

CJSC «ISA Prime Developments»

HORIZON PARK BUSINESS CENTER, Phase 2



4, M. Grinchenko Str., Kiev



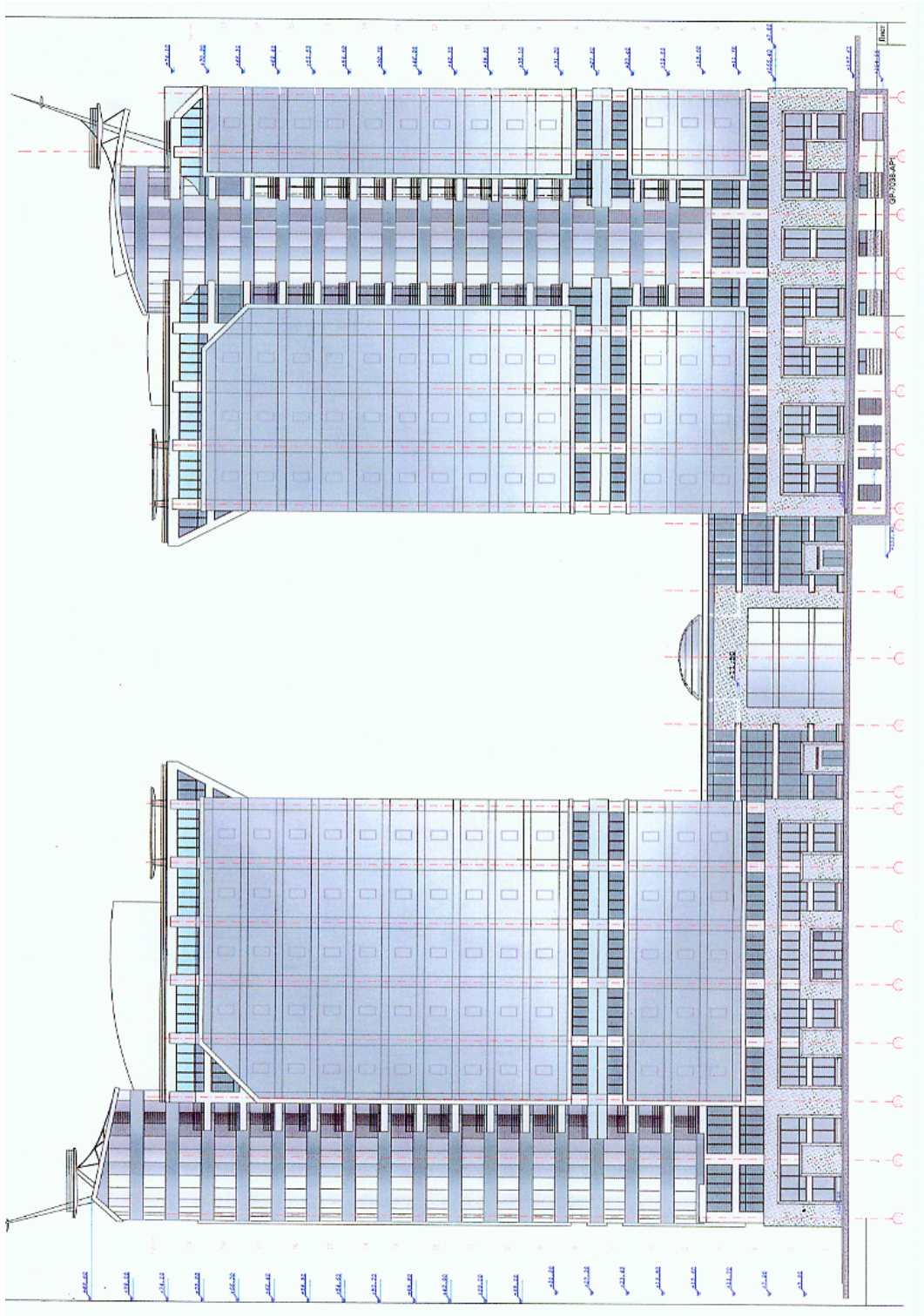
CJSC “ISA PRIME DEVELOPMENTS”

HORIZON PARK BUSINESS CENTER, PHASE II

Contents:

- 1. Elevation**
- 2. HPBC (Phase II) Highlights**
- 3. Location Map**
- 4. HPBC (Phase II) Master Proposal**
Operating Expenses List (Exhibit A)
Landlord’s Work/Base Building (Exhibit B)
- 5. Typical floor-plan.**





HORIZON PARK BUSINESS CENTER (PHASE II, EXPANSION OF EXISTING BUSINESS CENTER)

HIGHLIGHTS:

- **40 000 sqm of A Class office premises available from winter 2009**
- **Panoramic views of Kiev from the most visible point of the city**
- **Largest in Kiev multilevel secured underground parking for more than 1000 parking spaces**
- **Ample free open air visitors parking**
- **Flexible open floor plate**
- **Independent HVAC**
- **Digital communications**
- **24 hour security**
- **Western property management**
- **Free shuttle bus, close proximity to metro, train.**
- **On-site infrastructure: beauty salon, pharmacy, notary, travel agency, dry-cleaner's, corporate canteen, café-bar, shop, conference facilities, fitness-center, public services, hotel suites.**
- **Existing Business Park tenants:**

Philips

L'OREAL

Nokia Siemens Networks

Cisco Systems

OTP Bank

Ferrero

Regus Business Centers

Uniliver

Kimberly-Clark

Office Solutions

Shell

Site location



Horizon Park

Business Center, Phase II

4, N.Grinchenko Str., Kiev

Property:	Building 1: 18-level office building (approx. 19000 sqm) Building 2: 19-level office building (approx.17000 sqm) Multilevel parking block of approx. 5000 sqm with the total rentable area of 41 000 square meters.
Construction commencement:	November 2007
Construction completion:	4 th quarter of 2009
Total site area	1,84 hectares
Operating expenses:	Fixed rate for each year of the lease term. A typical list of Operating Expenses is stated in Exhibit A, attached hereto.
Developer/Landlord:	ISA PRIME DEVELOPMENTS
Typical Floor Plate:	approx. 900 m2
Net Ceiling Height:	3.0 m
Space Layout:	Open space (according to the floor plans)
Premises Condition (Landlord Works):	<ul style="list-style-type: none"> •Fully finished common areas •Office premises: columns and perimeter walls with basic fit-out including painting (to tenants choice) •Finished and fitted out toilets •Raised floor •Suspended ceiling with standard recessed fluorescent box lighting (500 lux) •Finished air conditioning and ventilation system (along ceiling) customized to tenant space layout •Fire alarm according to open space layout •Electrical network at a ratio of 1 double socket per 10m2 A more detailed list of Landlord's Works is stated in Exhibit B, attached hereto.
Additional Improvements (Tenant Works):	At Tenant cost: carpet, partitions, computer and telephone network, additional electrical network, other Tenant improvements.
Telecommunication services:	Provided by Optima Farlep provider
Parking:	Largest in Kyiv multilevel secured underground parking for more than 1000 parking spaces. Ample free open air visitors parking.
Climate control:	Complete cooling & heating using a fan coil system with individual room control; Ventilation system with supply and extract of fresh air.
Elevators:	6 OTIS elevators in each building.
Nearest Metro Station:	Palace Ukraine: 1,400 m Republican Stadium: 1,600 m. Free shuttle bus provided.
Security:	Integrated centralized system of access prevention and signalization; 24h man security, perimeter CCTV monitoring, card access system, smoke and fire detectors: fire alarm system; fire cocks with hoses, fire extinguishers etc. 24h/7d access to the building.
Comments:	Planned infrastructure: corporate canteen, café-bar, shop, conference facilities, fitness-center, public services, hotel suites, shuttle bus.,etc. Convenient car access.

Exhibit A

Horizon Park Business Center, Phase II

Typical Operating Expenses List

- heating,
- air conditioning,
- electric service,
- cleaning services,
- security services,
- grounds cleaning,
- water and sewerage services and any other utilities,
- window cleaning,
- civil liability and property damage insurance,
- costs of supplies and materials, tools and equipment,
- general building maintenance costs,
- land tax,
- on-site management costs,
- legal fees and the cost of any additional other services customary and usual for the operation of an office building and business center of a similar quality.

Exhibit B

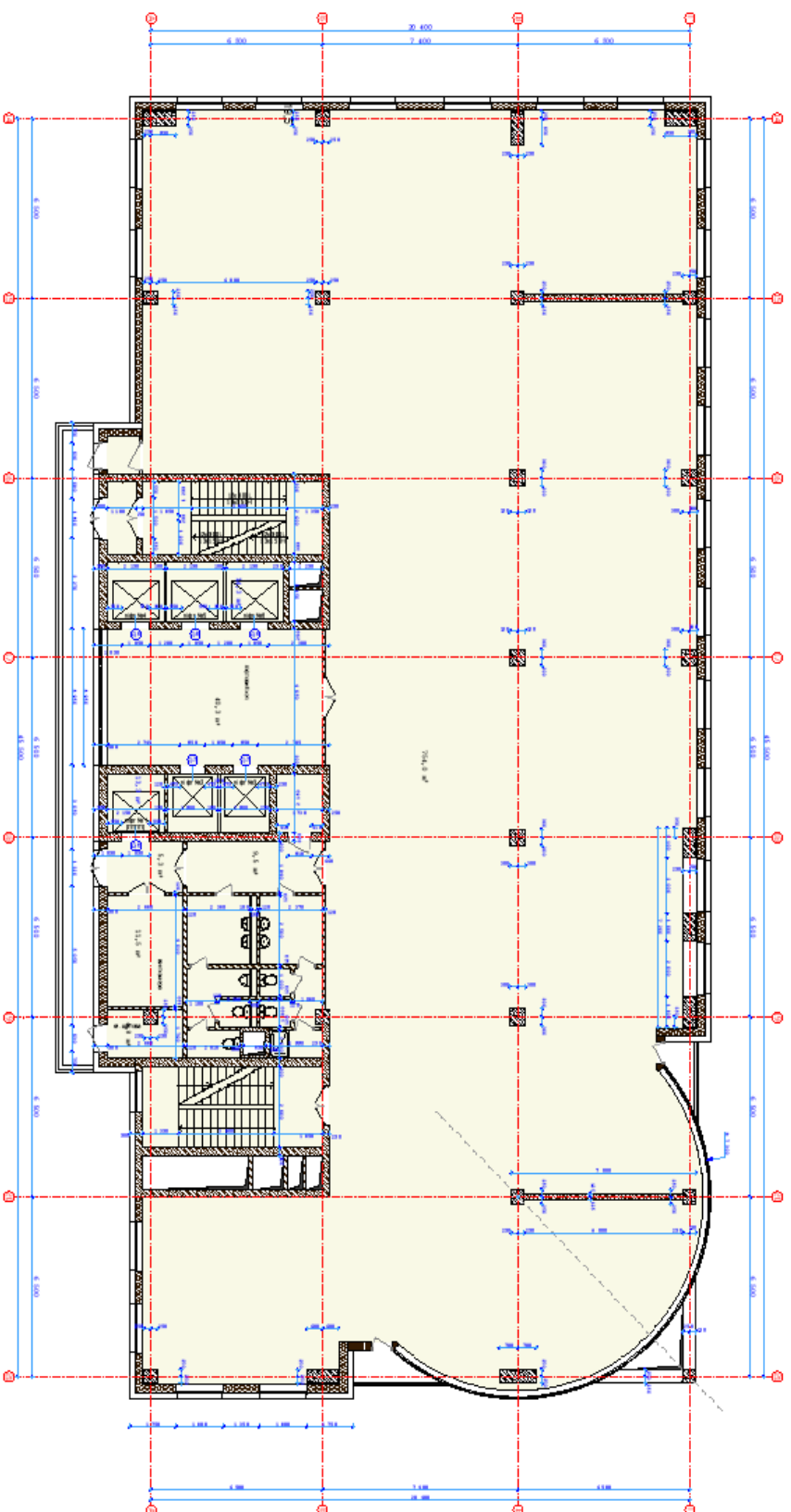
Horizon Park Business Center, Phase II

LANDLORD'S WORK

Base Building

- **Lobby Area:** Quality main lobby entrance, drive up exterior entrance area and canopy; security desk, and 24 hour security monitoring facilities.
- **Security:** Limited access system to restrict access after normal hours, both for walk up and vehicular access; exterior lighting to provide security and quality accent silhouettes; T.V. monitoring for security connected to central security in lobby.
- **Ancillary Services:** Designated areas for shops and services for Business Center occupants and visitors: for example, magazine, newspaper, sundry shop; convenience food shop stocking common food items; overnight delivery service; business services center; and other related business and office services.
- **Access to Office Suites:** Via Western high speed elevators: Building 1 (6) and Building 2 (6)
- **Systems/Utilities:** Quality electric, heating, ventilating, and air-conditioning service provided throughout the building at all times; redundant reserve boiler system to guarantee delivery of hot water year round; four pipe fan coil system to provide cooling and heating with individual room control; emergency electric lighting system.
- **Communications System:** Sophisticated communications system throughout building; voice, video and data communications providing local, regional, and long distance communications; option for fiber optic cabling within suites. If Landlord so requires, Tenant agrees to contract directly with the telecommunications provider Golden Telecom and pay such provider directly for all telecommunications services used by Tenant.
- **Parking:** Surface and multilevel, parking garage with twenty-four (24) hour security.
- **Life Safety:** Heat and smoke detectors throughout; fire doors on each floor and elsewhere at designated locations; high volume, double hose water fire extinguishing system on each floor; illuminated exit signs with backup emergency electrical system; fire alarm pulls appropriately located.
- **Hallway/Lobby/Common Areas:** Main lobby finished in high quality stone, marble and/or tile of compatible materials and colors; hallways and elevator lobbies on each floor to be compatible with, and similar to lobby finishes.
- **Common Area Wall Finish:** Lobby stone or marble wall finish transitioned to high quality paper and mirrors.
- **Ceilings:** To be finished in plaster or suspended ceiling tile.
- **Lighting:** Quality, recessed fluorescent lighting in the case of suspended acoustical tile or ceiling wall fixtures with plaster ceilings.
- **Common Area Doors:** Hallway and lobby doors to be of high quality, steel framed, finished in keeping with hallway/lobby decor.
- **Stairwell Areas:** To be finished with durable, easy maintenance materials; painted two coats; railings finished to match stairwell decor; lighting to match overall design and decor; stairwell entry doors to be weather tight and durable.

TYPICAL FLOOR PLAN, BUILDING 2 (19-STOREYED OFFICE BUILDING)



Десятым поверх (+35,10)

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