cash Flow		-$91 272	-$162 808	-$177 293	-$97 855	-$76 157	-$88 929	-$92 659	-$78 532
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		$465 306	$268 507	$370 386	$415 431	$487 069	$479 072	$521 227	$514 787
Discounted Cash Flow		$457 747	$255 632	$341 263	$370 430	$420 312	$400 089	$421 266	$402 653
NET PRESENT VALUE		$20 646 034							
MARKET VALUE		$20 600 000							

PERIOD	3				4			
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
OPERATING INCOME	$627 644	$618 489	$630 786	$654 161	$647 159	$619 180	$635 356	$644 246
NON-RECOVERABLE COSTS								
Reserve deductions	$6 276	$6 185	$6 308	$6 542	$6 472	$6 192	$6 354	$6 442
Non-recoverable Opex	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500
OTHER ADJUSTMENTS TO VALUE								
Marketing Costs	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	$26 131	$3 354	$19 769	$3 752	$0	$0	$29 377	$14 689
Costs of Purchase								
Other Costs	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE	$114 908	$92 039	$108 577	$92 793	$88 972	$88 692	$118 231	$103 631
TOTAL QUARTERLY CASH FLOW	$512 736	$526 450	$522 209	$561 368	$558 188	$530 488	$517 126	$540 615
TERMINAL VALUE								
Exit Capitalisation Rate								
Terminal Value								
Costs of Sale								
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$508 344	$509 090	$522 759	$540 439	$528 690	$499 394	$514 254	$523 143
Discounted Cash Flow	$384 800	$372 945	$370 618	$370 804	$351 054	$320 915	$319 814	$314 858
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$105 238	$95 338	$93 811	$99 507	$101 086	$102 209	$103 332	$103 332
Discounted Cash Flow	$79 662	$69 842	$66 509	$68 274	$67 122	$65 680	$64 262	$62 191
Parking	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$14 061	$14 061	$14 216	$14 216	$17 384	$17 577	$17 770	$17 770
Discounted Cash Flow	$10 644	$10 301	$10 079	$9 754	$11 543	$11 295	$11 051	$10 695
Non-recoverable Costs, Other Adjustments to Value	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	-$114 908	-$92 039	-$108 577	-$92 793	-$88 972	-$88 692	-$118 231	-$103 631
Discounted Cash Flow	-$86 981	-$67 425	-$76 977	-$63 667	-$59 078	-$56 994	-$73 528	-$62 371
Terminal Value	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	$512 736	$526 450	$522 209	$561 368	$558 188	$530 488	$517 126	$540 615
Discounted Cash Flow	$388 125	$385 663	$370 228	$385 164	$370 640	$340 896	$321 600	$325 373

PERIOD	5				6			
QUARTER	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	1Q 01.01.2023 31.03.2023 2023	2Q 01.04.2023 30.06.2023	3Q 01.07.2023 30.09.2023	4Q 01.10.2023 31.12.2023
OPERATING INCOME	$697 136	$628 010	$690 100	$718 147	$730 636	$738 754	$746 872	$746 872
NON-RECOVERABLE COSTS								
Reserve deductions	$6 971	$6 280	$6 901	$7 181	$7 306	$7 388	$7 469	$7 469
Non-recoverable Opex	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500	$82 500
OTHER ADJUSTMENTS TO VALUE								
Marketing Costs	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees	$0	$0	$27 508	$0	$0	$0	$0	$0
Costs of Purchase								
Other Costs	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE	$89 471	$88 780	$116 909	$89 681	$89 806	$89 888	$89 969	$89 969
TOTAL QUARTERLY CASH FLOW	$607 665	$539 230	$573 191	$628 465	$640 830	$648 867	$656 904	$656 904
TERMINAL VALUE								
Exit Capitalisation Rate								
Terminal Value				$26 035 038				
Costs of Sale				-$260 350				
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$573 928	$503 433	$564 154	$592 200	$602 499	$609 194	$615 888	$615 888
Discounted Cash Flow	$334 291	$283 781	$307 760	$312 649	$307 836	$301 226	$294 722	$285 224
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$105 129	$106 298	$107 466	$107 466	$109 335	$110 549	$111 764	$111 764
Discounted Cash Flow	$61 234	$59 919	$58 625	$56 736	$55 863	$54 663	$53 483	$51 759
Parking	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$18 079	$18 280	$18 481	$18 481	$18 802	$19 011	$19 220	$19 220
Discounted Cash Flow	$10 530	$10 304	$10 082	$9 757	$9 607	$9 400	$9 197	$8 901
Non-recoverable Costs, Other Adjustments to Value	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$89 471	-$88 780	-$116 909	-$89 681	-$89 806	-$89 888	-$89 969	-$89 969
Discounted Cash Flow	-$52 114	-$50 045	-$63 777	-$47 347	-$45 885	-$44 446	-$43 053	-$41 665
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$25 774 687	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$13 386 565	$0	$0	$0	$0
Total								
Cash Flow	$607 665	$539 230	$573 191	$26 403 153	$640 830	$648 867	$656 904	$656 904
Discounted Cash Flow	$353 941	$303 959	$312 690	$13 718 360	$327 420	$320 843	$314 349	$304 219

CENTURY BLD. 17

GLA	9 817,40 sq m
Vacancy at Beginning of Year 1	5 320,70 sq m
Vacancy Rate in Terms of GLA	54,20%

Moscow,2-ya Khutorskaya 38a
Century

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2				3			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			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
			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
			2018				**2019**				**2020**			
OPERATING INCOME			$255 247	$252 062	$263 237	$268 841	$319 660	$323 211	$380 407	$439 841	$492 559	$495 444	$554 532	$560 559
NON-RECOVERABLE COSTS														
Reserve deductions		1,00%	$2 552	$2 521	$2 632	$2 688	$3 197	$3 232	$3 804	$4 398	$4 926	$4 954	$5 545	$5 606
Non-recoverable Opex			$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000
OTHER ADJUSTMENTS TO VALUE														
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$0	$0	$3 798	$0	$17 729	$0	$17 729	$17 729	$17 729	$0	$17 729	$0
Other Costs			$0	$66 500	$66 500	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$100 552	$167 021	$170 931	$100 688	$118 925	$101 232	$119 533	$120 127	$120 654	$102 954	$121 274	$103 606
TOTAL QUARTERLY CASH FLOW			$154 695	$85 041	$92 307	$168 152	$200 734	$221 979	$260 875	$319 714	$371 905	$392 489	$433 259	$456 954
TERMINAL VALUE														
Exit Capitalisation Rate		10,00%												
Terminal Value		$20 677 354												
Costs of Sale		-$206 774												
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			$8 935	$3 013	$11 452	$11 494	$63 722	$64 430	$118 782	$172 427	$223 614	$223 614	$279 715	$279 715
Discounted Cash Flow			$8 790	$2 868	$10 551	$10 249	$54 988	$53 808	$96 002	$134 868	$169 268	$163 813	$198 308	$191 918
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			$234 772	$237 381	$239 989	$245 551	$244 398	$247 113	$249 829	$255 618	$257 245	$257 245	$260 072	$266 099
Discounted Cash Flow			$230 958	$225 999	$221 119	$218 952	$210 901	$206 373	$201 917	$199 938	$194 726	$188 451	$184 382	$182 575
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			$11 540	$11 668	$11 796	$11 796	$11 540	$11 668	$11 796	$11 796	$11 700	$14 585	$14 745	$14 745
Discounted Cash Flow			$11 352	$11 108	$10 869	$10 518	$9 958	$9 744	$9 534	$9 227	$8 857	$10 685	$10 454	$10 117
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			-$100 552	-$167 021	-$170 931	-$100 688	-$118 925	-$101 232	-$119 533	-$120 127	-$120 654	-$102 954	-$121 274	-$103 606
Discounted Cash Flow			-$98 919	-$159 012	-$157 491	-$89 782	-$102 626	-$84 542	-$96 609	-$93 960	-$91 331	-$75 422	-$85 979	-$71 086
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			$154 695	$85 041	$92 307	$168 152	$200 734	$221 979	$260 875	$319 714	$371 905	$392 489	$433 259	$456 954
Discounted Cash Flow			$152 182	$80 963	$85 049	$149 938	$173 222	$185 382	$210 844	$250 072	$281 520	$287 527	$307 165	$313 524
NET PRESENT VALUE			$15 237 263											
MARKET VALUE			$15 200 000											

PERIOD			4				5				6			
QUARTER			1Q	2Q	3Q	4Q	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	01.01.2023	01.04.2023	01.07.2023	01.10.2023
			31.03.2021	30.06.2021	30.09.2021	31.12.2021	31.03.2022	30.06.2022	30.09.2022	31.12.2022	31.03.2023	30.06.2023	30.09.2023	31.12.2023
			2021				**2022**				**2023**			
OPERATING INCOME			$500 430	$571 588	$525 691	$545 376	$559 546	$633 985	$588 657	$620 915	$612 636	$619 444	$626 251	$626 251
NON-RECOVERABLE COSTS														
Reserve deductions		1,00%	$5 004	$5 716	$5 257	$5 454	$5 595	$6 340	$5 887	$6 209	$6 126	$6 194	$6 263	$6 263
Non-recoverable Opex			$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000	$98 000
OTHER ADJUSTMENTS TO VALUE														
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$0	$22 161	$22 161	$22 161	$0	$23 047	$0	$23 047	$0	$0	$0	$0
Other Costs			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$103 004	$125 877	$125 418	$125 614	$103 595	$127 387	$103 887	$127 256	$104 126	$104 194	$104 263	$104 263
TOTAL QUARTERLY CASH FLOW			$397 426	$445 712	$400 273	$419 762	$455 951	$506 598	$484 770	$493 659	$508 510	$515 249	$521 988	$521 988
TERMINAL VALUE														
Exit Capitalisation Rate		10,00%												
Terminal Value		$20 677 354								$20 677 354				
Costs of Sale		-$206 774								-$206 774				
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			$221 156	$289 211	$240 211	$253 622	$268 836	$340 045	$291 487	$360 642	$366 914	$370 990	$375 067	$375 067
Discounted Cash Flow			$146 849	$185 850	$149 387	$152 644	$156 587	$191 680	$159 014	$190 399	$187 468	$183 442	$179 481	$173 697
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			$264 849	$267 792	$270 735	$277 009	$275 708	$278 772	$281 835	$244 938	$230 121	$232 678	$235 235	$235 235
Discounted Cash Flow			$175 862	$172 085	$168 370	$166 720	$160 590	$157 141	$153 748	$129 314	$117 576	$115 051	$112 567	$108 940
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			$14 425	$14 585	$14 745	$14 745	$15 002	$15 168	$15 335	$15 335	$15 602	$15 775	$15 948	$15 948
Discounted Cash Flow			$9 578	$9 372	$9 170	$8 875	$8 738	$8 550	$8 366	$8 096	$7 971	$7 800	$7 632	$7 386
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			-$103 004	-$125 877	-$125 418	-$125 614	-$103 595	-$127 387	-$103 887	-$127 256	-$104 126	-$104 194	-$104 263	-$104 263
Discounted Cash Flow			-$68 396	-$80 889	-$77 997	-$75 602	-$60 340	-$71 807	-$56 673	-$67 184	-$53 201	-$51 521	-$49 893	-$48 285
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	$20 470 580	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$10 631 778	$0	$0	$0	$0
Total														
Cash Flow			$397 426	$445 712	$400 273	$419 762	$455 951	$506 598	$484 770	$20 964 239	$508 510	$515 249	$521 988	$521 988
Discounted Cash Flow			$263 894	$286 418	$248 930	$252 637	$265 574	$285 565	$264 455	$10 892 403	$259 814	$254 773	$249 788	$241 738

TAMIZ

GLA	11 737,00 sq m
Vacancy at Beginning of Year 1	3 812,10 sq m
Vacancy Rate in Terms of GLA	32,48%

Moscow, 2-ya Khutorskaya 38a
Tamiz

DISCOUNTED CASHFLOW ANALYSIS

PERIOD				1				2		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2018	01.04.2018	01.07.2018	01.10.2018	01.01.2019	01.04.2019	01.07.2019	01.10.2019
			31.03.2018	30.06.2018	30.09.2018	31.12.2018	31.03.2019	30.06.2019	30.09.2019	31.12.2019
			2018				**2019**			
OPERATING INCOME			$424 934	$424 245	$415 281	$342 707	$466 532	$520 912	$566 541	$594 231
NON-RECOVERABLE COSTS										
Reserve deductions		1,00%	$4 249	$4 242	$4 153	$3 427	$4 665	$5 209	$5 665	$5 942
Non-recoverable Opex			$101 250	$101 250	$101 250	$101 250	$101 250	$101 250	$101 250	$101 250
OTHER ADJUSTMENTS TO VALUE										
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$5 548	$20 806	$2 447	$50 980	$21	$15 877	$15 877	$31 062
Other Costs			$0	$156 000	$156 000	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$111 047	$282 298	$263 850	$155 657	$105 936	$122 337	$122 793	$138 254
TOTAL QUARTERLY CASH FLOW			$313 886	$141 946	$151 432	$187 050	$360 596	$398 575	$443 748	$455 977
TERMINAL VALUE										
Exit Capitalisation Rate		10,00%								
Terminal Value		$25 624 765								
Costs of Sale		-$256 248								
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			$374 695	$375 188	$364 391	$290 253	$414 811	$468 489	$513 282	$568 255
Discounted Cash Flow			$368 608	$357 198	$335 739	$258 813	$357 958	$391 251	$414 845	$444 474
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$42 102	$40 830	$42 573	$44 136	$43 584	$44 195	$44 940	$17 659
Discounted Cash Flow			$41 418	$38 872	$39 226	$39 355	$37 611	$36 909	$36 322	$13 813
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$8 137	$8 227	$8 318	$8 318	$8 137	$8 227	$8 318	$8 318
Discounted Cash Flow			$8 005	$7 833	$7 664	$7 417	$7 022	$6 871	$6 723	$6 506
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			-$111 047	-$282 298	-$263 850	-$155 657	-$105 936	-$122 337	-$122 793	-$138 254
Discounted Cash Flow			-$109 243	-$268 763	-$243 103	-$138 796	-$91 417	-$102 167	-$99 244	-$108 139
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			$313 886	$141 946	$151 432	$187 050	$360 596	$398 575	$443 748	$455 977
Discounted Cash Flow			$308 787	$135 140	$139 525	$166 789	$311 174	$332 863	$358 646	$356 653
NET PRESENT VALUE			$19 416 219							
MARKET VALUE			$19 400 000							

PERIOD				3				4		
QUARTER			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
			31.03.2020	30.06.2020	30.09.2020	31.12.2020	31.03.2021	30.06.2021	30.09.2021	31.12.2021
			2020				**2021**			
OPERATING INCOME			$669 405	$671 121	$682 552	$676 874	$658 605	$629 168	$699 669	$702 953
NON-RECOVERABLE COSTS										
Reserve deductions		1,00%	$6 694	$6 711	$6 826	$6 769	$6 586	$6 292	$6 997	$7 030
Non-recoverable Opex			$101 250	$101 250	$101 250	$101 250	$101 250	$101 250	$101 250	$101 250
OTHER ADJUSTMENTS TO VALUE										
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$15 877	$0	$0	$0	$6 237	$0	$23 068	$0
Other Costs			$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$123 821	$107 961	$108 076	$108 019	$114 073	$107 542	$131 315	$108 280
TOTAL QUARTERLY CASH FLOW			$545 584	$563 160	$574 476	$568 855	$544 532	$521 626	$568 354	$594 673
TERMINAL VALUE										
Exit Capitalisation Rate		10,00%								
Terminal Value		$25 624 765								
Costs of Sale		-$256 248								
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			$617 517	$619 102	$629 690	$624 012	$606 892	$580 222	$650 592	$650 592
Discounted Cash Flow			$467 440	$453 537	$446 428	$428 146	$402 981	$372 856	$404 603	$391 564
Use 2	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$43 660	$43 792	$44 544	$44 544	$43 575	$40 718	$40 758	$44 043
Discounted Cash Flow			$33 049	$32 081	$31 580	$30 562	$28 934	$26 166	$25 348	$26 507
Parking	Discount Rate	14,00%	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow			$8 227	$8 227	$8 318	$8 318	$8 137	$8 227	$8 318	$8 318
Discounted Cash Flow			$6 228	$6 027	$5 897	$5 707	$5 403	$5 287	$5 173	$5 006
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			-$123 821	-$107 961	-$108 076	-$108 019	-$114 073	-$107 542	-$131 315	-$108 280
Discounted Cash Flow			-$93 729	-$79 089	-$76 622	-$74 114	-$75 745	-$69 107	-$81 664	-$65 169
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			$545 584	$563 160	$574 476	$568 855	$544 532	$521 626	$568 354	$594 673
Discounted Cash Flow			$412 989	$412 556	$407 283	$390 301	$361 573	$335 201	$353 459	$357 909

PERIOD				5				6		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2022	01.04.2022	01.07.2022	01.10.2022	01.01.2023	01.04.2023	01.07.2023	01.10.2023
			31.03.2022	30.06.2022	30.09.2022	31.12.2022	31.03.2023	30.06.2023	30.09.2023	31.12.2023
			2022				**2023**			
OPERATING INCOME			$601 189	$668 118	$587 548	$648 555	$696 744	$768 028	$777 181	$777 181
NON-RECOVERABLE COSTS										
Reserve deductions		1,00%	$6 012	$6 681	$5 875	$6 486	$6 967	$7 680	$7 772	$7 772
Non-recoverable Opex			$101 250	$101 250	$101 250	$101 250	$101 250	$101 250	$101 250	$101 250
OTHER ADJUSTMENTS TO VALUE										
Marketing Costs		0,0%	$0	$0	$0	$0	$0	$0	$0	$0
Letting Fees		8,3%	$7 498	$22 576	$20 641	$43 490	$0	$21 466	$0	$0
Other Costs			$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURE			$114 760	$130 507	$127 766	$151 225	$108 217	$130 397	$109 022	$109 022
TOTAL QUARTERLY CASH FLOW			$486 429	$537 611	$459 782	$497 329	$588 527	$637 631	$668 159	$668 159
TERMINAL VALUE										
Exit Capitalisation Rate		10,00%								
Terminal Value		$25 624 765				$25 624 765				
Costs of Sale		-$256 248				-$256 248				
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			$547 918	$614 255	$533 093	$594 100	$641 342	$712 010	$720 548	$720 548
Discounted Cash Flow			$319 141	$346 250	$290 816	$313 652	$327 682	$352 065	$344 805	$333 693
Use 2	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$44 809	$45 307	$45 805	$45 805	$46 601	$47 119	$47 637	$47 637
Discounted Cash Flow			$26 099	$25 539	$24 988	$24 182	$23 810	$23 299	$22 796	$22 061
Parking	Discount Rate	14,00%	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow			$8 462	$8 556	$8 651	$8 651	$8 801	$8 899	$8 997	$8 997
Discounted Cash Flow			$4 929	$4 823	$4 719	$4 567	$4 497	$4 400	$4 305	$4 166
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			-$114 760	-$130 507	-$127 766	-$151 225	-$108 217	-$130 397	-$109 022	-$109 022
Discounted Cash Flow			-$66 843	-$73 566	-$69 700	-$79 839	-$55 292	-$64 477	-$52 170	-$50 489
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	$25 368 517	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$13 175 613	$0	$0	$0	$0
Total										
Cash Flow			$486 429	$537 611	$459 782	$25 865 846	$588 527	$637 631	$668 159	$668 159
Discounted Cash Flow			$283 326	$303 046	$250 823	$13 438 175	$300 697	$315 287	$319 735	$309 431

YAROSLAVL MALL

GLA	34 091,70 sq m
Vacancy at Beginning of Year 1	996,39 sq m
Vacancy Rate in Terms of GLA	2,92%

Yaroslavl
Vernisazh Mall Phase 1

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			01.01.2018	01.04.2018	01.07.2018	01.10.2018	01.01.2019	01.04.2019	01.07.2019	01.10.2019
			31.03.2018	30.06.2018	30.09.2018	31.12.2018	31.03.2019	30.06.2019	30.09.2019	31.12.2019
			2018				2019			
OPERATING INCOME			$1 337 406	$1 365 886	$1 385 710	$1 393 690	$1 407 603	$1 439 676	$1 459 870	$1 464 757
INCOME FROM TURNOVER			$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616
NON-RECOVERABLE COSTS										
Reserve deductions		1,00%	$13 374	$13 659	$13 857	$13 937	$14 076	$14 397	$14 599	$14 648
OTHER ADJUSTMENTS TO VALUE										
Letting Fees		8,3%	$0	$437	$5 315	$5 788	$15 161	$9 108	$9 290	$19 162
TOTAL EXPENDITURE			$13 374	$14 096	$19 172	$19 725	$29 237	$23 505	$23 889	$33 809
TOTAL QUARTERLY CASH FLOW			$1 324 032	$1 351 790	$1 366 538	$1 373 966	$1 378 366	$1 416 171	$1 435 981	$1 430 948
CASHFLOW FROM TURNOVER			$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616
TERMINAL VALUE										
Exit Capitalisation Rate		11,50%								
Exit Cap Rate for Turnover		11,50%								
Terminal Value		$59 281 405								
Costs of Sale		-$592 814								
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			$658 930	$670 052	$677 945	$688 212	$710 176	$722 653	$724 267	$734 981
Discounted Cash Flow			$648 225	$637 924	$624 639	$613 664	$612 842	$603 512	$585 367	$574 883
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$60 285	$61 826	$62 510	$63 520	$63 433	$64 912	$66 029	$59 886
Discounted Cash Flow			$59 306	$58 862	$57 595	$56 640	$54 739	$54 210	$53 366	$46 841
Use 3	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$86 370	$88 640	$90 796	$91 898	$88 373	$90 754	$95 477	$97 316
Discounted Cash Flow			$84 967	$84 390	$83 657	$81 943	$76 261	$75 791	$77 166	$76 118
Use 4	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$94 296	$98 041	$99 952	$98 027	$96 966	$92 615	$102 296	$103 955
Discounted Cash Flow			$92 764	$93 340	$92 093	$87 408	$83 676	$77 346	$82 678	$81 311
Use 5	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$37 199	$36 391	$36 655	$38 358	$38 161	$35 569	$35 466	$37 350
Discounted Cash Flow			$36 595	$34 646	$33 773	$34 203	$32 931	$29 705	$28 664	$29 214
Use 6	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$90 449	$94 224	$96 599	$96 941	$96 232	$100 680	$102 847	$103 224
Discounted Cash Flow			$88 979	$89 706	$89 003	$86 441	$83 043	$84 082	$83 123	$80 739
Use 7	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$101 559	$103 111	$107 471	$109 468	$108 740	$111 012	$104 286	$113 001
Discounted Cash Flow			$99 910	$98 167	$99 021	$97 611	$93 836	$92 710	$84 286	$88 387
Use 8	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$20 211	$20 591	$21 792	$22 312	$21 971	$22 817	$23 655	$17 985
Discounted Cash Flow			$19 883	$19 604	$20 078	$19 895	$18 960	$19 056	$19 119	$14 068
Use 9	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$51 328	$53 074	$53 200	$48 529	$42 936	$53 895	$56 951	$55 416
Discounted Cash Flow			$50 494	$50 529	$49 017	$43 273	$37 052	$45 010	$46 029	$43 345
Use 10	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$58 566	$61 196	$58 945	$56 829	$61 383	$63 619	$65 766	$61 893
Discounted Cash Flow			$57 614	$58 262	$54 310	$50 673	$52 970	$53 131	$53 153	$48 411
Use 11	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$41 844	$41 967	$42 667	$43 479	$43 892	$44 380	$45 658	$42 577
Discounted Cash Flow			$41 164	$39 955	$39 312	$38 769	$37 876	$37 063	$36 901	$33 302
Other income	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$33 288	$33 658	$34 027	$34 027	$33 288	$33 658	$34 027	$34 027
Discounted Cash Flow			$32 747	$32 044	$31 352	$30 341	$28 725	$28 109	$27 502	$26 615
Turnover	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$73 973	$74 795	$75 616	$75 616	$73 973	$74 795	$75 616	$75 616
Discounted Cash Flow			$72 771	$71 208	$69 671	$67 426	$63 834	$62 463	$61 115	$59 145
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			-$13 374	-$14 096	-$19 172	-$19 725	-$29 237	-$23 505	-$23 889	-$33 809
Discounted Cash Flow			-$13 157	-$13 420	-$17 665	-$17 588	-$25 230	-$19 630	-$19 308	-$26 445
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			$1 394 923	$1 423 468	$1 439 004	$1 447 493	$1 450 287	$1 487 854	$1 508 452	$1 503 419
Discounted Cash Flow			$1 372 262	$1 355 215	$1 325 856	$1 290 698	$1 251 515	$1 242 557	$1 219 161	$1 175 935
NET PRESENT VALUE			$52 847 281							
MARKET VALUE			$52 800 000							

PERIOD	3				4			
QUARTER	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
	31.03.2020	30.06.2020	30.09.2020	31.12.2020	31.03.2021	30.06.2021	30.09.2021	31.12.2021
	2020				2021			
OPERATING INCOME	$1 503 540	$1 488 023	$1 508 582	$1 527 219	$1 505 258	$1 562 223	$1 579 789	$1 577 747
INCOME FROM TURNOVER	$80 898	$80 898	$81 787	$81 787	$83 209	$84 134	$85 058	$85 058
NON-RECOVERABLE COSTS								
Reserve deductions	$15 035	$14 880	$15 086	$15 272	$15 053	$15 622	$15 798	$15 777
OTHER ADJUSTMENTS TO VALUE								
Letting Fees	$3 570	$11 424	$9 689	$12 904	$20 881	$7 507	$1 109	$9 170
TOTAL EXPENDITURE	$18 606	$26 305	$24 774	$28 176	$35 934	$23 130	$16 907	$24 948
TOTAL QUARTERLY CASH FLOW	$1 484 935	$1 461 718	$1 483 808	$1 499 044	$1 469 323	$1 539 094	$1 562 882	$1 552 799
CASHFLOW FROM TURNOVER	$80 898	$80 898	$81 787	$81 787	$83 209	$84 134	$85 058	$85 058
TERMINAL VALUE								
Exit Capitalisation Rate								
Exit Cap Rate for Turnover								
Terminal Value								
Costs of Sale								
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$751 944	$742 421	$764 197	$773 132	$762 096	$786 937	$792 306	$802 815
Discounted Cash Flow	$569 197	$543 878	$541 789	$530 459	$506 037	$505 692	$492 734	$483 180
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$70 232	$67 513	$66 667	$62 725	$70 323	$72 110	$73 070	$57 458
Discounted Cash Flow	$53 164	$49 458	$47 265	$43 037	$46 695	$46 339	$45 442	$34 582
Use 3	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$95 498	$98 312	$97 239	$99 863	$87 546	$94 989	$93 650	$99 242
Discounted Cash Flow	$72 289	$72 021	$68 939	$68 518	$58 131	$61 041	$58 241	$59 729
Use 4	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$102 658	$94 422	$105 220	$101 854	$95 098	$106 213	$107 612	$103 692
Discounted Cash Flow	$77 708	$69 171	$74 597	$69 884	$63 146	$68 253	$66 924	$62 408
Use 5	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$39 784	$39 918	$40 907	$41 392	$41 664	$42 274	$43 345	$43 336
Discounted Cash Flow	$30 115	$29 243	$29 002	$28 400	$27 665	$27 166	$26 956	$26 082
Use 6	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$103 596	$107 238	$108 958	$106 420	$98 484	$102 809	$110 244	$110 700
Discounted Cash Flow	$78 419	$78 559	$77 247	$73 017	$65 394	$66 066	$68 560	$66 626
Use 7	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$114 237	$109 752	$105 601	$115 547	$116 762	$118 827	$121 597	$123 455
Discounted Cash Flow	$86 474	$80 402	$74 867	$79 279	$77 531	$76 359	$75 621	$74 302
Use 8	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$21 535	$21 535	$22 406	$23 013	$22 757	$23 010	$23 948	$24 603
Discounted Cash Flow	$16 301	$15 776	$15 885	$15 789	$15 111	$14 786	$14 893	$14 808
Use 9	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$57 798	$58 521	$47 871	$57 235	$58 411	$59 060	$59 709	$59 985
Discounted Cash Flow	$43 751	$42 871	$33 939	$39 270	$38 785	$37 953	$37 133	$36 102
Use 10	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$65 843	$67 523	$69 263	$70 378	$69 784	$72 375	$69 770	$67 922
Discounted Cash Flow	$49 841	$49 465	$49 105	$48 288	$46 337	$46 509	$43 390	$40 880
Use 11	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$44 821	$45 273	$44 267	$39 674	$45 719	$46 601	$47 113	$47 113
Discounted Cash Flow	$33 928	$33 166	$31 384	$27 221	$30 358	$29 946	$29 300	$28 355
Other income	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$32 359	$32 359	$32 715	$32 715	$33 284	$33 653	$34 023	$34 023
Discounted Cash Flow	$24 495	$23 705	$23 194	$22 446	$22 101	$21 626	$21 159	$20 477
Turnover	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$80 898	$80 898	$81 787	$81 787	$83 209	$84 134	$85 058	$85 058
Discounted Cash Flow	$61 237	$59 264	$57 984	$56 115	$55 251	$54 065	$52 898	$51 193
Non-recoverable Costs, Other Adjustments to Value	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	-$18 606	-$26 305	-$24 774	-$28 176	-$35 934	-$23 130	-$16 907	-$24 948
Discounted Cash Flow	-$14 084	-$19 270	-$17 564	-$19 332	-$23 860	-$14 863	-$10 514	-$15 015
Terminal Value	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	$1 562 597	$1 539 380	$1 562 323	$1 577 559	$1 549 204	$1 619 862	$1 644 538	$1 634 455
Discounted Cash Flow	$1 182 835	$1 127 709	$1 107 632	$1 082 391	$1 028 682	$1 040 936	$1 022 737	$983 709

PERIOD	5				6			
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	01.01.2022	01.04.2022	01.07.2022	01.10.2022	01.01.2023	01.04.2023	01.07.2023	01.10.2023
	31.03.2022	30.06.2022	30.09.2022	31.12.2022	31.03.2023	30.06.2023	30.09.2023	31.12.2023
	2022				2023			
OPERATING INCOME	$1 534 460	$1 526 099	$1 606 684	$1 567 574	$1 612 066	$1 638 881	$1 647 835	$1 661 028
INCOME FROM TURNOVER	$86 537	$87 499	$88 461	$88 461	$88 701	$89 686	$90 672	$90 672
NON-RECOVERABLE COSTS								
Reserve deductions	$15 345	$15 261	$16 067	$15 676	$16 121	$16 389	$16 478	$16 610
OTHER ADJUSTMENTS TO VALUE								
Letting Fees	$26 130	$45 799	$5 899	$18 414	$15 324	$1 624	$6 207	$13 427
TOTAL EXPENDITURE	$41 474	$61 060	$21 966	$34 090	$31 444	$18 013	$22 685	$30 037
TOTAL QUARTERLY CASH FLOW	$1 492 985	$1 465 040	$1 584 718	$1 533 484	$1 580 621	$1 620 868	$1 625 150	$1 630 991
CASHFLOW FROM TURNOVER	$86 537	$87 499	$88 461	$88 461	$88 701	$89 686	$90 672	$90 672
TERMINAL VALUE								
Exit Capitalisation Rate								
Exit Cap Rate for Turnover								
Terminal Value				$59 281 405				
Costs of Sale				-$592 814				
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$778 873	$811 090	$833 924	$808 471	$833 185	$854 236	$867 393	$877 205
Discounted Cash Flow	$453 664	$457 204	$454 927	$426 828	$425 700	$422 391	$415 075	$406 242
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$70 143	$68 268	$71 642	$71 441	$72 965	$73 776	$74 587	$74 587
Discounted Cash Flow	$40 856	$38 482	$39 082	$37 717	$37 280	$36 480	$35 692	$34 542
Use 3	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$99 330	$76 733	$92 534	$96 023	$98 994	$98 354	$101 054	$101 113
Discounted Cash Flow	$57 856	$43 254	$50 480	$50 695	$50 579	$48 632	$48 358	$46 826
Use 4	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$101 731	$107 997	$110 528	$110 943	$111 108	$112 342	$113 829	$114 266
Discounted Cash Flow	$59 255	$60 877	$60 296	$58 572	$56 769	$55 550	$54 471	$52 918
Use 5	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$41 236	$43 568	$38 235	$36 805	$36 300	$41 415	$41 870	$41 870
Discounted Cash Flow	$24 019	$24 559	$20 858	$19 431	$18 547	$20 478	$20 036	$19 390
Use 6	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$88 321	$86 892	$103 161	$80 827	$96 093	$97 160	$98 228	$98 228
Discounted Cash Flow	$51 444	$48 980	$56 277	$42 672	$49 097	$48 042	$47 005	$45 490
Use 7	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$124 206	$107 053	$121 037	$123 025	$121 793	$116 985	$103 325	$106 212
Discounted Cash Flow	$72 345	$60 345	$66 029	$64 950	$62 228	$57 845	$49 444	$49 188
Use 8	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$18 225	$17 246	$22 683	$22 683	$22 744	$22 997	$23 250	$23 250
Discounted Cash Flow	$10 616	$9 722	$12 374	$11 975	$11 621	$11 371	$11 126	$10 767
Use 9	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$54 958	$59 321	$59 973	$59 973	$60 136	$60 804	$61 472	$61 472
Discounted Cash Flow	$32 011	$33 439	$32 717	$31 662	$30 725	$30 065	$29 416	$28 468
Use 10	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$71 428	$60 967	$65 047	$69 464	$70 544	$71 628	$72 663	$72 663
Discounted Cash Flow	$41 604	$34 366	$35 485	$36 673	$36 043	$35 418	$34 772	$33 651
Use 11	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$47 932	$48 465	$48 998	$48 998	$49 131	$49 677	$50 222	$50 222
Discounted Cash Flow	$27 919	$27 319	$26 729	$25 868	$25 102	$24 563	$24 033	$23 259
Other income	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$34 615	$35 000	$35 384	$35 384	$35 480	$35 875	$36 269	$36 269
Discounted Cash Flow	$20 162	$19 729	$19 303	$18 681	$18 128	$17 739	$17 356	$16 796
Turnover	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$86 537	$87 499	$88 461	$88 461	$88 701	$89 686	$90 672	$90 672
Discounted Cash Flow	$50 405	$49 322	$48 257	$46 702	$45 320	$44 347	$43 389	$41 991
Non-recoverable Costs, Other Adjustments to Value	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$41 474	-$61 060	-$21 966	-$34 090	-$31 444	-$18 013	-$22 685	-$30 037
Discounted Cash Flow	-$24 157	-$34 419	-$11 983	-$17 998	-$16 066	-$8 907	-$10 856	-$13 910
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$58 688 591	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$30 481 015	$0	$0	$0	$0
Total								
Cash Flow	$1 576 061	$1 549 039	$1 669 640	$60 306 997	$1 665 730	$1 706 922	$1 712 150	$1 717 991
Discounted Cash Flow	$917 996	$873 180	$910 831	$31 335 445	$851 074	$844 015	$819 317	$795 618

TRIUMPH MALL SARATOV

GLA	27 243,00 sq m
Vacancy at Beginning of Year 1	0,00 sq m
Vacancy Rate in Terms of GLA	0,00%

Saratov
Triumph Mall

DISCOUNTED CASHFLOW ANALYSIS

PERIOD		1				2				3			
QUARTER		1Q 01.01.2018 31.03.2018	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	2Q 01.04.2019 30.06.2019	3Q 01.07.2019 30.09.2019	4Q 01.10.2019 31.12.2019	1Q 01.01.2020 31.03.2020	2Q 01.04.2020 30.06.2020	3Q 01.07.2020 30.09.2020	4Q 01.10.2020 31.12.2020
		2018				2019				2020			
OPERATING INCOME		$2 299 619	$2 334 212	$2 378 860	$2 398 129	$2 400 984	$2 450 718	$2 499 830	$2 522 397	$2 551 227	$2 585 044	$2 627 241	$2 578 415
INCOME FROM TURNOVER		$147 945	$149 589	$151 233	$151 233	$147 945	$149 589	$151 233	$151 233	$149 589	$149 589	$151 233	$151 367
NON-RECOVERABLE COSTS													
Reserve deductions	1,00%	$22 996	$23 342	$23 789	$23 981	$24 010	$24 507	$24 998	$25 224	$25 512	$25 850	$26 272	$25 784
Non-recoverable OPEX		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER ADJUSTMENTS TO VALUE													
Letting Fees	8,3%	$0	$3 086	$0	$2 664	$10 800	$15 512	$1 552	$6 081	$15 089	$5 127	$4 289	$18 738
TOTAL EXPENDITURE		$22 996	$26 428	$23 789	$26 645	$34 810	$40 019	$26 550	$31 304	$40 602	$30 977	$30 561	$44 522
TOTAL QUARTERLY CASH FLOW		$2 276 623	$2 307 784	$2 355 072	$2 371 483	$2 366 174	$2 410 700	$2 473 280	$2 491 092	$2 510 625	$2 554 067	$2 596 680	$2 533 893
CASH FLOW FROM TURNOVER		$147 945	$149 589	$151 233	$151 233	$147 945	$149 589	$151 233	$151 233	$149 589	$149 589	$151 233	$151 367
TERMINAL VALUE													
Exit Capitalisation Rate	11,50%												
Exit Cap Rate for Turnover	11,50%												
Terminal Value	$91 623 276												
Costs of Sale	-$458 116												
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		$161 831	$163 629	$165 899	$166 771	$164 974	$163 609	$162 630	$165 017	$165 444	$165 444	$167 262	$167 597
Discounted Cash Flow		$159 202	$155 783	$152 854	$148 706	$142 363	$136 636	$131 441	$129 072	$125 236	$121 200	$118 583	$114 991
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		$538 188	$545 845	$552 054	$557 630	$555 658	$566 814	$575 770	$580 801	$586 949	$588 773	$598 020	$603 316
Discounted Cash Flow		$529 445	$519 673	$508 646	$497 227	$479 501	$473 365	$465 349	$454 288	$444 301	$431 319	$423 975	$413 946
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		$237 790	$234 676	$248 277	$250 893	$231 239	$243 755	$256 702	$256 063	$263 733	$263 733	$271 173	$264 175
Discounted Cash Flow		$233 927	$223 424	$228 756	$223 716	$199 546	$203 568	$207 472	$200 286	$199 637	$193 203	$192 252	$181 255
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		$178 466	$181 290	$183 282	$174 870	$187 417	$189 787	$191 873	$188 409	$177 021	$197 554	$198 766	$194 345
Discounted Cash Flow		$175 566	$172 598	$168 871	$155 928	$161 730	$158 498	$155 076	$147 369	$133 999	$144 723	$140 918	$133 344
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		$114 237	$116 418	$117 697	$118 745	$121 844	$124 180	$125 544	$126 674	$131 477	$132 522	$133 979	$135 197
Discounted Cash Flow		$112 381	$110 836	$108 443	$105 883	$105 144	$103 707	$101 467	$99 081	$99 524	$97 082	$94 986	$92 761
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		$86 991	$90 659	$92 033	$93 054	$93 796	$110 111	$111 715	$112 787	$114 657	$116 798	$112 829	$118 879
Discounted Cash Flow		$85 578	$86 312	$84 796	$82 974	$80 940	$91 958	$90 290	$88 219	$86 792	$85 563	$79 992	$81 565
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		$193 407	$198 788	$201 162	$202 865	$208 769	$214 591	$212 241	$213 385	$222 691	$222 517	$230 404	$226 957
Discounted Cash Flow		$190 265	$189 257	$185 345	$180 890	$180 156	$179 212	$171 538	$166 904	$168 570	$163 010	$163 349	$155 719
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		$364 969	$369 891	$375 501	$386 026	$387 704	$392 919	$398 884	$410 082	$416 597	$417 535	$423 881	$380 028
Discounted Cash Flow		$359 040	$352 156	$345 976	$344 211	$334 566	$328 139	$322 386	$320 755	$315 350	$305 875	$300 517	$260 744
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		$234 456	$238 221	$243 980	$247 883	$252 953	$257 015	$263 276	$267 534	$275 277	$276 462	$283 621	$286 294
Discounted Cash Flow		$230 647	$226 799	$224 796	$221 032	$218 284	$214 641	$212 785	$209 258	$208 376	$202 528	$201 078	$196 431
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		$184 035	$189 428	$193 071	$193 487	$190 855	$182 034	$194 701	$195 151	$195 379	$198 315	$201 854	$196 174
Discounted Cash Flow		$181 045	$180 345	$177 890	$172 528	$164 697	$152 023	$157 361	$152 642	$147 895	$145 280	$143 107	$134 598
Use 11 — 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		$5 250	$5 367	$5 903	$5 903	$5 775	$5 903	$6 494	$6 494	$2 004	$5 393	$5 452	$5 452
Discounted Cash Flow		$5 165	$5 109	$5 439	$5 264	$4 983	$4 930	$5 248	$5 079	$1 517	$3 951	$3 866	$3 741
Turnover — 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		$147 945	$149 589	$151 233	$151 233	$147 945	$149 589	$151 233	$151 233	$149 589	$149 589	$151 233	$151 367
Discounted Cash Flow		$145 542	$142 417	$139 342	$134 851	$127 668	$124 927	$122 229	$118 290	$113 234	$109 585	$107 219	$103 856
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		-$22 996	-$26 428	-$23 789	-$26 645	-$34 810	-$40 019	-$26 550	-$31 304	-$40 602	-$30 977	-$30 561	-$44 522
Discounted Cash Flow		-$22 623	-$25 161	-$21 918	-$23 759	-$30 039	-$33 421	-$21 458	-$24 486	-$30 734	-$22 693	-$21 667	-$30 548
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		$2 424 568	$2 457 373	$2 506 304	$2 522 716	$2 514 119	$2 560 289	$2 624 513	$2 642 325	$2 660 214	$2 703 656	$2 747 913	$2 685 260
Discounted Cash Flow		$2 385 180	$2 339 547	$2 309 236	$2 249 452	$2 169 541	$2 138 182	$2 121 184	$2 066 758	$2 013 695	$1 980 626	$1 948 174	$1 842 404
NET PRESENT VALUE		$84 864 374											
MARKET VALUE		$84 900 000											

PERIOD		4				5				6			
QUARTER		1Q 01.01.2021 31.03.2021	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	2Q 01.04.2022 30.06.2022	3Q 01.07.2022 30.09.2022	4Q 01.10.2022 31.12.2022	1Q 01.01.2023 31.03.2023	2Q 01.04.2023 30.06.2023	3Q 01.07.2023 30.09.2023	4Q 01.10.2023 31.12.2023
		2021				2022				2023			
OPERATING INCOME		$2 390 261	$2 595 421	$2 515 256	$2 396 201	$2 169 629	$2 428 384	$2 484 755	$2 456 832	$2 373 182	$2 521 388	$2 554 163	$2 560 230
INCOME FROM TURNOVER		$166 418	$168 267	$170 116	$170 116	$173 075	$174 998	$176 921	$176 921	$177 402	$179 373	$181 344	$181 344
NON-RECOVERABLE COSTS													
Reserve deductions	1,00%	$23 903	$25 954	$25 153	$23 962	$21 696	$24 284	$24 848	$24 568	$23 732	$25 214	$25 542	$25 602
Non-recoverable OPEX		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER ADJUSTMENTS TO VALUE													
Letting Fees	8,3%	$79 805	$54 044	$23 526	$70 945	$125 104	$24 384	$58 766	$59 630	$64 318	$21 034	$3 909	$2 397
TOTAL EXPENDITURE		$103 708	$79 999	$48 679	$94 907	$146 800	$48 668	$83 614	$84 198	$88 050	$46 248	$29 451	$28 000
TOTAL QUARTERLY CASH FLOW		$2 286 553	$2 515 423	$2 466 577	$2 301 294	$2 022 828	$2 379 716	$2 401 141	$2 372 634	$2 285 132	$2 475 140	$2 524 712	$2 532 230
CASH FLOW FROM TURNOVER		$166 418	$168 267	$170 116	$170 116	$173 075	$174 998	$176 921	$176 921	$177 402	$179 373	$181 344	$181 344
TERMINAL VALUE													
Exit Capitalisation Rate	11,50%												
Exit Cap Rate for Turnover	11,50%												
Terminal Value	$91 623 276								$91 623 276				
Costs of Sale	-$458 116								-$458 116				
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		$166 225	$168 072	$169 919	$170 270	$168 917	$170 794	$172 671	$171 924	$170 921	$173 169	$175 072	$175 346
Discounted Cash Flow		$110 374	$108 004	$105 672	$102 478	$98 388	$96 275	$94 196	$90 767	$87 329	$85 626	$83 777	$81 205
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		$570 713	$587 616	$588 498	$492 309	$325 609	$433 528	$507 723	$549 817	$547 193	$553 135	$568 187	$568 216
Discounted Cash Flow		$378 957	$377 606	$365 986	$296 300	$189 655	$244 376	$276 976	$290 273	$279 578	$273 506	$271 895	$263 146
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		$231 072	$268 573	$218 511	$219 566	$239 559	$258 281	$261 156	$262 035	$255 207	$264 922	$267 833	$268 468
Discounted Cash Flow		$153 433	$172 587	$135 892	$132 148	$139 534	$145 590	$142 467	$138 340	$130 393	$130 995	$128 167	$124 330
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		$185 546	$205 315	$169 368	$194 977	$184 653	$198 777	$189 068	$184 997	$196 024	$198 202	$200 380	$195 435
Discounted Cash Flow		$123 204	$131 937	$105 330	$117 348	$107 553	$112 049	$103 142	$97 668	$100 155	$98 004	$95 888	$90 508
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		$83 447	$122 263	$124 342	$120 211	$96 324	$119 805	$121 122	$121 182	$111 743	$122 037	$123 378	$123 378
Discounted Cash Flow		$55 409	$78 567	$77 328	$72 350	$56 105	$67 533	$66 075	$63 977	$57 093	$60 343	$59 040	$57 138
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		$88 340	$90 820	$112 791	$92 724	$110 566	$112 349	$114 018	$114 018	$114 328	$115 598	$116 868	$116 868
Discounted Cash Flow		$58 658	$58 362	$70 144	$55 807	$64 400	$63 330	$62 200	$60 195	$58 414	$57 159	$55 925	$54 123
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		$166 864	$227 661	$230 163	$222 849	$199 935	$220 595	$226 750	$227 480	$214 709	$229 845	$232 371	$232 873
Discounted Cash Flow		$110 799	$146 297	$143 138	$134 124	$116 454	$124 348	$123 698	$120 097	$109 702	$113 651	$111 197	$107 846
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		$416 326	$425 860	$409 350	$402 850	$377 722	$416 069	$413 069	$340 008	$330 807	$370 629	$381 741	$381 741
Discounted Cash Flow		$276 443	$273 661	$254 574	$242 458	$220 009	$234 534	$225 340	$179 506	$169 019	$183 264	$182 675	$176 788
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		$276 579	$288 673	$278 237	$294 970	$278 356	$304 041	$281 586	$287 430	$254 404	$297 479	$301 091	$302 820
Discounted Cash Flow		$183 650	$185 503	$173 035	$177 530	$162 132	$171 385	$153 612	$151 747	$129 983	$147 093	$144 082	$140 239
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		$199 603	$204 961	$208 406	$179 804	$182 218	$188 311	$191 694	$192 043	$171 934	$190 392	$181 196	$189 039
Discounted Cash Flow		$132 538	$131 709	$129 608	$108 217	$106 135	$106 149	$104 574	$101 388	$87 847	$94 142	$86 708	$87 546
Use 11 — 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		$5 547	$5 609	$5 671	$5 671	$5 769	$5 833	$5 897	$5 897	$5 913	$5 979	$6 045	$6 045
Discounted Cash Flow		$3 683	$3 604	$3 527	$3 413	$3 360	$3 288	$3 217	$3 113	$3 021	$2 956	$2 893	$2 799
Turnover — 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		$166 418	$168 267	$170 116	$170 116	$173 075	$174 998	$176 921	$176 921	$177 402	$179 373	$181 344	$181 344
Discounted Cash Flow		$110 503	$108 130	$105 795	$102 386	$100 810	$98 645	$96 515	$93 405	$90 640	$88 694	$86 779	$83 982
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		-$103 708	-$79 999	-$48 679	-$94 907	-$146 800	-$48 668	-$83 614	-$84 198	-$88 050	-$46 248	-$29 451	-$28 000
Discounted Cash Flow		-$68 863	-$51 408	-$30 273	-$57 120	-$85 506	-$27 434	-$45 613	-$44 452	-$44 988	-$22 868	-$14 093	-$12 967
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	$91 165 159	$0	$0	$0	$0
Discounted Cash Flow		$0	$0	$0	$0	$0	$0	$0	$47 348 327	$0	$0	$0	$0
Total													
Cash Flow		$2 452 971	$2 683 690	$2 636 693	$2 471 411	$2 195 903	$2 554 714	$2 578 062	$93 714 714	$2 462 534	$2 654 513	$2 706 056	$2 713 574
Discounted Cash Flow		$1 628 789	$1 724 561	$1 639 757	$1 487 437	$1 279 030	$1 440 070	$1 406 399	$48 694 352	$1 258 186	$1 312 566	$1 294 932	$1 256 683

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]

Gillian Charlesworth

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.

REG01