EMI Development extensive experience integrated with unique business approach and use of technology provides the correct solution for our partners. Our clients are our partners and together we achieve unequalled results.

BUSINESS OPPORTUNITIES

Company EMI Deutschland is looking for opportunities to develop the program of construction shopping and entertaining center in Kherson (Ukraine) with low construction costs, equitable rent cost, unique and high level service for local market in South region of Ukraine.

EMI Deutschland has an extensive experience with development projects in Russia and Ukraine. The company has also unique partner connections with the Ukrainian professional building, broker and operating companies.

The participants of the Project consider that excellent opportunities for development of a trading infrastructure of Kherson and region of South Ukraine are offered and formation of new construction standards of objects this format are created. Considering the accepted Development Strategy of the Project, it is necessary to note also its high social importance.

BUSINESS SECURITY

Participation of eminent financial institutions in the project
The land lot is given to a company with 100% German capital assets
Direct support of the project granted by regional authorities

GENERAL INCENTIVES

Assistance to the investor and regional government support
Cheap electricity and local fuel,
Developed Logistic and Transport Infrastructure (Port, AirPort, Railway)
Boundary “transparency” and The Law on Protection of Foreign Investments
A unified system of providing services the wholesale market participants
A right for Export VAT return

WHERE COOPERATION HAS A SECURE BASE
KEY PROJECT TERMS

Realization of the project by offered conditions and described parameters is calculated for 1.5-2 calendar years.

The detailed schedule of realization, stages of preparation and construction will be separately provided.

<table>
<thead>
<tr>
<th>Location</th>
<th>Kherson, UKRAINE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building space</td>
<td>ca 120,000 m²</td>
</tr>
<tr>
<td>Building structure</td>
<td>Ground floor box units</td>
</tr>
<tr>
<td>Parking</td>
<td>450 on premises</td>
</tr>
<tr>
<td>Status</td>
<td>Building permit obtained</td>
</tr>
</tbody>
</table>

GROUND CONSIDERED

INCOME SOURCES RENT OF COMMERCIAL SPACE

Commercial space will be rented to known brand tenants, big Ukrainian and international retailers and service companies.

Additional sources of the income
Operating company will generate additional sources of the income.

As sources of possible incomes may be corporate actions and promotion actions, advertising on belonging of SC and other.

THE LEGAL SCHEME OF INVESTMENT

Each object will be register officially on the separate legal person. The legal person in each case will be created for the concrete Project, and will not be burdened by any obligations.

The scheme of the transaction of the Investor can be defined by negotiations due to existing norms, rules and the current legislation.

RESUME

Considering modern tendencies of commercial real estate market in Ukraine, it is assumed, that the project is attractive for investment and can be lucrative realized.

The offered scheme of the business transaction allows all participants of the project to gain the maximal economic benefit.
KHerson Logistic and Transport Infrastructure

KHerson Port Terminals
Container terminal, Grain terminal, Sunflower oil terminal, Coal terminal, Timber terminal, Container goods terminal, Inter cargo terminal.

- Maximum type of vessel, which the port can take
  - Tonnage: 60,000 tons
  - Draught: 7.6 m

Railway Terminal
Kherson management of rail length of 900 km
(Partially covers the Nikolaev Region)

KHerson Airport
The length of the take-off and landing runway - 2500 m.

Population of Kherson and Area:
(Population as of January until July 2013)

- KHerson: 294,616 people
- KHerson Region: 1,075,535 people

Transport Infrastructure
- Sea trade port of Skadovsk: 100 km
- Sea trading port of Nikolaev: 65 km
- Inland port of Novokakhovka: 73 km

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ASSET SUMMARY

Location
City of Kherson, UKRAINE

Description
All-in-one retail park with 60 retail units, FMCG Hypermarket, DIY, a restaurant, entertainment units and seasonal recreational facilities.

Building space
ca 120 000 m²

Building structure
Ground floor box units

Parking
350 on premises + 81 public

Status
Building permit obtained

Ground area
45 ha

Current property use
Buildable land

Completion date
The end of 2015
Where does the economy in Ukraine stand today? What does it take to start a business in Ukraine?

According to data collected by Doing Business, starting a business there requires 6 procedures, takes 21.0 days, costs 1.3% of income per capita and requires paid-in minimum capital of 0.0% of income per capita.

2011
Ukraine eased business start-up by substantially reducing the minimum capital requirement.

2012
Ukraine made starting a business easier by eliminating the requirement to obtain approval for a new corporate seal.

2013
Ukraine made starting a business easier by eliminating the minimum capital requirement for company incorporation as well as the requirement to have incorporation documents notarized.

2014
Ukraine made starting a business easier by eliminating the requirement for registration with the statistics authority.

INCENTIVES FOR THE DEVELOPERS
The Law on Protection of Foreign Investments;
Availability of land for construction;
Regional government will take care of obtaining all permits;
Possibility to sign an agreement with the company-representative of Germany (Hamburg);
Local partners, construction contractors;
Availability of local construction materials;
Complete business security

INCENTIVES FOR MARKET OPERATORS
Regional government will take care of obtaining all permits;
Possibility to sign an agreement to rent (or purchase) the square with the company-representative of Germany (Hamburg);
“Green corridor” for goods export/import at the border;
A right for Export VAT return;
Activities under the legal model «Wholesale market»;
Complete business security.

QUICK FACTS
Population: 45.6 million
GDP (PPP): $329.5 billion
0.6% 5-year compound annual growth
$7,233 per capita
Unemployment: 8.4%
Inflation (CPI): 8.0%
FDI Inflow: $7.2 billion