



We are O1 Properties, one of the largest owners of high-quality office buildings in Moscow.

We invest in and manage high-end office buildings creating an environment that helps our tenants to make their business successful. Our tenants benefit from the atmosphere that inspires people, making them more creative and productive. Our properties are landmark business destinations with outstanding design, convenient location, top-notch public areas, landscaped outdoor areas and a variety of amenities. We manage our properties to high environmental standards and do our best to contribute to local communities, enabling the city to achieve its full potential.

Part 1

About us

01

Provide tenants with premium office properties and service

Most of our portfolio consists of class-A office properties. We continuously improve our buildings and upgrade public and outdoor areas to provide an innovative, efficient, functional and cost-effective working environment for our tenants.

02

Focus on the Moscow market

Our focus is 100% on the Moscow market. By providing premium Moscow office space to leading Russian and international companies, we benefit from high rates and leverage the prestige factor of Russia's capital city in order to deliver value to our stakeholders.

03

Balance between yield generating assets and development

Assets that generate steady cash flow provide a strong foundation for our business, while development projects bring extra margins as well as the opportunity to create unique and efficient office buildings. We maintain a ratio of 90-10 between yield-generating assets and development projects in order to ensure sustainable growth.

Coherent strategy

12

12 properties now operational in Moscow

3.2

USD 3.2 bln. — value of the portfolio

478,000

478,000 sq.m. — Net Rentable Area of the portfolio

624,000

624,000 sq.m. — Gross Building Area of the portfolio

11

11 BREEAM certified properties

100

100% focus on the Moscow market

Key figures



Creating value

We deliver value to our tenants by offering top-notch office properties that support the brand image of their companies. Our user-friendly management system ensures that our tenants obtain seamless, high-quality service, making the daily office routine smooth and easy.

Strong orientation to the customer and to society has brought us a stream of awards, including several from the international professional community. They include: The European Property Awards 2012, 2013 and 2016; RIBA International Awards 2011; Civic Trust Awards 2012; The Best Office Awards 2013, 2014 and 2017; The Moscow Times Awards 2013 and 2015; MUF'17 Community awards; International Design Award (AIA) 2017; and CRE Awards 2011, 2012, 2013, 2017 and 2018.

At O1 Properties we understand that sustainable performance in the long-term is unattainable without a responsible attitude to the society we live and work in and the way we do business. We apply the best international standards of corporate social responsibility at all management levels and build a transparent business structure based on relations of trust with employees, clients and partners.



As the largest owner of office real estate in Russia we are committed to environmental sustainability. We were one of the first in Russia to apply environmental standards at our office buildings.



Green Portfolio



We invest in technologies that enhance the environmental efficiency of our portfolio, reduce carbon footprints and improve the wellbeing of our tenants and the surrounding communities. Eight of our operating sites and one development project are now certified to the international BREEAM eco-standard. We are working to further enhance the environmental efficiency of our portfolio.

White Square
Ducat Place III
Legend
White Stone
Silver City
Stanislavsky Factory
Lighthouse
Vivaldi Plaza
Krugozor
iCUBE
LeFORT
Nevis

Part Portfolio

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White Square (20—21)



Ducat Place III (22—23)



Legend (24—25)



White Stone (26—27)



Silver City (28—29)



Stanislavsky Factory (30—31)



Lighthouse (32—33)



Vivaldi Plaza (34—35)



Krugozor (36—37)



iCUBE (38—39)



LeFORT (40—41)



Nevis (42—43)

GBA: 110,838 sq.m.
NRA: 76,407 sq.m.
Parking lots: 840
Year of construction: 2009
Architect: APA Wojciechowski,
ABD Architects
Certification: BREEAM

An iconic business destination with excellent amenities, including high-end restaurants and cafés. The complex of three buildings is connected by a pedestrian area featuring a fountain and modern art works. White Square has been certified under the BREEAM sustainable building scheme.

White Square



GBA: 46,085 sq.m.
NRA: 33,540 sq.m.
Parking lots: 467
Year of construction: 2006
Architect: Skidmore, Owings & Merrill
Certification: BREEAM

A modern building with an outstanding lobby in a vibrant and central business district. Ducat Place III is certified under the BREEAM sustainable building scheme.

Ducat Place III



Legend



A modern, constructivist-style building with an outstanding set of restaurants and cafés at a prime location in the heart of old Moscow.

GBA: 44,813 sq.m.
NRA: 40,148 sq.m.
Parking lots: 401
Year of construction: 2009
Architect: NBBJ

GBA: 49,520 sq.m.
NRA: 39,698 sq.m.
Parking lots: 349
Year of construction/Year of renovation: 2005 / 2014
Architect: Aedas
Certification: BREEAM

O1's second office centre in the vibrant White Square District Area. The building was recently refurbished and offers all the benefits of a pleasant neighbourhood with outstanding amenities and excellent transport accessibility.

White Stone



Silver City



An inspiring building with direct views onto the Yauza river embankment. Outstanding features include a panoramic lobby, water wall and excellent choice of dining options.

GBA: 56,033 sq.m.
NRA: 41,909 sq.m.
Parking lots: 402
Year of construction: 2007
Architect: NBBJ
Certification: BREEAM

Stanislavsky Factory



This former factory, dating from the end of the 19th century, has been rebuilt and renovated to create a business centre for the 21st century. Stanislavsky Factory has an outstanding landscaped territory. The business centre has won numerous international awards for its design and for preservation of cultural heritage.

GBA: 41,086 sq.m.
NRA: 34,568 sq.m.
Parking lots: 336
Year of construction/year of renovation: 1912/2007
Architect: John McAslan + Partners

Lighthouse



A modern building with spacious 12-storey atrium in the vibrant business cluster next to Paveletskaya metro and train stations in south-central Moscow. The building has ultra-modern fit-out and breath-taking panoramic views over the centre of Moscow. Lighthouse has been certified to BREEAM sustainable building standards.

GBA: 42,856 sq.m.
NRA: 27,426 sq.m.
Parking lots: 367
Year of construction: 2012
Architect: Aedas
Certification: BREEAM

Vivaldi Plaza



The second O1's office complex in the Paveletskaya business cluster in south-central Moscow. The complex consists of four buildings with landscaped territory. Vivaldi Plaza has been certified to BREEAM sustainable building standards.

GBA: 72,911 sq.m.
NRA: 48,202 sq.m.
Parking lots: 752
Year of construction: 2009
Architect: Segrey Kiselev and Partners
Certification: BREEAM

GBA: 62,052 sq.m.
NRA: 50,970 sq.m.
Parking lots: 765
Year of construction / Year of renovation: 1975 / 2007
Architect: ABV Group
Certification: BREEAM

The complex was created by renovation of a former factory. It consists of two connected buildings and offers spacious office premises with 5-metre ceilings and efficient layouts.

Krugozor



GBA: 22,646 sq.m.
NRA: 17,177 sq.m.
Parking lots: 215
Year of construction: 2012
Architect: ABD Architects
Certification: BREEAM

One of very few O1's office complexes located outside the Moscow's central business district. iCUBE is a new development built to the latest and highest standards, and offers excellent value for money for business tenants in this part of the city.

iCUBE



LeFORT



The LeFORT business centre occupies the site of a former silk factory. A total of 10 buildings from the 19th and 20th centuries have been redeveloped to create a unique architectural ensemble.

GBA: 60,637 sq.m.
NRA: 55,376 sq.m.
Parking lots: 746
Year of construction / Year of redevelopment: XIX century / 2006
Architect: Stroyproekt

Nevis



Nevis is a new development with light façades and panoramic windows. Relatively small size makes Nevis suitable for the headquarters of a single company, offering privacy and comfort.

GBA: 15,014 sq.m.
NRA: 11,475 sq.m.
Parking lots: 80
Year of construction: 2014
Architect: Ostozhenka

Improving the
day-to-day
business of our
customers

Generating
safe and rising
returns

