



1 Sky Mall (Kyiv)



3 Sun Gallery (Kryvyi Rig)



2 M26 (Kyiv)





# Arricano



The Arricano portfolio, consisting of international quality shopping malls, is unique for the Ukrainian market where both professional retail space and specialised retail developers are highly scarce.

5 City Mall (Zaporizhzhya)



4 Intermall (Simferopol)



1 Sky Mall (Kyiv)

Gross leasable area (operating):	67,042 m <sup>2</sup>
Gross leasable area (to be developed):	46,510 m <sup>2</sup>
Key Tenants:	Auchan, Comfy, Inditex, New Look, Top Shop, Marks & Spencer, Bonjour, New Yorker, Cronverk.

2 M26 (Kyiv)

Gross leasable area (to be developed):	22,687 m <sup>2</sup>
Key Tenants (pre-leased):	Silpo

3 Sun Gallery (Kryvyi Rig)

Gross leasable area (operating):	34,012 m <sup>2</sup>
Key Tenants:	Auchan, Comfy, Intertop, Brocard

4 Intermall (Simferopol)

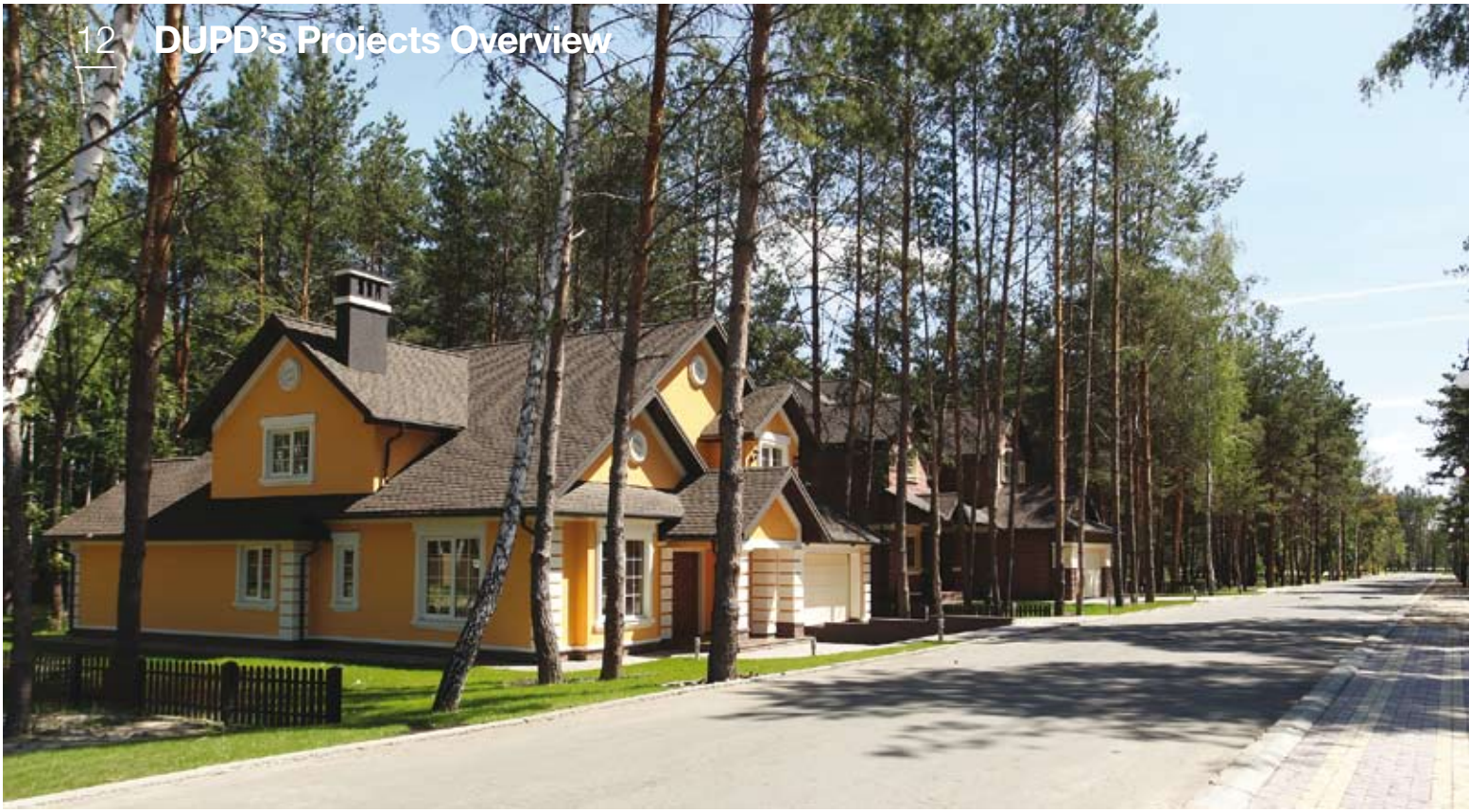
Gross leasable area (operating):	12,902 m <sup>2</sup>
Gross leasable area (to be developed):	25,304 m <sup>2</sup>
Key Tenants:	Furshet, Comfy, Intertop, Brocard

5 City Mall (Zaporizhzhya)

Gross leasable area (operating):	13,569 m <sup>2</sup>
Key Tenants:	Auchan, Comfy, Collins, Brocard, Columbia, Womens Secret, Levis

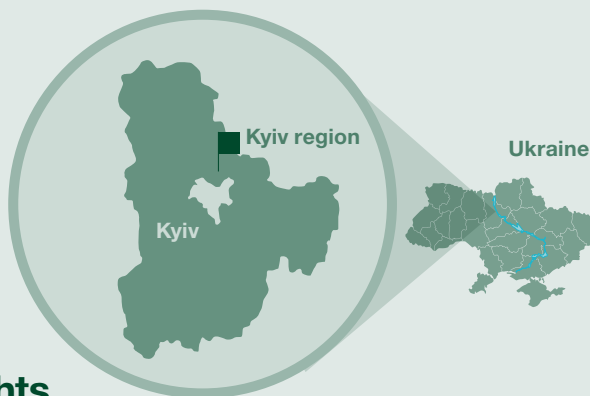
## Summary

Total Commitment:	USD 30 million
Invested:	USD 30 million
DUPD Share:	16.7%





# Riviera Villas



## Highlights

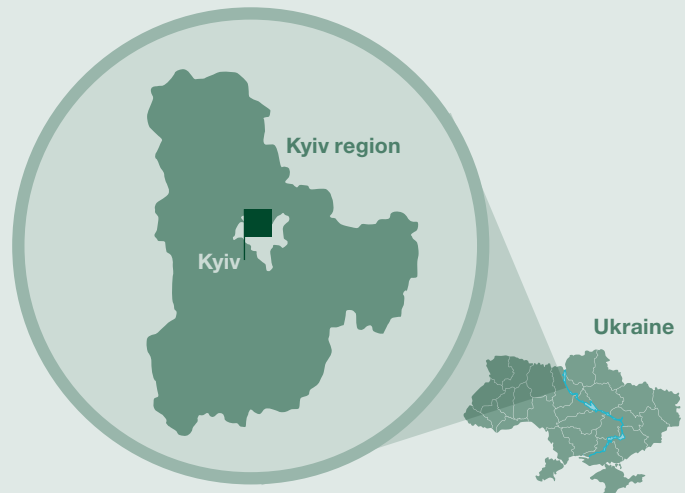
- ▶ Riviera Villas is differentiated among other up-scale residential developments in Kyiv by its unique architectural style and its extensive and luxurious social infrastructure
- ▶ Utilities are on the site and waterfront infrastructure is completed
- ▶ Construction of the first 3 homes on "Dream-Street" is completed. 13 more homes are under construction

## Details

Location:	Kyiv suburb
Land Title:	Freehold
Land Area:	12.58 ha
Total Commitment:	USD 15.81m
Invested:	USD 13.05m
Est Completion Date:	2013
<b>DUPD Share:</b>	<b>58.2%</b>



# Green Hills

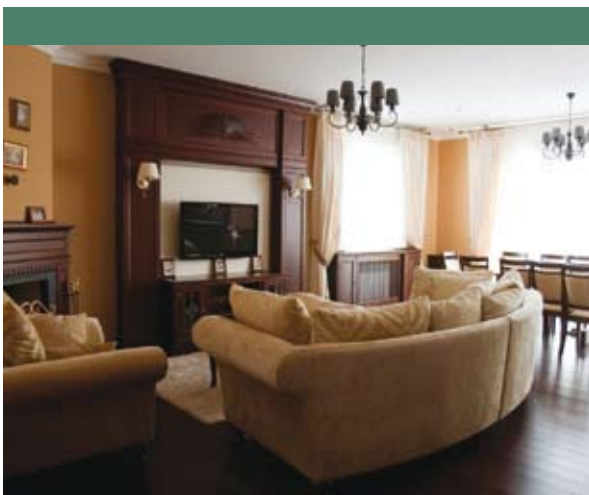


## Highlights

- ▶ Located on a picturesque hill bordering a forest area with small river and lakes nearby, which makes it ideal for a gated community
- ▶ Close proximity to Kyiv (10 km) and convenient transport access
- ▶ The first North American style cottage community developed by an international investor in Ukraine
- ▶ All infrastructure is in place, which differentiates Green Hills from peer projects

## Details

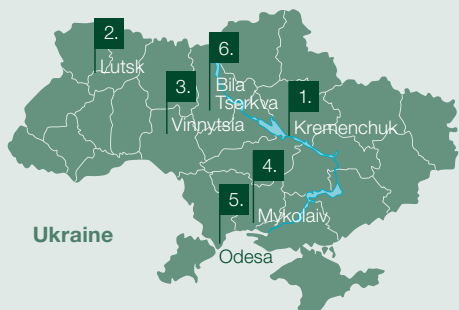
Location:	Kyiv suburb
Land Title:	Freehold
Land Area:	16.2 ha
Total Commitment:	USD 19.14m
Invested:	USD 18.21m
Est Completion Date:	2014-2015
<b>DUPD Share:</b>	<b>100%</b>



# Henryland

## Highlights

- ▶ Secured anchor tenant
- ▶ Long-term international standards lease agreement
- ▶ Low level or absence of competitive retail schemes
- ▶ Growing purchasing power of local population, which results in increasing demand for quality space from retailers
- ▶ Kremenchuk, Lutsk and Odesa – operational; Vinnytsia and Mykolaiv – positive Conclusions of State Expertise Authority received; Bila Tserkva – project documentation approved



## Details

Locations:	1.Kremenchuk, 2.Lutsk, 3.Vinnytsia, 4.Mykolaiv, 5.Odesa, 6.Bila Tserkva
Land Title:	Freehold/Leasehold
Land Area:	22.8 ha in aggregate
GLA:	103,000 m <sup>2</sup>
Total Commitment:	USD 14.74m
Invested:	USD 14.00m
Est Completion Date:	2013-2014
<b>DUPD Share:</b>	<b>38%</b>

# Avenue Shopping Centre

## Highlights

- ▶ Strong retail location & low level of competition
- ▶ Professional concept design by Colliers Int.
- ▶ Project Design Documentation completed and approved by Kyiv Architectural Administration
- ▶ Construction permit pending



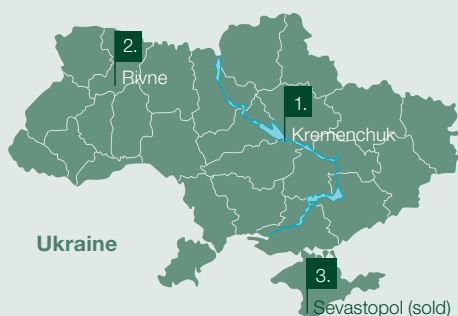
## Details

Location:	Kyiv
Land Title:	Leasehold
Land Area:	1.2 ha
GLA:	26,300 m <sup>2</sup>
Total Commitment:	USD 10.75m
Invested:	USD 1.50m
Est Completion Date:	n.a.
<b>DUPD Share:</b>	<b>18.7%</b>

# Glangate

## Highlights

- ▶ Low-risk project concepts with strong retail anchors
- ▶ Low level of competition in second-tier regional cities
- ▶ Growing purchasing power of local population, which results in increasing demand for quality space from retailers
- ▶ Kremenchuk – design documentation completed and approved by State Expertise; Rivne – land plot consolidated and partially rezoned; Sevastopol – sold



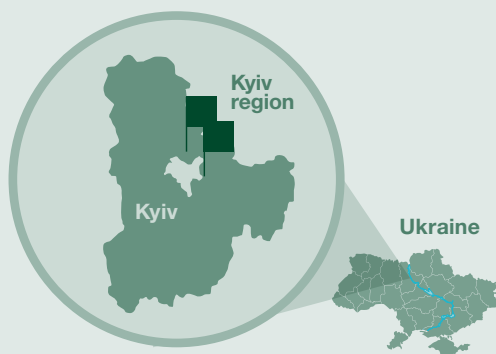
## Details

Locations:	1.Kremenchuk, 2.Rivne, 3.Sevastopol (sold)
Land Title:	Freehold/Leasehold
Land Area:	9.4 ha aggregate
GLA:	45,500 m <sup>2</sup>
Total Commitment:	USD 12.50m
Invested:	USD 10.57m
Est Completion Date:	2013-2014
<b>DUPD Share:</b>	<b>100%</b>

# Landbank

## Highlights

- ▶ 82% of land consolidated
- ▶ Land is registered on legal entities which are pledged to DUPD
- ▶ The company is set to make a profit on a premium from converting the existing zoning of the land to allow construction of residential and commercial facilities



## Details

Location:	Kyiv suburbs
Land Title:	Freehold
Land Area:	570 ha
Total Commitment:	USD 130.75m
Invested:	USD 124.09m
<b>DUPD Share:</b>	<b>85%</b>

# Obolon

## Highlights

- ▶ Business class residential complex with office and retail premises
- ▶ Favorable location on the central square of Obolon district in Kyiv
- ▶ Facade and commercial premises designed by "Benoy" (UK)
- ▶ Project design documentation completed and approved by State Expertise



## Details

Location:	Kyiv
Land Title:	Long-term leasehold
Land Area:	1.07 ha
Sales area (excluding parking):	37,600 m <sup>2</sup>
Total Commitment:	USD 20.7m
Invested:	USD 19.2m
Est Completion Date:	2015-2016
<b>DUPD Share:</b>	<b>100%</b>

# Sadok Vyshnevy

## Highlights

- ▶ 38 apartments in a constructed town-house community in Kyiv suburbs
- ▶ Utilities are on the site
- ▶ Individual property acts received for each of the properties
- ▶ All homes commissioned



## Details

Location:	Kyiv suburb
Land Title:	Freehold
Land Area:	1.6 ha
Total Commitment:	USD 13.18m
Invested:	USD 13.14m
Completion Date:	completed
<b>DUPD Share:</b>	<b>100%</b>