

# MOSCOW:

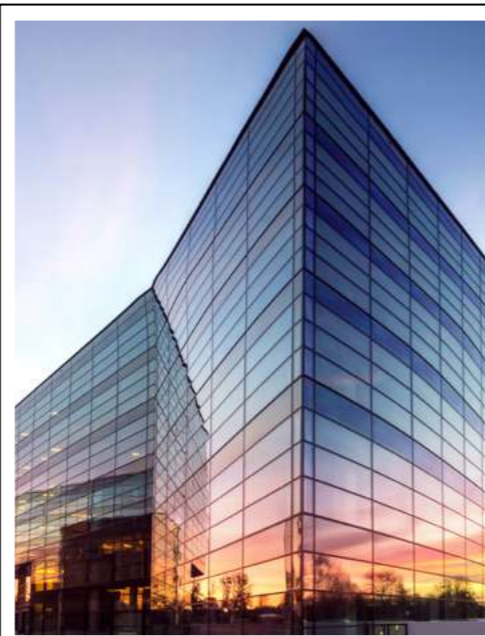
Family and friends  
entertainment facilities



Extreme,  
modern and  
cyber sports



High-class office spaces



Mountain skiing resort




Malls

## NEW INVESTMENT OPPORTUNITIES


# 7 YEARS OF NEW MOSCOW DISTRICTS DEVELOPMENT

## THE MAIN GROWTH POINTS: PEOPLE AND INFRASTRUCTURE

Amount of investments in new Moscow districts 2012-2019

**8.5**  **bln Euros**

Will be invested till 2035

**100**  **bln Euros**

Average spending level of new Moscow districts habitants per month – **1,000 Euros** (one of the highest levels among all non-central locations of Moscow)

**192 km** of roads built, **300 km** more will be constructed in 5 years with at least 6 transfer hubs

**8** metro stations built, **13** will open in 5 years reaching Vnukovo International airport in 2022 and Troitsk in 2023

Population of new Moscow districts in 2012

**230,000**  **people**

Population of new Moscow districts in 2019

**540,000**  **people**

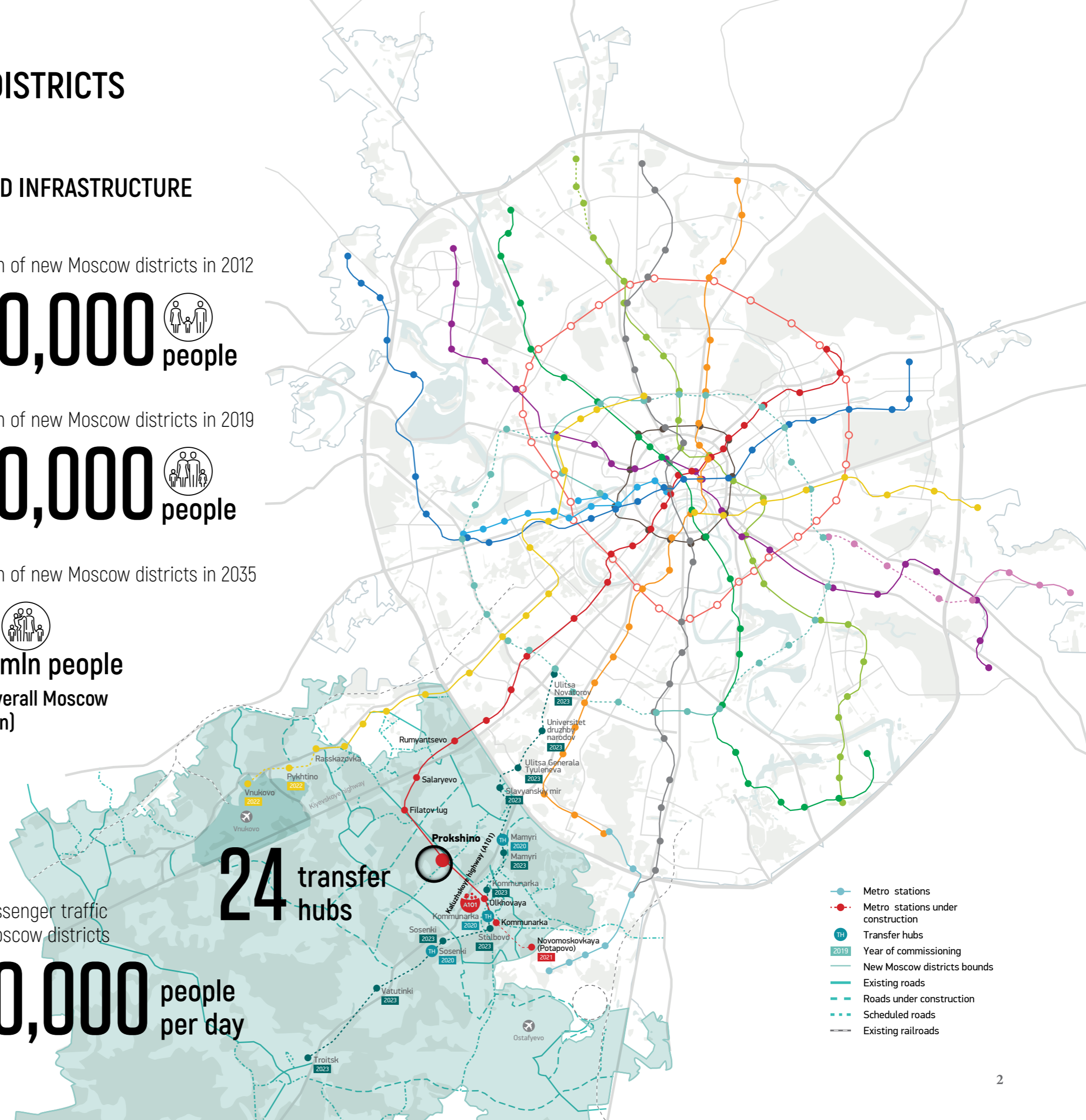
Population of new Moscow districts in 2035

**1.5**  **mln people**  
(10% of overall Moscow population)

Metro passenger traffic in new Moscow districts

**730,000** **people** per day

**24** transfer hubs



## REAL ESTATE INVESTMENT AND DEVELOPMENT GROUP

# A101

BEING A PART OF SAFMAR – THE LARGEST PRIVATE INDUSTRIAL AND FINANCIAL HOLDING IN RUSSIA – ALLOWS A101 TO ATTRACT ADDITIONAL “FRIENDLY” RESOURCES AND COMPETENCIES

Specializes on residential and infrastructure development at Troiskiy and Novomoskovskiy districts of Moscow. There, the Group creates a well-balanced urban environment, which appreciates all modern demands and way of life by constructing comfortable living quarters and social infrastructure as well as creating human and ecologically friendly public and recreational spaces.



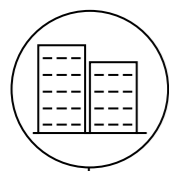
**Close cooperation with city authorities**



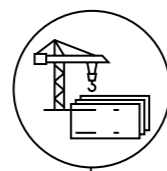
**Collaboration with leading Russian and international architect bureaus**



**Getting a status of Priority investment project with all according benefits**



**>2.5**  
**mln sq. meters**  
Put into operation



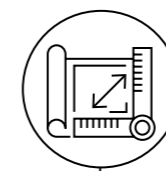
**1.7**  
**bln Euros**  
Invested in construction



**2<sup>nd</sup>**  
largest real estate developer in Moscow



**5<sup>th</sup>**  
Russian construction company in terms of number of housing put into operation

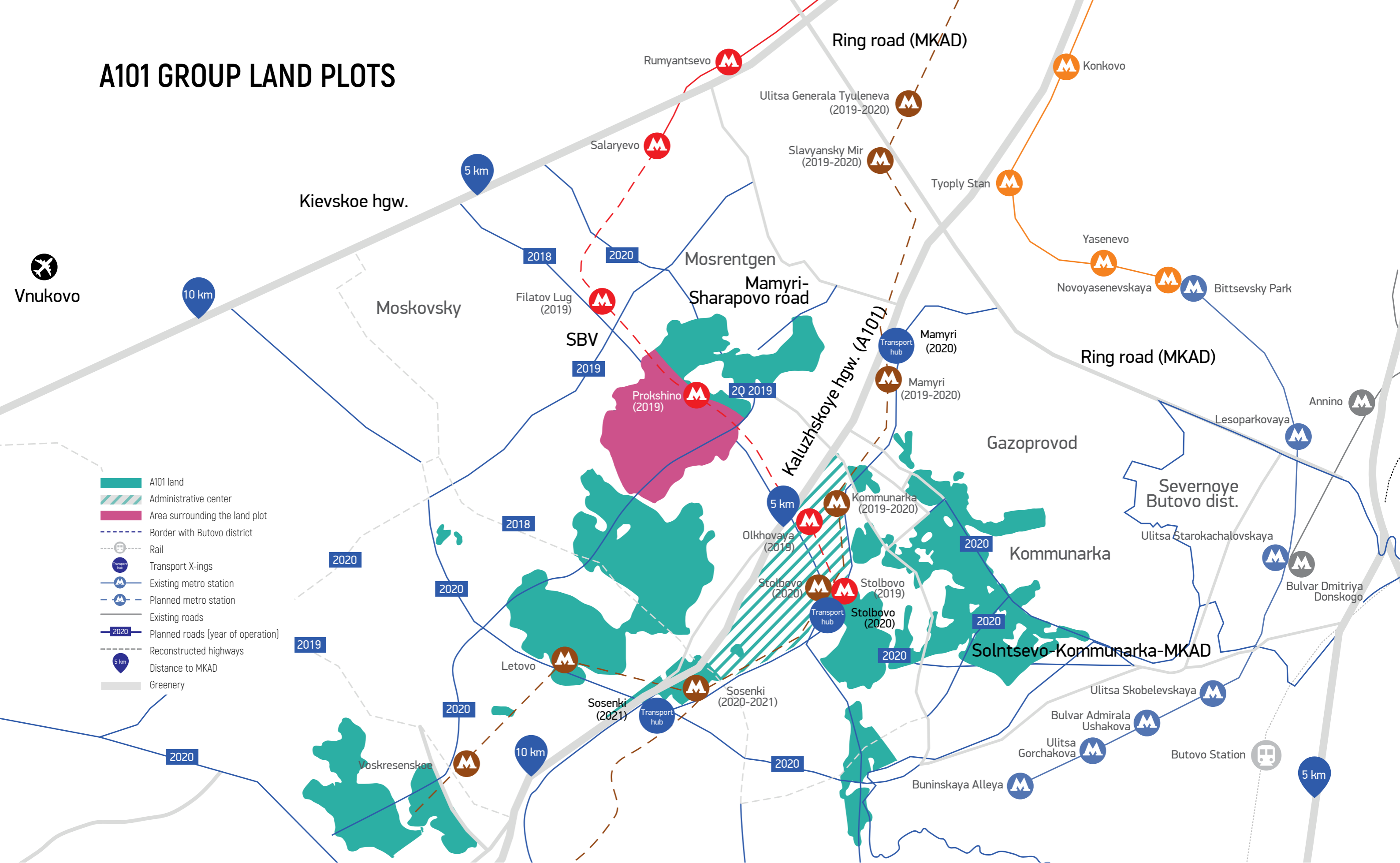


**2,500**  
**ha**  
Total area of land plots



**25**  
**years**  
In real estate business

# A101 GROUP LAND PLOTS



# PROKSHINO CLUSTER

Real estate built in 2012-2019

**11.7**  mln sq. meters


Real estate put into operation till 2035

**88.3**  mln sq. meters










Total office GBA in new Moscow districts

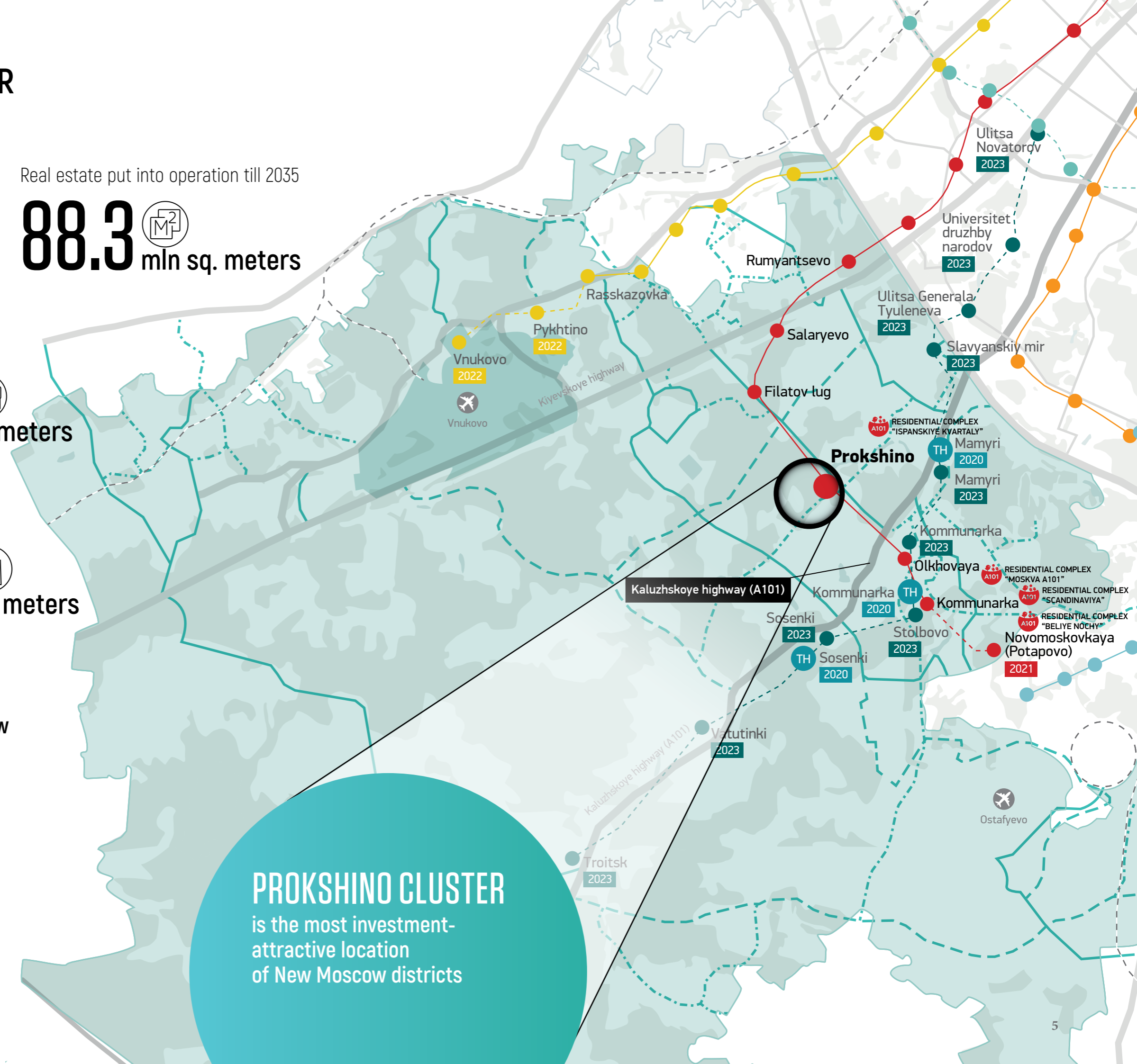
**674,000**  sq. meters

Total malls GBA in New Moscow districts

**685,000**  sq. meters

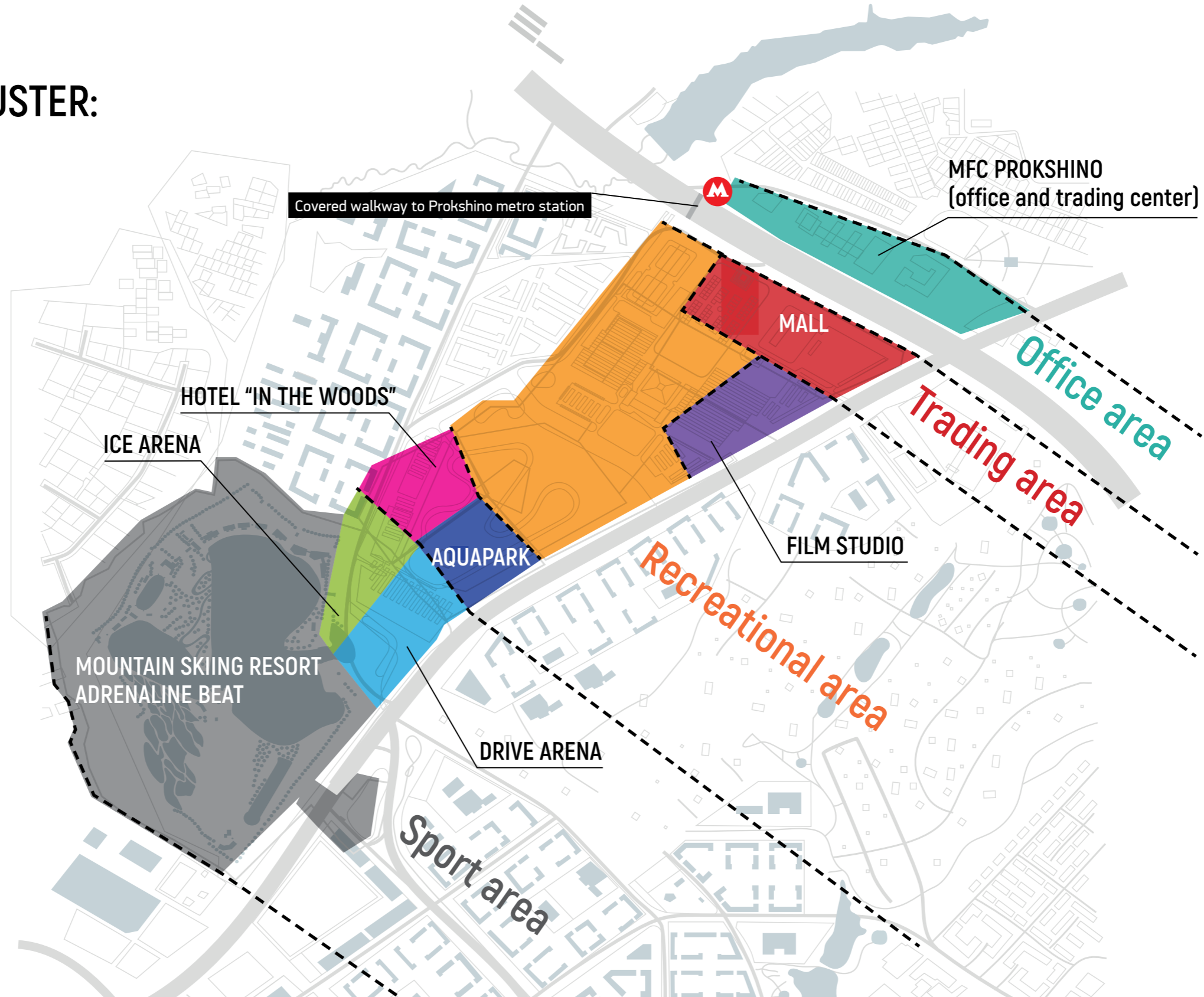
**1.5** mln population till 2035.  
It will be about **10%** of Moscow overall population

-  Metro stations
-  Metro stations under construction
-  Transfer hubs
-  Year of commissioning
-  New Moscow districts bounds
-  Existing roads
-  Roads under construction
-  Scheduled roads
-  Existing railroads



**PROKSHINO CLUSTER**  
is the most investment-attractive location of New Moscow districts

# PROKSHINO CLUSTER: COMPOSITION



Land plot area

**134.5** ha

Total GBA of commercial facilities

**419,500** sq. meters

Visits per year

**10** mln

A new city center situated Southwest – one of the prime locations in Moscow. A project with great assessability – only 15 minutes walk from metro station to the most far spot

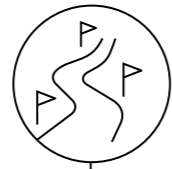
# ADRENALINE BEAT



Height of filled soil

# 101 m

## THE HIGHEST SKISLOPE IN MOSCOW



Length of trails

# 200-1,000 m

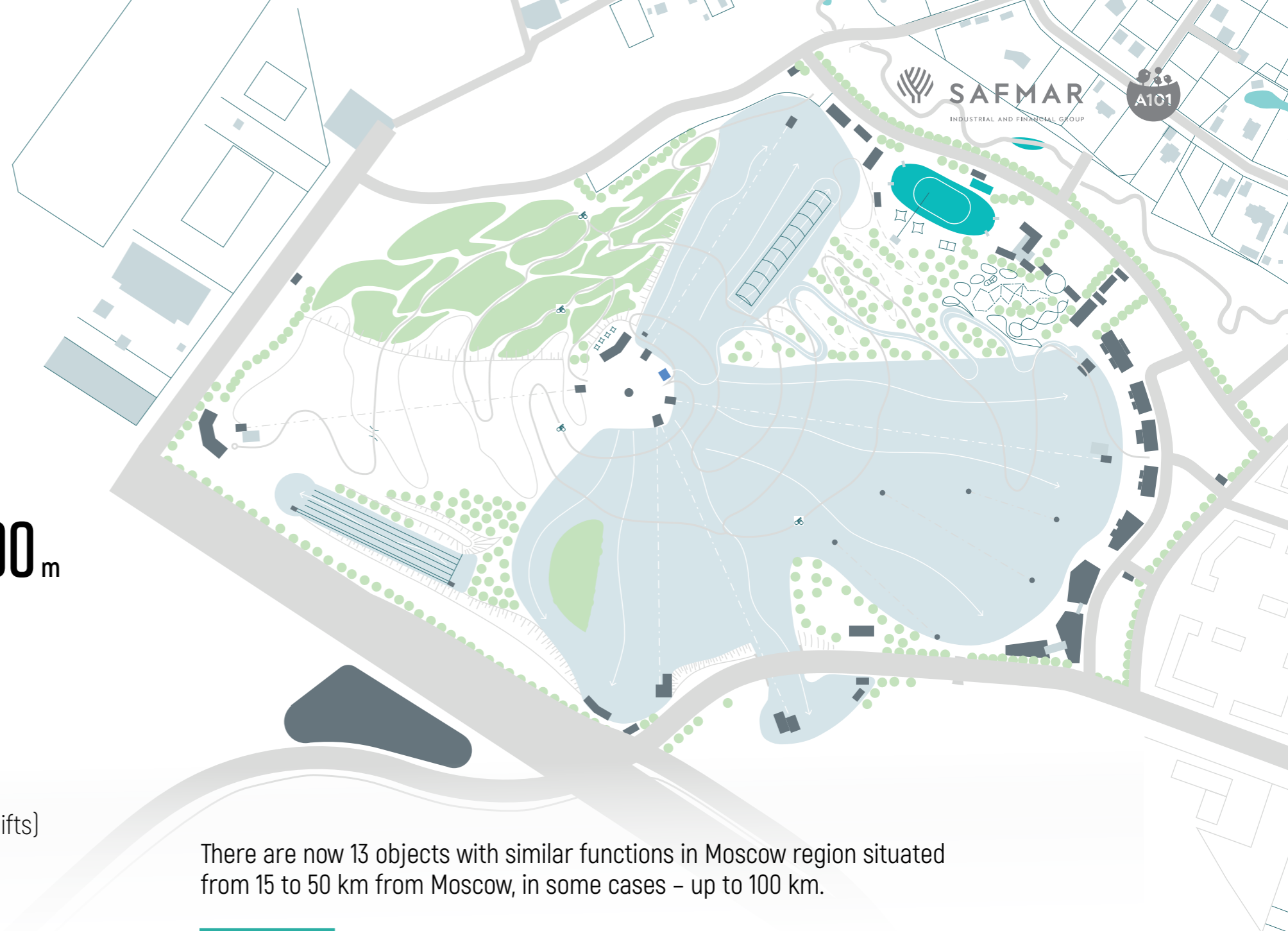
# 11 ski trails

[4 410 m]

# 9 lifts

[including 5 chairlifts]

## BEST SKI TRAILS IN MOSCOW



There are now 13 objects with similar functions in Moscow region situated from 15 to 50 km from Moscow, in some cases – up to 100 km.

All-season sports and entertainment center of this type situated just 6 km from the city with metro station in walking distance will be far more interesting opportunity for customers and investors.

Land plot area

# 60 ha

Facilities GLA

# 20,000 sq. meters

Visits per year

# 1 mln

Amount of investments

# 92 mln Euros

Annual operation turnover

# 28 mln Euros<sup>(1)</sup>






Max payback period

# 15 years

NOTES: <sup>(1)</sup> By the 5th year.

# MFC PROKSHINO

The main development axis is a promenade which will form and unite all function zones in location:

-  Residential
-  Offices
-  Transportation
-  Shopping
-  Recreation

A-class office center is intended for

**16,090**  working places

Architecture concept:

**CALLISONRTKL™** (USA)

The main goal of the project – to create a high-quality business and commercial center in the middle of main traffic routes around Prokshino metro station.



Land plot area

**6.5**  ha

Total GLA

**152,000**  sq. meters

Share of A и A+ class offices

**85%** 

Share of commercial spaces

**15%** 

R/U Ratio

**85%** 



# AQUAPARK

## FIRST PROJECT OF THIS TYPE IN RUSSIA

Core of the resort – roofed multi-format facility with re-created climate (temperature, humidity etc.) and natural conditions of warm countries.



Modern aquapark



Beach recreation



New generation healthcare and relaxation services



Affordable sports and leisure (beach games, diving, surfing, climbing wall, yoga, swimming etc)



Edutainment activities in geography and botanic



Gaming with AR technology



Event tourism, cultural and entertainment services



Land plot area

GBA

**8**  ha

**46,500**  sq. meters

Amount of investments

**132**  mln Euros

Visits per year

**880,000**  people

### ANALOGUES:

- Tropical Island (Germany)
- World Waterpark (Canada)
- Sandcastle Water Park (Great Britain)

## CONTACT INFORMATION



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LOOKING FORWARD TO DISCUSS YOUR OPPORTUNITIES  
AT THE MOST GROWING LOCATION OF MOSCOW