



St. Petersburg, Central Area

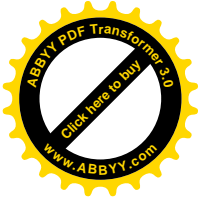
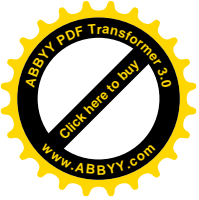
Investment Project of Building the Four-star Hotel



1. Project Summary

1.1. "Sozvezdie of Aquarius" Holding Company would like to give a general introduction of the project of building the Four-star Hotel with 174 rooms under the brand of Holiday Inn, (the total area of 9 800 sq. m) (hereinafter refers to "Project"). The land covers the area of 2 600 sq. m. The design documentation has already been compiled for the Project.

Location and prospects. The Four-star Hotel belongs to the "Nikolaev" architectural multifunctional complex. The complex consists of four buildings in neoclassical style: hotel, commercial residential buildings, commercial office center and Class B Business Center. In 2016, the construction of the commercial residential buildings were completed with all the rooms rented and settled.



The whole project were co-designed by the Architectural Studios "SPEECH Choban & Kuznetsov" and "Evgeny Gerasimov and Partners", of which the architectural style is neoclassical.

The Project is located in the place 500 meters away from Nevsky Ave., next to the intersection of Mirgorodskaya and Kremenchug streets, which is also in close proximity to the two metro stations: "Vosstaniya Square" and "Alexander Nevsky Square".

We suggest the potential investors considering investing the Project of the Four-star Hotel.

The investment volume after obtaining the Building Licence will be about 310 Mil. Rub.

1.2. Major characteristics of investment

Located in close to the historical center of St. Petersburg

The Project is located within walking distance from Nevsky Ave. and two metro stations.

Ownership of the land

The land employed by the Project is privately-owned by the seller.

Advanced stage of the process of obtaining Building Licence

The project scheme of planning and survey has been compiled. The Urban Construction Plan for the land had received already and the Building Licence will be obtained soon.

Availability of sufficient capacity to carry out the project

The Project has been in accordance with the technical requirements for connecting to the city's main transportation pipeline. The following capacities are obtained:

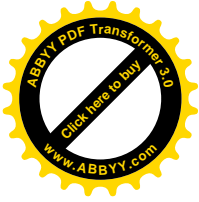
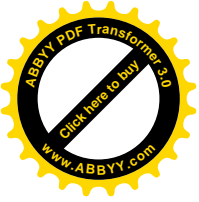
Power supply-420 kw

Water supply – 13 m³/hour

Heat Supply – 1.6 gcal/hour

The high demand for hotel accomadation in the city centre

The building project is in the Central District of St. Petersburg can be always in high demand with few competitors. The Project is popular hotel with few vacant rooms.



2. Investment Project

Our company suggests you investing in the investment project of building the Four-star Hotel.

The investment costs after obtaining the Building Licence is about 310 Mil. Rub.

3. Location and transport accessibility

The Project is located in the Central District of St. Petersburg at the following address:

Lot 6, Kremenchug Street.

Transport in the area of the Project is very convenient----next to the Nevsky Ave. and two metro stations: "Vosstaniya Square" (7 minutes on foot) and "Alexander Nevsky Square" (10 minutes on foot), Moscow railway station (5 minutes on foot), with many cultural heritage sites nearby.

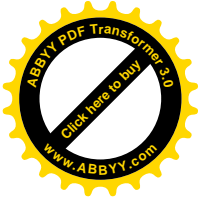
The Project is in close proximity to the city's main highways with busy traffic (25 000 to 35 000 and more cars per day)-Nevsky Ave. (3 minutes by car (900 m), Ligovsky Ave. (500 m), embankment of the ring canal (700 m) nearby, and 1.3 km to Sinopskaya embankment.

The Project is located in the cultural and historical center of the city.

More than 150 attractions, including Nevsky Ave., Smolny Cathedral, Alexander Nevsky Lavra.

The Project is built surrounded with the comprehensive public infrastructures with more than 250 restaurants and cafes as well as more than 700 shopping mall and street retail nearby, including SEC "Gallery", and TC "Nevsky Center" ("stockmann").

The Project is located in the business center area of the city with many business centers and business zone, including BC "Neva Town Hall", administration of St. Petersburg (Smolny).



Project Location Map



The Project is characterized by convenient transportation for pedestrian, as well as public and private cars.

4. Project description

4.1. Land for the Project

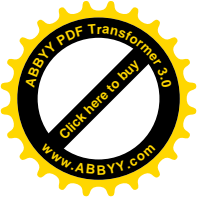
Land for the Project covers the total area of 2 600 sq.m with the cadastral number of 78:31:0151502:3190, located at the address of Lot 6, Kremenchug Street, Central Area of St. Petersburg, (along Kremenchug Street), which is privately-owned by the seller in accordance with the Certificate of State Registration № 78-AZ 033777 on August 3, 2013.

The Project is located in the public business district which belongs to the zone TD1-1_1. The division of the public business district aims to carry out the multifunctional public business district building and residential quarters building of the old area, including infrastructure works.

Restrictions on the height of construction:

- Height of the façade - 28 m
- Ridge Height - 40 m

The encumbrances of the land should be as follows:



- The total area of constructing district and business district amounts to 2 552 sq. m. Security Zone of communication networks and communication facilities covers the area of 19 sq. m. Security zones of underground cable lines of power transmission area is 156 sq. m. The datas mentioned above have already been recorded in the single State Register of rights for real estate and transactions on August 3, 2013 with the registered number of № 78-78-42/100/2013-193.

4.2. Technical and economic parameters of the Project

- The Four-star Holiday Inn Hotel Project will be managed and operated by InterContinental Hotels Group
- There will be 174 rooms in the hotel with the infrastructure including: fitness room, restaurant, conference area, banquet hall and the underground parking lot with 21 parking space.

Project parameters:

The total area of the buildings-11 000 sq. m

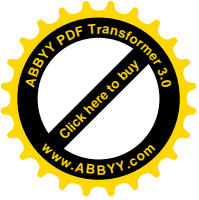
The area of the hotel-8 700 sq. m

Investment Documents:

- ✓ Land ownership;
- ✓ Building licence;
- ✓ The technical conditions in accordance with the requirements;
- ✓ Electric power-420 kw;
- ✓ External works;
- ✓ The approved design document
- ✓ Management contract signed with InterContinental Hotels Group

The option of co-investment is possible.

Financial indicators of the project:



The cost for construction of the hotel, as well as the complete plants and equipment amounts to 1200 Mil. Rub.

Annual profit -180 Mil. Rub.

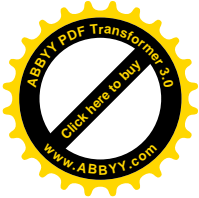
Value of the building-1600 Mil. Rub.

The business value of the hotel-2300 Mil. Rub.

4.3. Technical specifications and capacities

The connection work of the residential area and the urban networks will be carried out on the basis of the following documents:

- The connection work of the urban construction networks and the electric networks of "Scientific-Production Association on Research and Design of Power Equipment" Corporations № 71/1301 on March 21, 2013.
- The connection work of the capital construction facility and the networks of Sue "Water Canal St. Petersburg" № 302-27-3697/13-1-1 on June 25, 2013.
- The connection work of the urban construction networks and the heat supply networks of "Scientific-Production Association on Research and Design of Power Equipment" Corporations № 71/4341 on September 2, 2013.



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