

Press Release



Standard&Poor's assigned long term rating to O1 Properties on B+ level

Moscow, Russia. July 1, 2013. Investment company O1 Properties, one of the major owners of prime office real estate in Moscow, is pleased to announce that international rating agency Standard&Poor's has assigned long term rating to O1 Properties at B+ level with stable forecast.

The agency has also assigned the debt security rating at the level of 'B+' to bonds issue worth 6 bln rubles, which will be placed by O1 Properties Finance.

The Agency's analysts noted an excellent quality of the company's assets portfolio, high occupancy level of the business centers owned by O1 Properties, and favorable conditions for rental income growth. Also the current market entry barriers in view of «architectural planning and zoning restrictions,» contribute to stability of the company's market positions.

Dmitry Mints chairman of the Management board of O1 Properties: «Obtaining the international credit rating is an important event for O1 Properties, confirming a high level of the company's transparency, the quality of its corporate management as well as its stable market positions».

The credit ratings service Standard & Poor's, The McGraw-Hill Financial division, is the world leader in providing independent research and universal benchmarks for credit risk assessment. Standard & Poor's has its representatives in 23 countries, with more than 1,300 credit analysts working there.

For more information please visit the official web site of the company www.o1properties.ru

or contact:

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Phone: +7 495 788 5575

Email: pr@o1group.ru

Information 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 426 000 sq. m. O1 Properties' portfolio also includes one development property representing 1% of the overall portfolio value. According to a Valuation Report by Cushman & Wakefield, the market value of the Company's portfolio including amounts to US\$ 3.7 billion.