

St. Petersburg, Central Area

Investment Project of Building Class B+ Business Center



1. Project Summary

1.1. "Sozvezdie of Aquarius" Holding Company would like to give a general introduction of the project of building Class B+ Business Center. With the street-retail on the ground floor and underground parking lot of the total area of 9 875 sq. m. (hereinafter refers to "Project"). The land covers the area of 2 832 sq. m. The design documentation has already been compiled for the Project. The Urban Construction

Plan for the land will be obtained till the second quarter of 2018 and the Building Licence will be obtained in the third quarter of 2018.

The business center 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", for 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 building Class B + Business Center. The investment volume after obtaining the Building Licence will be about 250 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 will be obtained by the second quarter of 2018, and the initial documentation for licence is now in preparation. The Building Licence will be obtained in the third quarter of 2018.

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

The high demand for hotel accomodation in the city centre

obtained:

Power supply-650 kw

Water supply – 9.23 m³/hour

Heat Supply – 1.19 gcal/hour

The building project is in the Central District of St. Petersburg can be always in high demand with few competitors, which results in the high demand for the office district but scarce space.

2. Investment Project

Our company has prepared the Letter of Investment for the project of building Class B + Business Center.

The investment costs after obtaining the Building Licence is about 250 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 infrastructure 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 2832 sq.m with the cadastral number of 78:31:0151502:3188, located at the address of Lot 8, 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 033776 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 facade - 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 2 832 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 188 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 № 78-78-42/100/2013-188.

4.2. Technical and economic parameters of the Project

The Project refers to building Class B+ Business Center with commercial stores located on the ground floor of the building and underground parking lots.

Distribution of areas:

- Total area of 9 855 sq. m, including:
 - Total area of the ground part of 7 655 sq. m
 - Total area of the underground part of 2 200 sq. m
 - Total rented area of about 6 840 sq. m
- Parking lot for 63 cars, including:
 - 53 underground parking space
 - 10 ground parking space

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.

4.4. Description of the Class B + Business Center

The office district ranges from the second floor to the seventh floor in the business center, and the ground floor consists of coffee shop and fitness center, while the underground floor is a parking lot with 53 parking space.

5. Appendix № 1. Project View

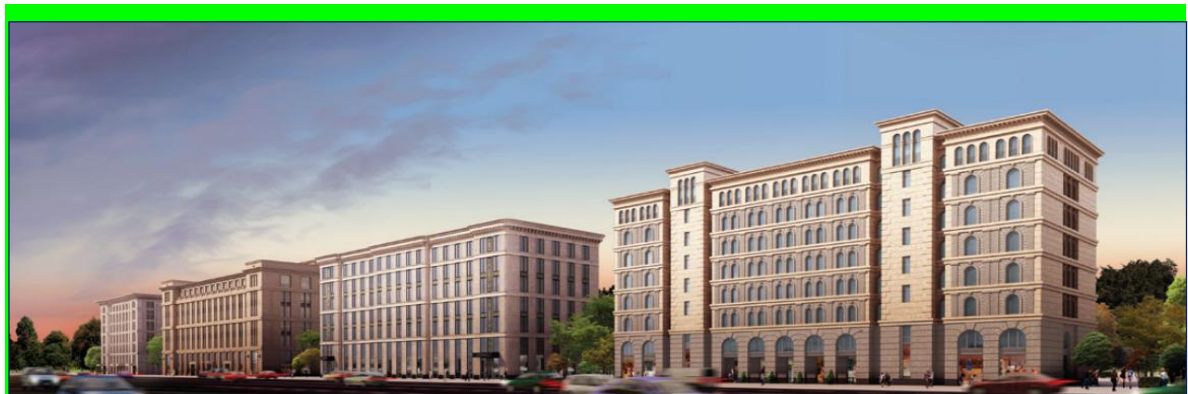
**View of the façade of the Class B + Business Center from the side of
Kremenchug Street**



View of the Class B + Business Center from the side of Ligovsky Ave.

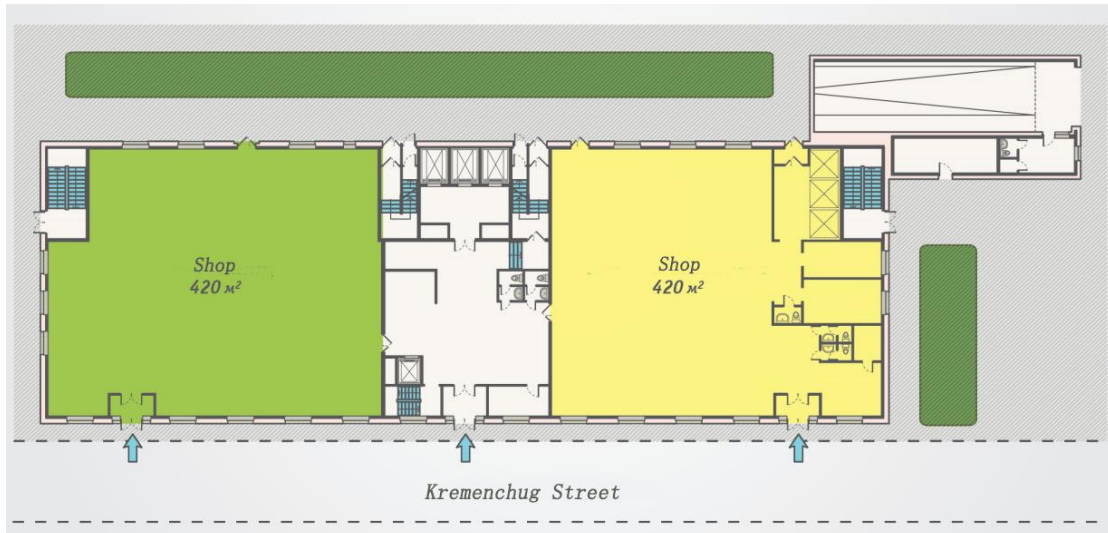


**View of the overall project from the side of the restoration area
and from the side of Kremenchug Street**

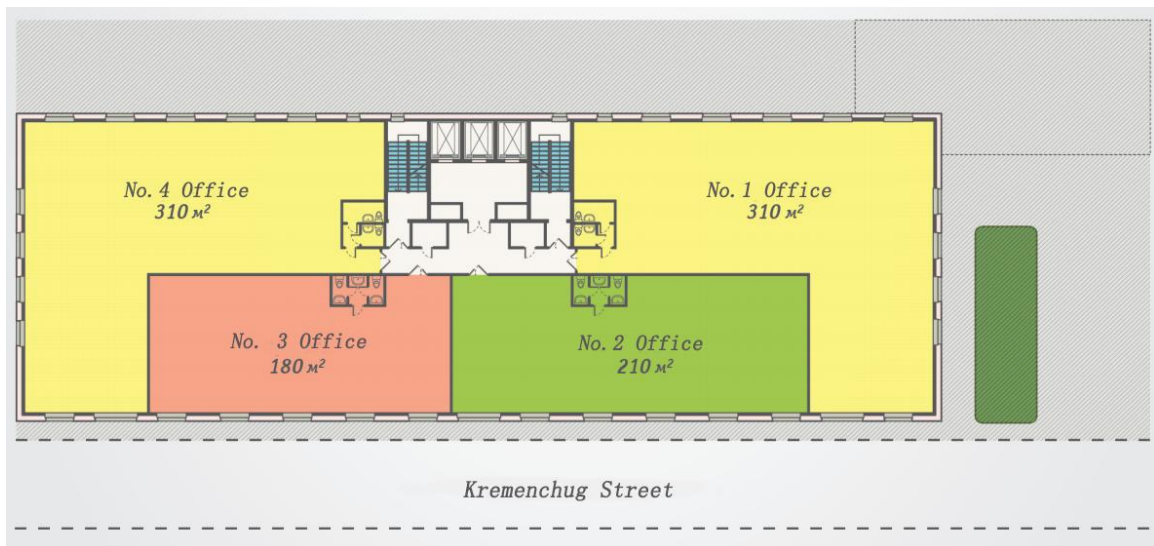


6. Appendix № 2. Floor plan

Ground Floor Plan



Standard Floor Plan



Contact Information

Sozvezdie Development Company

No. 12 Pamfilova Ave., St. Petersburg, Russia, 195027

Director of Commercial real Estate department

Alexandria Elena Afanasievna

Tel: +7 (921) 939-06-54

Tel/Fax: +7 (812) 740-57-44

ea@dksozvezdie.biz

www.dksozvezdie.ru