

KRYLATSKY HILLS BUSINESS PARK

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BUSINESS PARK

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BUSINESS PARK



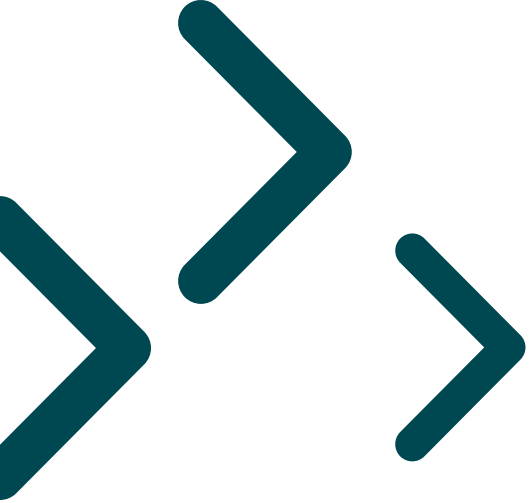


KRYLATSKY HILLS
BUSINESS PARK

Over the past decade Krylatsky Hills Business Park has set the standard for international business parks, delivering an inspiring working environment within an unparalleled natural setting.

Now a new chapter starts, as a fifth building brings much demanded additional offices, amenities and outdoor spaces.





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> We love that Krylatsky Hills Business Park is located in a nice green environment. It is perfect for a big company like ours, when you need to rent several floors or a whole building. We don't just get modern office space, we also have a great view, convenient parking, and well-developed infrastructure. >

Alexandra Lee
Johnson & Johnson LLC Buying Manager

WELCOME

At Krylatsky Hills Business Park the world's leading companies have found a new way to work.

Join them to discover a place where high-quality office space, first-class amenities and a clean, green environment combine to motivate employees and energise business.





HOW KHBP SET THE STANDARD

When the Park first opened in 2007, leading global businesses we were able to find international quality office space and amenities in Moscow for the first time.

Ever since, Krylatsky Hills Business Park has continued to pioneer the business park concept, offering additional services and amenities, while attracting and retaining some of the world's biggest brands.



Krylatsky Hills Business Park

THE MILESTONES

NOVEMBER 2003

Construction permit B1, B2 & B5

MAY 2004

Construction permit of B3 & B4

NOVEMBER 2005



Microsoft becomes a tenant at B1

JUNE 2005



The Sawatzky Group becomes the managing company of the complex

AUGUST 2005



Commissioning of the B1

DECEMBER 2005

Commissioning of B2

JANUARY 2006

Commissioning of B3 & B4

APRIL 2006



Business Park won in the "Business Park Class A" category of Commercial Real Estate Awards 2006, Moscow annual award

MAY 2006

British American Tobacco & Huawei become tenants in B2

MAY 2007

Johnson & Johnson becomes a tenant in B2 & B3

APRIL 2008

Cisco Systems and Intel become tenants in B4

JUNE 2010

Ecotrail opening

AUGUST 2010



Krylatsky Hills Business Park was recognized as the greenest according to experts at Penny Lane Realty

SEPTEMBER 2012



Starbucks opens in B3

DECEMBER 2013

Beginning of the reconstruction of B5

JUNE 2015



Commissioning of B5

SEPTEMBER 2015

Adidas becomes a tenant in Building 5

2005

2006

2007 2008

2010

2012

2013

2015

THE FUTURE OF KRYLATSKY HILLS BUSINESS PARK

With Building 5—designed by internationally renowned architects Scott Brownrigg—Krylatsky Hills Business Park announces a new chapter in its history.

Building 5 offers over 30,000 sq m of space, optimized with floor to ceiling windows to offer bountiful light and stunning park views.



Future of Krylatsky Hills Business Park - Building 5



> The recently completed acquisition of our new office facilities is representing a major step in our company legacy. This extensive modern building at one of the sport hotspots in Moscow will enable us to fully embrace our company vision. Adidas will change lives through sport. We will provide our staff with the best environment to create new ways that enhance and celebrate this deeply rooted Russian culture of sports.

Martin Shankland
Managing Director, Adidas Group CIS

GREEN, CLEAN & CONNECTED

Krylatsky Hills Business Park pioneered the concept of decentralised business locations. Everyone enjoys a less stressful commute, travelling away from Moscow's notoriously congested traffic, and towards a deep breath of fresh air.

And yet the Park is still connected to local and international business hubs. Excellent road and rail links offer seamless access to Sheremetyevo International Airport and to Moscow city center.



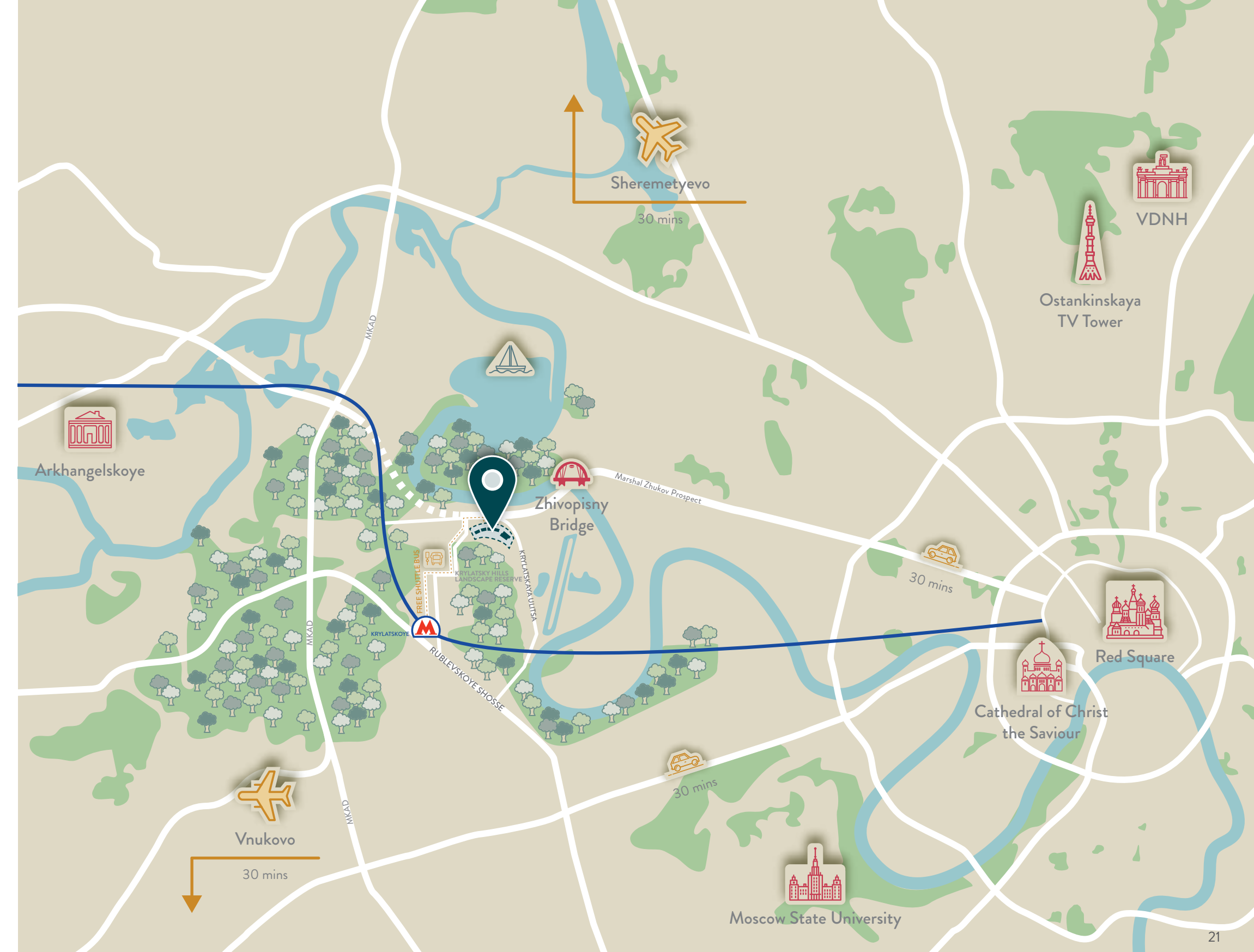
10 minutes from the Metro

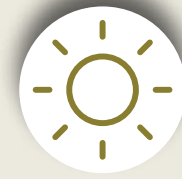


30 minutes from the Red Square



30 minutes from Sheremetyevo Airport





GREEN SPACE

- With built-up footprint restricted to 25% of the Park's area, and a maximum building height of 40m, Krylatsky Hills Business Park retains an open, natural environment.
- Almost 1,000 trees, including Norway and Crimson King Maples.
- Approximately 30,000 sq m of open spaces.
- Squirrel feeders are placed around the site, and over 60 species of wildlife inhabit the Krylatsky Hills nature reserve.
- Krylatsky Hills Business Park is 8.5 hectares of landscaped green areas, which are surrounded by 160 thousand hectares of forest.
- Hiking paths, bike paths and ski slopes offer the opportunity for year-round exercise, increasing health and fitness.

SUSTAINABILITY

- A three-stage water filtration system (mechanical, ion exchange purification and decontamination).
- Air recirculation system.
- LED lighting in common areas.
- Recycling systems (up to 50% of garbage).
- Disposal of batteries and mercury-containing lamps.
- Advanced recycling policies minimise the environmental impact of the Park's operations.

BENEFITS

- Out-of-town location results in abundant fresh air, with favourable effects on mental acuity.
- Wonderful views from every window over beautiful scenery both relaxes and motivates employees.





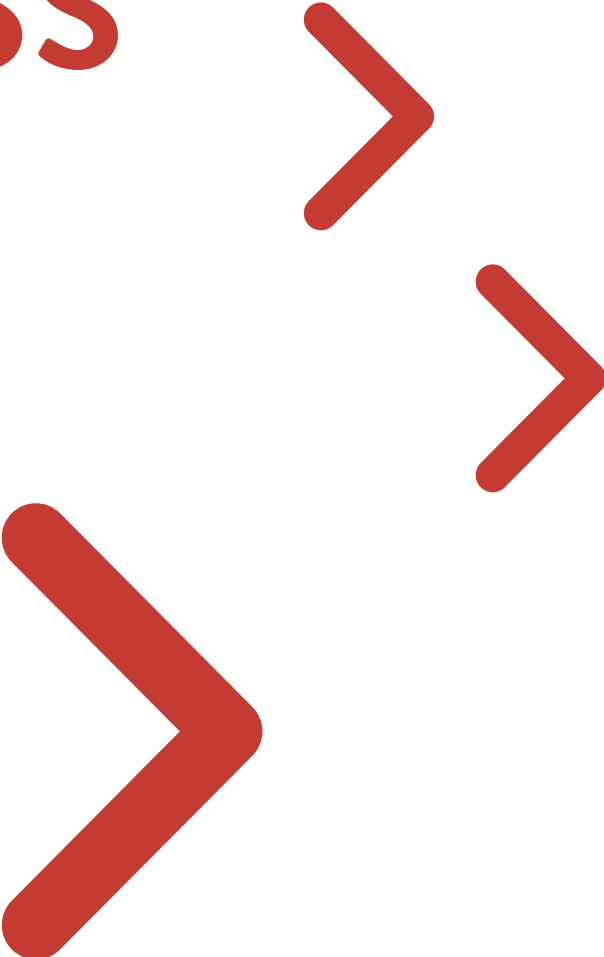


We are delighted to be a part of the Krylatsky Hills Business Park community with its famous tenants and considerate landlord. The word ‘Park’ is the key for us here: we can always go for a walk during the lunch break. We think that the area itself is much improved since Krylatsky Hills Business Park opened.



Elena Khromova
Colgate-Palmolive Procurement
& Administrative Manager

THE NATURAL CHOICE FOR GLOBAL BUSINESS



A COMMUNITY OF INTERNATIONAL BRANDS

The Park's high-quality office space and healthy lifestyle attracted major companies from the start, while the constant innovation of services and amenities mean that they have wanted to stay.

Many of the Park's original tenants are still here, and have grown with the Park, taking more space as it becomes available.



 **Microsoft**
HIGH-TECHNOLOGY

GREEN SPACE
COMFORT

CISCO SYSTEMS


3M

INNOVATION



8,000 People

 **adidas**

NATURAL
PARKS

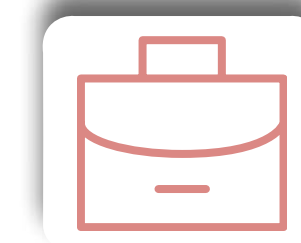

BRITISH AMERICAN TOBACCO


HUAWEI

BESPOKE DESIGN

OPEN SPACE

SPACIOUS



12 Major Companies

SUN INBEV

Janssen
PHARMACEUTICAL COMPANIES OF Johnson & Johnson

 **intel**

FRIENDLY
ENERGY SAVING

 **gsk**
GlaxoSmithKline

DUPONT

VOLGA-DNEPR GROUP

COLGATE-PALMOLIVE
 BUSINESS

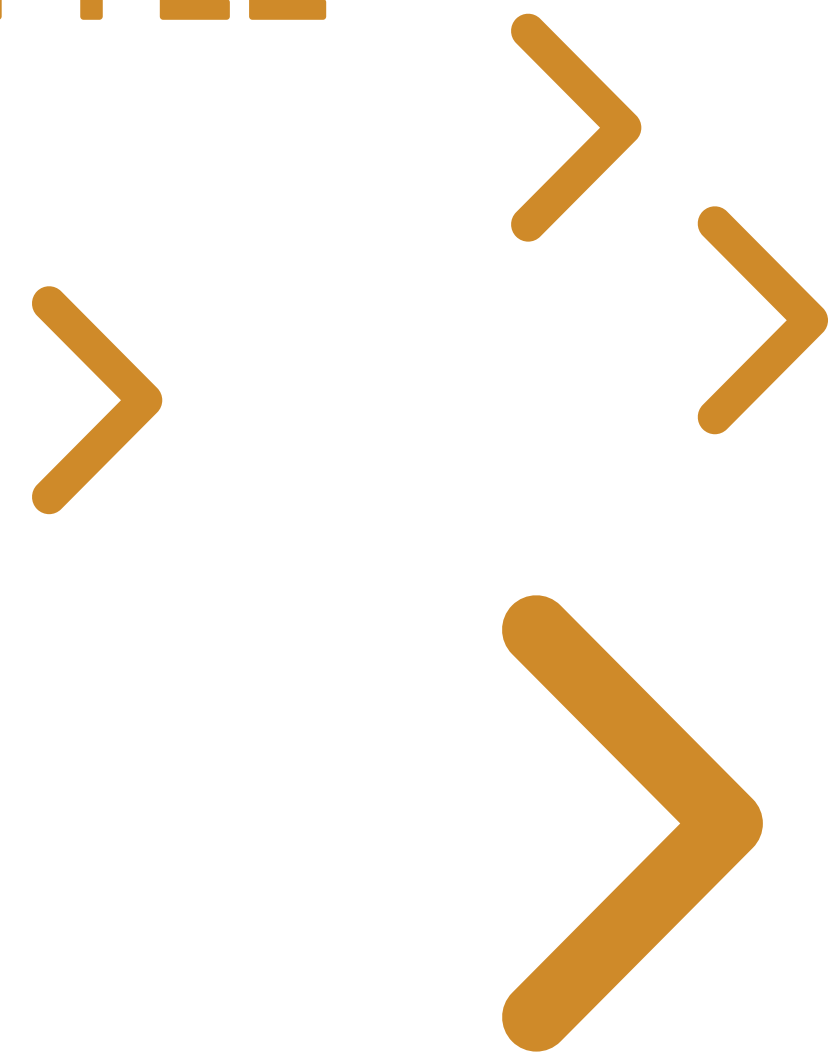


> We are delighted to be a part of the Krylatsky Hills Business Park community. It offers us the best possible working environment. >

Victoria Klepatskaya
Head of Administrative-Technical Department

THE PERFECT WORK LIFESTYLE

The amenities at Krylatsky Hills Business Park provide all the everyday conveniences that tenants could need, from banking to flowers, dry cleaning to their morning coffee. These thriving small businesses add to the sense of community.



EXCELLENT CARE



EVENT SPACE FOR PARTIES

SHOPPING

BEAUTY SALON

TWO BANKS

CLEANING



COFFEE

DRUG STORE



6 ATMS

PARKING



TWO CANTEENS DELIVERY

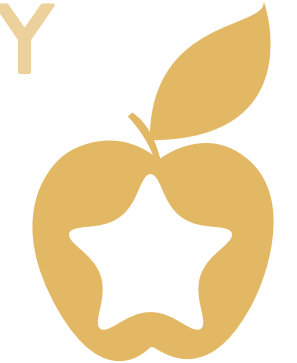
NATURAL PARKS

CATERING

UMBRELLAS AT THE LOBBIES



6 VENDING MACHINES



PRIME STAR Natural food

WHAT YOU NEED, JUST WHEN YOU NEED IT

BUILDING 1

- Sodexo
- Starbucks
- Pharmacy
- Grocery
- Other Retail Stores

BUILDING 3

- Mega Foods
- Prime Star
- Raiffeisen Bank
- Respublica
- Dry Cleaning
- Beauty Salon
- Flower Shop



Parking Entrances



Bicycle Parking



Recreation Zones



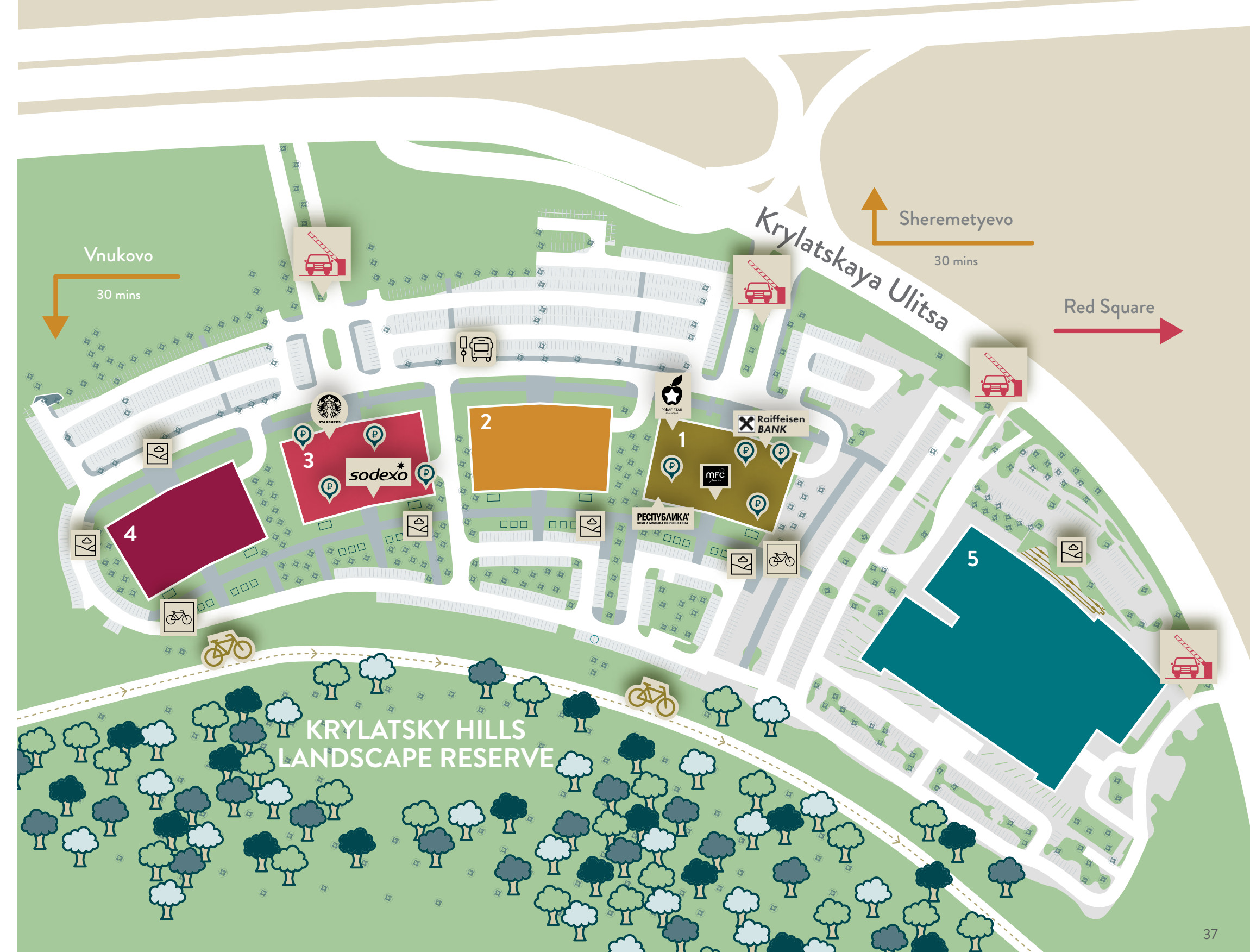
ATMs



Bike Route



Shuttle Buses to Metro





> Our employees have a good overall impression of the Park and the area. The location and amenities are very convenient. It is green and beautiful here and we're surrounded by great international tenants.

Mariya Abzalova
Administrative Supervisor
3M Russia



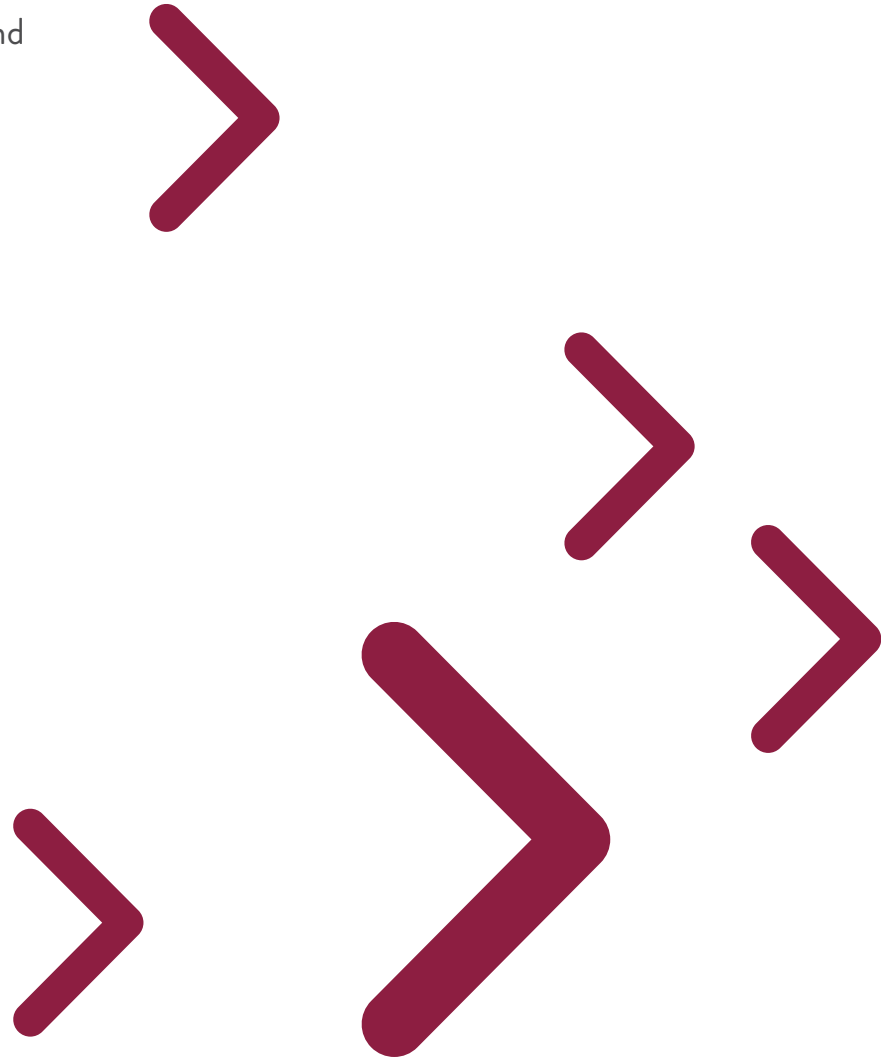


> Krylatsky Hills Business Park has a reputation as the most successful business park project in Moscow. Most of the tenants who moved into the Park in 2005-2006 are still there. Such low turnover demonstrates high demand from major occupiers, and is testament to the Park's quality. >>

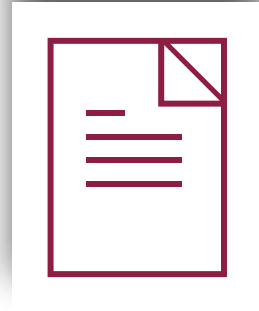
Sergey Ryabokobylko
Cushman & Wakefield, Russia

ALWAYS INNOVATING

Krylatsky Hills Business Park constantly strives to make life better for the people who work there. This means embracing technological innovations that enhance everyone's experience of the Park, and offer ever-improving levels of service and security.



THE SMART BUSINESS PARK



SPECIFICATIONS

LOCATION

- By car**
- Garden Ring** 30 minutes
- MKAD** 5 minutes
- 1905 Street** 15 minutes
- Moscow City** 15 minutes
- Vnukovo** 35 minutes
- Sheremetyevo** 30 minutes

8,000 professionals from 25 countries working in the world's leading corporations.

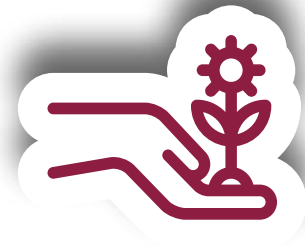
DEVELOPED INFRASTRUCTURE

- Two banks, six ATMs, cozy restaurants and cafés, three canteens, a pharmacy, a medical center, dry cleaning, beauty salon and shops.
- Free wi-fi
- Extensive green areas
- Krylatsky Hills Business Park is 8.5 hectares of landscaped green areas, which are surrounded by 160 thousand hectares of forest.

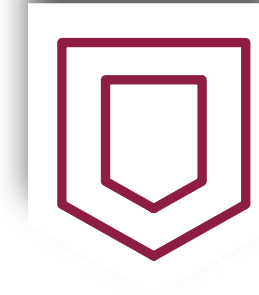
SUSTAINABILITY



- Krylatsky Hills is the only office complex in Moscow that applies a recirculation system providing a tenfold exchange of indoor air with thermal energy return. The system fills a room with fresh air with a high content of oxygen, deodorizes the air, removes excessive moisture, dust and pathogens.
- Energy-saving lamps are used throughout the Business Park provide stable light output, thereby eliminating the effect of eye fatigue when working at the computer
- The small depth of office buildings and their optimal configuration provides the necessary light and panoramic windows to let in 95% of sunlight, thus contributing to generating of vitamin D and combating fatigue.



SECURITY



Buildings 1-4

- Access to the property is managed via access cards at turnstiles
- Tenants use the Clarisse system to order passes for guests and their vehicles

Building 5

- Access is controlled by Pro-Watch by Honeywell.
- CCTV system based on MAXPRO NVR, a flexible, scalable and open platform solution.

The system supports high definition IP-cameras and is designed to provide multi-channel recording and video monitoring.

ACCESS AND PARKING



- Four underground car parks for 1000 cars
- Parking in front of Building 5 for 343 parking spaces
- Guest parking
- Automatic pass system
- Bicycle parking



- The Park uses the "Megaport Bastion" system for automating the management of car parking spaces.
- Vehicle identification is effected by number plate recognition, RFID-identifier tags located in cars, or with access cards.
- Virtual applications for vehicle entry are performed remotely through the Megaports Bastion app.
- The total ground level parking for 790 cars

TECHNOLOGY HUB

The pioneering philosophy to technology held by both Krylatsky Hills Business Park and the Sawatzky Management Company makes KHBP particularly attractive to tenants from the technology sector. This has led the Park to become a cluster for international technology businesses seeking to locate in Moscow. Tech firms located at KHBP include Microsoft, Cisco, 3M, Intel, and Huawei. Here they find a nurturing environment that encourages creativity and innovation.

> We are proud that we were one of the first tenants of Krylatsky Hills Business Park. Nature sets the tone at Krylatsky Hills Business Park, along with excellent mix of high-profile international tenants. >>

Alexey Kandidov
Microsoft Rus LLC Real Estate
Portfolio Manager



Millhouse

The stability of the advantages of the business park is guaranteed by the experience and professionalism of the company responsible for its management and operation.

Portfolio of Millhouse includes such iconic projects, as White Gardens Business Center, Four Winds Plaza, Baltshug Plaza. In the list of tenant companies: Intel, Gazprombank, Microsoft, Barclays Capital, Baker & McKenzie, Johnson & Johnson, Moody's, Total and others.



Sawatzky Company - five-time winner of CRE Moscow Awards in the "Best Management Company of the Year" category. Many years of experience with premium real estate and continuous professional growth enable it to successfully introduce and maintain international standards in a competitive market.

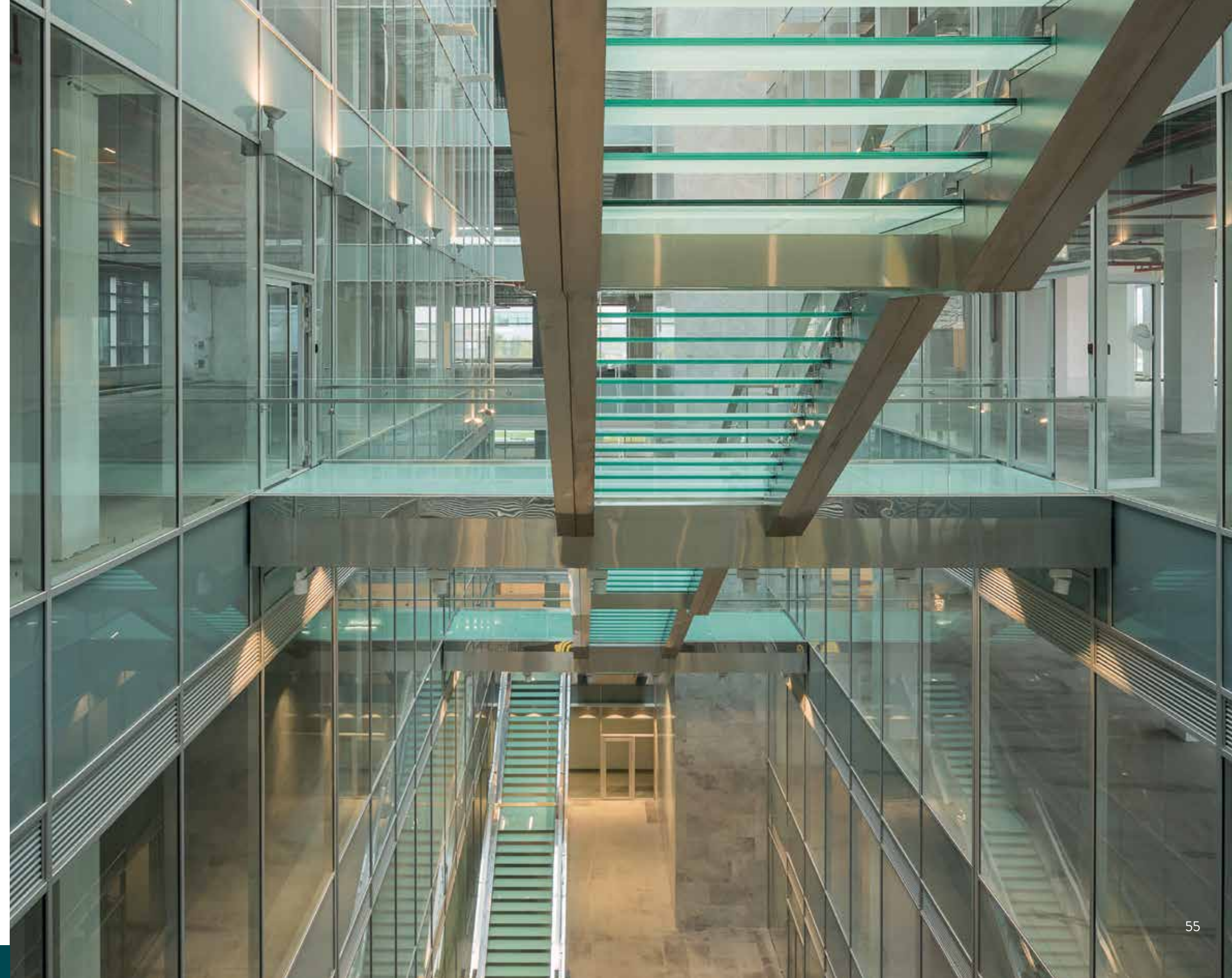
Krylatsky Hills Business Park - Award Winner of Commercial Real Estate Moscow Awards 2006 in the "Best A-class Business Center" category.





ТЕХНИЧЕСКИЕ ХАРАКТЕРИСТИКИ

- › Общая площадь: 31 325 кв. м
- › Арендная площадь: 28 630 кв. м
- › Средняя площадь типового этажа: 3 400 кв. м
- › Высота типового этажа в чистоте: 3 м
- › Сетка колонн: 10 м x 10 м
- › Открытая планировка этажей
- › Панорамное остекление помещений
- › Двухсветный вестибюль и просторные атриумы
- › Кафе и столовая под управлением профессионального оператора
- › Наземная парковка на 343 машиноместа



SOCIAL ACTIVITY



United Way of Russia

United Way of Russia Charitable Foundation is a non-profit organization that helps a wide range of people in need across Russia: the elderly, the disabled, children at risk, refugees and the homeless, as well as victims of emergencies. The foundation has operated in Russia for more than twenty years and actively cooperates with private donors, and with the largest, most socially responsible Russian and international companies. Tenants at Krylatsky Hills Business Park support social activities on a regular basis and host Charitable Christmas and Summer Bazaars, exhibitions of children’s drawings, etc., contributing significantly to the financing of United Way of Russia charitable programs.



