

O1 Properties acquires “Silver City” Class A business centre

Moscow, Russia – 15 August 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 the completion of the purchase of Silver City, a class A multi-purpose business centre, from Evans Randall for US\$333 million. The deal has been approved by the Federal Antimonopoly Service of the Russian Federation. Evans Randall were advised by CBRE and Jamison Property Capital

Built by Delin Development and put into operation at the end of 2007, Silver City has a total net rentable area of 41,661 sq.m, and is located 1.5km from the Kremlin at 29 Serebryanicheskaya Embankment in



Moscow's central administrative district.

Silver City is almost 100% rented, and tenants comprise multinational corporations and leading Russian companies, such as SUEK, Marsh Insurance Brokers, FESCO, Toyota Bank, AECOM, Industrial and Commercial Bank of China, Lacoste, Qatar Airways, Etihad Airways and Canon and others. Companies are provided with all necessary infrastructure to undertake the widest range of business activities within the complex.

In addition, the business centre hosts the coffee shops Prime Star and Starbucks, a corporate canteen and a grill bar. It also features a restaurant with a “River Side” summer terrace, where tenants can have lunch, hold business meetings or organise corporate events. A tourist agency, beauty salon, minimarket, chemist, drycleaners, car wash, florist, payment terminals and an ATM are also located in the complex's territory.

Dmitry Mints, Chairman of O1 Properties, commented: “We are pleased to announce the purchase of one of the highest quality assets on the Moscow commercial real estate market, which offers consistently strong profitability and has the potential to increase in value. Silver City provides the best quality infrastructure and facilities to meet the requirements of the most demanding clients.”

Paul Kendrick, Chief Financial Officer of Evans Randall, added: “The sale of Silver City completes our first project in Moscow and represents an excellent outcome for our investors. Working alongside both the local team and our international advisers, we have seen continued strong performance for the asset despite the uncertain market environment and are delighted now to confirm the sale, which is in line with our strategy.”

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 eight completed office buildings located in prime business areas of Russia’s capital with a total net rentable area (‘NRA’) of 321,000 sq. m. O1 Properties’ portfolio also includes two development properties representing 5% of the overall portfolio value. According to Cushman & Wakefield’s Valuation Report, the market value of the Company’s portfolio (including two development properties) amounted to US\$ 2.1 billion as at December 31, 2011.

www.o1properties.com

About Evans Randall

Evans Randall is a privately-owned investment banking and private equity group specialising in structured finance, private equity and commercial real estate transactions. Since its formation in September 1993, the UK-based company has arranged or advised on US\$35 billion of transactions, on behalf of both private investors and international corporate clients.

In the real estate sector, Evans Randall sources, arranges, underwrites and manages large-scale commercial and retail property investments on behalf of itself and its investor clients. It targets real estate returns of up to 20% pa and in some cases higher.

Since 2005, Evans Randall has acquired around £5 billion of UK and European property investments on behalf of itself and co-investors.

www.evansrandall.com