



Olympia Park business complex receives BREEAM certification

Moscow, Russia – 23 November 2012 - Investment company O1 Properties (“O1 Properties” or the “Company”), one of the largest owners and managers of a portfolio of high quality office properties in Moscow, today announced that its landmark asset Olympia Park, a class A business complex, has received BREEAM certification with a ‘Pass’ rating, thus receiving the status of a ‘green building’ in line with international standards.

Alexander Ostrovsky, Chief Executive Officer of O1 Properties, commented: “O1 Properties’ efforts to implement eco-standards at our assets are a key element of the Company’s corporate social responsibility. Environmental certification represents for us an opportunity to increase the efficiency of both our buildings and our business as a whole. Being certified is recognition of the asset’s high quality and increases its value.”

Pavel Barbashev, Head of Asset Management, added: “The BREEAM process at Olympia Park has enabled us to find ways to improve the working conditions of tenants, reduce their operational costs, and minimise the potential negative impact of the building on the environment.”

O1 Properties undertook a range of measures to make the business complex more environmentally friendly. This includes the installation of energy efficient lifts, the use of durable trim materials and hard wearing natural wood coating, energy efficient lights, light sensors and water meters, the separate collection and sorting of waste, an efficient automatic watering system and bicycle parking. The installed equipment also measures the energy consumption of each tenant.

The building has panoramic, energy efficient floor-to-ceiling windows. The window units meet the international standards for insulation and energy efficiency.

The three buildings at the business complex each comprise five floors, with each floor being more than three metres high, allowing for the installation of high quality fittings, raised floors and dropped ceilings in the offices.

Olympia Park is also rich in biodiversity, with 87 trees having been planted in the surrounding area, a 15,720 sq. m. grass area and 4,655 sq. m. of bushes.

The business complex opened in 2011 and offers a new type of environmental and energy efficient business park within Moscow’s city limits.

Its conceptual characteristics reflect the latest trend of ‘a business centre for life: work, relaxation, socialising and supporting a healthy way of life which is completely integrated within the urban environment’.

Olympia Park is set within a 5.8 hectare plot. Three office blocks cover a total area of 70,515 sq. m., with a net rentable area of 45,750 sq. m.

Anchor tenants include Kaspersky, TELE2, BMW and Tinkoff Credit Systems. All office units at the business complex are occupied.

For more information on O1 Properties please contact:

Anastasia Gorokhova

Oliver Buckley

RLM Finsbury

Tel: +44 (0)20 7251 3801

Email: o1properties@rlmfinsbury.com

Arina Slynko

Director of Communications

Tel: +7 495 788 5575 ext. 3005

Email: pr@o1properties.ru

About O1 Properties

O1 Properties is one of the largest owners of Class A and B+/B office space in Moscow. The Company owns and manages a portfolio of ten completed office buildings located in prime business areas of Russia's capital with a total net rentable area ('NRA') of 396,000 sq. m. O1 Properties' portfolio also includes one development property representing less than 1% of the overall portfolio value. According to Cushman & Wakefield's Valuation Report, the market value of the Company's portfolio amounted to US\$ 2.9 billion as at 30 June 2012.

About BREEAM

Established in the United Kingdom in 1990, BREEAM is the Building Research Establishment Environmental Assessment Method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance. Over 200,000 buildings around the world have received BREEAM certification and a further 1 million buildings have applied for certification.