STRICTLY CONFIDENTIAL FOR ADDRESSEE ONLY

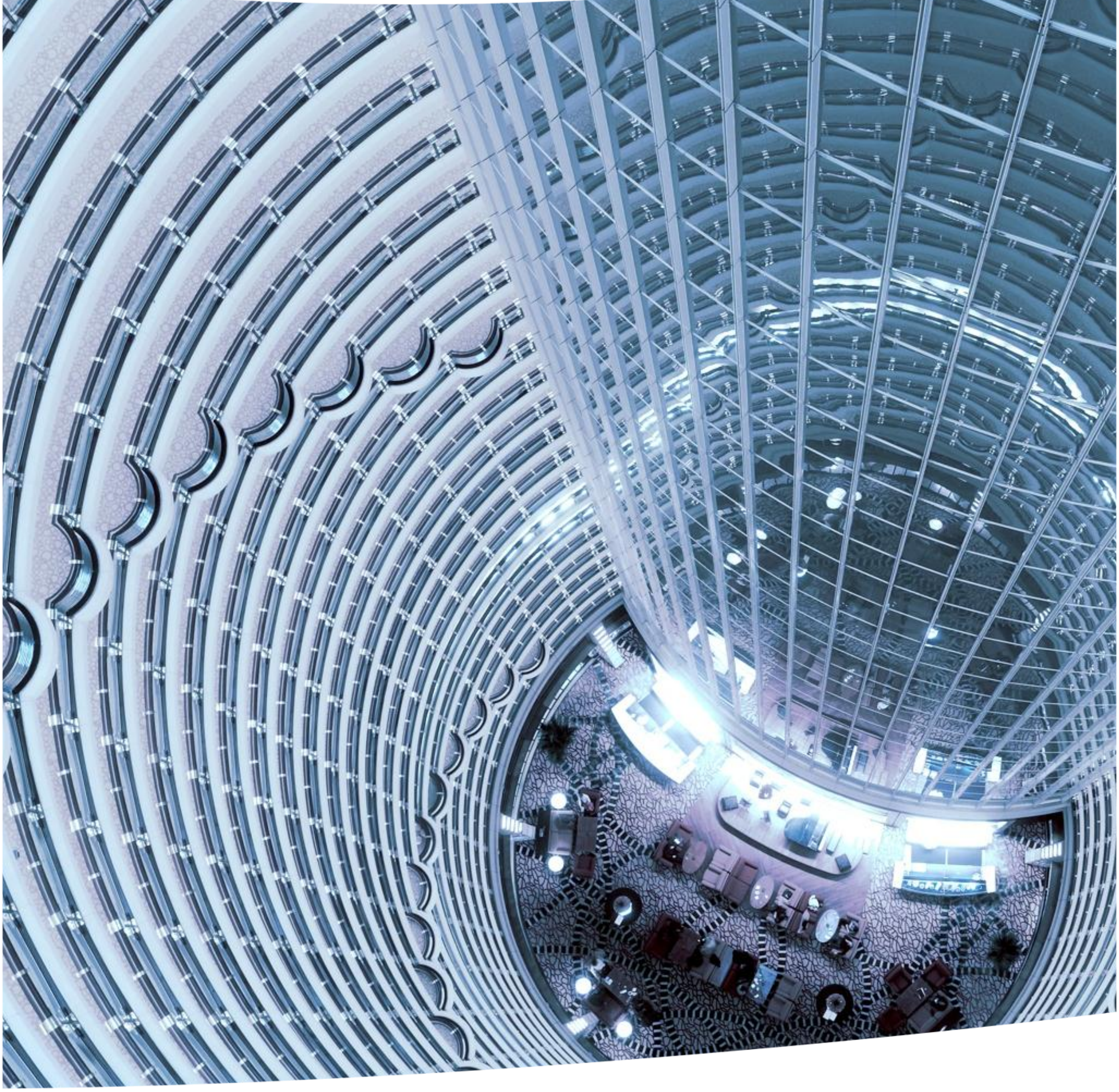
VALUATION REPORT 15-MOSC-900008

"THE MIRLAND DEVELOPMENT CORPORATION ASSETS", RUSSIA

PREPARED FOR MIRLAND DEVELOPMENT CORPORATION PLC

DATE OF VALUATION 30 JUNE 2015

18 August 2015



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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:	18 August 2015
Valuation Date:	30 June 2015

1 INSTRUCTIONS

APPOINTMENT

In accordance with your request, as confirmed by the Valuation Agreement 15-MOSC-900008 dated 27 January 2015, ("Agreement"), concluded between Cushman & Wakefield OOO ("C&W") and Mirland Development Corporation Plc ("the Client"), we are pleased to submit our valuation report of various properties known together as "Mirland Development Corporation" plc.

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

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

2 BACKGROUND TO THE VALUATION

We are instructed to prepare this Valuation Report for financial reporting purposes. The effective date of each valuation is 30^{th} of June 2015.

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 (except the properties held for development in Penza and Kazan) 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, and these further inspection dates, where applicable, are identified in the property descriptions below.

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 2014 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 2014 and continued this trend into H1 2015. 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 judgement. 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 30th of June 2015, we are of opinion that the aggregation of the Market Value of each 100% share of each freehold and leasehold interest in each Property, as set out in the appendix, is the total sum of (rounded):

US$532,600,000

FIVE HUNDRED THIRTY TWO MILLION, SIX HUNDRED THOUSAND

US DOLLARS

NET OF VAT

OR

29 572 082 000 RUR[1]

TWENTY NINE BILLION, FIVE HUNDREN SEVENTY TWO MILLION, EIGHTY TWO THOUSAND

RUSSIAN ROUBLES

NET OF VAT

This sum may be apportioned as follows:

	FREEHOLD (ROUNDED)	LEASEHOLD (ROUNDED)
Properties held as Investments	US$145,500,000	US$152,300,000
Properties in the Course of Development	US$25,100,000	US$31,700,000
Properties Held for Development	US$170,400,000	US$7,600,000
Total	**US$341,000,000**	**US$191,600,000**

Based on the information supplied to us as regards ownership, we are of opinion that the Market Value of the Client's beneficial share in each Property, on the basis outlined above is the total sum of (rounded):

US$504,500,000

FIVE HUNDRED FOUR MILLION, FIVE HUNDRED THOUSAND

US DOLLARS

NET OF VAT

OR

28 011 858 000 RUR[2]

TWENTY EIGHT BILLION, ELEVEN MILLION, EIGHT HUNDRED FIFTY EIGHT THOUSAND

RUSSIAN ROUBLES

NET OF VAT

[1] As at the exchange rate of Central Bank of Russia as at June 30, 2015
[2] As at the exchange rate of Central Bank of Russia as at June 30, 2015

This sum may be apportioned as follows:

	FREEHOLD (ROUNDED)	LEASEHOLD (ROUNDED)
Properties held as Investments	US$145,500,000	US$124,200,000
Properties in the Course of Development	US$25,100,000	US$31,700,000
Properties Held for Development	US$170,400,000	US$7,600,000
Total	**US$341,000,000**	**US$163,500,000**

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 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 Cushman & Wakefield OOO

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

Oxana Pertsevaya
Director
Valuation & Advisory
Tel: +7 495 797 9600
Email: Oxana.Pertsevaya@eur.cushwake.com

APPENDIX I

VALUATION METHODOLOGY

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

THE COST APPROACH

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

THE SALES COMPARISON APPROACH

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

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

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

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

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

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

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

For the purpose of this valuation we applied this method to the properties where it was possible to find relevant comparable offers and information on their status and price. This method was applied while valuing the land plot in Saratov intended for development of a logistics complex, land plot in St. Petersburg intended for office and retail complex construction and Perkhushkovo 2 land plot intended for cottage settlement development.

In regards to the Yaroslavl Phase 2 and Kazan we used the DCF method Yaroslavl Phase 2 represents an extension of existing first phase and Kazan represents a build-to-suit project, therefore they already have development concepts in place.

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 5-10% discount to the offer price. We made downward adjustments of 10% to reflect this fact.

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. In our case this adjustment was applied in respect of the Kazan land plot, which is still in the pre-submission design phase.

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[3]. 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.

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

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

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

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

GLOBAL ASSUMPTIONS FOR THE INCOME APPROACH

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

These are summarized below:

DCF MODEL HOLDING PERIOD

Our models assume a resale of assets at the end of a 5-year holding period. Our DCF valuation thus projects incomes and costs for a 5-year period running from 2015 to 2020, 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. As from year 2 we assume indexation of rents according to existing contracts, we assume this to be reasonable and conservative, give current market uncertainty.

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

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

CURRENT RENT INDEXATION

Taking into current turbulent market conditions and discounts given to tenants, we applied 0% indexation for year 1 and then contracted indexation according to existing lease terms.

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 300 to 375 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.

We have adjusted downwards our opinions of ERV for all of the properties valued, in order to reflect the current occupational market for these buildings.

For all properties we have lowered the ERV if compared to the previous year in an absolute amount. 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 2 years, which actually means slight decrease of rents because no correction on inflation was made. After that period we assume the recovery of the economics and a 5% growth of ERV (which includes around 2% of CPI US), 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.

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

VOID PERIOD

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

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

For 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 3 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 2015 there are some one-time non-recurring additional expenses that we deducted from the rental income in the first period.

For Yaroslavl Vernissage Mall there are no on-going non-recoverable costs as all of them are covered by tenants, except for some one-time non-recurring expenses that occur this year. These were included into the cash flow and then deducted from the rental income.

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= 55.5240 RUR

1 EURO= 61.5206 RUR

DISCOUNT RATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXIT CAPITALIZATION RATES

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

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

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

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

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

The initial yields and running yields generated by our valuations are principally in the range of 11.5% to 14%, these being in line with those yields reported for the office and retail sectors by major real estate companies (Jones Lang Lasalle and Cushman and Wakefield Research teams). We have also discussed our adopted yields with our in-house Capital Markets team to ensure we are reflecting existing market sentiment of both buyers and sellers.

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

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

ACQUISITION COST

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

DEVELOPMENT PROPOSALS

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

UTILITIES & ROAD IMPROVEMENT

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

CONSTRUCTION PHASING

All projects, unless specifically stated otherwise, have been assumed to be constructed in one phase. Due to the size of the Saint Petersburg (Residential and Trade Centre), Yaroslavl Phase 2 and Perkhushkovo projects 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 (See taxes below). This is a valuation technique and does not necessarily represent the intention of the owner.

VACANCY RATE

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

SECURITY DEPOSIT

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

DEBT ASSUMPTIONS

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

Therefore unleveraged yields are used to provide a consistent approach.

VAT RATE

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

CASH RESERVE

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

DEVELOPMENT ASSUMPTIONS

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

SCHEDULE OF VALUES

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

MirLand Development Corporation Assets - Overview of Market Values as at 30th of June 2015

Ref.	City	Property Name and Address	Portfolio Market Value as of 30th of June 2015	Percentage Owned by MirLand	MirLand Market Value as of 30th of June 2015 (Rounded)	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 Outstanding Investment (excl. VAT & Land for commercial properties and incl. VAT for residential projects)	Total Commercial Rental Income as of 2015/2016 Market Rental Values (Assuming 100% Occupancy and Fully Completed)
001	Moscow	Hydromashservice, 2-Khutorskaya str., 38A	$40 100 000	100%	$40 100 000	12 237	16 696	$2 402	14,00%	10,00%	Completed	$5 498 000
002	Moscow	MAG, 2-Khutorskaya str., 38A	$49 000 000	100%	$49 000 000	21 940	18 535	$2 644	14,00%	10,00%	Completed	$5 988 000
003	Moscow Region	Western Residence, Perkhushkovo, Odintsovsky district	$25 100 000	100%	$25 100 000	225 300	45 151	$556	15,50%	Residential	n/a	Residential
004	Saratov	Triumph Mall, 167 Zarubina street	$86 000 000	100%	$86 000 000	22 000	27 241	$3 157	14,00%	11,50%	Completed	$9 672 000
005	Saint Petersburg	Triumph Park, Residential	$143 300 000	100%	$143 300 000	326 651	411 413	$348	20,00%	Residential	$552 914 000	Residential
006	Saint Petersburg	Triumph Park, Trade Center	$12 000 000	100%	$12 000 000	81 663	n/a	n/a	n/a	n/a	n/a	n/a
007	Yaroslavl	Vernissage Mall, Kalinina str.	$59 500 000	100,0%	$59 500 000	120 000	34 092	$1 745	14,00%	11,50%	Completed	$5 261 000
008	Yaroslavl	Phase II	$9 700 000	100,0%	$9 700 000	180 000	57 000	$170	21,50%	11,50%	$43 353 000	$7 835 000
009	Moscow	Tamiz Building	$31 700 000	100%	$31 700 000	4 500	11 737	$2 701	14,00%	10,00%	Completed	$3 624 000
010	Moscow	Century Buildings	$63 200 000	51%/61%	$35 100 000	5 800	20 904	$3 023	14,00%	10,00%	Completed	$7 569 000
011	Kazan	Triumph House	$7 600 000	100%	$7 600 000	22 000	16 783	n/a	17,50%	11,00%	$18 276 000	$4 187 000
012	Saratov	Logistics Complex	$5 400 000	100%	$5 400 000	260 000	n/a	n/a	n/a	n/a	n/a	n/a
		Total	**$532 600 000**		**$504 500 000**						**$614 500 000**	**$49 600 000**

PROPERTIES HELD AS INVESTMENTS

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"MAG" 2-Khutorskaya street, 38A Moscow, Russia	The Property is located in approximately 10 minutes walking distance from the nearest metro station Dmitrovskaya. This location is in the north part of the Moscow Novoslobodsky Business District, approximately 2 kilometres from the Third Transport Ring road. MAG is a former factory site containing several buildings, which have been refurbished and transformed into new class B office space. According to information provided to us, total leasable area is 18,534.80 sq. m. with 175 parking spaces. As at the date of valuation there were 4,702 sq. m. of vacant space, which represents 25.37% of the total rentable area. According to the Long Term Lease Agreement #M-09-031793 of 29th of September 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$4 619 295	US$6 461 343	**US$49,000,000** **US$49,000,000** for the 100% share interest held by the Client according to information provided to us.
"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 3,230 sq. m. or 19.35% 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$4 613 159	US$5 697 913	**US$40,100,000** **US$40,100,000** for the 100% share interest held by the Client according to information provided to us.

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"Century Buildings" 2-Khutorskaya street, 38A Moscow, Russia	The Property is located in approximately 10 minutes walking distance from the nearest metro station Dmitrovskaya. This location is in the north portion of the Moscow Novoslobodsky Business District, approximately 2 kilometres from the Third Transport Ring road. The property is represented by two Class B office buildings with a total leasable area of 20,903.30 sq. m. located on a land plot with the total area of 0.58 hectares. Vacant premises comprise 16.8% of the GLA, which is 3,508,3 sq. m The land plot is held leasehold and the building is held freehold.	Different length periods	US$5 717 737	US$8 046 958	**US$63,200,000** **US$35,100,000** for the 51%/61% share interest in bld. 8 and bld. 17 respectively held by the Client according to information provided to us.
"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 1,725 sq. m. vacant (or 14.70% 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$3 262 024	US$3 738 500	**US$31,700,000** **US$31,700,000** for the 100% share interest held by the Client according to information provided to us

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"Triumph Mall" 167 Zarubina Street Saratov, Russia	The Property represents a modern three-floor retail entertainment center with a total leasable area of 27,240.83 sq. m, of which 0,39% 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$10 003 032 (including turnover rent)	US$10 724 100 (including turnover rent)	**US$86,000,000** **US$86,000,000** for the 100% share interest held by the Client according to information provided to us

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"Vernissage Mall" Moskovskoye Shosse & Kalinina street Yaroslavl Region, Russia	The Property is a modern retail complex with entertainment areas which opened on the 27th of April 2007 with a total leasable area of 34,092 sq. m, of which 19.82% are currently vacant. Gross buildable area comprises 40,787 sq. m. The complex consists of one ground floor and a guest ground parking with 1,450 spaces. All premises are currently occupied. The Property is located at the intersection of Kalinina Street (ring road of Yaroslavl) and Moskovskoye shosse at the border of the city of and the Yaroslavl region. The city centre (6 km) can be reached in about 15 to 20 minutes driving distance. The district is mostly residential, with a large residential micro-district in the north and individual housing surrounding the Subject Property. The Property conforms to all European standards in terms of technical and engineering conditions as well as in terms of management services. The Mall has a list of prestigious tenants bound with the Owner of the Property by long-term relations. The tenure of the land plot (12 hectares in size) is freehold (according to the Ownership Certificate 76-AA #170178). The remaining land area of 18 hectares is reserved for future development (see "Yaroslavl: Phase II").	Different length periods	US$5 620 421 (including turnover rent)	US$6 465 690 (including turnover rent)	**US$59,500,000** **US$59,500,000** for the 100% share interest held by the Client according to information provided to us.

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. The Property is in the course of development and is intended to provide 163 luxury homes, including about 71 town houses and about 92 business class houses of different types (according to the information provided by the Client). Apart from residential premises a Client Management Building with a total saleable area of 300 sq. m. and 1,570 sq. m. of saleable retail will be constructed. According to the information provided by the Client, as at the date of this Report, the 1st phase of development was 100% completed. 49 houses from the 1st phase were already sold as of the date of valuation.	Upon completion the units are expected to get sold on a single unit basis.	Upon completion the units are expected to get sold on a single unit basis.	Upon completion the units are expected to get sold on a single unit basis.	**US$25,100,000** **US$25,100,000** for the 100% share interest held by the Client according to information provided to us
"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. Gross buildable area of the Property will comprise 788,625 sq. m. A high-voltage power line passes the site along the eastern land plot boundaries. The power line covers a relatively small part of the land plot. The concept of the Residential element provided to us suggests constructing all in all 9,000 residential dwellings comprising an average saleable area of 63.5	<u>Residential:</u> Upon completion the units are expected to be sold on a single unit basis. <u>Commercial:</u> n/a	<u>Residential:</u> Upon completion the units are expected to be sold on a single unit basis. <u>Commercial:</u> n/a	<u>Residential:</u> Upon completion the units are expected to be sold on a single unit basis. <u>Commercial:</u> n/a	Total Value for Residential &Trade **US$155,300,000** **US$155,300,000** for the 100% share interest held by the Client according to information provided to us

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
	sq. m. per apartment (560,000 sq. m. in total) over 8 phases. The quality of the apartments is split into "Economy" class and "Comfort" class. The construction of the first phase was started in August 2008 with the consecutive phases following each one and a half years thereafter. Moreover, some 59,700 sq. m. net area of community buildings as well as some 7,639 underground parking spaces as well as open parking areas along the streets will be constructed as part of the Saint Petersburg Residential project. Construction started in August 2008 and will take place in 8 phases, with the last one being completed in 2021. We have also been informed that the general plan of the project was approved as well as the detailed planning. According to the information provided to us by the Client, more than 1,500 apartments were sold before the date of valuation. 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, including parking facilities in three phases. It is planned to construct 60,000 sq. m. of leasable area of Class B office space in 3 phases, about 57,775 sq, m. of retail premises in 3 phases with construction expected to start in March 2015 and the last phase being completed in May 2019. The planned retail areas are split into two different forms – street retail and shopping center. Total outstanding development costs are estimated at US$552 913 861 (for residential part including VAT).				

PROPERTIES HELD FOR FUTURE DEVELOPMENT

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
"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 two-storied Home Design Centre. 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 16,783 sq. m of which 14,128 sq. m. is intended for OBI and 2,655 sq. m for Behetle. There will be an outdoor parking for 200 cars. As we understand from the Client, this will be a built-to-suite property where the Client has already agreed all the terms and signed the contrasts with the future tenants. The site is located in the Central part of Kazan on the intersection of Gorkovskoe Highway, Bolotnikova Street, Frunze Street and Vosstaniya Street. Total outstanding development costs are estimated at US$18 276 000 (excluding VAT).	n/a	n/a	US$4 187 000 (assuming 100% occupancy according to signed agreements)	**US$7,600,000** **US$7,600,000** for the 100% share interest held by the Client according to information provided to us (Assuming built and fully let on market terms US$42 584 497)
"Yaroslavl Phase II" Moskovskoye Shosse & Kalinina street Yaroslavl, Russia	The Property is represented by a land plot of approximately 18 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. According to information provided by the Client, the construction of a big box retail complex incorporating some 57,000 sq. m. of total leasable area with an entertainment zone is planned in the future. Construction is supposed to be divided into 2 phases. 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) Total outstanding development costs are estimated at US$62 152 250 (excluding VAT).	n/a	n/a	US$7 834 806 (upon completion and assuming 100% occupancy. For the purpose of our valuation we have assumed zero vacancy for the cinema, a vacancy rate of 50% for the retail gallery in 2017, 30% for the same category of tenants for 2018, 20% for 2019 and 5% from 2020 onwards)	**US$9,700,000** **US$9,700,000** for the 100% share interest held by the Client according to information provided to us (Assuming built and fully let on market terms US$88 573 208)

Property Address:	Description, Status and Tenure:	Terms of Existing Tenancies:	Current Net Rent:	Estimated Rent:	Market Value:
Logistics Complex 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. 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 Property is located in close proximity to Dubki Village in the Saratov District, Saratov Region. The tenure of the land plot is freehold (according to the Ownership Certificate 64-AB #286547)	n/a	n/a	n/a	**US$5,400,000** **US$5,400,000** for the 100% share interest held by the Client according to information provided to us

APPENDIX II

MARKET COMMENTARY[4]

OUTLOOK

Real estate market continued sliding down in Q2 and we expect this trend to remain throughout Q3.

In spite of the slight deterioration of macroeconomic outlook, most of our forecasts remain unchanged and this reflects more or less stable situation on the market and also certain consensus among operators.

Market is depressed by the lack of good news and investment ideas. Imports in 2015 are estimated to fall by 25-30%, food embargo will be most likely extended in August 2015.

Q3 is always a rather low season for retail. People leave big cities for summer period and shopping centers experience decrease in the footfall. However this is already reflected in the rents so we do not expect further decrease. Retail rents will probably hit the bottom in late Q3 and start recover in Q4 widening the gap between successful malls and those less successful.

Office rents in Q2 demonstrated minor growth, reflecting technical consolidation of rents. We expect that in Q3 average rents will slide down a little bit in USD terms. Slow economy and high vacancy rates on the one hand and increased property taxes and management costs on the other put landlords into a difficult position.

Warehouse rents are generally considered to be at the bottom already, however their recovery is not expected till 2016.

While foreign investors will not be active on the market we may see more domestic transactions with problem assets.

Generally market in the coming months will be driven by municipal and federal projects, including Moscow river embankment reconstruction, reconstruction of public spaces, Moscow rail ring road, Euro 2018 football championship.

MACRO REVIEW

MACRO FORECAST (MINISTRY OF ECONOMIC DEVELOPMENT AS OF MAY 2015. ▼▲ - CHANGE FROM MARCH FORECAST)
МАКРОЭКОНОМИЧЕСКИЙ ПРОГНОЗ МИНЭКОНОМРАЗВИТИЯ ОТ 28 МАЯ 2015. ▼▲ИЗМ. ОТ МАРТОВСКОГО ПРОГНОЗА)

	2015	2016	2017	2018
Oil price (USD per barrel)	50 ▼	60 ▼	65 ▼	70 ▼
RUR/USD exchange rate	60	54.9	52.6	50.4
GDP growth	-2.8% ▼	2.3% ▼	2.3% ▼	2.4% ▼
CPI	11,9% ▼	7%	6.3% ▲	5.1% ▼
Retail trade turnover growth (real terms)	-8.4% ▲	1.5% ▲	1.6% ▼	1.9% ▼
Salary growth (real terms)	-9.8% ▲	2.1% ▼	4.1% ▼	4.2% ▲

SUMMARY

In the end of May official macro forecast had been downgraded slightly. Markets did not react to these changes. According to the official forecast, economy is expected to stagnate for at least 4 years. Without structural reforms Russian economy will not be able to perform well even under the best case scenario.

Expected significant drop in the household income (almost 10%) and consumer market decrease mean that the government does not believe anymore that consumer market can drive Russian economy. It will be focusing on infrastructure projects and industrial development.

[4] *Research department C&W; Marketbeat Q4 2014*

CONSUMER MARKET

The consumer market is going to lose more than 9% this year. With the expected recovery rate in 2016-2018 it will take more than 4 years to get back to 2014 sales.

Real salaries are expected to drop by almost 10%. At the same time banks slowed down giving loans and households started decreasing indebtedness. This is good in the long term, but affects sales negatively in the short term. The increase in overdue rate means that while bigger group is paying back their debts successfully there are more and more those who are not able to service debt. Savings rate is also stabilized. High interest rates (over 12%) make bank deposits attractive.

Overall this time consumers are rather reasonable in managing income loss. Retailers report that consumers shift towards discounter stores, trying to keep spending under control.

CORPORATE DEBT

Corporate debt has been decreasing since the beginning of the year. During 5 months credit market lost about 8.5% in volume. However construction debt is relatively stable — total decrease was about 3%.

RUB devaluation pushed up the share of foreign currency debt in the construction industry. As of today about 30% of credits for construction are issued in foreign currency, primarily in US Dollars. Companies have difficulties servicing currency debt, therefore overdue currency debt in May had doubled in comparison to April.

Generally construction industry performs worse than economy with a twice higher rate of overdue debt, which is now 13% in the construction industry and 6% across all industries.

CAPITAL MARKETS

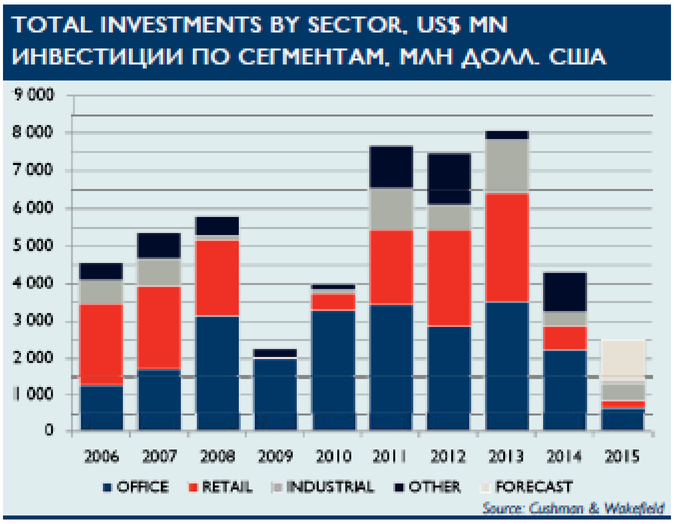
	2014	2015
EXPECTED TOTAL INVESTMENTS, US$ | ОЖИДАЕМЫЙ ОБЪЕМ ИНВЕСТИЦИЙ, ДОЛЛ. США		2.5 bn
ACTUAL INVESTMENT VOLUMES, US$ | ФАКТИЧЕСКИЙ ОБЪЕМ ИНВЕСТИЦИЙ, ДОЛЛ. США	4.1 bn	1.3 bn
PRIME CAPITALIZATION RATES | СТАВКИ КАПИТАЛИЗАЦИИ В ПРАЙМ-СЕГМЕНТЕ		
OFFICES | ОФИСНЫЕ ЗДАНИЯ	11.00%	11.00%
SHOPPING CENTERS | ТОРГОВЫЕ ЦЕНТРЫ	11.00%	11.00%
WAREHOUSES | СКЛАДСКИЕ ОБЪЕКТЫ	13.00%	13.00%

SUMMARY

In H1 2015 total volume invested into commercial real estate in Russia was US$ 1.3 bn. Notwithstanding quite moderate indicators of Q2 2015, the whole picture does not look too pessimistic.

Being aware of sanction duel and volatile global and domestic economic environment and taking into consideration the current US$ 1.0 bn pipeline we keep our forecast unchanged expecting US$ 2.5 bn of investments by the end of the year.

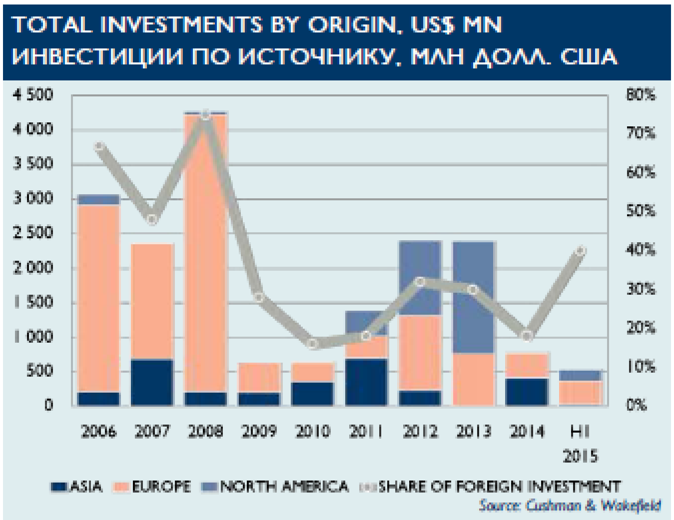
The Central Bank of the Russian Federation reduced the key rate to 12.50% in May and to 11.50% in June reflecting the weakening of inflation risks. We keep capitalization rates at the same levels as in Q1 2015 — 11% for offices, 11% for prime retail and 13% for warehouse objects.



During H1 2015 confident investors still stick to their long-term plans. At the same time, the prudent ones followed the wait-and-see strategy. On top of that cases of getting rid of non-core real estate assets by banks and state companies are identified on the Russian market. We believe H2 2015 will be featured by the same trends.

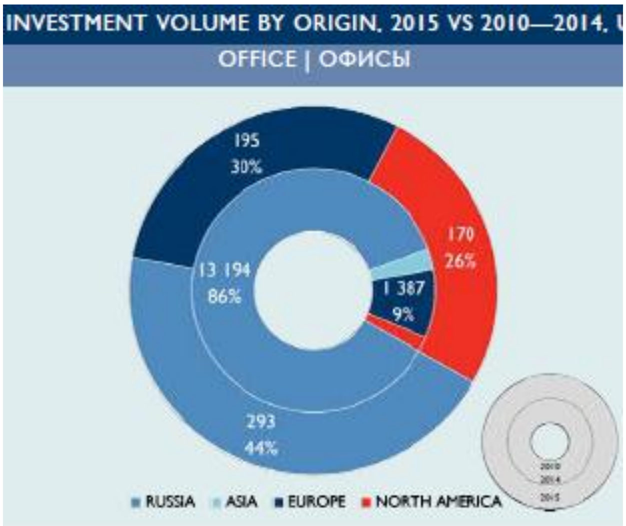
INVESTMENT STRUCTURE

In H1 2015, US$ 807 mn and US$ 529 mn were invested by domestic and foreign companies, respectively. The share of foreign investments decreased from 55% in Q1 to 40% but is still high. European and American investors spent US$ 335 and 170 mn, accordingly. Regardless circulating opinion about 'Asian money' Asian companies invested just US$ 24 mn (2%) during the period.



Half of the total volume (US$ 658 mn) was invested into the office segment that remains the most attractive. Unexpectedly high share of one third (US$ 444 mn, 33%) was invested into the warehouse segment (unlike just 11% during the previous quinquennium). At the same time, the share of the total investments in the retail segment decreased almost two times comparing to the last five years (US$ 196 mn, 15%). We believe that capital market players find investments into the warehouse segment more stable and predictable than in the retail one in the current situation. We expect the shares will change in H2 2015 because of the significant 'office' pipeline.

As usual, Moscow attracted the lion's share of money. In H1 2015 capital real estate got US$ 1.2 bn (90%). The share of investments in real estate of St. Petersburg did not almost change — US$ 110 mn (8%). Investors do not seem to be interested in real estate outside Moscow, St. Petersburg and the nearest areas. They spent just US$ 25 mn (2%). We believe there will be no change of the tendency in H2 2015.



OFFICE MARKET

OVERVIEW

In Q2 2015, key figures of the office market showed a slight positive trend after significant decline in the end of 2014 and difficult Q1 2015. However, it is too early to speak about change in the dynamics.

The negative value of net absorption signifies the absence of demand for new offices; although, the absolute index value in Q2 2015 was 100,000 sq. m lower than in Q1.

The number of transactions increased in Q2, which gave a reason for cautious optimism.

In addition, the volume of new construction grew up in Q2 2015. However, that rise did not lead to a noticeable growth of vacancy rate due to a take-up volume during this period.

If the absorption stays in the negative zone, the vacancy rate will continue to grow, and by the end of 2015 each 1 out of 5 existing sq. m of office premises could stay vacant.

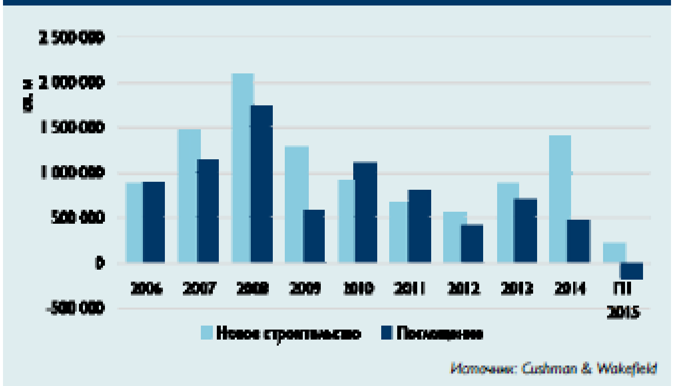
Subject to the gradual recovery of the economy according to the plans and forecasts of the Government, the office property market may show a steady positive trend by the end of 2016.

ABSORPTION

In Q2, the take-up volume increased in comparison with the level of Q1 and resulted in 509,000 sq m for H1 2015. In Q1 the take-up volume was among the lowest for the last years, while in Q2 it showed a positive trend and was comparable with the average quarterly figures.

ABSORPTION* AND NEW CONSTRUCTION, CLASSES A AND B

ПОГЛОЩЕНИЕ* И НОВОЕ СТРОИТЕЛЬСТВО, КЛАССЫ А И В



* **Net absorption** represents the change in occupied stock within a market during the period. Calculation: X – Y = Net Absorption; X = Current stock – current vacancy; Y = Previous stock (same quarter, previous year) – previous vacancy (same quarter, previous year).

In Q2, companies continue decreasing expenses for office leases while the quality of occupied offices proceeded to improve. The last statement is proved by positive absorption in class A against negative absorption in class B.

Although, the absorption is still in negative values, the absolute value is decreasing. Consequently, there is a possibility that the absorption by the end of the year could be close to zero or even could show positive trend.

NEW CONSTRUCTION

During the first half of 2015, 224,000 sq m of quality office premises were delivered to the market. Class A offices comprise approximately 2/3 of that volume. As a result, these new deliveries have increased the proportion of high-quality premises in the structure of total supply.

OFFICE NEW SUPPLY, 2015, 7,000+ SQ M
НОВЫЕ ОФИСНЫЕ ЗДАНИЯ, 2015, 7 000+ КВ. М

НАЗВАНИЕ ЗДАНИЯ / BUILDING NAME	СУБРЫНОК / SUBMARKET	CLASS / КЛАСС	ОФИСНАЯ ПЛОЩАДЬ, КВ. М /OFFICE AREA, SQ M
Completed / Введены в эксплуатацию			
Evolution Tower	Moscow-CITY	A	79 053
Pallau-RB	OTA	A	31 700
Krylatsky Hills, phase II	OTA	A	24 426
K2, bld. B	OTA	A	18 220
Bolshevik I	Downtown	A	14 457
Slobodskoy BC	OTA	B+	9 500
Shabolovka ul., 31	Central	B+	7 930
Nastasinsky per., 7, bld. 1	Downtown	B+	2 154
Pipeline / Планируются к вводу в эксплуатацию*			
Sirius Park	OTA	B+	65 148
Atlantic	Central	A	48 500
Neopolis	OTA	A	43 600
Nagatino i-Land, Dekart	OTA	B+	32 415
Kuntsevo Plaza	OTA	B+	28 109
Algoritm	OTA	B+	28 076
Polkovaya ul., 3, bld. 5	Central	B+	13 200
Danilov Plaza	Central	B+	12 640
Kvadrat	OTA	A	9 483

Источник: Cushman & Wakefield

**сроки ввода в эксплуатацию могут быть перенесены / postpones are possible*

The evident decline of construction activity during Q1 2015 is still relevant. Delivery dates of the projects are shifted to later periods. On average, the shift comprises 6 months for the schemes at the high level of completion. The projects on the planning stage are being postponed for indefinite periods.

We expect a decrease in the volume of new deliveries in 2015 down to 640,000 sq m which is twice lower than it was in 2014.

In 2016, the volume of new deliveries is expected to be close to the figures of 2015. However, in 2016 three large-scale projects are expected to be completed, which will comprise the half of the annual new construction. The delay in delivery of any of them will affect the final indices.

AVAILABILITY

There is still an oversupply on the market: the volume of new construction considerably exceeds current demand for new office space. Negative net absorption in Q1 and Q2 2015 doesn't improve this situation.

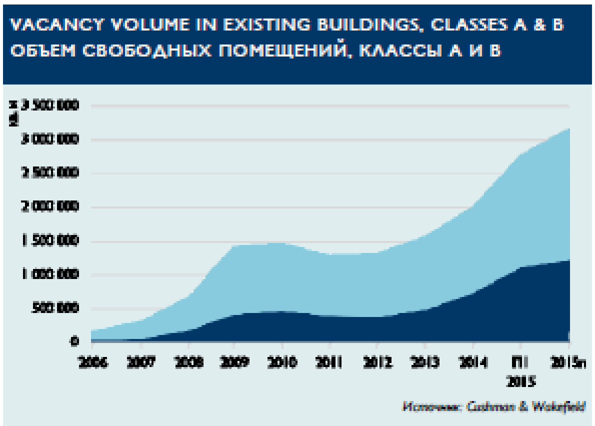
The vacancy rates in class A and B exceed historical maximums. However, the increased market activity and the growth of the take-up volume restrain the rise of the indicators.

By the end of Q2 2015 around 2.9 million sq m of offices were offered for lease and sale in Moscow which is 18.9% of the total volume of quality office market.

There are no pre-lease deals – all office properties were delivered to the market with 100% vacancy.

Class A vacancy rate is twice higher than in class B, while the volume of available premises in class B is twice bigger.

After noticeable growth of class A vacancy rate in Q1 2015, in Q2 there was not any significant changes of the indicator, while class B index gained 1.2 pp. Taking into consideration negative absorption in this segment, we expect further increase of the index till the end of the year.



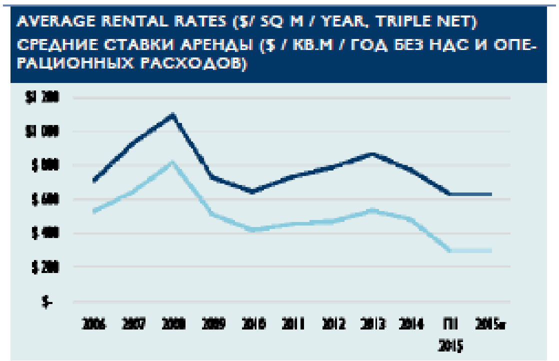
If the market keeps the current trends 1/5 part of all existing offices can become vacant by the end of 2015.

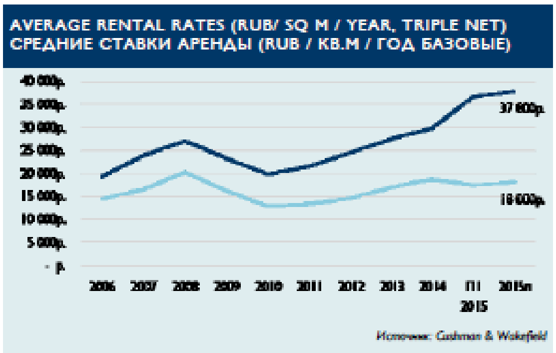
RENTAL RATES

After decrease in Q1 2015 average rental rates showed slight growth in Q2.

Based on Q2 2015 executed deals, the average rental rate comprise $363 if compared to $360 in Q1.

This change of indicator is due to several reasons. One of them is difference in RUB/USD exchange rates - average exchange rate in Q1 was 10RUB higher than it was in Q2. The other reason is increase of class A deals in the take-up structure in Q2 2015.





In US dollar equivalent average asking rents for both class A and B offices decreased in H1 2015. In RUB equivalent trends are different—class A shows growth while class B where rental rates are almost overall nominated in rubles the average rental rate has slightly decreased.

Subject to stability of the economy average rental rates can be expected to keep the current level till the end of the year.

QUALITY OFFICE LEASE STRUCTURE
СТРУКТУРА ДОГОВОРОВ АРЕНДЫ

Rent Payment	RUR, USD per sq m/yr. For currency exchange, landlords use the Central Bank of Russia's official rate.
Payments	Quarterly in advance.
Rent Deposit	1-3 months rent equivalent (a bank guarantee is optional).
Indexation	3-5% or at the level of the US CPI; ~7-10% for RUB denominated agreements. Sometimes step-rents are used.
Operational expenses	Average market payments: 100-150 USD / sq m / year for class A; 80-120 USD / sq m / year for class B
	VAT 18%

Source: Cushman & Wakefield

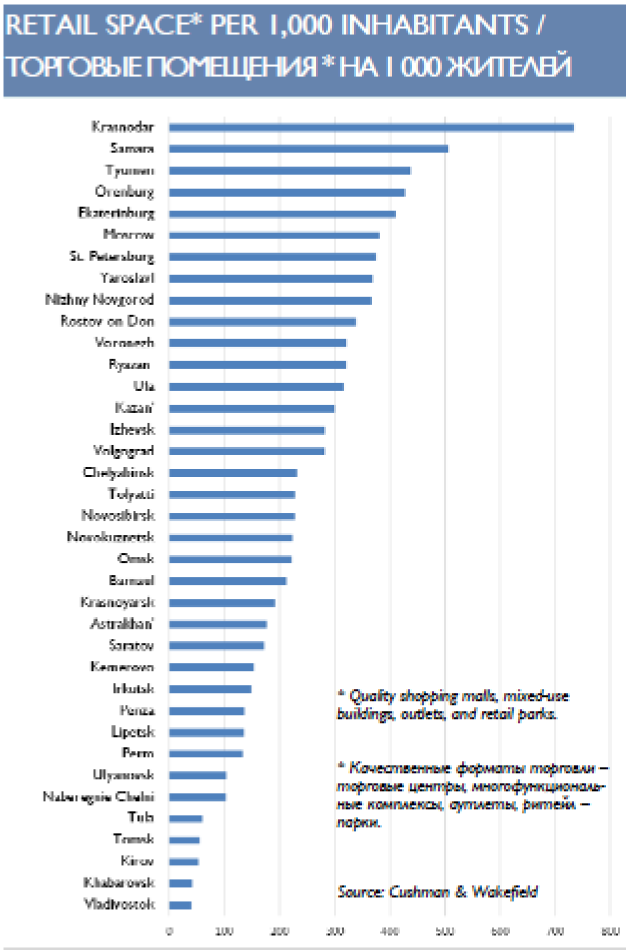
RETAIL MARKET

OVERVIEW

2015 is expected to be another challenging year for the retail sector. By the end of Q1 2015 Russia's consumer confidence index recorded the lowest 8-year index. In Q2 2015 Moscow shopping malls' foot flow was the lowest since 2011.

Landlords and retailers succeeded to retain high occupancy of shopping malls even under significant pressure of external environment and instability. In the best Moscow shopping malls** the average vacancy rate is kept at a low level of 2.17% (+0.15 pp in Q2). Regarding the total Moscow quality retail stock overall vacancy rate is higher and comprises 8% (+1.0 pp in Q2). After massive renegotiations and rental rates corrections at the end of 2014, H1 2015 did not reveal noticeable changes. Still further downward correction is possible in H2 2015.

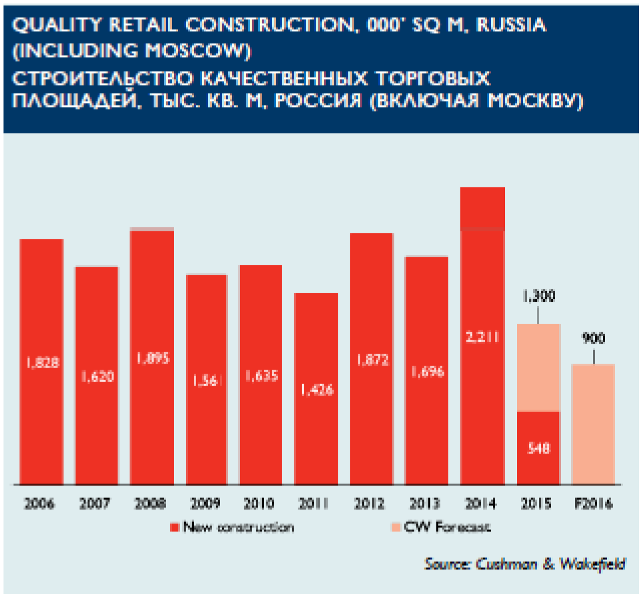
The performance of the occupational market is low , retailers are aimed at optimization and cost cutting.



NEW CONSTRUCTION

13 new shopping centres with a total GLA of 547,700 sq. m were opened in H1: 6 of them in Q1 (GLA 348,700 sq. m) and 7 in Q2 (GLA 199,000 sq. m). Among them 5 shopping malls have been delivered in Moscow (GLA 306,000 sq. m) and others in Perm, Tyumen, Ishevsk, Ekaterinburg, Murmansk, Magnitogorsk, Barnaul, Ozersk.

New shopping malls were opened with anchor tenants and just a part of retail gallery (the gallery occupancy is not more than 30%). In 2015 - 2016 shopping malls will experience a strong deficit of tenants and there will be noticeably less new openings. In total not more than 1.3 mn sq m of retail space in quality shopping malls will be delivered to the market. Further decrease in construction activity is expected in 2016. The majority of new shopping malls is expected to have soft openings, with only anchor tenants in place. The leasing process of new shopping malls might take up two or even three years after delivery.



New Construction

LOCATION	PROPERTY NAME	RETAIL GLA, SQ M	DELIVERY
Perm	SpeshiLove	43,700	Q1
Izhevsk	Italmas	40,000	Q1
Tumen	Ostrov	30,000	Q1
Murmansk	Murmansk-Mall	45,000	Q2
Ekaterinburg	Maksidom	28,000	Q2
Magnitogorsk	Teoris	22,000	Q2
Barnaul	Volna	18,000	Q2
Ozersk	Festival	15,000	Q2
Chelyabinsk	Almaz	85,000	Q3
Irkutsk	Silver Mall	53,000	Q3
Vladivostok	Sedanka-City	45,000	Q3
Saratov	Tau Gallery	45,000	Q3
Tula	Maxi	85,000	Q4
Nizhniy Novgorod	Nebo	69,650	Q4
Bryansk	Aero Park City (phase 2)	40,000	Q4
Nizhniy Novgorod	SC on Sovetskaya sq.	45,000	Q4
TOTAL GLA RUSSIA (without Moscow)		1,879,910	
TOTAL GLA RUSSIA		2,335,020	

Quality shopping malls, mix-use buildings and other quality formats. The table includes selected 2015 projects and all completed in 2015 quality schemes.

RETAILERS

Retailers that are ready to expand and invest in the long-term development (lease term of more than 5 years) can currently enjoy unique opportunities and a variety of offers.

Market segment leaders such as Auchan, Magnit, Lenta, Spar, Metro Group, Leroy Merlin, Eldorado, Kari are looking to take advantage of the current uncertainty and decreasing rents and are actively looking to develop their store portfolios.

However the majority of retailers are still in the process of adaptation to the new economic environment and the situation still remains tough.

In H1 2015 there was little news about large retailers leaving the Russian market: in Q2 2015 All!Good and Lindex announced the plans to stop the operation. However many chain retailers continue closing unprofitable retail units.

The majority of international retailers suspended their plans of the Russian market entry. Among the most interesting new openings - Plus, the new FMCG chain (a part of Tengelmann Group, that develops OBI hypermarkets in Russia).

Metro Group is actively developing the Fasol' chain of convenience stores.

Franchising schemes are becoming more popular. There have been announcements about the launch of some new Russian retail brands.

COMMERCIAL TERMS

After strong correction of rental rates in late 2014, H1 2015 was relatively stable. Currently the rental rates in the majority of lease contracts are nominated in rubles for a short-term period (on average 6 months) with a renegotiation option.

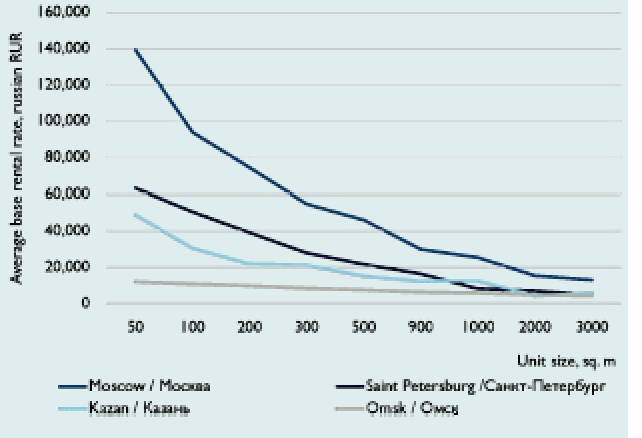
Supplementary agreements (fixed in rubles) to basic agreements in USD have a conversion corridor of 35-45 rubles per USD. Lease agreements in dollars are being executed only in prime shopping centres in Moscow.

At the end of 2014—beginning of 2015 the majority of the retailers have already got maximum possible temporary discounts, which most likely will be valid until the end of Q3 2015. Further rent decrease is hardly probable . Rental rates growth (firstly owing to the full or partial termination of temporary discounts under supplementary agreements) might start at the end of 2015 at earliest.

Rental payment as percentage of turnover is becoming more popular. Especially, this type of payment is common in new shopping centres. Rental rates in new shopping malls are mostly nominated in rubles.

Comparing established and newly opened shopping malls, rental rate spread has increased. The concept of average rental rate in the current situation is drifting apart from rents in any existing shopping centre. To define sustainable rent it is worth analysing retail turnover of a shopping mall in general and retailer's turnover in particular.

SHOPPING MALL INDICATOR (RUR /SQ.M/ANNUM) , RUSSIA
ИНДИКАТОР ТОРГОВОГО ЦЕНТРА (РУБЛИ/КВ.М/В ГОД), РОССИЯ



Source: Cushman & Wakefield

APPENDIX III

BOOK VALUES*

Name of Property	FV 31.03.2015 US Dollars'000
Investment Properties under construction	
St. Petersburg commercial	15 500
Kazan Mall	7 400
Novosibirsk logistic	-
Saratov Logistic	5 500
	28 400
Investment Properties	
Saratov Mall	91 500
Hydro	45 400
MAG	54 600
Tamiz buildings	32 300
Century	71 000
Yaroslavl Mall	76 400
	371 200
TOTAL	**399 600**

* The table represents the figures as mentioned in the Client's last Financial Statements as of 31.03.2015. The information has been provided to us by the Client.

APPENDIX IV

SENSITIVITY ANALYSIS

MAG

Vacancy rate	+5%	current	-5%
Market Value	$48 600 000	$49 000 000	$49 300 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$44 500 000	$49 000 000	$54 700 000
ERV	+5%	current	-5%
Market Value	$51 400 000	$49 000 000	$46 600 000

HYDROMASHSERVICE

Vacancy rate	+5%	current	-5%
Market Value	$39 500 000	$40 100 000	$40 500 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$36 400 000	$40 100 000	$44 700 000
ERV	+5%	current	-5%
Market Value	$42 400 000	$40 100 000	$37 800 000

CENTURY

Vacancy rate	+5%	current	-5%
Market Value	$62 600 000	$63 200 000	$63 500 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$57 300 000	$63 200 000	$70 300 000
ERV	+5%	current	-5%
Market Value	$66 400 000	$63 200 000	$60 000 000

TAMIZ

Vacancy rate	+5%	current	-5%
Market Value	$31 400 000	$31 700 000	$31 900 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$28 800 000	$31 700 000	$35 100 000
ERV	+5%	current	-5%
Market Value	$33 300 000	$31 700 000	$30 100 000

YAROSLAVL_Vernissage Mall

Vacancy rate	+5%	current	-5%
Market Value	$59 100 000	$59 500 000	$60 000 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$54 800 000	$59 500 000	$65 100 000
ERV	+5%	current	-5%
Market Value	$61 000 000	$59 500 000	$58 000 000

SARATOV_Triumph Mall

Vacancy rate	+5%	current	-5%
Market Value	$85 000 000	$86 000 000	n/a
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$79 600 000	$86 000 000	$93 800 000
ERV	+5%	current	-5%
Market Value	$87 900 000	$86 000 000	$84 200 000

YAROSLAVL_Phase 2

Vacancy rate	+5%	current	-5%
Market Value	$7 800 000	$9 700 000	$11 700 000
Discount rate/Exit cap rate	+1%	current	-1%
Market Value	$6 300 000	$9 700 000	$13 900 000
ERV	+5%	current	-5%
Market Value	$11 600 000	$9 700 000	$7 800 000
Total Development Costs	+5%	current	-5%
Market Value	$7 800 000	$9 700 000	$11 600 000

APPENDIX V

DISCOUNT RATE BREAKDOWN

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

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

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

We have calculated the discount rate on the basis of a long term risk-free rate plus a risk premium in accordance with international valuation practice. The Risk Free Rate is estimated on the basis of the most liquid and secure investments. The risk-free rate has been taken from the yield of Russia-30 Bonds to reflect the long-term horizon of real estate investments. As of the date of valuation this number is estimated to be around 4.15%. The generally applied discount rate has therefore been calculated from the risk-free rate of 4.15% and specific risk premiums reflecting the limited liquidity of the real estate investments compared to more liquid asset classes such as stocks or bonds. Then we took into consideration location, degree of completion, type of property and other characteristics while assessing risk premiums in line with every separate Property.

MAG (Completed)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate	**14,00%**

Tamiz Building (Completed)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate	**14,00%**

Hydromashservice (Completed)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate	**14,00%**

Century (Completed)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate	**14,00%**

Vernissage Mall Yaroslavl (Completed)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate	**14,00%**

Triumph Mall Saratov (Completed)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate	**14,00%**

Retail Center Kazan (Held for Future Development)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	4,00%
- Liquidity Risk	4,00%
- Management Risk	1,00%
Discount Rate (Fully Completed Property)	13,00%
Risk Adjustments for Not Completed State:	
- Construction (0% Completed)	2,50%
- Construction currently Stopped	0,00%
- Outstanding Construction & Related Permissions	2,00%
Discount Rate Conclusion	**17,50%**

Yaroslavl Phase II (Held for Future Development)	**30.06.2015**
Risk Free Rate	3,65%
Risk Adjustments:	
- Investment Risk	5,00%
- Liquidity Risk	4,00%
- Management Risk	1,50%
Discount Rate (Fully Completed Property)	14,00%
Risk Adjustments for Not Completed State:	
- Construction (0% Completed)	4,50%
- Construction currently Stopped	0,00%
- Outstanding Construction & Related Permissions	3,00%
Discount Rate Conclusion	**21,50%**

APPENDIX VI

FINANCIAL MODELS

SARATOV LOGISTICS

	Subject property	Comparable 1	Comparable 2	Comparable 3
Price, $	-	324 207	270 173	113 473
Total area (ha)	26,0000	9,00	6,00	5,60
Total area ex encumbrances (ha)	26,0000	9,00	6,00	7,00
Price per ha, $	-	36 023	45 029	20 263
Adjustments				
Size				
Adjustment, %	-	-15,00%	-15,00%	-15,00%
Subtotal, $	-	30 620	38 274	17 224
Location	Russia, Saratov region, 1.3 km south-east to Dubki village	Saratov, Volsky Trakt	Saratov, Kirovskiy district, Deputatskaya Str.	Saratov, Volsky Trakt
Adjustment	-	0,00%	-10,00%	0,00%
Subtotal, $	-	30 619,60	34 447,05	17 223,52
Transport access	Good	Good	Good	Good
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	30 619,60	34 447,05	17 223,52
Zoning	industrial	industrial	industrial	industrial
Adjustment	-	0,00%	0,00%	0,00%
Subtotal, $	-	30 620	34 447	17 224
Property rights	freehold	leasehold	leasehold	leasehold
Adjustment	-	5,00%	5,00%	5,00%
Subtotal, $	-	32 151	36 169	18 085
Utilities	on the site	on the border of the site	on the border of the site	on the border of the site
Adjustment	-	5,00%	5,00%	5,00%
Subtotal, $	-	33 758	37 978	18 989
Market conditions	-	sale offer	sale offer	sale offer
Adjustment	-	-10,00%	-10,00%	-10,00%
Subtotal, $	-	30 382	34 180	17 090
Other	Electricity brought to the land plot. Technical conditions on electricity (6Mwt) are received and paid.	no	no	no
Adjustment, $	-	180 769	180 769	180 769
Subtotal, $	-	211 152	214 949	197 859
Weights, %	-	0,3333	0,3333	0,3333
Source		http://www.rosrealt.ru/Saratov/uchastok/163803	http://www.rosrealt.ru/Saratov/uchastok/160976	http://saratov.afy.ru/object/promzem/200330543.html
Weighted average, per ha, $		**207 987**		
Weighted average, per sotka, $		**2 080**		
Fair value, $		**5 400 000**		

ST. PETERSBURG COMMERCIAL

	Subject property	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Price, $	-	13 972 893	3 043 228	27 818 948	11 213 769
Total area (ha)	8,20	14,11	3,20	14,98	9,20
Price per ha, $	-	990 634	951 009	1 857 073	1 218 888
Adjustments					
Size					
Adjustment, %	-	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	990 634	951 009	1 857 073	1 218 888
Location	St. Petersburg, Pulkovskoye Shosse 30, Liter "Zh", on the main road connecting the airport to the city	St. Petersburg, Pulkovskoye Shosse 1	St. Petersburg, Pulkovskoye Shosse, Moscow district, 1 km away from KAD	St. Petersburg, Pulkovskoye Shosse, 7,5 km to KAD	St. Petersburg, Pulkovskoye airport area
Adjustment	-	30,00%	30,00%	30,00%	30,00%
Subtotal, $	-	1 287 824,21	1 236 311,24	2 414 194,43	1 584 554,36
Transport access	Good	Good	Good	Good	Good
Adjustment	-	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	1 287 824,21	1 236 311,24	2 414 194,43	1 584 554,36
Zoning	settlement land, for commercial construction	ТД 2.1 zone of multifunctional public and business development	settlement land, for possible commetcial use	ТД 2.1 zone of multifunctional public and business development	ТД 2.1 zone of multifunctional public and business development
Adjustment	-	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	1 287 824	1 236 311	2 414 194	1 584 554
Property rights	freehold	freehold	freehold	freehold	freehold
Adjustment	-	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	1 287 824	1 236 311	2 414 194	1 584 554
Utilities	on the border	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%	0,00%
Subtotal, $	-	1 287 824	1 236 311	2 414 194	1 584 554
Market conditions	-	sale offer	sale offer	sale offer	sale offer
Adjustment	-	-10,00%	-10,00%	-10,00%	-10,00%
Subtotal, $	-	1 159 042	1 112 680	2 172 775	1 426 099
Other		no	no	no	no
Adjustment, $	-	0,00%	0,00%	0,00%	0,00%
Subtotal, $	-	1 159 042	1 112 680	2 172 775	1 426 099
Weights, %	-	0,2500	0,2500	0,2500	0,2500
Source		http://www.beboss.ru/kn/spb/793714	http://www.roszem.ru/land/266370/	http://www.zemvopros.ru/page_11668.htm	http://www.beboss.ru/kn/spb/85822
Weighted average, per ha, $		**1 467 649**			
Weighted average, per sotka, $		**14 676**			
Fair value, $		**12 000 000**			

MAG

GLA	18 534,90 sq m
Vacancy at Beginning of Year 1	4 702,30 sq m
Vacancy Rate in Terms of GLA	25,37%

Moscow,2 Khutorskaya 38a
MAG

DISCOUNTED CASHFLOW ANALYSIS

PERIOD				1				2				3		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2015	30.09.2015	30.12.2015	30.03.2016	30.06.2016	30.09.2016	30.12.2016	30.03.2017	30.06.2017	30.09.2017	30.12.2017	30.03.2018
			29.09.2015	29.12.2015	29.03.2016	29.06.2016	29.09.2016	29.12.2016	29.03.2017	29.06.2017	29.09.2017	29.12.2017	29.03.2018	29.06.2018
			2015/2016				**2016/2017**				**2017/2018**			
NET OPERATING INCOME			$1 092 151	$1 097 327	$1 154 463	$1 275 353	$1 328 120	$1 358 727	$1 482 567	$1 617 294	$1 539 550	$1 592 924	$1 537 153	$1 122 040
TOTAL EXPENDITURE			$302 703	$432 368	$438 197	$312 637	$286 097	$291 528	$317 435	$312 842	$281 146	$325 147	$281 122	$318 727
TOTAL QUARTERLY CASH FLOW			$789 449	$664 960	$716 267	$962 716	$1 042 022	$1 067 198	$1 165 132	$1 304 451	$1 258 405	$1 267 777	$1 256 032	$803 313
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			$1 013 727	$1 019 416	$1 076 552	$1 165 764	$1 217 846	$1 249 651	$1 374 690	$1 507 020	$1 429 276	$1 483 849	$1 429 277	$1 011 766
Discounted Cash Flow			$997 259	$970 537	$991 904	$1 039 487	$1 050 931	$1 043 625	$1 111 052	$1 178 752	$1 081 916	$1 087 028	$1 013 307	$694 191
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			$78 425	$77 911	$77 911	$109 589	$110 274	$109 075	$107 877	$110 274	$110 274	$109 075	$107 877	$110 274
Discounted Cash Flow			$77 151	$74 175	$71 785	$97 718	$95 160	$91 092	$87 188	$86 253	$83 474	$79 906	$76 481	$75 661
Other	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			$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
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			-$302 703	-$432 368	-$438 197	-$312 637	-$286 097	-$291 528	-$317 435	-$312 842	-$281 146	-$325 147	-$281 122	-$318 727
Discounted Cash Flow			-$297 785	-$411 637	-$403 742	-$278 772	-$246 885	-$243 465	-$256 557	-$244 697	-$212 818	-$238 194	-$199 305	-$218 684
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			$789 449	$664 960	$716 267	$962 716	$1 042 022	$1 067 198	$1 165 132	$1 304 451	$1 258 405	$1 267 777	$1 256 032	$803 313
Discounted Cash Flow			$776 624	$633 076	$659 947	$858 433	$899 206	$891 253	$941 683	$1 020 308	$952 571	$928 739	$890 483	$551 167
NET PRESENT VALUE			$49 041 204											
MARKET VALUE			$49 000 000											

PERIOD				4				5				6		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2018	30.09.2018	30.12.2018	30.03.2019	30.06.2019	30.09.2019	30.12.2019	30.03.2020	30.06.2020	30.09.2020	30.12.2020	30.03.2021
			29.09.2018	29.12.2018	29.03.2019	29.06.2019	29.09.2019	29.12.2019	29.03.2020	29.06.2020	29.09.2020	29.12.2020	29.03.2021	29.06.2021
			2018/2019				**2019/2020**				**2020/2021**			
NET OPERATING INCOME			$1 631 864	$1 693 820	$1 678 706	$1 721 043	$1 782 845	$1 635 156	$1 565 573	$1 677 466	$1 885 322	$1 864 830	$1 844 337	$1 885 322
TOTAL EXPENDITURE			$445 363	$282 688	$282 537	$282 960	$283 578	$282 102	$338 262	$323 162	$320 396	$284 398	$284 193	$284 603
TOTAL QUARTERLY CASH FLOW			$1 186 501	$1 411 132	$1 396 169	$1 438 082	$1 499 266	$1 353 054	$1 227 310	$1 354 304	$1 564 926	$1 580 431	$1 560 144	$1 600 719
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			$1 517 668	$1 580 849	$1 566 976	$1 605 306	$1 661 268	$1 514 900	$1 445 317	$1 555 889	$1 757 666	$1 738 561	$1 719 456	$1 757 666
Discounted Cash Flow			$1 007 742	$1 015 866	$974 501	$966 166	$967 625	$853 936	$788 457	$821 424	$898 047	$859 659	$822 813	$813 993
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			$114 195	$112 971	$111 729	$115 736	$121 577	$120 256	$120 256	$121 577	$127 656	$126 268	$124 881	$127 656
Discounted Cash Flow			$75 826	$72 596	$69 484	$69 657	$70 814	$67 787	$65 602	$64 186	$65 223	$62 435	$59 759	$59 119
Other	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			$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
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			-$445 363	-$282 688	-$282 537	-$282 960	-$283 578	-$282 102	-$338 262	-$323 162	-$320 396	-$284 398	-$284 193	-$284 603
Discounted Cash Flow			-$295 724	-$181 658	-$175 710	-$170 302	-$165 174	-$159 018	-$184 531	-$170 612	-$163 701	-$140 625	-$135 995	-$131 803
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	$62 746 892	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$32 588 770	$0	$0	$0	$0
Total														
Cash Flow			$1 186 501	$1 411 132	$1 396 169	$1 438 082	$1 499 266	$1 353 054	$1 227 310	$64 101 196	$1 564 926	$1 580 431	$1 560 144	$1 600 719
Discounted Cash Flow			$787 844	$906 805	$868 276	$865 521	$873 265	$762 705	$669 529	$33 303 768	$799 570	$781 470	$746 577	$741 309

HYDRO

GLA	16 695,50 sq m
Vacancy at Beginning of Year 1	3 230,50 sq m
Vacancy Rate in Terms of GLA	19,35%

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Hydromashservice

DISCOUNTED CASHFLOW ANALYSIS

PERIOD				1				2				3		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2015	30.09.2015	30.12.2015	30.03.2016	30.06.2016	30.09.2016	30.12.2016	30.03.2017	30.06.2017	30.09.2017	30.12.2017	30.03.2018
			29.09.2015	29.12.2015	29.03.2016	29.06.2016	29.09.2016	29.12.2016	29.03.2017	29.06.2017	29.09.2017	29.12.2017	29.03.2018	29.06.2018
			2015/2016				**2016/2017**				**2017/2018**			
NET OPERATING INCOME			$1 121 213	$1 142 333	$1 169 241	$1 180 372	$1 203 575	$1 255 446	$1 226 930	$1 238 783	$1 414 081	$1 375 037	$1 337 283	$1 383 142
TOTAL EXPENDITURE			$400 175	$520 825	$523 135	$363 804	$378 084	$379 331	$375 014	$451 626	$366 141	$365 750	$400 502	$365 831
TOTAL QUARTERLY CASH FLOW			$721 038	$621 508	$646 106	$816 568	$825 491	$876 115	$851 916	$787 157	$1 047 940	$1 009 287	$936 781	$1 017 311
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			$927 701	$950 925	$977 830	$987 304	$1 029 194	$1 082 651	$1 063 420	$1 071 823	$1 239 257	$1 201 256	$1 164 064	$1 206 074
Discounted Cash Flow			$912 631	$905 330	$900 944	$880 357	$888 135	$904 158	$859 477	$838 352	$938 077	$880 008	$825 281	$827 508
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			$83 238	$82 333	$82 336	$82 795	$64 107	$63 720	$55 634	$56 686	$64 550	$64 706	$65 342	$66 795
Discounted Cash Flow			$81 885	$78 385	$75 862	$73 826	$55 321	$53 214	$44 965	$44 338	$48 862	$47 402	$46 326	$45 829
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			$110 274	$109 075	$109 075	$110 274	$110 274	$109 075	$107 877	$110 274	$110 274	$109 075	$107 877	$110 274
Discounted Cash Flow			$108 483	$103 845	$100 499	$98 329	$95 160	$91 092	$87 188	$86 253	$83 474	$79 906	$76 481	$75 661
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			-$400 175	-$520 825	-$523 135	-$363 804	-$378 084	-$379 331	-$375 014	-$451 626	-$366 141	-$365 750	-$400 502	-$365 831
Discounted Cash Flow			-$393 674	-$495 852	-$482 002	-$324 396	-$326 265	-$316 792	-$303 094	-$353 250	-$277 157	-$267 939	-$283 942	-$251 003
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			$721 038	$621 508	$646 106	$816 568	$825 491	$876 115	$851 916	$787 157	$1 047 940	$1 009 287	$936 781	$1 017 311
Discounted Cash Flow			$709 325	$591 708	$595 303	$728 116	$712 352	$731 673	$688 536	$615 694	$793 256	$739 376	$664 145	$697 995
NET PRESENT VALUE			$40 122 041											
MARKET VALUE			$40 100 000											

PERIOD		4				5				6		
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	30.06.2018	30.09.2018	30.12.2018	30.03.2019	30.06.2019	30.09.2019	30.12.2019	30.03.2020	30.06.2020	30.09.2020	30.12.2020	30.03.2021
	29.09.2018	29.12.2018	29.03.2019	29.06.2019	29.09.2019	29.12.2019	29.03.2020	29.06.2020	29.09.2020	29.12.2020	29.03.2021	29.06.2021
	2018/2019				**2019/2020**				**2020/2021**			
NET OPERATING INCOME	$1 464 803	$1 478 699	$1 463 828	$1 497 744	$1 565 239	$1 553 085	$1 556 552	$1 515 645	$1 662 565	$1 644 494	$1 626 422	$1 662 565
TOTAL EXPENDITURE	$403 193	$366 787	$366 638	$366 977	$367 652	$367 531	$367 566	$401 382	$368 626	$368 445	$368 264	$368 626
TOTAL QUARTERLY CASH FLOW	$1 061 611	$1 111 912	$1 097 190	$1 130 766	$1 197 587	$1 185 554	$1 188 987	$1 114 262	$1 293 939	$1 276 049	$1 258 158	$1 293 939
PRESENT VALUE												
Use 1	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$1 278 882	$1 294 798	$1 281 948	$1 311 822	$1 370 021	$1 359 989	$1 363 456	$1 320 427	$1 457 586	$1 441 743	$1 425 899	$1 457 586
Discounted Cash Flow	$849 186	$832 047	$797 242	$789 530	$797 985	$766 614	$743 800	$697 113	$744 727	$712 893	$682 337	$675 022
Use 2	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$70 134	$69 372	$68 610	$70 134	$73 641	$72 841	$72 841	$73 641	$77 323	$76 483	$75 642	$77 323
Discounted Cash Flow	$46 570	$44 579	$42 668	$42 211	$42 893	$41 060	$39 736	$38 878	$39 507	$37 818	$36 197	$35 809
Parking	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$115 788	$114 529	$113 271	$115 788	$121 577	$120 256	$120 256	$121 577	$127 656	$126 268	$124 881	$127 656
Discounted Cash Flow	$76 884	$73 597	$70 443	$69 688	$70 814	$67 787	$65 602	$64 186	$65 223	$62 435	$59 759	$59 119
Non-recoverable Costs, Other Adjustments to Value	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$403 193	-$366 787	-$366 638	-$366 977	-$367 652	-$367 531	-$367 566	-$401 382	-$368 626	-$368 445	-$368 264	-$368 626
Discounted Cash Flow	-$267 723	-$235 700	-$228 012	-$220 868	-$214 143	-$207 174	-$200 516	-$211 908	-$188 342	-$182 183	-$176 226	-$170 714
Terminal Value	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$0	$0	$0	$0	$50 964 751	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$0	$0	$0	$0	$26 469 495	$0	$0	$0	$0
Total												
Cash Flow	$1 061 611	$1 111 912	$1 097 190	$1 130 766	$1 197 587	$1 185 554	$1 188 987	$52 079 013	$1 293 939	$1 276 049	$1 258 158	$1 293 939
Discounted Cash Flow	$704 916	$714 523	$682 341	$680 560	$697 549	$668 286	$648 622	$27 057 764	$661 114	$630 963	$602 068	$599 236

CENTURY BLD. 8

GLA	11 086,30 sq m
Vacancy at Beginning of Year 1	3 471,70 sq m
Vacancy Rate in Terms of GLA	31,32%

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
			30.06.2015	30.09.2015	30.12.2015	30.03.2016	30.06.2016	30.09.2016	30.12.2016	30.03.2017	30.06.2017	30.09.2017	30.12.2017	30.03.2018
			29.09.2015	29.12.2015	29.03.2016	29.06.2016	29.09.2016	29.12.2016	29.03.2017	29.06.2017	29.09.2017	29.12.2017	29.03.2018	29.06.2018
			2015/2016				**2016/2017**				**2017/2018**			
NET OPERATING INCOME			$637 324	$639 516	$669 913	$755 436	$820 804	$816 050	$1 021 200	$1 061 192	$1 060 161	$1 035 956	$991 615	$989 158
TOTAL EXPENDITURE			$120 373	$222 832	$126 987	$140 610	$141 869	$122 160	$195 006	$124 612	$124 602	$124 360	$123 916	$165 328
TOTAL QUARTERLY CASH FLOW			$516 950	$416 685	$542 926	$614 826	$678 935	$693 889	$826 194	$936 580	$935 560	$911 596	$867 699	$823 830
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			$637 230	$639 424	$669 821	$726 367	$791 087	$786 656	$992 128	$1 031 475	$1 030 444	$1 006 562	$962 544	$959 441
Discounted Cash Flow			$626 878	$608 765	$617 153	$647 686	$682 663	$656 962	$801 858	$806 793	$780 013	$737 380	$682 410	$658 289
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			$93	$92	$92	$96	$101	$100	$99	$101	$101	$100	$99	$101
Discounted Cash Flow			$92	$88	$85	$86	$87	$83	$80	$79	$76	$73	$70	$69
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			$0	$0	$0	$28 973	$29 616	$29 295	$28 973	$29 616	$29 616	$29 295	$28 973	$29 616
Discounted Cash Flow			$0	$0	$0	$25 834	$25 557	$24 465	$23 416	$23 165	$22 419	$21 460	$20 541	$20 320
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			-$120 373	-$222 832	-$126 987	-$140 610	-$141 869	-$122 160	-$195 006	-$124 612	-$124 602	-$124 360	-$123 916	-$165 328
Discounted Cash Flow			-$118 418	-$212 147	-$117 002	-$125 379	-$122 425	-$102 020	-$157 607	-$97 468	-$94 319	-$91 102	-$87 852	-$113 435
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			$516 950	$416 685	$542 926	$614 826	$678 935	$693 889	$826 194	$936 580	$935 560	$911 596	$867 699	$823 830
Discounted Cash Flow			$508 552	$396 706	$500 236	$548 227	$585 882	$579 490	$667 747	$732 569	$708 188	$667 811	$615 168	$565 244
NET PRESENT VALUE			$34 584 458											
MARKET VALUE			$34 600 000											

PERIOD			4				5				6			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2018	30.09.2018	30.12.2018	30.03.2019	30.06.2019	30.09.2019	30.12.2019	30.03.2020	30.06.2020	30.09.2020	30.12.2020	30.03.2021
			29.09.2018	29.12.2018	29.03.2019	29.06.2019	29.09.2019	29.12.2019	29.03.2020	29.06.2020	29.09.2020	29.12.2020	29.03.2021	29.06.2021
			2018/2019				**2019/2020**				**2020/2021**			
NET OPERATING INCOME			$1 096 340	$1 087 796	$1 078 372	$1 108 240	$1 151 954	$1 148 416	$948 318	$1 105 700	$1 247 238	$1 233 681	$1 220 124	$1 247 238
TOTAL EXPENDITURE			$124 963	$124 878	$124 784	$125 082	$125 520	$125 484	$123 483	$203 107	$126 472	$126 337	$126 201	$126 472
TOTAL QUARTERLY CASH FLOW			$971 377	$962 918	$953 589	$983 158	$1 026 434	$1 022 931	$824 835	$902 594	$1 120 766	$1 107 345	$1 093 923	$1 120 766
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			$1 066 618	$1 058 397	$1 049 296	$1 077 085	$1 119 191	$1 116 008	$915 911	$1 072 937	$1 212 837	$1 199 654	$1 186 471	$1 212 837
Discounted Cash Flow			$708 241	$680 134	$652 556	$648 252	$651 886	$629 084	$499 653	$566 452	$619 677	$593 188	$567 763	$561 677
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			$106	$105	$104	$106	$111	$110	$110	$111	$117	$115	$114	$117
Discounted Cash Flow			$70	$67	$64	$64	$65	$62	$60	$59	$60	$57	$55	$54
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			$29 616	$29 295	$28 973	$31 049	$32 652	$32 297	$32 297	$32 652	$34 285	$33 912	$33 539	$34 285
Discounted Cash Flow			$19 666	$18 825	$18 018	$18 687	$19 019	$18 206	$17 619	$17 239	$17 517	$16 768	$16 050	$15 878
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			-$124 963	-$124 878	-$124 784	-$125 082	-$125 520	-$125 484	-$123 483	-$203 107	-$126 472	-$126 337	-$126 201	-$126 472
Discounted Cash Flow			-$82 977	-$80 248	-$77 603	-$75 282	-$73 110	-$70 734	-$67 363	-$107 229	-$64 619	-$62 469	-$60 391	-$58 571
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	$44 205 857	$0	$0	$0	$0
Discounted Cash Flow			$0	$0	$0	$0	$0	$0	$0	$22 959 137	$0	$0	$0	$0
Total														
Cash Flow			$971 377	$962 918	$953 589	$983 158	$1 026 434	$1 022 931	$824 835	$45 108 451	$1 120 766	$1 107 345	$1 093 923	$1 120 766
Discounted Cash Flow			$645 000	$618 779	$593 036	$591 721	$597 859	$576 617	$449 969	$23 435 657	$572 635	$547 544	$523 476	$519 038

CENTURY BLD. 17

GLA	9 817,40 sq m
Vacancy at Beginning of Year 1	36,60 sq m
Vacancy Rate in Terms of GLA	0,37%

Moscow,2-ya Khutorskaya 38a
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DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2015	30.09.2015	30.12.2015	30.03.2016	30.06.2016	30.09.2016	30.12.2016	30.03.2017
			29.09.2015	29.12.2015	29.03.2016	29.06.2016	29.09.2016	29.12.2016	29.03.2017	29.06.2017
			2015/2016				2016/2017			
NET OPERATING INCOME			$756 629	$750 212	$750 232	$758 476	$758 654	$682 848	$314 381	$833 359
TOTAL EXPENDITURE			$166 566	$167 112	$266 502	$166 585	$166 587	$165 828	$162 144	$366 882
TOTAL QUARTERLY CASH FLOW			$590 063	$583 100	$483 729	$591 891	$592 068	$517 019	$152 237	$466 477
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			$732 005	$724 049	$724 049	$732 005	$732 183	$656 664	$288 486	$806 888
Discounted Cash Flow			$720 114	$689 332	$667 117	$652 713	$631 832	$548 402	$233 160	$631 127
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$48	$1 855	$1 875	$1 895	$1 895	$1 875	$1 854	$1 895
Discounted Cash Flow			$47	$1 766	$1 727	$1 690	$1 636	$1 566	$1 499	$1 483
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$24 575	$24 308	$24 308	$24 575	$24 575	$24 308	$24 041	$24 575
Discounted Cash Flow			$24 176	$23 143	$22 397	$21 913	$21 207	$20 301	$19 430	$19 222
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			-$166 566	-$167 112	-$266 502	-$166 585	-$166 587	-$165 828	-$162 144	-$366 882
Discounted Cash Flow			-$163 860	-$159 099	-$245 547	-$148 540	-$143 755	-$138 489	-$131 048	-$286 965
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			$590 063	$583 100	$483 729	$591 891	$592 068	$517 019	$152 237	$466 477
Discounted Cash Flow			$580 477	$555 141	$445 694	$527 777	$510 921	$431 780	$123 041	$364 866
NET PRESENT VALUE			$28 557 085							
MARKET VALUE			$28 600 000							

PERIOD	3				4			
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	30.06.2017	30.09.2017	30.12.2017	30.03.2018	30.06.2018	30.09.2018	30.12.2018	30.03.2019
	29.09.2017	29.12.2017	29.03.2018	29.06.2018	29.09.2018	29.12.2018	29.03.2019	29.06.2019
	2017/2018				2018/2019			
NET OPERATING INCOME	$925 242	$839 935	$743 164	$950 863	$998 314	$987 553	$976 702	$998 406
TOTAL EXPENDITURE	$168 252	$167 399	$259 610	$168 509	$168 983	$168 876	$168 767	$168 984
TOTAL QUARTERLY CASH FLOW	$756 990	$672 536	$483 554	$782 354	$829 331	$818 677	$807 934	$829 422
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$898 772	$813 752	$717 269	$924 392	$970 612	$960 062	$949 511	$970 612
Discounted Cash Flow	$680 341	$596 133	$508 519	$634 242	$644 492	$616 943	$590 500	$584 170
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$1 895	$1 875	$1 854	$1 895	$1 898	$1 968	$1 947	$1 990
Discounted Cash Flow	$1 435	$1 373	$1 315	$1 301	$1 260	$1 264	$1 211	$1 198
Parking	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$24 575	$24 308	$24 041	$24 575	$25 804	$25 524	$25 243	$25 804
Discounted Cash Flow	$18 603	$17 808	$17 044	$16 862	$17 134	$16 402	$15 699	$15 530
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	-$168 252	-$167 399	-$259 610	-$168 509	-$168 983	-$168 876	-$168 767	-$168 984
Discounted Cash Flow	-$127 362	-$122 632	-$184 054	-$115 617	-$112 206	-$108 521	-$104 956	-$101 704
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	$756 990	$672 536	$483 554	$782 354	$829 331	$818 677	$807 934	$829 422
Discounted Cash Flow	$573 017	$492 682	$342 823	$536 787	$550 681	$526 089	$502 454	$499 194

PERIOD	5				6			
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	30.06.2019	30.09.2019	30.12.2019	30.03.2020	30.06.2020	30.09.2020	30.12.2020	30.03.2021
	29.09.2019	29.12.2019	29.03.2020	29.06.2020	29.09.2020	29.12.2020	29.03.2021	29.06.2021
	2019/2020				2020/2021			
NET OPERATING INCOME	$1 048 326	$1 036 931	$1 036 931	$1 048 326	$1 100 743	$1 088 778	$1 076 813	$1 100 743
TOTAL EXPENDITURE	$169 483	$169 369	$169 369	$169 483	$170 007	$169 888	$169 768	$170 007
TOTAL QUARTERLY CASH FLOW	$878 843	$867 562	$867 562	$878 843	$930 735	$918 890	$907 045	$930 735
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$1 019 142	$1 008 065	$1 008 065	$1 019 142	$1 070 099	$1 058 468	$1 046 836	$1 070 099
Discounted Cash Flow	$593 611	$568 237	$549 925	$538 051	$546 747	$523 376	$500 944	$495 574
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$2 090	$2 067	$2 067	$2 090	$2 194	$2 170	$2 147	$2 194
Discounted Cash Flow	$1 217	$1 165	$1 128	$1 103	$1 121	$1 073	$1 027	$1 016
Parking	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$27 094	$26 800	$26 800	$27 094	$28 449	$28 140	$27 831	$28 449
Discounted Cash Flow	$15 781	$15 107	$14 620	$14 304	$14 536	$13 914	$13 318	$13 175
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	-$169 483	-$169 369	-$169 369	-$169 483	-$170 007	-$169 888	-$169 768	-$170 007
Discounted Cash Flow	-$98 718	-$95 472	-$92 395	-$89 478	-$86 862	-$84 004	-$81 239	-$78 732
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$36 689 688	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$19 055 474	$0	$0	$0	$0
Total								
Cash Flow	$878 843	$867 562	$867 562	$37 568 532	$930 735	$918 890	$907 045	$930 735
Discounted Cash Flow	$511 893	$489 037	$473 277	$19 519 455	$475 542	$454 360	$434 049	$431 033

TAMIZ

GLA	11 737,00 sq m
Vacancy at Beginning of Year 1	1 725,00 sq m
Vacancy Rate in Terms of GLA	14,70%

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Tamiz

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2				3			
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2015	30.09.2015	30.12.2015	30.03.2016	30.06.2016	30.09.2016	30.12.2016	30.03.2017	30.06.2017	30.09.2017	30.12.2017	30.03.2018
			29.09.2015	29.12.2015	29.03.2016	29.06.2016	29.09.2016	29.12.2016	29.03.2017	29.06.2017	29.09.2017	29.12.2017	29.03.2018	29.06.2018
			2015/2016				**2016/2017**				**2017/2018**			
NET OPERATING INCOME			$621 665	$763 899	$930 182	$946 279	$928 750	$931 569	$927 658	$952 562	$882 059	$900 268	$887 887	$942 307
TOTAL EXPENDITURE			$134 515	$296 341	$228 785	$107 713	$107 537	$107 566	$107 527	$107 776	$107 071	$135 814	$135 349	$107 673
TOTAL QUARTERLY CASH FLOW			$487 149	$467 558	$701 397	$838 566	$821 212	$824 003	$820 132	$844 786	$774 988	$764 454	$752 537	$834 634
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			$563 829	$706 125	$872 401	$887 863	$869 771	$866 932	$862 405	$885 858	$815 355	$834 289	$822 633	$875 603
Discounted Cash Flow			$554 670	$672 268	$803 805	$791 688	$750 563	$724 004	$697 013	$692 895	$617 197	$611 178	$583 218	$600 767
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			$43 972	$44 062	$44 068	$44 552	$45 115	$50 924	$51 692	$52 841	$52 841	$52 266	$51 692	$52 841
Discounted Cash Flow			$43 258	$41 949	$40 603	$39 726	$38 932	$42 529	$41 779	$41 331	$39 999	$38 289	$36 648	$36 255
Parking	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822	0,7570	0,7326	0,7090	0,6861
Cash Flow			$13 863	$13 712	$13 712	$13 863	$13 863	$13 712	$13 562	$13 863	$13 863	$13 712	$13 562	$13 863
Discounted Cash Flow			$13 638	$13 055	$12 634	$12 361	$11 963	$11 452	$10 961	$10 843	$10 494	$10 045	$9 615	$9 512
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			-$134 515	-$296 341	-$228 785	-$107 713	-$107 537	-$107 566	-$107 527	-$107 776	-$107 071	-$135 814	-$135 349	-$107 673
Discounted Cash Flow			-$132 330	-$282 132	-$210 796	-$96 045	-$92 799	-$89 832	-$86 905	-$84 299	-$81 049	-$99 494	-$95 958	-$73 876
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			$487 149	$467 558	$701 397	$838 566	$821 212	$824 003	$820 132	$844 786	$774 988	$764 454	$752 537	$834 634
Discounted Cash Flow			$479 236	$445 140	$646 247	$747 731	$708 659	$688 153	$662 847	$660 770	$586 641	$560 018	$533 523	$572 657
NET PRESENT VALUE			$31 659 916											
MARKET VALUE			$31 700 000											

PERIOD	4				5				6			
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	30.06.2018	30.09.2018	30.12.2018	30.03.2019	30.06.2019	30.09.2019	30.12.2019	30.03.2020	30.06.2020	30.09.2020	30.12.2020	30.03.2021
	29.09.2018	29.12.2018	29.03.2019	29.06.2019	29.09.2019	29.12.2019	29.03.2020	29.06.2020	29.09.2020	29.12.2020	29.03.2021	29.06.2021
	2018/2019				**2019/2020**				**2020/2021**			
NET OPERATING INCOME	$986 193	$975 490	$967 843	$989 422	$1 038 893	$1 027 601	$1 027 601	$1 038 893	$1 090 838	$1 078 981	$1 067 124	$1 090 838
TOTAL EXPENDITURE	$108 112	$108 005	$107 928	$108 144	$108 639	$108 526	$108 526	$108 639	$109 158	$109 040	$108 921	$109 158
TOTAL QUARTERLY CASH FLOW	$878 081	$867 485	$859 915	$881 278	$930 254	$919 075	$919 075	$930 254	$981 680	$969 941	$958 203	$981 680
PRESENT VALUE												
Use 1	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$916 154	$906 212	$899 327	$919 383	$965 352	$954 859	$954 859	$965 352	$1 013 620	$1 002 602	$991 585	$1 013 620
Discounted Cash Flow	$608 332	$582 339	$559 291	$553 338	$562 281	$538 246	$520 900	$509 653	$517 890	$495 753	$474 504	$469 417
Use 2	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$55 483	$54 880	$54 277	$55 483	$58 257	$57 624	$57 624	$58 257	$61 170	$60 505	$59 840	$61 170
Discounted Cash Flow	$36 841	$35 266	$33 755	$33 393	$33 932	$32 482	$31 435	$30 756	$31 254	$29 918	$28 635	$28 328
Parking	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$14 556	$14 398	$14 240	$14 556	$15 284	$15 118	$15 118	$15 284	$16 048	$15 874	$15 699	$16 048
Discounted Cash Flow	$9 665	$9 252	$8 856	$8 761	$8 902	$8 522	$8 247	$8 069	$8 200	$7 849	$7 513	$7 432
Non-recoverable Costs, Other Adjustments to Value	0,6640	0,6426	0,6219	0,6019	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	-$108 112	-$108 005	-$107 928	-$108 144	-$108 639	-$108 526	-$108 526	-$108 639	-$109 158	-$109 040	-$108 921	-$109 158
Discounted Cash Flow	-$71 787	-$69 405	-$67 121	-$65 087	-$63 278	-$61 175	-$59 204	-$57 355	-$55 772	-$53 916	-$52 122	-$50 552
Terminal Value	0,6532	0,6322	0,6118	0,5921	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$0	$0	$0	$0	$38 720 457	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$0	$0	$0	$0	$20 110 192	$0	$0	$0	$0
Total												
Cash Flow	$878 081	$867 485	$859 915	$881 278	$930 254	$919 075	$919 075	$39 650 712	$981 680	$969 941	$958 203	$981 680
Discounted Cash Flow	$583 052	$557 453	$534 780	$530 404	$541 838	$518 074	$501 379	$20 601 316	$501 571	$479 603	$458 530	$454 625

YAROSLAVL MALL

GLA	33 827,21 sq m
Vacancy at Beginning of Year 1	6 703,00 sq m
Vacancy Rate in Terms of GLA	19,82%

Yaroslavl
Vernisazh Mall Phase 1

DISCOUNTED CASHFLOW ANALYSIS

PERIOD			1				2			
QUARTER			1Q 30.06.2015 29.09.2015 2015/2016	2Q 30.09.2015 29.12.2015	3Q 30.12.2015 29.03.2016	4Q 30.03.2016 29.06.2016	1Q 30.06.2016 29.09.2016 2016/2017	2Q 30.09.2016 29.12.2016	3Q 30.12.2016 29.03.2017	4Q 30.03.2017 29.06.2017
NET OPERATING INCOME			$1 145 847	$1 202 208	$1 489 247	$1 683 121	$1 787 171	$1 769 555	$1 753 311	$1 814 688
INCOME FROM TURNOVER			$25 205	$24 932	$24 932	$25 205	$25 205	$24 932	$24 658	$25 205
TOTAL EXPENDITURE			$11 458	$112 022	$245 728	$46 819	$17 872	$17 696	$17 533	$18 147
TOTAL QUARTERLY CASH FLOW			$1 134 388	$1 090 186	$1 243 518	$1 636 301	$1 769 299	$1 751 859	$1 735 778	$1 796 541
CASHFLOW FROM TURNOVER			$25 205	$24 932	$24 932	$25 205	$25 205	$24 932	$24 658	$25 205
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			$349 749	$356 359	$588 121	$598 153	$598 220	$592 292	$586 908	$600 282
Discounted Cash Flow			$344 067	$339 273	$541 877	$533 360	$516 230	$494 643	$474 351	$469 525
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$271 956	$283 867	$322 978	$452 210	$547 016	$537 866	$530 049	$549 937
Discounted Cash Flow			$267 538	$270 256	$297 583	$403 226	$472 043	$449 190	$428 396	$430 147
Use 3	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$64 479	$66 241	$70 618	$88 750	$89 171	$89 320	$88 909	$91 606
Discounted Cash Flow			$63 432	$63 064	$65 065	$79 136	$76 949	$74 594	$71 858	$71 652
Use 4	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$117 648	$152 715	$157 295	$162 593	$165 115	$164 778	$166 044	$172 313
Discounted Cash Flow			$115 737	$145 392	$144 927	$144 981	$142 485	$137 611	$134 200	$134 778
Use 5	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$66 803	$66 145	$66 904	$79 598	$82 813	$81 967	$82 153	$88 706
Discounted Cash Flow			$65 717	$62 974	$61 643	$70 976	$71 463	$68 453	$66 398	$69 384
Use 6	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$86 683	$85 809	$87 314	$96 479	$96 636	$95 586	$95 869	$102 144
Discounted Cash Flow			$85 275	$81 695	$80 449	$86 028	$83 392	$79 827	$77 483	$79 895
Use 7	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$92 981	$95 112	$98 874	$108 094	$109 007	$108 952	$104 286	$107 505
Discounted Cash Flow			$91 470	$90 552	$91 100	$96 385	$94 067	$90 990	$84 286	$84 088
Use 8	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$54 138	$54 815	$55 293	$54 894	$55 525	$55 326	$55 885	$57 771
Discounted Cash Flow			$53 259	$52 187	$50 945	$48 948	$47 915	$46 205	$45 168	$45 187
Use 9	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$25 361	$25 105	$25 816	$25 696	$26 326	$26 231	$26 015	$26 659
Discounted Cash Flow			$24 949	$23 902	$23 786	$22 912	$22 718	$21 906	$21 026	$20 852
Use 10	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$16 050	$16 039	$16 034	$16 654	$17 342	$17 236	$17 191	$17 766
Discounted Cash Flow			$15 789	$15 270	$14 773	$14 850	$14 965	$14 395	$13 894	$13 896
Turnover	Discount Rate	19,00%	0,9785	0,9368	0,8970	0,8588	0,8223	0,7873	0,7538	0,7217
Cash Flow			$25 205	$24 932	$24 932	$25 205	$25 205	$24 932	$24 658	$25 205
Discounted Cash Flow			$24 663	$23 357	$22 363	$21 647	$20 725	$19 628	$18 586	$18 190
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			-$11 458	-$112 022	-$245 728	-$46 819	-$17 872	-$17 696	-$17 533	-$18 147
Discounted Cash Flow			-$11 272	-$106 651	-$226 407	-$41 748	-$15 422	-$14 778	-$14 171	-$14 194
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			$1 159 594	$1 115 117	$1 268 450	$1 661 507	$1 794 505	$1 776 791	$1 760 436	$1 821 747
Discounted Cash Flow			$1 140 623	$1 061 270	$1 168 105	$1 480 701	$1 547 530	$1 482 664	$1 421 477	$1 423 399
NET PRESENT VALUE			$59 499 373							
MARKET VALUE			$59 500 000							

PERIOD	3				4			
QUARTER	1Q 30.06.2017 29.09.2017 2017/2018	2Q 30.09.2017 29.12.2017	3Q 30.12.2017 29.03.2018	4Q 30.03.2018 29.06.2018	1Q 30.06.2018 29.09.2018 2018/2019	2Q 30.09.2018 29.12.2018	3Q 30.12.2018 29.03.2019	4Q 30.03.2019 29.06.2019
NET OPERATING INCOME	$1 822 074	$1 804 794	$1 796 643	$1 857 805	$1 876 648	$1 848 408	$1 667 174	$1 663 913
INCOME FROM TURNOVER	$25 205	$24 932	$24 658	$25 205	$26 164	$26 178	$25 890	$26 466
TOTAL EXPENDITURE	$18 221	$18 048	$17 966	$18 578	$18 766	$18 484	$16 672	$16 639
TOTAL QUARTERLY CASH FLOW	$1 803 853	$1 786 746	$1 778 677	$1 839 227	$1 857 881	$1 829 924	$1 650 502	$1 647 274
CASHFLOW FROM TURNOVER	$25 205	$24 932	$24 658	$25 205	$26 164	$26 178	$25 890	$26 466
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$600 312	$595 020	$598 460	$611 803	$612 343	$606 924	$446 743	$446 119
Discounted Cash Flow	$454 416	$435 895	$424 287	$419 769	$406 600	$390 014	$277 829	$268 500
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$552 552	$543 696	$538 663	$558 019	$557 515	$551 590	$543 098	$548 908
Discounted Cash Flow	$418 264	$398 297	$381 893	$382 867	$370 194	$354 456	$337 752	$330 364
Use 3	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$91 876	$91 203	$90 343	$93 617	$96 939	$94 280	$92 538	$95 951
Discounted Cash Flow	$69 547	$66 813	$64 050	$64 232	$64 368	$60 585	$57 549	$57 749
Use 4	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$174 601	$178 462	$176 637	$182 374	$183 797	$173 536	$170 739	$173 096
Discounted Cash Flow	$132 167	$130 736	$125 229	$125 130	$122 043	$111 516	$106 182	$104 179
Use 5	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$90 437	$89 515	$90 310	$97 355	$100 436	$99 412	$97 220	$89 635
Discounted Cash Flow	$68 458	$65 576	$64 027	$66 797	$66 690	$63 883	$60 461	$53 947
Use 6	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$103 918	$105 843	$103 222	$108 648	$112 082	$110 864	$109 954	$107 864
Discounted Cash Flow	$78 663	$77 538	$73 181	$74 545	$74 423	$71 242	$68 380	$64 919
Use 7	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$104 460	$98 318	$97 590	$101 458	$105 441	$104 295	$103 296	$100 636
Discounted Cash Flow	$79 073	$72 025	$69 188	$69 612	$70 013	$67 021	$64 239	$60 568
Use 8	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$58 502	$58 311	$58 929	$60 927	$62 691	$62 497	$59 452	$56 568
Discounted Cash Flow	$44 284	$42 717	$41 779	$41 803	$41 627	$40 161	$36 973	$34 046
Use 9	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$27 375	$26 492	$24 592	$25 097	$26 077	$25 794	$25 430	$25 932
Discounted Cash Flow	$20 722	$19 408	$17 435	$17 219	$17 316	$16 575	$15 815	$15 608
Use 10	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$18 040	$17 935	$17 897	$18 506	$19 326	$19 216	$18 704	$19 205
Discounted Cash Flow	$13 656	$13 139	$12 688	$12 697	$12 833	$12 349	$11 632	$11 558
Turnover	0,6910	0,6616	0,6334	0,6065	0,5807	0,5559	0,5323	0,5096
Cash Flow	$25 205	$24 932	$24 658	$25 205	$26 164	$26 178	$25 890	$26 466
Discounted Cash Flow	$17 416	$16 494	$15 618	$15 286	$15 192	$14 553	$13 781	$13 488
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	-$18 221	-$18 048	-$17 966	-$18 578	-$18 766	-$18 484	-$16 672	-$16 639
Discounted Cash Flow	-$13 793	-$13 221	-$12 738	-$12 747	-$12 461	-$11 878	-$10 368	-$10 014
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	$1 829 058	$1 811 678	$1 803 334	$1 864 433	$1 884 046	$1 856 102	$1 676 393	$1 673 740
Discounted Cash Flow	$1 382 874	$1 325 416	$1 276 638	$1 277 212	$1 248 838	$1 190 477	$1 040 227	$1 004 912

PERIOD	5				6			
QUARTER	1Q 30.06.2019 29.09.2019 2019/2020	2Q 30.09.2019 29.12.2019	3Q 30.12.2019 29.03.2020	4Q 30.03.2020 29.06.2020	1Q 30.06.2020 29.09.2020 2020/2021	2Q 30.09.2020 29.12.2020	3Q 30.12.2020 29.03.2021	4Q 30.03.2021 29.06.2021
NET OPERATING INCOME	$1 889 961	$1 865 101	$1 854 828	$1 886 041	$1 944 981	$1 928 116	$1 926 077	$1 962 939
INCOME FROM TURNOVER	$27 789	$27 487	$27 487	$27 789	$29 178	$28 861	$28 544	$29 178
TOTAL EXPENDITURE	$80 459	$18 651	$18 548	$18 860	$19 450	$19 281	$19 261	$19 629
TOTAL QUARTERLY CASH FLOW	$1 809 502	$1 846 450	$1 836 279	$1 867 181	$1 925 531	$1 908 835	$1 906 816	$1 943 310
CASHFLOW FROM TURNOVER	$27 789	$27 487	$27 487	$27 789	$29 178	$28 861	$28 544	$29 178
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$633 014	$624 445	$615 744	$622 044	$632 329	$626 375	$630 394	$644 403
Discounted Cash Flow	$368 707	$351 994	$335 904	$328 405	$323 077	$309 721	$301 663	$298 429
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$563 356	$554 695	$554 277	$568 150	$587 813	$584 452	$586 275	$592 422
Discounted Cash Flow	$328 133	$312 677	$302 372	$299 952	$300 332	$288 991	$280 551	$274 356
Use 3	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$99 700	$98 616	$98 616	$101 434	$105 720	$104 571	$103 422	$106 386
Discounted Cash Flow	$58 071	$55 589	$53 798	$53 552	$54 016	$51 707	$49 491	$49 268
Use 4	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$180 178	$178 610	$179 284	$185 143	$196 556	$195 739	$193 588	$197 890
Discounted Cash Flow	$104 947	$100 681	$97 804	$97 745	$100 427	$96 786	$92 638	$91 645
Use 5	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$93 920	$92 900	$92 900	$92 969	$95 234	$94 199	$93 164	$95 234
Discounted Cash Flow	$54 705	$52 367	$50 679	$49 082	$48 658	$46 578	$44 582	$44 104
Use 6	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$110 345	$109 146	$109 146	$108 938	$113 245	$112 014	$110 783	$113 245
Discounted Cash Flow	$64 272	$61 524	$59 542	$57 513	$57 860	$55 387	$53 013	$52 445
Use 7	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$102 844	$101 727	$101 727	$102 844	$107 987	$106 813	$105 639	$107 987
Discounted Cash Flow	$59 903	$57 342	$55 494	$54 296	$55 174	$52 815	$50 552	$50 010
Use 8	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$59 264	$58 176	$56 615	$57 237	$56 442	$54 756	$54 154	$55 357
Discounted Cash Flow	$34 519	$32 793	$30 885	$30 218	$28 838	$27 075	$25 914	$25 637
Use 9	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$27 220	$26 924	$26 924	$27 249	$28 601	$28 290	$27 979	$28 633
Discounted Cash Flow	$15 854	$15 177	$14 688	$14 386	$14 613	$13 989	$13 389	$13 260
Use 10	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$20 120	$19 864	$19 596	$20 033	$21 053	$20 908	$20 678	$21 382
Discounted Cash Flow	$11 719	$11 197	$10 690	$10 577	$10 757	$10 338	$9 895	$9 902
Turnover	0,4879	0,4672	0,4473	0,4283	0,4100	0,3926	0,3759	0,3599
Cash Flow	$27 789	$27 487	$27 487	$27 789	$29 178	$28 861	$28 544	$29 178
Discounted Cash Flow	$13 559	$12 841	$12 295	$11 901	$11 964	$11 331	$10 729	$10 501
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	-$80 459	-$18 651	-$18 548	-$18 860	-$19 450	-$19 281	-$19 261	-$19 629
Discounted Cash Flow	-$46 864	-$10 513	-$10 119	-$9 957	-$9 938	-$9 534	-$9 217	-$9 091
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$67 185 639	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$34 894 115	$0	$0	$0	$0
Total								
Cash Flow	$1 837 291	$1 873 937	$1 863 766	$69 080 608	$1 954 710	$1 937 696	$1 935 360	$1 972 488
Discounted Cash Flow	$1 067 525	$1 053 669	$1 014 032	$35 891 785	$995 779	$955 184	$923 200	$910 467

TRIUMPH MALL SARATOV

GLA	27 480,35 sq m
Vacancy at Beginning of Year 1	108,30 sq m
Vacancy Rate in Terms of GLA	0,39%

Saratov
Triumph Mall

DISCOUNTED CASHFLOW ANALYSIS

PERIOD				1				2		
QUARTER			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
			30.06.2015	30.09.2015	30.12.2015	30.03.2016	30.06.2016	30.09.2016	30.12.2016	30.03.2017
			29.09.2015	29.12.2015	29.03.2016	29.06.2016	29.09.2016	29.12.2016	29.03.2017	29.06.2017
			2015/2016				2016/2017			
NET OPERATING INCOME			$2 301 440	$2 315 122	$2 419 867	$2 465 234	$2 488 056	$2 525 494	$2 729 421	$2 817 555
INCOME FROM TURNOVER			$126 027	$124 658	$124 658	$126 027	$126 027	$124 658	$123 288	$126 027
TOTAL EXPENDITURE			$267 135	$540 093	$543 572	$265 652	$265 881	$266 255	$268 294	$269 176
TOTAL QUARTERLY CASH FLOW			$2 034 305	$1 775 029	$1 876 295	$2 199 581	$2 222 175	$2 259 239	$2 461 127	$2 548 379
CASH FLOW FROM TURNOVER			$126 027	$124 658	$124 658	$126 027	$126 027	$124 658	$123 288	$126 027
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			$156 629	$155 986	$157 891	$159 747	$160 612	$166 292	$211 147	$216 180
Discounted Cash Flow			$154 085	$148 507	$145 476	$142 443	$138 599	$138 876	$170 654	$169 090
Use 2	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$416 474	$415 297	$426 588	$432 856	$434 495	$442 047	$492 903	$509 874
Discounted Cash Flow			$409 709	$395 385	$393 046	$385 968	$374 945	$369 168	$398 374	$398 810
Use 3	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$179 637	$179 531	$185 918	$187 961	$190 767	$195 077	$210 513	$215 191
Discounted Cash Flow			$176 719	$170 923	$171 299	$167 600	$164 621	$162 915	$170 141	$168 317
Use 4	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$427 127	$429 631	$457 926	$463 498	$465 592	$466 301	$491 723	$503 056
Discounted Cash Flow			$420 188	$409 031	$421 920	$413 291	$401 780	$389 423	$397 420	$393 477
Use 5	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$237 309	$238 188	$246 613	$254 022	$254 818	$258 790	$269 188	$280 114
Discounted Cash Flow			$233 454	$226 768	$227 222	$226 506	$219 893	$216 124	$217 563	$219 098
Use 6	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$240 864	$248 457	$276 005	$280 991	$284 579	$290 219	$316 390	$326 974
Discounted Cash Flow			$236 951	$236 544	$254 303	$250 554	$245 576	$242 371	$255 712	$255 751
Use 7	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$215 704	$220 340	$225 572	$229 334	$236 068	$242 598	$247 714	$252 377
Discounted Cash Flow			$212 200	$209 775	$207 835	$204 492	$203 713	$202 602	$200 207	$197 403
Use 8	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$145 424	$145 053	$153 566	$159 360	$159 360	$160 623	$178 871	$189 848
Discounted Cash Flow			$143 062	$138 098	$141 491	$142 098	$137 518	$134 142	$144 567	$148 494
Use 9	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$97 864	$98 953	$103 416	$106 137	$107 373	$109 864	$116 401	$120 763
Discounted Cash Flow			$96 274	$94 209	$95 285	$94 640	$92 657	$91 751	$94 078	$94 457
Use 10	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$112 876	$112 932	$115 619	$119 798	$122 860	$122 931	$124 596	$131 648
Discounted Cash Flow			$111 042	$107 517	$106 528	$106 821	$106 021	$102 664	$100 701	$102 972
Use 11	Discount Rate	14,00%	0,9838	0,9521	0,9214	0,8917	0,8629	0,8351	0,8082	0,7822
Cash Flow			$71 531	$70 753	$70 753	$71 531	$71 531	$70 753	$69 976	$71 531
Discounted Cash Flow			$70 369	$67 361	$65 190	$63 782	$61 727	$59 088	$56 556	$55 949
Turnover	Discount Rate	19,00%	0,9785	0,9368	0,8970	0,8588	0,8223	0,7873	0,7538	0,7217
Cash Flow			$126 027	$124 658	$124 658	$126 027	$126 027	$124 658	$123 288	$126 027
Discounted Cash Flow			$123 317	$116 785	$111 815	$108 233	$103 627	$98 139	$92 930	$90 952
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			-$267 135	-$540 093	-$543 572	-$265 652	-$265 881	-$266 255	-$268 294	-$269 176
Discounted Cash Flow			-$262 795	-$514 197	-$500 831	-$236 876	-$229 440	-$222 358	-$216 841	-$210 542
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			$2 160 332	$1 899 686	$2 000 952	$2 325 609	$2 348 203	$2 383 897	$2 584 414	$2 674 407
Discounted Cash Flow			$2 124 574	$1 806 705	$1 840 579	$2 069 553	$2 021 238	$1 984 905	$2 082 062	$2 084 229
NET PRESENT VALUE			$86 043 256							
MARKET VALUE			$86 000 000							

PERIOD		3				4		
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	30.06.2017	30.09.2017	30.12.2017	30.03.2018	30.06.2018	30.09.2018	30.12.2018	30.03.2019
	29.09.2017	29.12.2017	29.03.2018	29.06.2018	29.09.2018	29.12.2018	29.03.2019	29.06.2019
	2017/2018				2018/2019			
NET OPERATING INCOME	$2 839 448	$2 835 128	$2 895 300	$2 974 908	$3 003 204	$2 968 786	$3 004 166	$3 071 001
INCOME FROM TURNOVER	$126 027	$124 658	$123 288	$126 027	$132 329	$130 890	$129 452	$132 329
TOTAL EXPENDITURE	$269 394	$269 351	$269 953	$270 749	$271 032	$270 688	$271 042	$271 710
TOTAL QUARTERLY CASH FLOW	$2 570 053	$2 565 777	$2 625 347	$2 704 158	$2 732 172	$2 698 098	$2 733 124	$2 799 291
CASH FLOW FROM TURNOVER	$126 027	$124 658	$123 288	$126 027	$132 329	$130 890	$129 452	$132 329
PRESENT VALUE								
Use 1	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$218 379	$216 524	$216 760	$221 728	$222 819	$220 837	$221 104	$225 582
Discounted Cash Flow	$165 306	$158 620	$153 675	$152 132	$147 953	$141 912	$137 505	$135 768
Use 2	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$510 609	$510 541	$527 154	$540 509	$545 951	$542 646	$547 866	$564 265
Discounted Cash Flow	$386 515	$374 009	$373 734	$370 853	$362 515	$348 709	$340 717	$339 607
Use 3	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$217 842	$217 794	$223 501	$230 717	$235 158	$234 224	$239 460	$244 781
Discounted Cash Flow	$164 899	$159 550	$158 455	$158 299	$156 146	$150 514	$148 920	$147 323
Use 4	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$506 104	$504 593	$520 890	$532 074	$537 806	$536 398	$554 844	$567 174
Discounted Cash Flow	$383 104	$369 651	$369 293	$365 066	$357 107	$344 694	$345 057	$341 358
Use 5	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$280 691	$278 599	$285 041	$296 771	$295 745	$284 636	$289 333	$300 457
Discounted Cash Flow	$212 474	$204 094	$202 084	$203 619	$196 377	$182 909	$179 936	$180 832
Use 6	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$328 086	$329 702	$340 981	$350 049	$353 368	$356 081	$362 676	$371 057
Discounted Cash Flow	$248 351	$241 531	$241 744	$240 174	$234 639	$228 820	$225 548	$223 324
Use 7	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$256 782	$257 630	$259 504	$265 271	$271 246	$274 833	$275 962	$282 095
Discounted Cash Flow	$194 376	$188 733	$183 979	$182 007	$180 109	$176 610	$171 621	$169 781
Use 8	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$189 848	$189 365	$192 738	$195 059	$196 787	$189 302	$192 330	$196 604
Discounted Cash Flow	$143 709	$138 724	$136 644	$133 834	$130 668	$121 647	$119 610	$118 328
Use 9	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$121 801	$121 808	$119 157	$123 793	$124 625	$122 739	$117 837	$113 546
Discounted Cash Flow	$92 199	$89 233	$84 478	$84 937	$82 752	$78 873	$73 283	$68 339
Use 10	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$137 774	$137 819	$139 598	$145 533	$141 625	$129 865	$126 376	$127 365
Discounted Cash Flow	$104 291	$100 963	$98 970	$99 853	$94 040	$83 453	$78 593	$76 656
Use 11	0,7570	0,7326	0,7090	0,6861	0,6640	0,6426	0,6219	0,6019
Cash Flow	$71 531	$70 753	$69 976	$73 404	$78 074	$77 225	$76 377	$78 074
Discounted Cash Flow	$54 146	$51 832	$49 610	$50 364	$51 842	$49 626	$47 499	$46 989
Turnover	0,6910	0,6616	0,6334	0,6065	0,5807	0,5559	0,5323	0,5096
Cash Flow	$126 027	$124 658	$123 288	$126 027	$132 329	$130 890	$129 452	$132 329
Discounted Cash Flow	$87 082	$82 470	$78 092	$76 431	$76 837	$72 767	$68 905	$67 439
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	-$269 394	-$269 351	-$269 953	-$270 749	-$271 032	-$270 688	-$271 042	-$271 710
Discounted Cash Flow	-$203 923	-$197 320	-$191 387	-$185 766	-$179 967	-$173 946	-$168 561	-$163 531
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	$2 696 081	$2 690 434	$2 748 635	$2 830 186	$2 864 501	$2 828 989	$2 862 576	$2 931 620
Discounted Cash Flow	$2 032 528	$1 962 089	$1 939 371	$1 931 801	$1 891 017	$1 806 587	$1 768 632	$1 752 213

PERIOD		5				6		
QUARTER	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
	30.06.2019	30.09.2019	30.12.2019	30.03.2020	30.06.2020	30.09.2020	30.12.2020	30.03.2021
	29.09.2019	29.12.2019	29.03.2020	29.06.2020	29.09.2020	29.12.2020	29.03.2021	29.06.2021
	2019/2020				2020/2021			
NET OPERATING INCOME	$3 106 977	$3 046 204	$3 099 821	$3 144 072	$3 205 810	$3 058 004	$2 488 822	$2 842 997
INCOME FROM TURNOVER	$138 945	$137 435	$137 435	$138 945	$145 892	$144 307	$142 721	$145 892
TOTAL EXPENDITURE	$272 070	$271 462	$271 998	$272 441	$273 058	$271 580	$265 888	$413 770
TOTAL QUARTERLY CASH FLOW	$2 834 908	$2 774 742	$2 827 822	$2 871 631	$2 932 752	$2 786 424	$2 222 933	$2 429 228
CASH FLOW FROM TURNOVER	$138 945	$137 435	$137 435	$138 945	$145 892	$144 307	$142 721	$145 892
PRESENT VALUE								
Use 1	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$224 774	$222 798	$225 603	$228 082	$227 765	$214 480	$116 864	$129 389
Discounted Cash Flow	$130 922	$125 589	$123 072	$120 415	$116 373	$106 053	$55 923	$59 921
Use 2	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$584 447	$580 083	$591 259	$599 614	$607 495	$542 622	$251 145	$552 454
Discounted Cash Flow	$340 418	$326 988	$322 547	$316 563	$310 388	$268 308	$120 181	$255 847
Use 3	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$248 909	$248 743	$257 745	$260 577	$264 911	$260 728	$246 850	$252 335
Discounted Cash Flow	$144 980	$140 214	$140 606	$137 570	$135 351	$128 921	$118 125	$116 859
Use 4	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$575 200	$573 363	$597 856	$611 587	$621 008	$607 812	$560 485	$572 940
Discounted Cash Flow	$335 032	$323 200	$326 146	$322 884	$317 293	$300 543	$268 209	$265 334
Use 5	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$305 024	$291 147	$288 794	$294 517	$303 589	$299 885	$283 120	$282 624
Discounted Cash Flow	$177 665	$164 117	$157 545	$155 489	$155 113	$148 283	$135 482	$130 886
Use 6	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$367 617	$347 979	$345 749	$347 819	$355 677	$335 947	$312 401	$319 343
Discounted Cash Flow	$214 123	$196 153	$188 615	$183 629	$181 726	$166 114	$149 494	$147 891
Use 7	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$273 798	$261 158	$265 815	$268 736	$275 559	$263 249	$243 354	$248 762
Discounted Cash Flow	$159 477	$147 212	$145 009	$141 878	$140 792	$130 168	$116 452	$115 204
Use 8	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$199 609	$199 341	$208 972	$211 269	$214 424	$204 829	$166 223	$169 917
Discounted Cash Flow	$116 265	$112 367	$114 000	$111 538	$109 556	$101 281	$79 543	$78 690
Use 9	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$113 475	$111 287	$106 452	$107 621	$111 935	$109 448	$101 883	$104 147
Discounted Cash Flow	$66 095	$62 731	$58 072	$56 818	$57 191	$54 118	$48 754	$48 231
Use 10	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$132 147	$129 219	$130 489	$132 272	$137 370	$133 862	$122 292	$125 009
Discounted Cash Flow	$76 971	$72 839	$71 185	$69 832	$70 187	$66 190	$58 520	$57 893
Use 11	0,5825	0,5637	0,5455	0,5279	0,5109	0,4945	0,4785	0,4631
Cash Flow	$81 978	$81 087	$81 087	$81 978	$86 077	$85 141	$84 205	$86 077
Discounted Cash Flow	$47 749	$45 708	$44 235	$43 280	$43 979	$42 099	$40 295	$39 863
Turnover	0,4879	0,4672	0,4473	0,4283	0,4100	0,3926	0,3759	0,3599
Cash Flow	$138 945	$137 435	$137 435	$138 945	$145 892	$144 307	$142 721	$145 892
Discounted Cash Flow	$67 797	$64 207	$61 474	$59 505	$59 821	$56 653	$53 646	$52 504
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	-$272 070	-$271 462	-$271 998	-$272 441	-$273 058	-$271 580	-$265 888	-$413 770
Discounted Cash Flow	-$158 470	-$153 021	-$148 382	-$143 834	-$139 514	-$134 287	-$127 236	-$191 621
Terminal Value	0,5730	0,5545	0,5367	0,5194	0,5026	0,4864	0,4708	0,4556
Cash Flow	$0	$0	$0	$93 225 019	$0	$0	$0	$0
Discounted Cash Flow	$0	$0	$0	$48 418 154	$0	$0	$0	$0
Total								
Cash Flow	$2 973 853	$2 912 177	$2 965 257	$96 235 595	$3 078 644	$2 930 730	$2 365 654	$2 575 120
Discounted Cash Flow	$1 719 023	$1 628 304	$1 604 123	$49 993 722	$1 558 256	$1 434 444	$1 117 389	$1 177 503

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 IS TO CERTIFY THAT

Cushman & Wakefield

IS REGISTERED AS A FIRM REGULATED BY RICS

Valid from:	June 2015
Until:	June 2016
Firm Registration no.	047410

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

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.