

FACILITY CERTIFICATE



Address and location

119 Prospekt Mira, bld. 55, Moscow

Description of the facilities being assessed

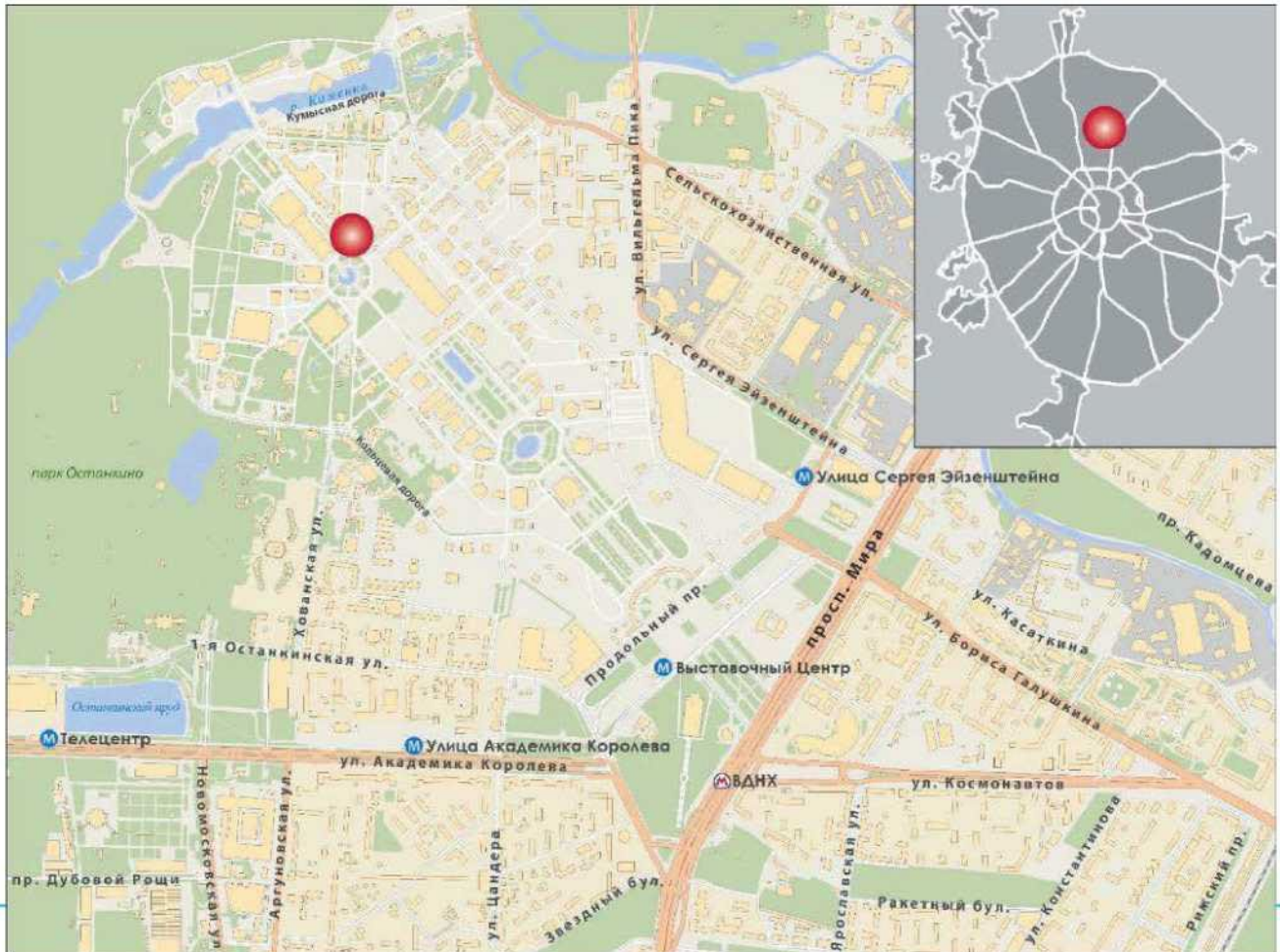
Non-residential building with a total area of 6,787.5 sq. m (cadastral number 77:02:0018011:1407), with the part of the land plot related to it, cadastral number 77:02:0018011:354

One-time capacity

300 kW

LOCATION OF THE FACILITY BEING ASSESSED

The facility being assessed is located at: Moscow, 119 Prospekt Mira, building 55, in the North-Eastern Administrative District of Moscow in the territory of the Ostankinsky district. The location map of the Facility is shown below



Moscow is the capital of the Russian Federation, the largest financial and industrial center in Russia. With the population of 12,615,882 people (as of 2019) it is the largest city in Russia by population. Moscow is a city with federal status, the administrative center of the Central Federal District (CFD) and the center of the Moscow Region, not being a part of it.

Moscow is divided into 12 administrative districts: Central, Northern, North-eastern, Eastern, South-eastern, Southern, South-western, Western, North-western, Zelenogradsky, Novomoskovsky, Troitsky. The city is the most important transport hub. It is served by 6 airports, 9 railway stations, 3 river ports. The subway operates in Moscow.

Moscow is the largest financial center in a nationwide scale and the administrative center for the significant part of the country's economy. It is the largest economy among the constituent entities of Russia in terms of gross regional product.³

The facility being assessed is located in Ostankinsky district of the North-Eastern Administrative District of Moscow.

³ http://города-россия.рф/sity_id.php?id=1

Ostankinsky district is located in the North-Eastern Administrative District (NEAO) of Moscow, covers an area of 1,240 hectares, it has 42 streets and the “VDNH” metro station, four monorail stations – “Telecentre”, “Akademika Koroleva Street”, “Exhibition Center” and “Sergei Eisenstein Street”. The population is about 63.5 thousand people. The main thoroughfares of the district are Prospekt Mira, Akademika Koroleva Street, Sergei Eisenstein Street and others. The Moscow-Tovarnaya railway station and the Ostankino platform are located on the border of the district.

There are well-known and socially significant facilities in the district, such as the Ostankino television tower and the VDNH exhibition complex, which is one of the 50 largest exhibition complexes in the world. It is in its territory that the assessed facility is located. The Ostankino shopping and business center for 1,000 jobs is also located in Ostankinsky district.

The Ostankinsky district is the largest scientific center. There are 15 scientific research and design organizations in the district, for example, Gipromet JSC, Gintsvetmet, Research Institute “Kulon”, TsPI-20, which create an effective platform for innovative research in various fields. Many industrial enterprises are also located in the Ostankinsky district, including Zvezdny OJSC, Kalibr OJSC, Kalibrovsky Plant OJSC, FSUE Goznak, Moskovskaya Tipografiya No. 2 OJSC, the 6th trolleybus depot, as well as several large construction industry enterprises.

The building being assessed is located on Prospekt Mira, a street in the north-east of Moscow, which is a continuation of Sretenka street and passes into the Yaroslavl Highway.



EXACT LOCATION OF ASSESSED FACILITIES



The facility being assessed is located at the following address: Moscow, 119 Prospekt Mira, building 55. In fact, the Facility is located in the territory of the VDNH exhibition complex.

Access to the Facility is provided through the eight entrances of the VDNH complex: Likhoborsky, Severny, Yuzhny, Khovansky, Main Entrance, as well as entrances from Eisenstein Street, Ostankino Park and the Botanical Garden.

The Facility is located at a distance of 1,800 m from the Yaroslavl highway and at a distance of 4 km from the Dmitrov highway.

It is located next to the Polytechnic Museum, the pavilions "Space", "Moskvarium" and the historical park "Russia – My History". Within walking distance is the Europe's largest botanical garden with a huge collection of flora from all the world.

The surrounding buildings are the exhibition pavilions of VDNH, connected with each other by numerous alleys. In general, the arrangement of the VDNH complex is characterized by a large number of various squares, fountains and other recreation areas.

The intensity of the traffic flow is estimated as extremely low (there are no transport flows) due to the location of the Facility in the park area.

The intensity of the pedestrian flow is assessed as high due to the location of the Facility in the territory of VDNH. The level of pedestrian flows is maximum on weekends and holidays.

Pedestrian accessibility of the Facility is medium, due to the Facility's remoteness from subway stations (1,500 m from the "Botanichesky Sad" station, 2,200 m from the "VDNH" subway station and 1,800 m from the "Vystavochny Tsentri" station of the Moscow monorail).

FACILITY DESCRIPTION

The assessed facility is a stand-alone trade and exhibition pavilion with administrative premises with the area of 6,787.5 sq. m.

LAYOUT



Type

Building

Cadastral number

77:02:0018011:1407

Purpose

Non-residential

Total area, sq. m

6,787.5

Functional purpose

Trade and exhibition with administrative premises

Physical state

Operational

Date of commissioning

1939

Year of reconstruction

1967, 2007

Structural elements, finishing

Foundation

Reinforced-concrete

Walls

The main building is made of red brick and reinforced concrete blocks; the attached part of the building – of glass blocks on a metal frame

Partitions

Brick, plasterboard

Floor structures	Reinforced-concrete
Roof	Ruberoid over reinforced concrete
Elevators	No

Utilities

Power supply	Central
Heating	Central
Water supply	Central
Hot water supply	Boiler house
Sewerage system	Central
Ventilation	Supply and extract ventilation

Supply and extract ventilation and central air conditioning systems (VRF⁴ system) are installed in the building (the equipment is located on the roof and in the basement of the Facility).

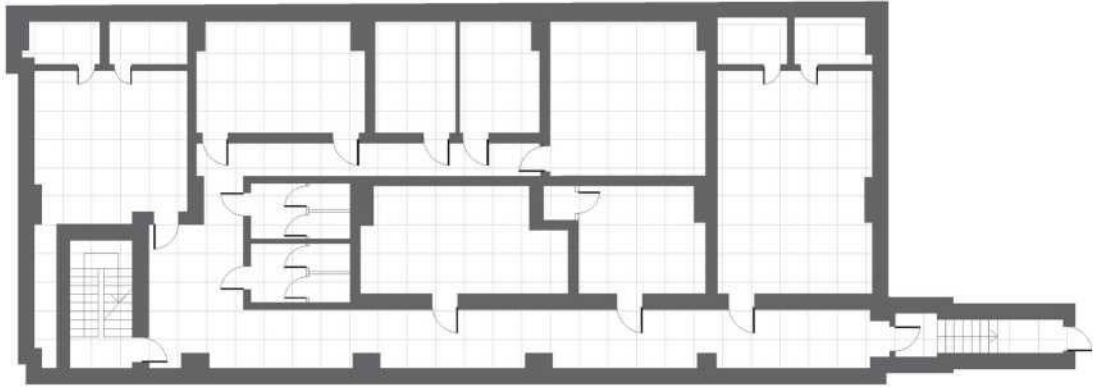
Floor-by-floor distribution

Floor	Area, sq. m	Ceiling height, m
Basement	470.8	3.0
1	3,489.0	3.0–10.0 ⁵
2	2,282.1	3.0
3	518.7	3.0
3rd floor attic	26.9	3.0
TOTAL	6,787.5	

The interior of the Facility has a standard finishing. Basement rooms are used as technical ones (fire unit, ventilation chamber, etc.). The accessible roof is used to accommodate ventilation equipment, as well as tenants' equipment.

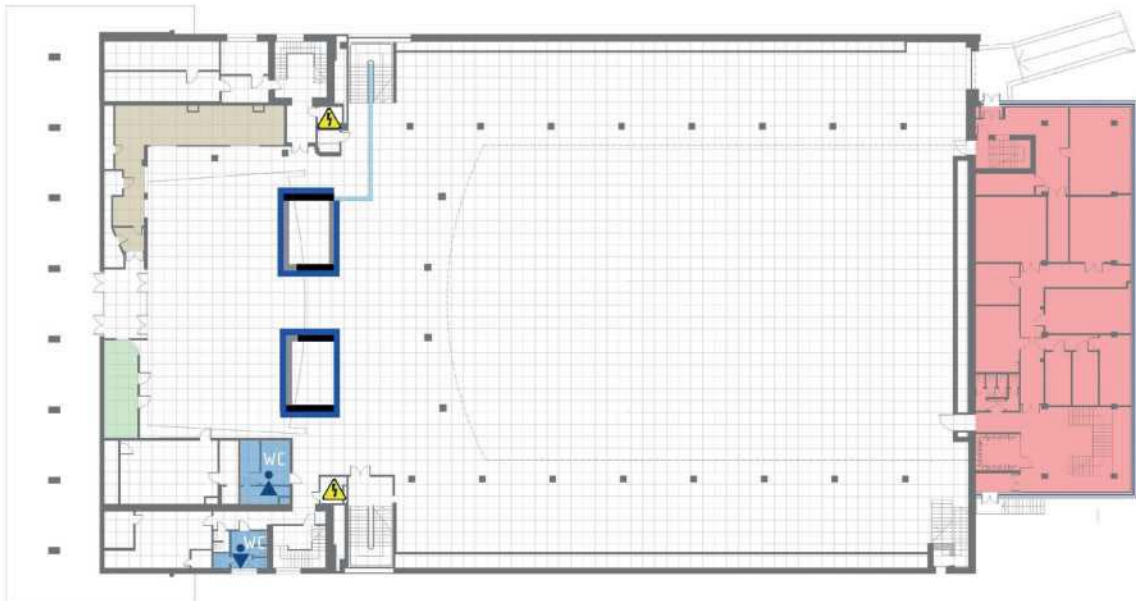
The Facility is located on a land plot, registered on the right of lease. The land plot is a building footprint, and as of the assessment date, the building is not provided with parking spaces.

BASEMENT



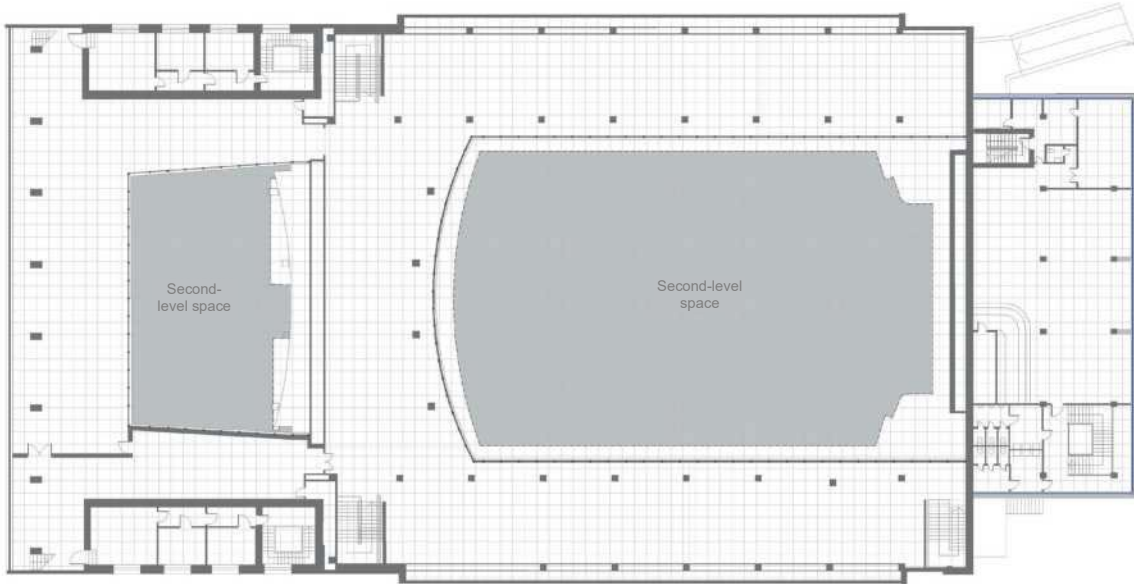
1st FLOOR

PAVILION 55
1st floor



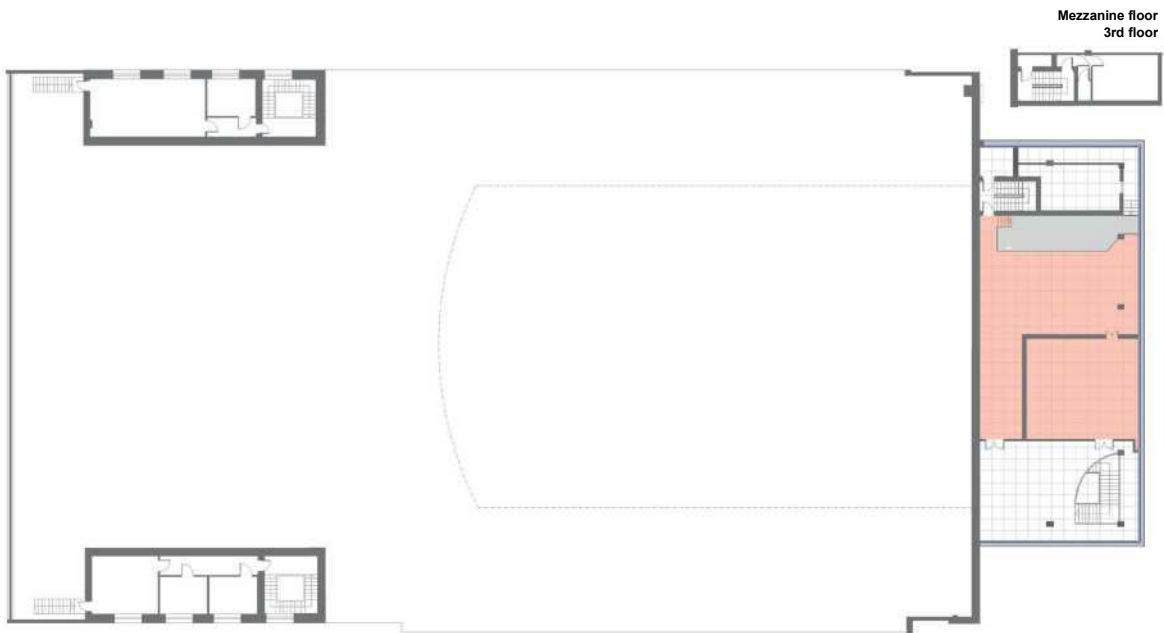
2nd FLOOR

PAVILION 55
2nd floor



3rd FLOOR

PAVILION 55
3rd floor



Address	119 Prospekt Mira, bld. 55, Moscow
Land use category	Settlement lands
Permitted use as per document	For building operation
Area, sq. m	4,372
Shape	Under building footprint
Availability of improvements	Non-residential building
Type of the right	Sublease for an indefinite period
The total area of buildings in the area, sq. m	6,787.5

