

Project Overview

1. Land bank

- First part of land bank (19.9 ha) rezoned.
- The Company is focused on gradually selling the land as it is rezoned and when the land market recovers

Details

Location:	Kyiv suburbs
Land Title:	Freehold
Land Area:	503 ha
DUPD Share:	85%
Fair value of DUPD share:	USD 17.3m

2. Obolon Residences

- Business class residential complex with office and retail premises
- Prime location in a prestigious Obolon district in Kyiv
- International standard design
- The winner in the category “high-rise apartment building 2014” by European Property Awards
- Construction of Phase 1 expected to complete in summer of 2015
- DUPD agreed to sell the rights to develop the second phase of the Project. USD 5 million to be paid during 2015 in 4 equal instalments. First instalment of USD 1.25 million received
- 65 per cent of residential space in Phase 1 contracted for sale
- 111 apartments pre-sold, of which 69 were pre sold in 2014

Details

Location:	Kyiv
Land Title:	Leasehold
Land Area:	1.07 ha
Sales area (excluding parking):	45,593 sqm
Phase 1:	16,981 sqm
Phase 2:	12,248 sqm
Phase 3:	16,364 sqm
DUPD Share:	100%
Fair value of DUPD share:	USD 26.5

3. Arricano Real Estate plc

- The largest developer of shopping centres in Ukraine
- Listing on the AIM market of the LSE (ARO LN) since September 2013
- DUPD’s shareholding is 12.51%
- Portfolio of nine shopping centres of which six are operational and three under various stages of development
- Liquidity squeeze due to heavy devaluation of hryvnia and falling disposable income of population
- Second phase of shopping centre South Gallery (Simferopol) commissioned in February 2014
- New 30,400 sqm shopping mall Prospect, anchored by Auchan, opened in Kyiv in September 2014

Summary

DUPD Share: 12.51%
Directors: 1 board representative

1 Sky Mall (Kyiv)

Gross leasable area (operating): 67,369sqm
Gross leasable area (to be developed): 46,510 sqm
Key Tenants: Auchan, Foxtrot, Inditex Group, Top Shop, Marks & Spencer, Bonjour, New Yorker, Cronverk Cinema

2 Rayon (Kyiv)

Gross leasable area (operating): 24,350 sqm
Key Tenants: Silpo, Comfy, Reserved, Sportmaster, Brocard

3 Sun Gallery (Kryvyi Rig)

Gross leasable area (operating): 35,600 sqm
Key Tenants: Auchan, Comfy, Intertop, Brocard

4 South Gallery (Simferopol)

Gross leasable area (operating): 32,200 sqm
Key Tenants: Auchan, Comfy, Intertop, Brocard

5 City Mall (Zaporizhzhya)

Gross leasable area (operating): 21,450 sqm
Key Tenants: Auchan, Comfy, Collins, Brocard, Columbia, Women's Secret, Levis

6 Prospect (Kyiv)

Gross leasable area (operating): 30,450 sqm (excluding Auchan)
Key Tenants: Auchan (co-investor), Foxtrot, Reserved, Bomond, Mango

7 Lukyanivka (Kyiv)

Gross leasable area (under construction): 47,000 sqm

8 Petrivka (Kyiv)

Gross leasable area (to be developed): 31,450 sqm

9 Rozumovska (Odesa)

Gross leasable area (to be developed): 38,000 sqm

4. Riviera Villas

- Elite cottage community near Kyiv
- Unique luxury leisure infrastructure
- Prestigious award from European Property Awards 2013 in London – winner in the category of Development Multiple Units for Ukraine
- Utilities on the site and waterfront infrastructure completed
- 19 households sold, including 1 sale in 2014. First street out of four completed. Stock of 5 homes available for sale

Details

Location:	Kyiv suburbs
Land Title:	Freehold
Land Area:	14.3 ha
DUPD Share:	59.6%
Fair value of DUPD share:	USD 6.9m

5. Green Hills

- Business class cottage community, 10km from Kyiv
- The first North American style cottage community developed in the country
- All key infrastructure in place
- 43 households sold (6 – in 2014) out of 178
- 35 families living in the community
- Private School under construction

Details

Location:	Kyiv suburbs
Land Title:	Freehold
Land Area:	16.2 ha
DUPD Share:	100%
Fair value of DUPD share:	USD 7.3m

6. Henryland

- All assets of Henryland were sold for a cash consideration of USD 23.7m in 2013
- DUPD's share of consideration is USD 9.0m, out of which the company has received USD 8.4m, including USD 3.1m in January 2015

Details

DUPD Share:	38%
Total sales proceeds:	USD 23.7m
DUPD Share:	USD 9.0m
Received:	USD 8.4m

7. Sadok Vyshnevy

- 38 apartments in a town-house community in Kyiv suburbs
- Utilities on the site
- All homes commissioned, and available for sale
- 14 apartments sold (13 – in 2014)

Details

Location:	Kyiv suburbs
Land Title:	Freehold
Land Area:	1.6 ha
DUPD Share:	100%
Fair value of DUPD share:	USD 2.9

8. Avenue Shopping Centre

- Land plot for a shopping mall development
- Land plot offered for sale

Details

Location:	Kyiv
Land Title:	Leasehold
Land Area:	1.2 ha
GLA:	23,831 sqm
DUPD Share:	18.8%
Fair value of DUPD share:	USD 0.35m

9. Glangate

- Two land plots for shopping centre development in second-tier regional cities of Kremenchuk and Rivne
- Land plots offered for sale

Details

Location:	Kremenchuk, Rivne
Land Title:	Freehold/Leasehold
Land Area:	9.3 ha aggregate
GLA:	49,130 sqm
DUPD Share:	100%
Fair value of DUPD share:	USD 2.4m