



Class A business centre Krugozor reaches full occupancy: O1 Properties and ROLF Import sign office lease agreement

Moscow, Russia - 26 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, and ROLF Import, the official importer and distributor of Mitsubishi cars in Russia, today announced the signing of a seven year lease agreement for office space at the class A business centre Krugozor.

ROLF Import will move into a 4,756 sq. m. office on the third floor of Building 2 in the first quarter of 2013.

Krugozor business centre is located in the south-west of Moscow between Profsoyuznaya Street and Leninsky Prospekt. It comprises two units of eight and thirteen floors with a net rentable area of 50,917 sq. m., fitted out in a contemporary, hi-tech style. The buildings have panoramic windows and modern, high quality fittings. Flexible space planning, the practical arrangement of support columns, and high ceilings allow for the most efficient use of the office space.

Krugozor offers its tenants a variety of facilities within the complex itself, including two restaurants, a canteen, coffee shop, pharmacist, bank, tourist agency, gym, 721 car parking spaces and a landscaped park.

Colliers International acted as consultants for the deal.

Alexander Ostrovsky, Chief Executive Officer of O1 Properties, commented: “We are delighted to form a partnership with our new tenant ROLF Import. Krugozor is a high quality business centre which has always attracted high interest from potential tenants. Following the signing of this deal, the business centre is now at 100% occupancy.”

Vera Larlomkina, HR Director at ROLF Import, added: “A comfortable and well-equipped office is incredibly important for our company to be able to work productively. The professional management of the building, modern engineering equipment, well-planned space as well as the fact that employees from all departments will sit together on one floor should lead to more collaboration and the strengthening of our team spirit.”

Vera Zimenkova, Director of Corporate Services at Colliers International, noted: “Krugozor business centre is well known as one of the biggest projects in the south-west of Moscow. The majority of office units were already leased before the completion of the redevelopment which was carried out in 2007. Other tenants are large international clients including Volkswagen, Citibank, SCANIA, NewTech Services and IBM.”

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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 ROLF Import

ROLF Import, a joint project between Mitsubishi Corporation (40%) and ROLF Group (60%), is the official importer and distributor of Mitsubishi cars on the Russian market. The Mitsubishi Motors dealership network is one of the most developed in Russia and includes 117 dealership centres in 74 cities. In line with development plans to expand the dealership network, the number of partners will further increase by the end of 2012. As a result, services for the purchase and maintenance of Mitsubishi cars will be accessible to 95% of the Russian population.

In September 2010, Mitsubishi Motors launched its own production site in Russia in the Kaluga region, where the assembly of the Mitsubishi Outlander XL model from semi-knocked-down kits was established. In 2011, Mitsubishi Motors produced 9,000 cars at its assembly plant in Russia. In November 2012, the factory switched to full cycle production for the new Mitsubishi Outlander.

ROLF Import was the first and only company on the Russian market as of early 2011 to be the official seller of the innovative electric Mitsubishi i-MiEV model.

In 2011, ROLF Import sold 74,166 cars, representing a 63% increase compared with 2010.

The full range of Mitsubishi Motors models in Russia can be found by visiting the official website: www.mitsubishi-motors-ru

About Colliers International

Colliers International is a global commercial real estate company, providing services in the commercial real estate sector. Colliers international has offices in North and South America, Europe and Asia, enabling the company to apply international techniques to the specifics of local markets, as well as to carry out the most comprehensive property transactions in any part of the world.

Today, Colliers International offers a full range of services in commercial real estate and takes into consideration all possible requirements of its clients. We collaborate with international corporations as well as with Russian companies, and advise on the leasing and sale of office, retail and warehouse premises, provide consultancy services in hotel real estate, offer real estate valuation services, implement market research, design real estate development concepts, manage properties, and undertake due diligence of investments projects.

We develop long-term relationships with our clients. We are proud to say that our clients include recognised international and Russian companies such as AFI Development, Capital Group, Ernst & Young, FedEx, Fleming Family and Partners, Forum Properties, General Electric, Millhouse, Ikea, Johnson & Johnson, Oracle, Procter & Gamble, Regus, Solvay Pharma, Total, ADM, Hypercentre (Mosmart), Eurasia, Kuznetsky Most Development, Patero Development and RosEvroBank. Our clients trust us and choose Colliers International as advisors in commercial real estate.

Colliers International is a member of the American Chamber of Commerce, the International Council of Shopping Centres (ICSC) and the Russian Guild of Realtors.

For more details, please visit www.colliers.ru