



Property Overview



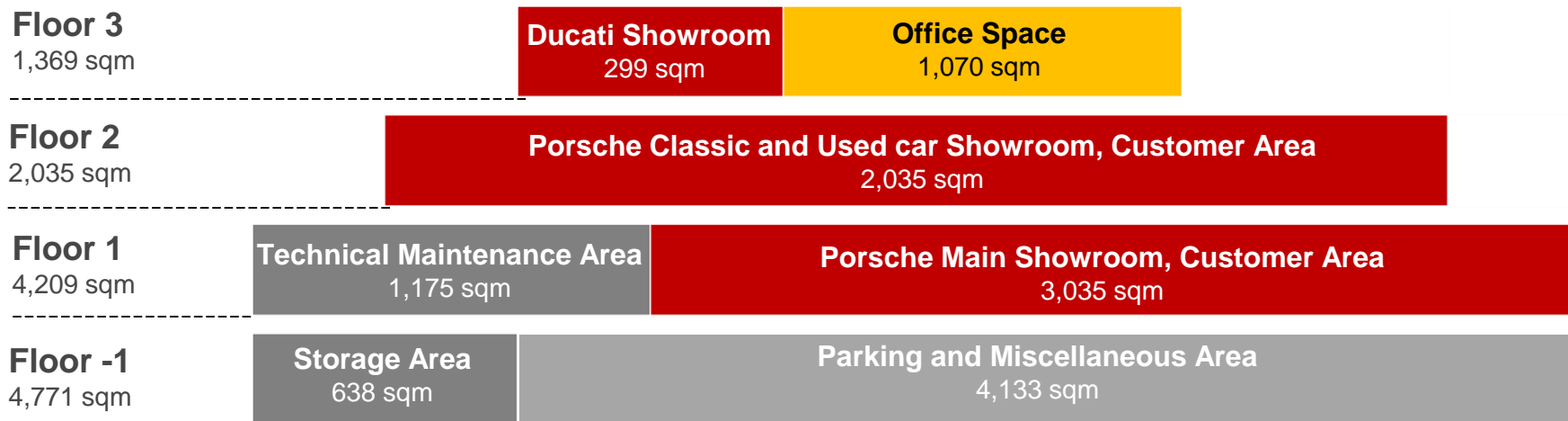
Porsche Center Rublevsky Stacking Plan

Porsche Center Rublevsky, which was opened in the fourth quarter of 2014, is a first-class dealer center with a gross building area of 12,384 sqm.

The property has spacious showrooms located on the first and second floor of the building. The second floor also houses a Porsche café and a cafeteria for employees. High-quality office space is located on the third floor which also houses a Ducati showroom. The Porsche Center Rublevsky has a spacious underground garage with 94 parking spaces (due to the generous layout, this number of parking spaces could be further extended) and its own storage area.

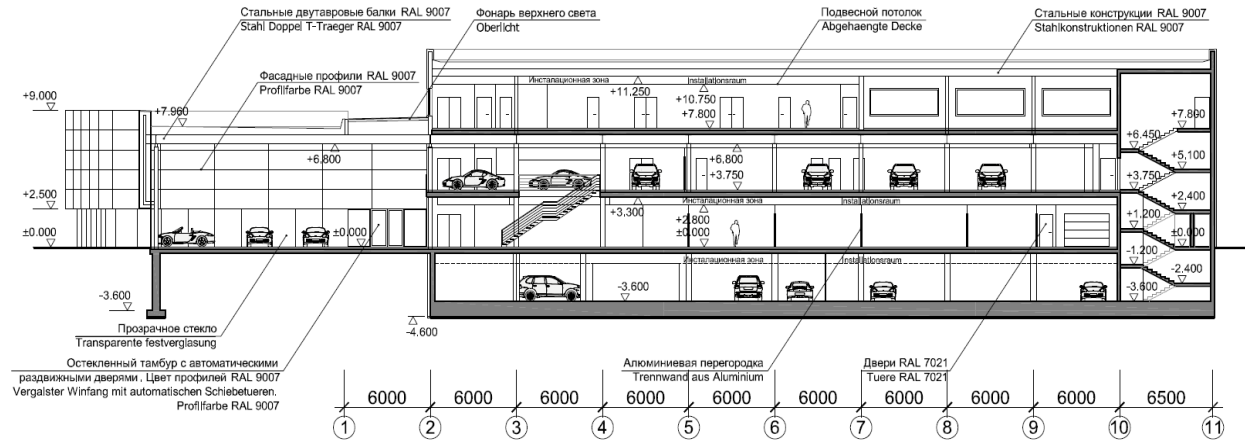
The property is fully adapted to the instantly recognisable and identical design of Porsche dealers around the globe. In addition, it is the second largest Porsche car dealership in the world. The property is located on a 13,361 sqm plot.

Stacking plan of the building

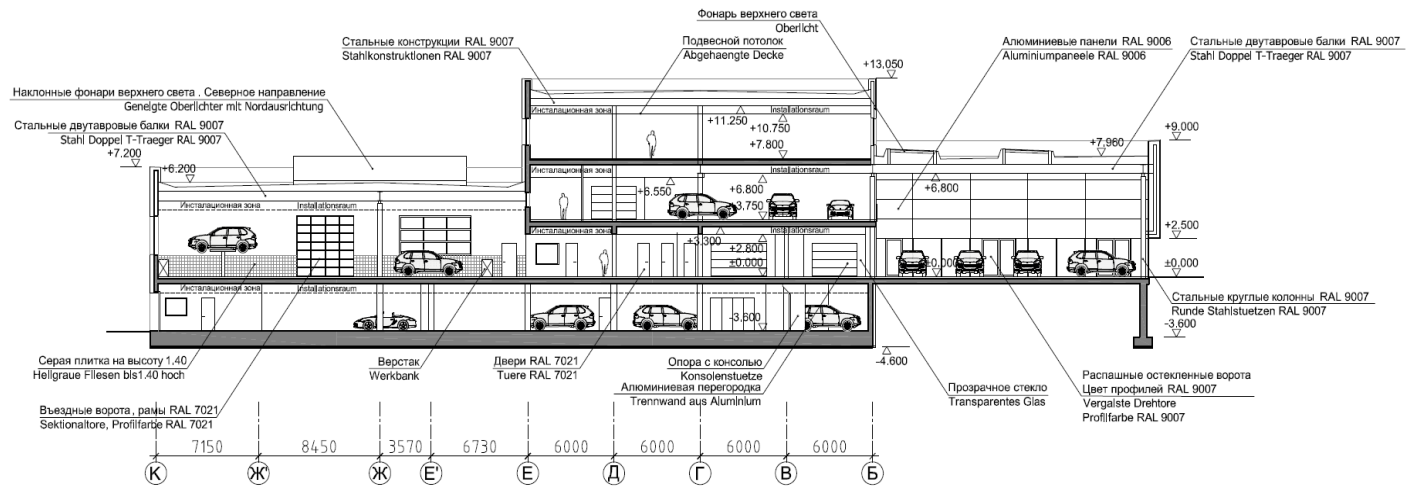


Cross Section

Cross Section 1-1



Cross Section 2-2



Technical Overview

Building structure	The supporting structure of the building consists of a rigid metal frame. The property is a three-storey building with a ground floor and parking lots in the basement with the following ground plan dimensions: 126.0 m*84.0 m. The height of the car park is 4.20 m and parts of the ground floor are 7.2 m. The height of the building superstructure block is 6.0 m. The spatial system has rigid nodes of transverse and column connections (transverse and longitudinal). The floors and roofs are monolithic concrete, solid formwork with 150 mm thick concrete.
Floors	Underground floor – 4,771 sqm, 1 st floor – 4,209 sqm, 2 nd floor – 2,035 sqm, 3 rd floor – 1,369 sqm.
Column spacing	Column grid varies throughout the building and includes such grids as: 4.0 m * 6.0 m, 4.7 m * 6.0 m, 4.9 m * 6.0 m, 6.0 m * 6.0 m, 9.0 m * 6.0 m. The column size is 400 * 400 mm.
Ceiling height	The parking ceiling height is 3.1 m. The height of the ceilings in the common areas and showroom areas of the 1 st floor is in the range of 3.6 to 5.25 m. The height of the ceilings in the common areas of the 2 nd floor is 3.6 m. The height of the ceilings in the common areas on the 3 rd floor is 3.6 m.
Elevators	There are 6 KONE elevators: 2 passenger elevators with a load capacity of 1,000 kg and 1,150 kg, 2 cargo elevators with a load capacity of 5,000 kg and 750 kg and 2 small cargo elevators with a load capacity of 300 kg.
Ventilation	Air-handling units (AHU), provide several functions: ventilation, heating, air conditioning.
Electricity	Electricity is provided by Mosenergosbyt at the level of 900 kWt with a possibility to further expand of the available power supply
Heating	The source of heat and hot water supply during the heating season is central gas heating. The internal heat supply circuit of the Property is solved in a closed circuit. Heating is provided by a gas boiler room located on the roof of the building with 2.1 mWt of power.
Water supply	Water supply to the property is provided from urban water utility networks namely (Mosvodokanal) at a level of 43.03 cubic meters per day, which fully meets all needs of the property.