

The background of the slide features a photograph of two modern office buildings. The building on the left is a light-colored, curved structure with many windows, partially obscured by a blue gradient overlay. The building on the right is a darker, more prominent curved glass skyscraper that reflects the sky and surrounding environment. The sky is blue with some light clouds.

o₁properties

Business driven. People oriented

Company Presentation

2021

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Company Profile

1.1

About us

We are O1 Properties – one of the largest professional owners of class-A office real estate in Moscow. We own and operate a portfolio of 12 iconic office buildings in Russian capital with total space in excess of 624,000 sq.m.

We implement sustainable principles of building management and operate the portfolio with the view of international ecological standards. We develop our buildings to offer the solutions for companies in different industries with the variety of needs and preferences. We help our tenants to establish the healthy and productive environment and create the opportunities for better office experience.

90% of our portfolio is certified in accordance with the BREEAM system of green office management. All buildings contribute to local communities by offering the range of amenities and public green zones.

2010

Since 2010 we have been working on the office market

11

12 properties in operation, located mainly in CBD

10

10 BREEAM certified buildings

478,000
sq.m.

Net rentable area

624,000
sq.m.

Gross building area

1.2

Strategy: 100% office

Our strategy is to invest exclusively in high-quality office properties in Moscow. We invest in developing of our projects to offer tenants the highest level of service in the modern, productive and efficient space.

Moscow

100%

Ratio between yield generating
development

90/10

Portfolio

2.1

Our portfolio

We own one of the best portfolios of A-class office real estate in Moscow. Our buildings located in key business districts and meet the highest expectations of largest international and Russian companies.

- 1.White Square
- 2.Ducat Place III
- 3.Legend
- 4.White Stone
- 5.Silver City
- 6.Vivaldi Plaza

- 7.Lighthouse
- 8.Stanislavsky Factory
- 9.LeFort
- 10.Krugozor
- 11.iCUBE



2.2

Our tenants



McKinsey&Company



Among our tenants – the largest international and Russian companies. We understand that quality of the office building may contribute to the HR brand of it's tenants. We constantly improve our properties according to the regular feedback from our tenants.

2.3

White Square

Address:

10 Butyrsky val, 5 Iesnaya street.

At a glance:

Class A

NRA 76,407 sq.m.

Parking: 840

Breem in-Use. Very Good / Very Good

Key tenants:

PwC, Deloitte&Touche,

McKinsey & Company, BNP Paribas.

Awards:

The Moscow Times Awards 2013,

CRE Awards 2010

Dining:

Torro Grill, Osteria della Piazza Bianca,
Magnum, Coffemania, Starbucks,
Khleb Nasyshny.

Retail:

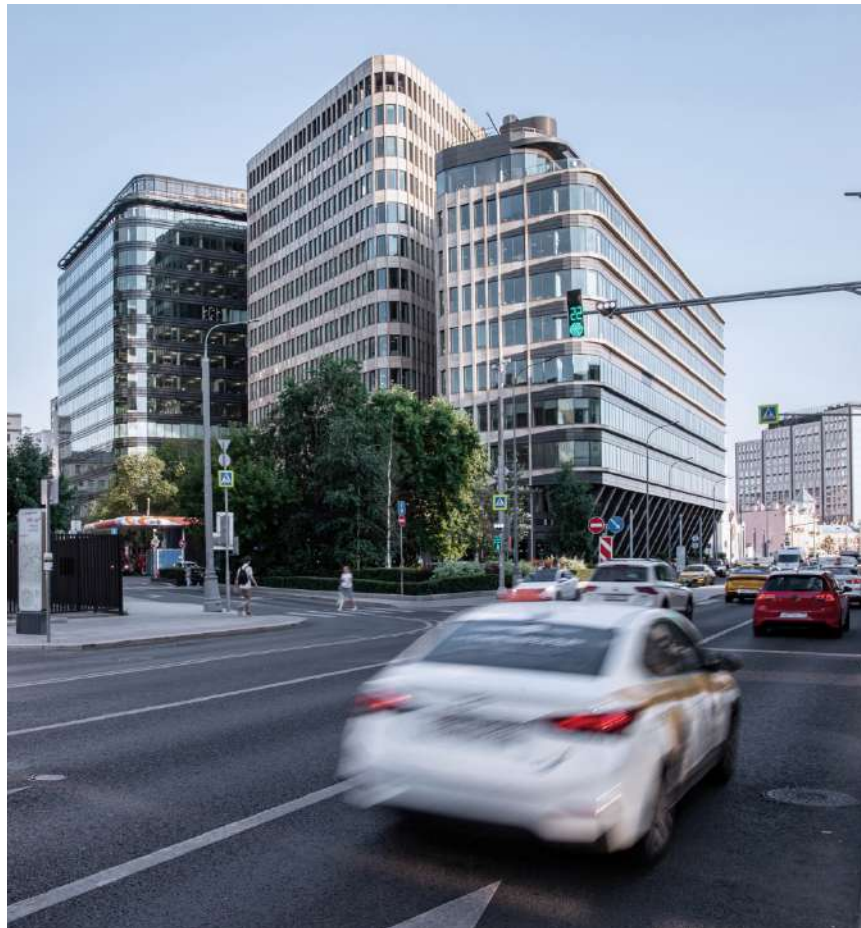
L'occitane, AB Daily, pharmacy.

Beauty:

FaceFit.

Service:

dry cleaning.



2.4

Ducat Place III

Address

6, Gasheka street

At a glance:

Class A

NRA 33,540 sq.m.

Parking 467

Breem New Construction. Very Good

Dining:

Starbucks, canteen.

Service:

dry cleaning.

Other:

One! International School.

Key tenants:

Citibank, Clifford Chance, Goldman Sachs, Boston Consulting Group, Sovcomflot, Hines, European Bank for reconstruction and development.



2.5

Legend

Address:

2, Tsvetnoy boulevard.

At a glance:

Class A

NRA 40,148 sq.m.

Parking: 40

Key tenants:

Group M, Phillip Morris, Morgan Lewis,
MasterCard, Badoo.

Dining:

Probka, Chaikhona #1, Coffee Point,
Max Brenner, Butcher, Ryba moyo.

Beauty:

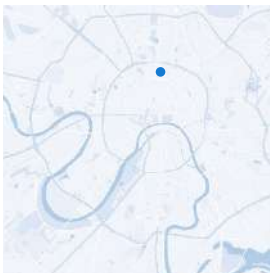
N1BEAUTY.

Fitness:

Milon

Retail:

Florist, Bosh, Monteluxe.



2.6

White Stone

Address

4, 4th Lesnoy Lane

At a glance:

Class A

NRA 39,698 sq.m.

Parking 349

Breeam-in-Use. Good / Very Good.

Key Tenants:

Slavneft, LG Electronics, Weatherford,
Regus, Bacardi, Geomerty Global,
Yves Rocher.

Awards:

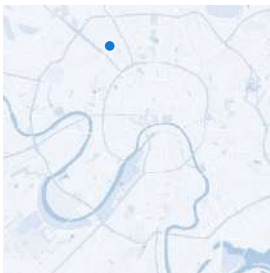
Best Office Awards 2014.

Dining:

Canteen, Prime, Marukame.

Fitness:

GORKYSTREET.



2.7

Silver City

Address:

29, Serebryanicheskaya emb.

At a glance:

Class A

NRA 41,909 sq.m.

Parking 402

Breeam-in-Use. Very Good / Very Good.

Key Tenants:

ERGO, AECOM, Toyota Bank,
Marsh Insurance, Renault-Nissan Bank,
Canon.

Dining:

Canteen, New York, Grill and More,
Prime Star, Khleb Nasushny.

Beauty.**Fitness.****Retail:**

Minimarket, Flower shop.

Service:

Dry Cleaning, car wash.



2.8

Vivaldi Plaza

Address:

2, Letnikovskaya Str.

At a glance:

Class A

NRA 48,202 sq.m.

Parking 752

BREEAM in-Use. Very Good / Very Good

Key Tenants:

Eurasian European Comisson, Roche
Diagnostics, JLL, Mitsubishi Electric.

Dining:

Starbucks, Khleb Nasyshny, Torro Grill,
BOSTON SEAFOOD&BAR, Prime,
canteen.

Service:

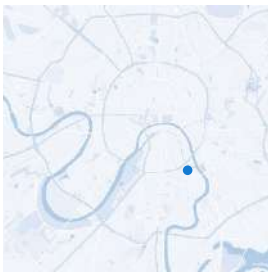
Dry cleaning.

Retail:

Flower shop.

Other:

Marriott Courtyard Hotel.



2.9

Lighthouse

Address

26, Valovaya Str.

At a glance:

Class A

NRA 27,426 sq.m.

Parking 367

Breem-in-Use Very Good / Good.

Key tenants:

McDonalds, Fitch Ratings,

KIA Motors.

Awards:

Best Office Awards 2013, CRE Awards

2013, European Property Awards 2012

Dining:

Tot esche Gus, coffe-point, canteen,
fitness buffet.

Beauty:

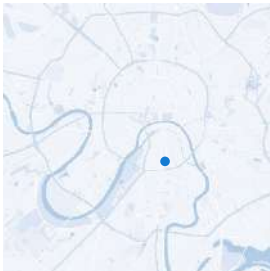
N.A.I.L.S., Barberians, Mod's Hair.

Fitness:

Repablika.

Service:

Dry cleaning, car wash.



2.10

Stanislavsky Factory

Address:

21, Stanislavsky Factory

At a glance:

Class A

NRA 34,568 sq.m.

Parking: 336

Breeam-in-Use. Good / Very Good.

Key tenants:

NOKIA, Walt Disney,

European Media Group, Red Bull.

Awards:

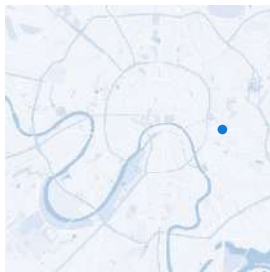
Royal Institute of British Architects Award
2011, Civic Trust Awards 2012

Dining:

Prime, Gourmet Lounge, coffe-point,
canteen.

Other:

Theatre.



2.11

LeFort

Address:

27, Elektrozavodskaya Str.

At a glance:

Class B+

NRA 55,376 sq.m.

Parking 746

Breem-in-Use. Very Good / Very Good.

Key tenants:

Delimobil, Olympus, DPD, Avon.

Dining:

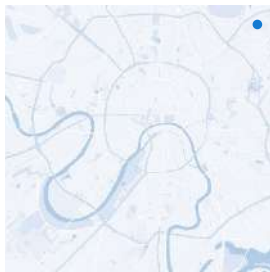
Canteen, Dobryninsky, cafe, coffee-point.

Retail:

minimarket, flower shop.

Fitness:

Gold's gym.



2.12

Krugozor

Address:

30/1 Obrucheva Str.

At a glance:

Class A

NRA 50,979 sq.m.

Parking 765 м/м

BREEAM-in-Use. Good / Excellent.

Key tenants:

Volkswagen Group, Citibank, Nike, CIV Life,
Scania, Bionica.

Dining:

Prime, Anderson, canteen, coffe-point. »,
кантина, кофе-поинт.

Fintess:

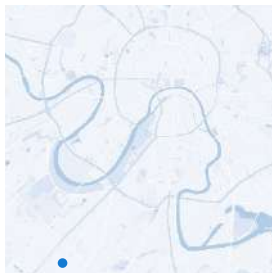
Ostrov.

Retail:

Flower shop, minimarket.

Service:

Dry-cleaning.



2.13

iCUBE

Address:
58, Nakhimovsky prosp.

At a glance:
Class A
NRA 19,177 sq.m.
Parking: 215.
Breeam-in-Use. Very Good / Excellent.

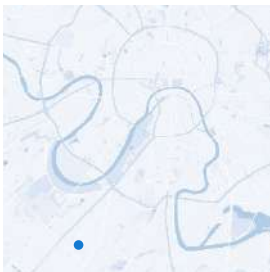
Key tenants:
АББ, Miele, Alpha Leasing, Rode & Schwarz.

Awards:
Green Property Awards 2021.

Dining:
Canteen.

Service:
EV-charger.

Retail:
Miele.



Sustainable Development

3.1

Stakeholders map

Our sustainable development policy targets key stakeholders: tenants, employees, investors / partners, local communities.

Our projects and events

UN Global Compact.

O1 Properties is member of the UN Global Compact since 2019. We are office partner for National Network of UN Global Compact since 2020.

Tenants

Employees

Investors & Partners

Local Communities



Improving ecological efficiency of our portfolio.

We implement the international standards of green management of our portfolio to create the healthy and productive environment. 90% of portfolio is BREEAM certified. This includes energy efficiency, water efficiency, separate waste storage, greening and other technologies. We are winner of the ecological competitions including Climate leader, Green Awards, Green Office, etc.



Sport & Fitness

We have corporate football and yacht teams. Annually we organize a football championship for our tenants and partners to promote sport and healthy lifestyle.



Charity

We sponsor the Bolshoi theatre and support Buro Dobrykh Del foundation, the charity that provide the educational programs for orphans.



Developing the professional competencies of our staff.

We offer a variety of educational programs for our employers to support them in future career development.



3.2

UN Global Compact

O1 Properties is member of UN Global Compact since 2019. Since 2020 we are office partner for the National Network of the UN Global Compact in Russia.

By joining the UN Global Compact, the company confirms it's commitment to the 10 principles of responsible and sustainable business conduct in the spheres of human rights, labor, responsible attitude to the environments and anti-corruption.

When we join the UN Global Compact, we analyzed the Sustainable Development Goals and identified Goal 11 (Sustainable cities) and Goal 12 (Responsible production and consumption) as our priorities.



3.3

BREEAM Certification.

O1 Properties was among the pioneers of the BREEAM certification in Russia.
Our Breeam portfolio exceeds 598,000 sq.m., this is the largest number among office landlords in Russia.



White Square
Very Good / Very Good



Ducat Place III
Very Good



Lighthouse
Very Good / Good



Vivaldi Plaza
Very Good / Very Good



White Stone
Good / Very Good



iCUBE
Very Good / Excellent



Krugozor
Good / Excellent



LeFORT
Very Good / Very Good



Silver City
Very Good / Very Good



Stanislavsky Factory
Good / Very Good

Awards

2021

4.1

Awards

Green Property Awards BREEAM



iCUBE
Business center of the year
Project of the year

Green Awards: High Performance Building



Ducat Place III
Office Building, Moscow

III Climate Forum



Portfolio
Climate Leader

CRE Awards



Bolshevik
Leasing Deal of the Year

American institute of Architects



Bolshevik
Best Renovation Year

MUF'17 Community Awards



Bolshevik
Special awards

Best Office Awards



Bolshevik
Best Atrium

CRE Awards



Avrora
Leasing Deal of the Year

Civic Trust Awards



Bolshevik
Regional Finalist

European Property Awards



Bolshevik
Best Redevelopment Project

4.2 Awards

The Moscow Times Awards



Bolshhevik
Business center of the year

Best Office Awards



White Stone
Best Atrium

The Moscow Times Awards



White Square
Business Center of the Year

Best Office Awards



Lighthouse
Best Atrium

CRE Awards



Lighthouse
Class A business center

CRE Awards



White Square
Acquisition deal of the year

European Property Awards



Lighthouse
Highly commended

Civic Trust Awards



Stanislavsky Factory
Best Renovation Project

RIBA

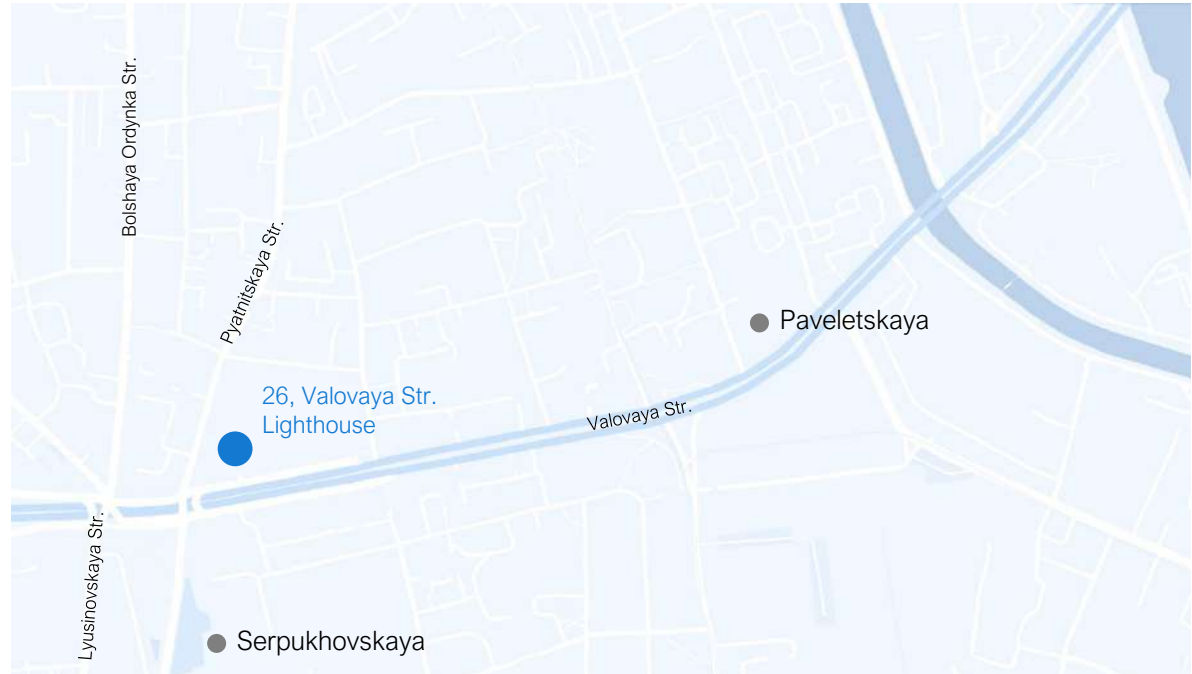


Stanislavsky Factory
Best Renovation Project

CRE Awards



Portfolio
Acquisition deal of the year



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Lighthouse

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