

2024

“AGENCY of OFFICE CONSTRUCTION” LLC COLLATERAL SALE

1. Sky Towers community center (unfinished construction)

Total area 219 289 sq.m. (inclusive projective-tender, projective-estimations and permit documentation for construction proceed)

Location: Kyiv city, Sholudenka street, intersection of Beresteyskiy avenue and Borshchaghivska street

2. Land Plot 0,7400 hectares

Location: Kyiv city, Sholudenka street, intersection of Beresteyskiy avenue and Borshchaghivska street

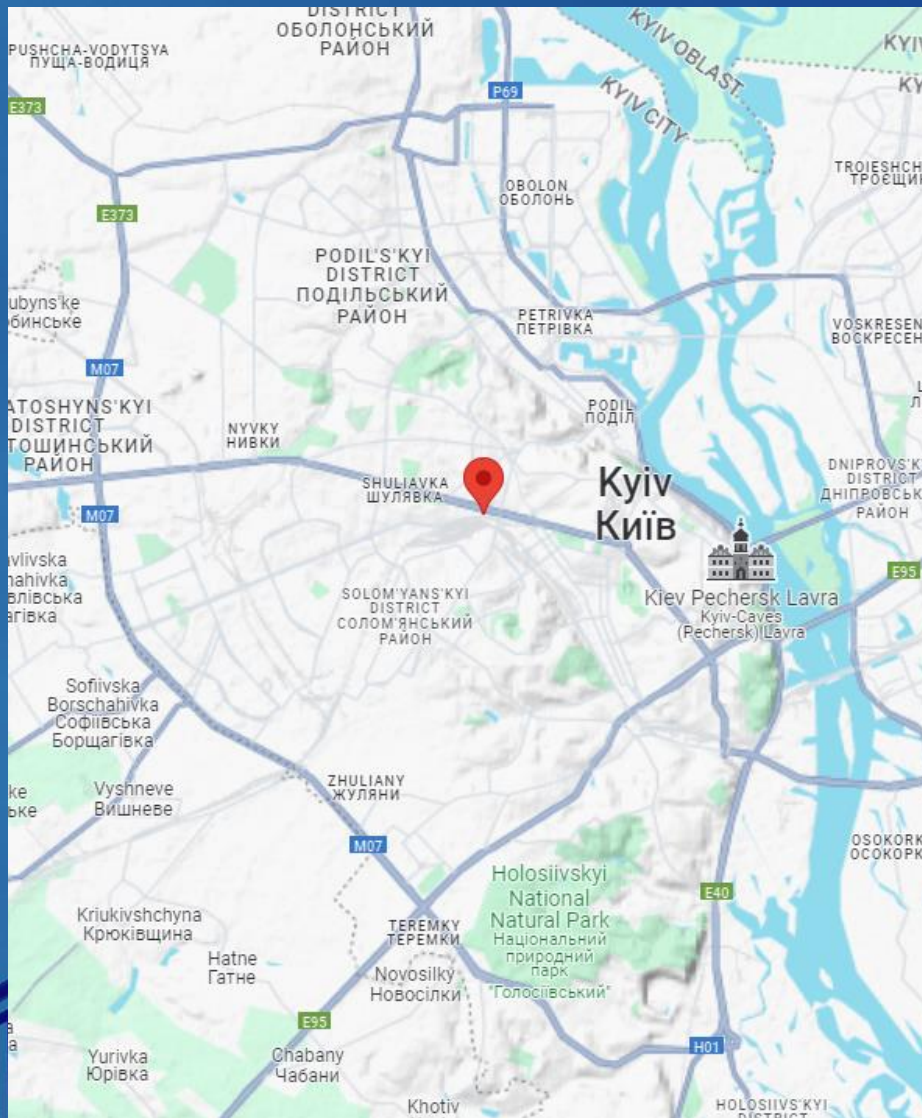


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COLLATERAL LOCATION

Kyiv city, Sholudenka street, intersection of Beresteyskiy avenue and avenue and Borshchaghivska street

2024





Total area, square meters, including:	219 289,3
Above-ground part:	171 646
✓ Office premises	124 776
✓ Commercial premises, conference halls	10 156
✓ Bank premises (1, 2 floors)	606
The underground part:	47 642
✓ Bank premises (-1st floor)	195
✓ Parking area	47 447
Quantity of parking lots	903
Gross leasable area (GLA)	141 128

1. OBJECT TYPE	UNFINISHED CONSTRUCTION OF COMMUNITY CENTER SKY TOWERS INCLUSIVE PROJECTIVE-TENDER, PROJECTIVE-ESTIMATIONS AND PERMIT DOCUMENTATION FOR CONSTRUCTION PROCEED
Total projected building area	219'289 sq.m.
Object characteristics	<ul style="list-style-type: none"> ✓ the building of the Sky Towers business center is a composition of two rectangular towers (tower A - 47 floors, tower B - 34 floors), connected by a stylobate and a separate two-story bank building on the eastern side of the complex; ✓ the functional composition of the complex will include office premises, a shopping area and a separate bank branch building, underground parking in eight underground levels for 878 cars; ✓ the commercial areas of the 1st-4th floors are intended for restaurants, conference halls and a shopping gallery; ✓ office premises will occupy most of the area of the complex from the 5th to 47th floors of tower A and from the 5th to 34th floors of tower B; ✓ tower A has 22 passenger elevators and 2 fire engines, tower B has 15 passenger elevators and 2 fire engines, in addition, 4 passenger elevators serve underground parking and 7 above-ground floors
Technical conditions	Unfinished construction with a completion rate of 39.42% (27 floors were built out of the 34 and 47th according to the project), construction and assembly work has not been carried out since 2015.
Anticipated engineering support	<ul style="list-style-type: none"> ➤ electricity supply (15.8 MW), incl. from external city networks - 4.0 MW, from own KGS (4/5 units) - 12.16/15.24 MW, construction of five built-in transformer substations with dry transformers with a capacity of 4x2000 kVA - TP1, 4x1250 kVA - TP2 /TP4; ➤ gas supply from a medium-pressure gas pipeline diam. 500 mm on Ave. Beresteyskyi; ➤ water supply (HVP and HVP) and fire extinguishing from the water main diam. 500 mm along the street Sholudenka, supply through two pipelines of 250 mm each, pressure at the connection point - from 2.0 to 7.0 atm.; ➤ the source of heat supply is the three-generation plant and mainline No. 6 of the ST-1 heat networks (7.256 MW of heat release), two heating points are provided; ➤ drainage of rainwater and meltwater through the system of internal rainwater drainage with drainage to the existing drainage collector diam. 800 mm along Ave. Beresteyskyi, sewerage is provided in the existing chambers of the sewer collector diam. 500 mm along the street Sholudenka and collector diam. 1500 mm from the street Borshchaghivska; ➤ designed ventilation with air conditioning through supply and exhaust units with rotary recuperators, as well as anti-smoke ventilation.

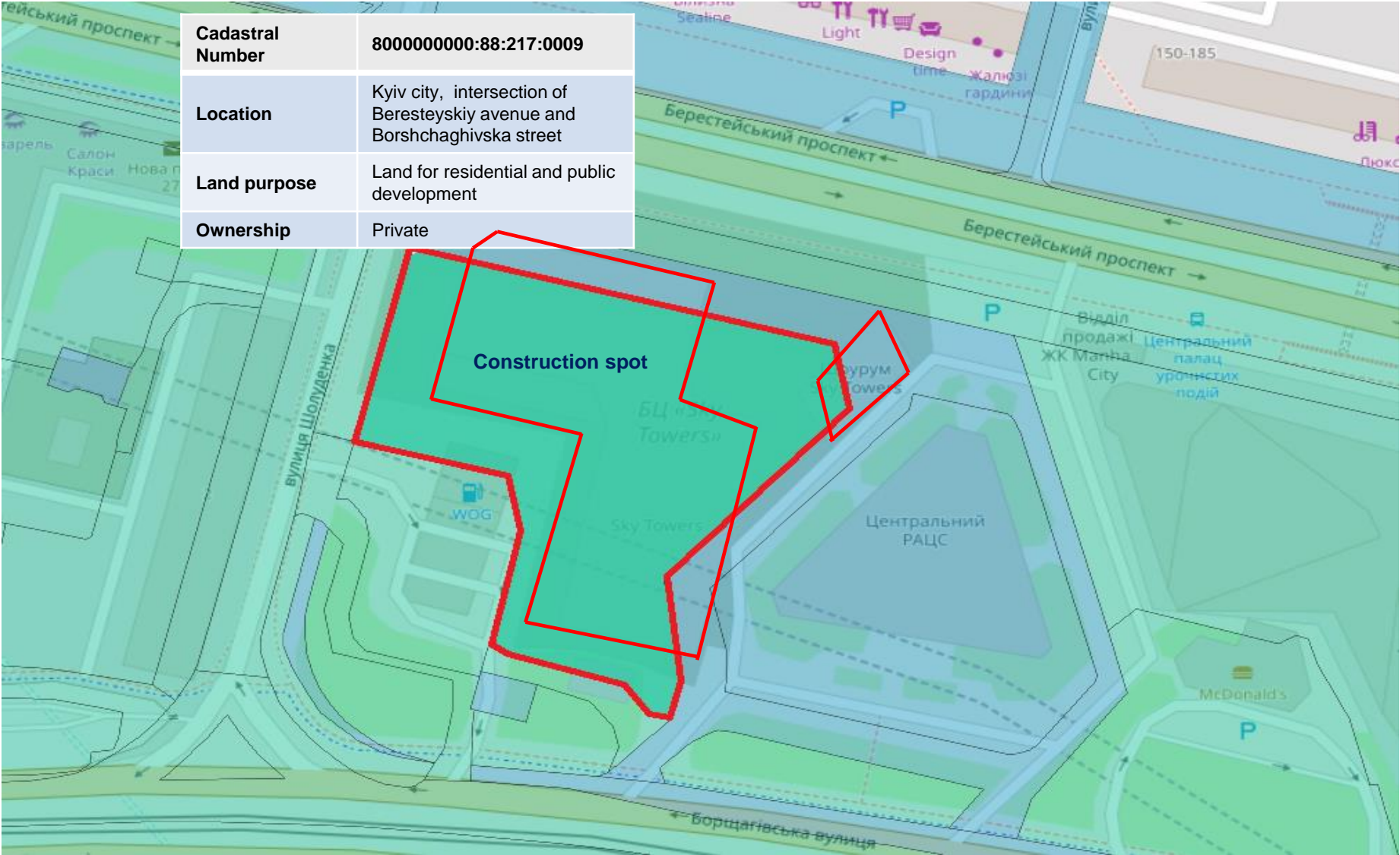
COLLATERAL LOCATION

LAND PLOT BOUNDARIES AREA OF 0.7400 ha

2024



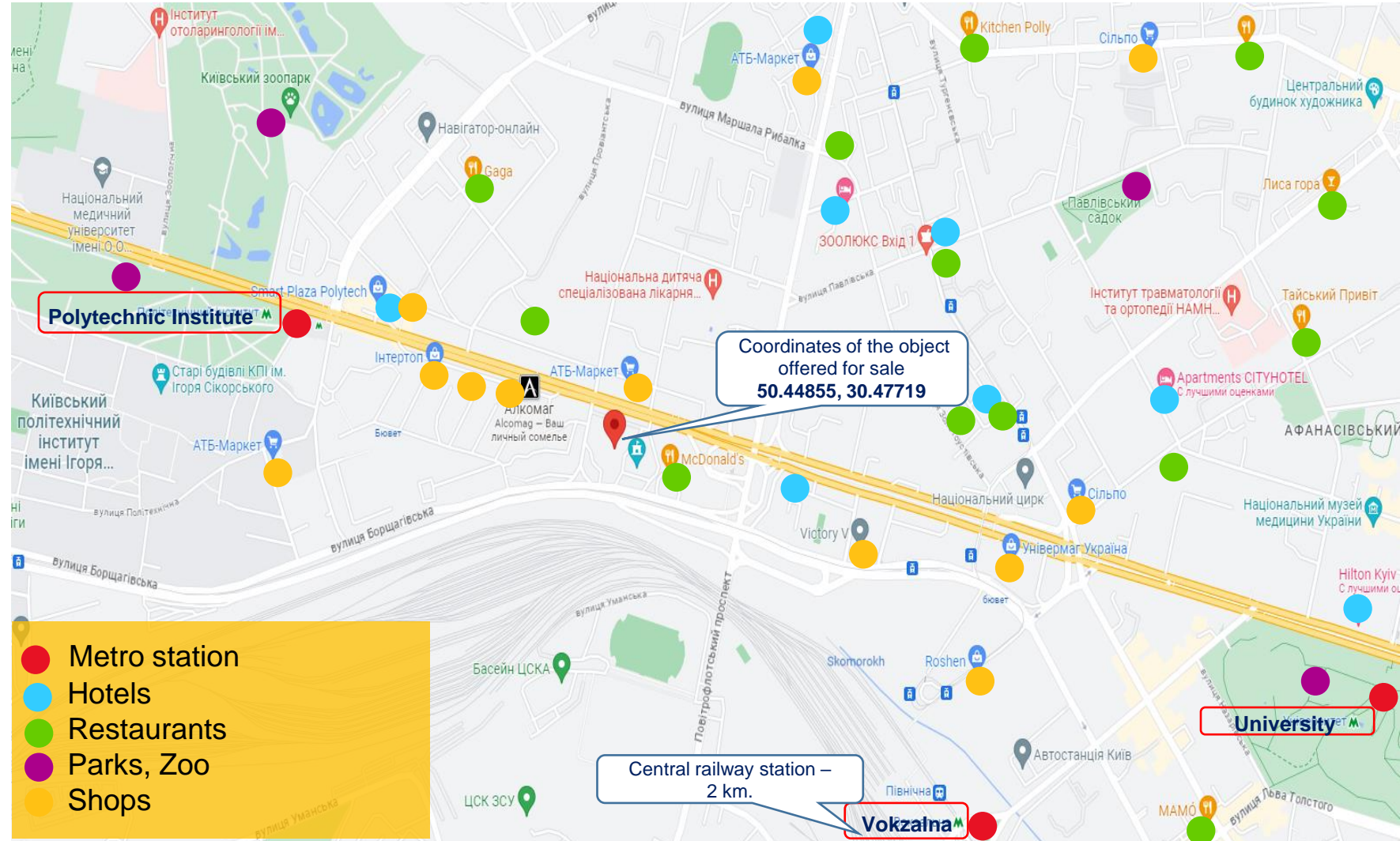
Cadastral Number	8000000000:88:217:0009
Location	Kyiv city, intersection of Beresteyskiy avenue and Borshchaghivska street
Land purpose	Land for residential and public development
Ownership	Private





2. OBJECT TYPE	LAND PLOT
Land plot area	0,7400 hectare
Cadaster number	8000000000:88:217:0009
Purpose	for the construction, operation and maintenance of the community center
Property	Private property, 24.05.2012. Extract from land book about a land plot #PK-01529/2012 dated July 06, 2012.
Address	Kyiv city, Sholudenka street, intersection of Beresteyskiy avenue and Borshchagivska street
Description of Permit documentation	<ul style="list-style-type: none"> ✓ Project documentation developed by Rasim Investments Limited, DLN HK LTD, contractors – Maunsell Aecom LTD, Parsons Brinkerhoff LTD, ACLA LTD, R.A. Heights & Associates, MVA HONG KONG LTD, Westwood & Associates LTD. ✓ Permit for construction works deed series KV No. 12412130332 dated July 31, 2012. ✓ Project documentation developed by “Creative architectural workshop Vitaliy Vasiaghin” LLC. ✓ Author supervision is carried out by “Creative architectural workshop Vitaliy Vasiaghin” LLC. ✓ General contractor “Budivelnno-Investytsiyna Grupa EUROBUD 2012”. ✓ Technical supervision controlled by Tkachuk Andriy Mykolayovych and Tkachuk Mykola Anrdiyovych.
Location	<ul style="list-style-type: none"> ✓ the entrance to the facility is designed from Ave. Beresteyskiy, str. Sholudenka and str. Borshchagivska at 800 m. ✓ the metro station Polytechnic Institute at a distance of 700 m. there is a high-speed tram stop that connects the southwestern part of the city with the object, also a large number of public transport routes pass within walking distance; ✓ the district is characterized by saturation of residential and commercial objects, commercial buildings (business centers, office buildings, cafes, restaurants) and other objects of social-economic infrastructure (state institutions, educational and healthcare institutions) are located 10-15 minutes away. walking distance from the object; ✓ the southern side is adjacent to transport infrastructure facilities (high-speed tram line, railway tracks); ✓ on the western side, the object is surrounded by medium and high-rise residential buildings, at a distance of 10-20 min. two large universities are within walking distance - the National Polytechnic Institute and the National Medical University

COMMERCIAL AND OFFICE REAL ESTATE



VISUALIZATION OF THE PROJECT IN THE FINAL STAGE

COMMERCIAL REAL ESTATE TWO TOWERS - 47 AND 34 FLOORS 2024 DAY VIEW



VISUALIZATION OF THE PROJECT IN THE FINAL STAGE

COMMERCIAL REAL ESTATE TWO TOWERS - 47 AND 34 FLOORS NIGHT VIEW

2024



PHOTO OF UNFINISHED CONSTRUCTION

COMMERCIAL REAL ESTATE TWO TOWERS – 47 AND 34 FLOORS

2024



Invite for cooperation

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