



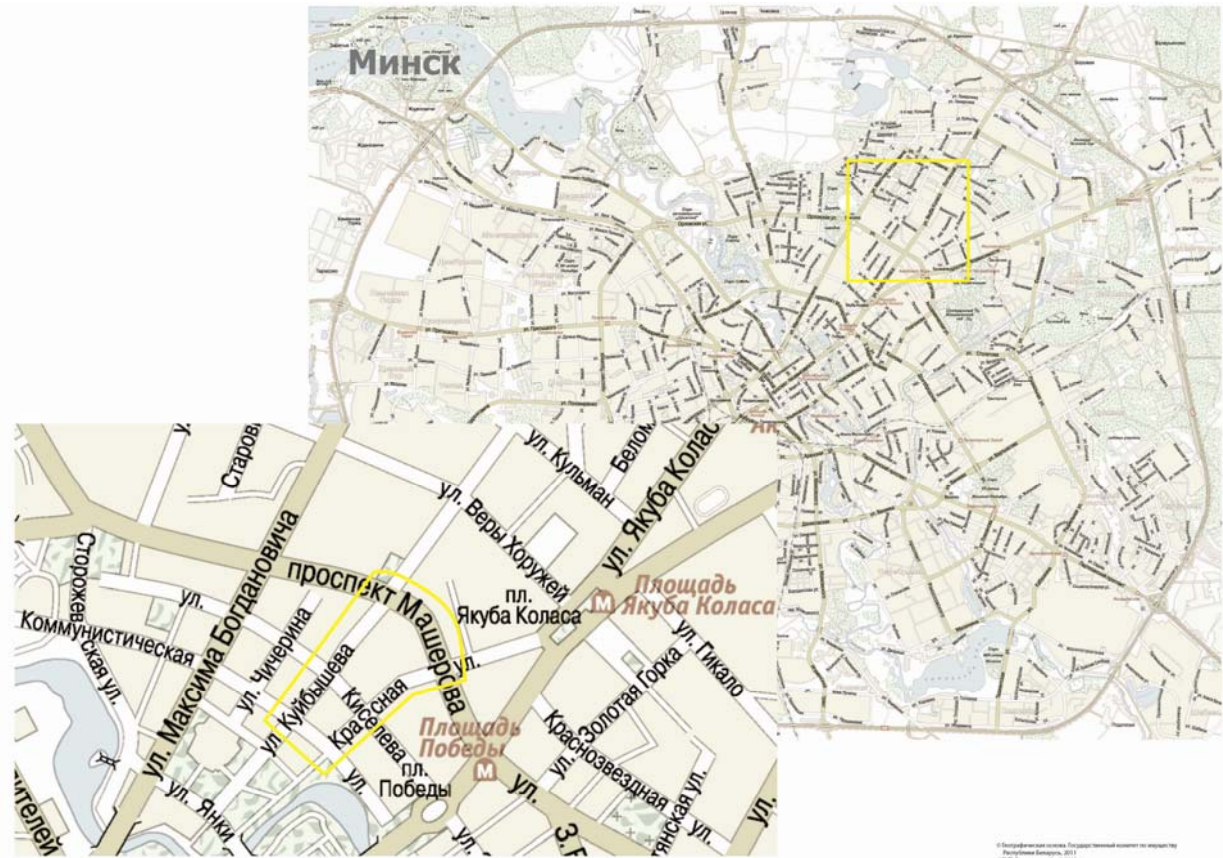
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HORIZONT  **БЕЛИНВЕСТБАНК**
ЗАО "ГОРИЗОНТ-БЕЛИНВЕСТ-ДЕВЕЛОПЕР"
CJSC "HORIZONT-BELINVEST-DEVELOPER"

Investment project
on the creation of the multifunctional centre
within the boundaries
Kuibysheva St.-Masherova Av.-Krasnaya St.-
Kiselyova St.,
city of Minsk,
Republic of Belarus

LOCATION OF THE PROJECT

The plot of land of 7.1 ha is located in the central administrative district of the city of Minsk, in the planning core of the city centre within the boundaries of the first hoist ring. The territory has a high town-planning potential due to good transport communications with other city districts, a walking distance of the underground station and a good availability of the landscape and recreation territories of the water and grass-green diameter of the city of Minsk.



ABOUT THE PROJECT

Implementation of the investment project shall be performed on the basis of the special Decree of the President of the Republic of Belarus, include the performance of works on the conversion of the site, the demolition of the existing industrial buildings, project planning and construction of new objects of commercial real estate with the subsequent full or partial alienation (investment sales).

Total area of industrial buildings: 85.6 thou. sq.m.

Dominant functional components:

- office objects – 90 thou. sq.m with underground parkings at 972 m/m;
- a hotel complex with the underground parking – 13 thou. sq.m

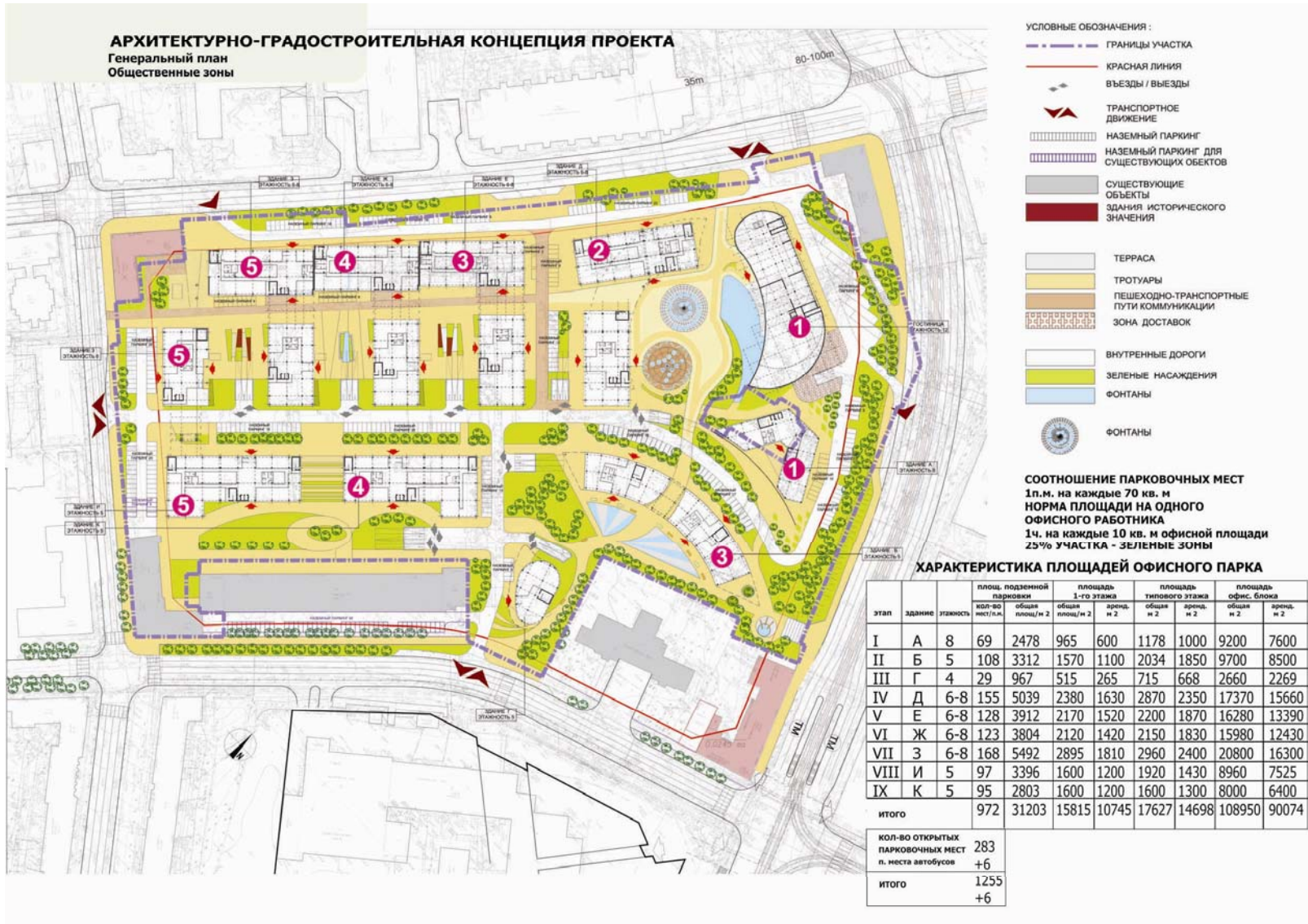
Auxiliary functional components:

- small sales areas, objects of services, catering, etc., located on the ground floors of office objects and in the hotel complex – 4 thou. sq.m;
- a core with a public area located in the central part of the investment at the intersection of the main pedestrian communication routes.

Total development area according to the project 153 thou. sq.m

Total area for rent 123 thou. sq.m

MASTER PLAN



STAGES OF THE PROJECT IMPLEMENTATION

Stage	Objects under development	Areas	Term of implementation	Cost (mln. euros) with VAT
1	Hotel complex	10.490 sq. m	2013 - 2015	36,4
	Parking	2.820 sq. m		
	Office object	7.600 sq. m GLA		27,5
	Parking	2.478 sq. m		
2	Office object	8.500 sq. m GLA	2014 - 2015	34,1
	Parking	3.312 sq. m		
3	2 office objects	17.929 sq. m GLA	2017 - 2018	50,6
	Parking	6.003 sq. m		
4	2 office objects	25.820 sq. m GLA	2019 - 2020	75,0
	Parking	7.716 sq. m		
5	3 office objects	30.225 sq. m GLA	2021 - 2022	99,1
	Parking	11.691 sq. m		
Total investments				322,7

PROJECT VISUALIZATION



PROJECT VISUALIZATION



PERFORMANCE INDICATORS

Indicator	Unit per item	Amount
Discount rate	%	12,1
Payback period (PP)	years	11 years 1 month
Dynamic payback period (DPP)	years	13 years 5 months
Net present value (NPV)	Euro	7 736,6
Internal rate of return (IRR)	%	14,1
Profitability index (PI)		1,06

INVESTMENT PROPOSAL

The company CJSC "HORIZONT-BELINVEST-DEVELOPER" is ready to consider different proposals about the joint participation in the project (as well as in separate stages thereof) from the interested companies.

Form of participation:

- investing into the project by means of granting special-purpose loans and credits;
- investing into the project by means of acquiring a share when creating and/ or increasing the authorized capital of the organization;
- investing into the project stage at any stage of its implementation;
- equity construction;
- leasing of ready objects and premises;
- any other forms of organization of the combined business;

CONTACTS

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