Technopolis Investor Brunch

September 16, 2011

Keith Silverang, CEO

TECHNOPOLIS

TECHNOPOLIS GROUP
Q2/2011

TECHNOPOLIS

Technopolis Group

- Business environments & services for knowledge-intensive companies
- An internationally scalable service & selling concept
- Operating as a chain on 18 campuses in 10 cities in 3 countries
- 1 300 customers employing roughly 20 000 people
- 611 200 m^2 of space in use and under construction
- A profitable growth company over the business cycle

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How Are We Doing?

- We've grown profitably over the cycle - **despite** macroeconomic instability – and we will **continue** to do so
- Our concept works – consistently high occupancy & NOI, healthy rents & service revenues
- Customer & geographic portfolio diversification has made good progress and we expect it to continue
- We will continue to expand strongly in new sectors, especially healthcare & education
- Our pipeline will generate healthy organic growth for years
- We now have clear proof our concept works outside Finland
- Our owners & lenders are committed to robust domestic & international growth
- It's our share price that needs work!

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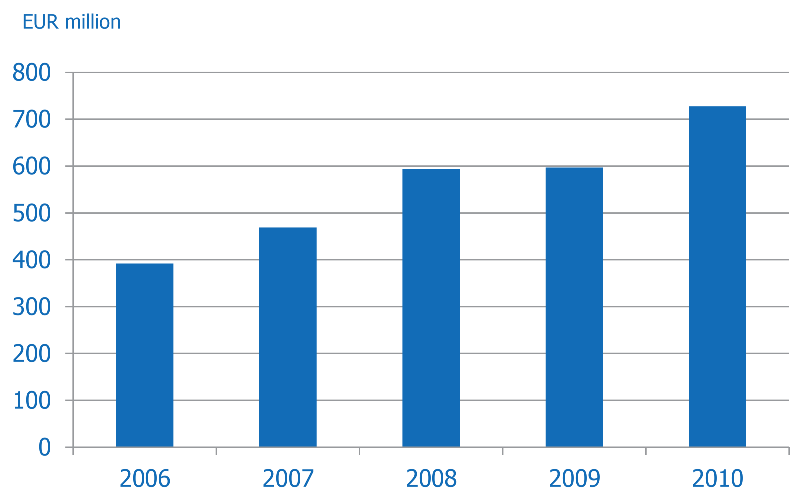
Fair Value of Investment Properties



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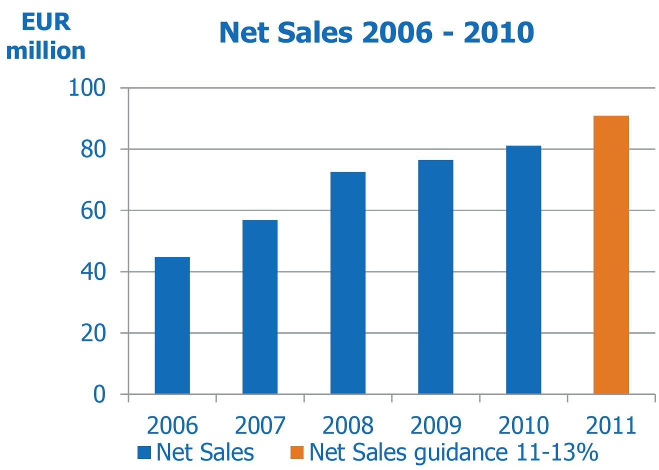
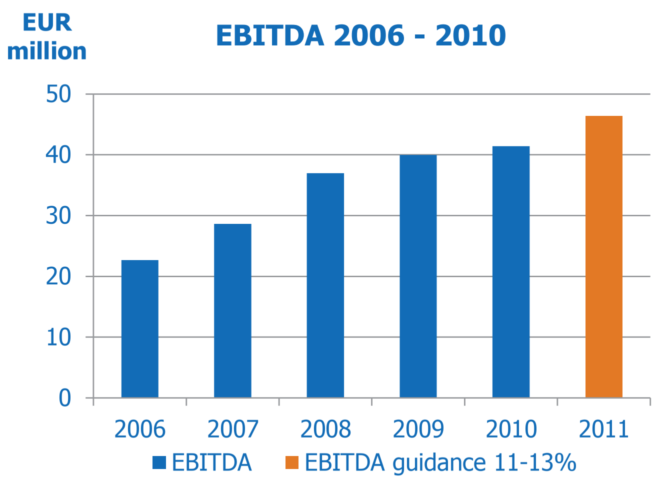
Sales & Earnings





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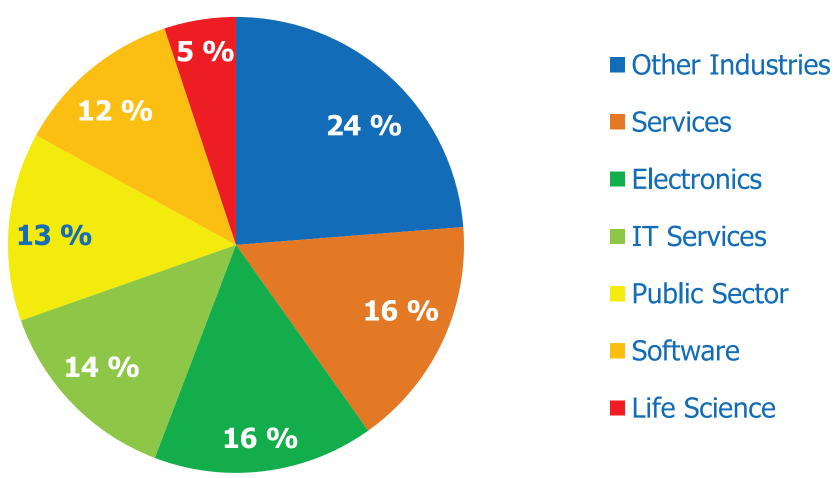
Customer Breakdown



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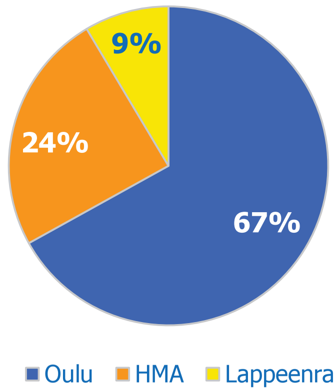
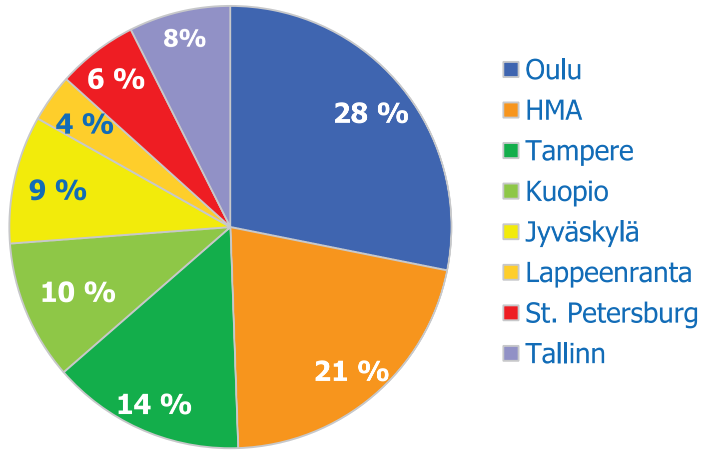
Technopolis Sites by Region





Q4/2005

- Fair market value of investment properties EUR 249,3 million

Q2/2011

- Fair market value of investment properties and properties under construction EUR 840,3 million
- Net market yield of investment properties 30.6.2011 8,1 %

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Pipeline

Completed Projects	Area	m^2	Investment EUR million	Occupancy	Completed
Pulkovo 1	St. Petersburg	24.100	52,8	98,8% *	6/2011
Helsinki-Vantaa 5B	Vantaa	2.900	6,0	100%	5/2011
Total		**27.000**	**58,8**		

Under Construction	Area	m^2	Investment EUR million	Occupancy June 30, 2011	Due for Completion
Finn-Medi Campus	Tampere	12.900	31,5	96%	11/2011
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Viestikatu 2B	Kuopio	3.400	3,9	61%	1/2012
Total		**47.200**	**116,2**		

Planned projects	Area	m^2	Status	Estimated start
Pulkovo 2	St. Petersburg	22.400	Planning	2011 – 2012
Ülemiste Lõõtsa 8	Tallinn	7.200	Invetsment decision	2011
Total		**29.600**		

* Pre-let rate
All space in surface-m^2

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Technopolis Investment Criteria

- Excellent locations in growth hubs
- Good quality, flexible standing assets generating positive cash flow
- Critical mass, at least in the 40,000-50,000 sqm range
- Additional building rights to allow further development
- Well balanced knowledge-intensive client mix
- Corporate and/or public sector and/or academic anchors
- Experienced, skilled and well connected local teams
- Positive EPS impact

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Shareholders on August 31, 2011

Major Registered Shareholders	% of Share Capital	Number of Shares
Varma Mutual Pension Insurance Company	20,7	13.144.529
Ilmarinen Mutual Pension Insurance Company	9,9	6.272.725
City of Oulu	4,8	3.062.925
City of Tampere	3,1	1.956.649
Kickoff and Jyrki Hallikainen	1,7	1.088.000
The Finnish Cultural Foundation	1,1	712.826
ODIN Finland Fund	1,1	680.798
SITRA Finnish National Fund for Research and Development	1,1	666.036
OP-Pohjola Group (indirect holding)	1,0	660.954
Laakkonen Mikko	1,0	638.714
Total	45,6	28.884.156
Cities Total	10,5	6.671. 839
Nominee Registered	30,8	19.509.111
BNP Paribas Investment Partners indirect holding June 1, 2010	> 10,0	6.579.000
All Shares Total	100,0	63.385.044

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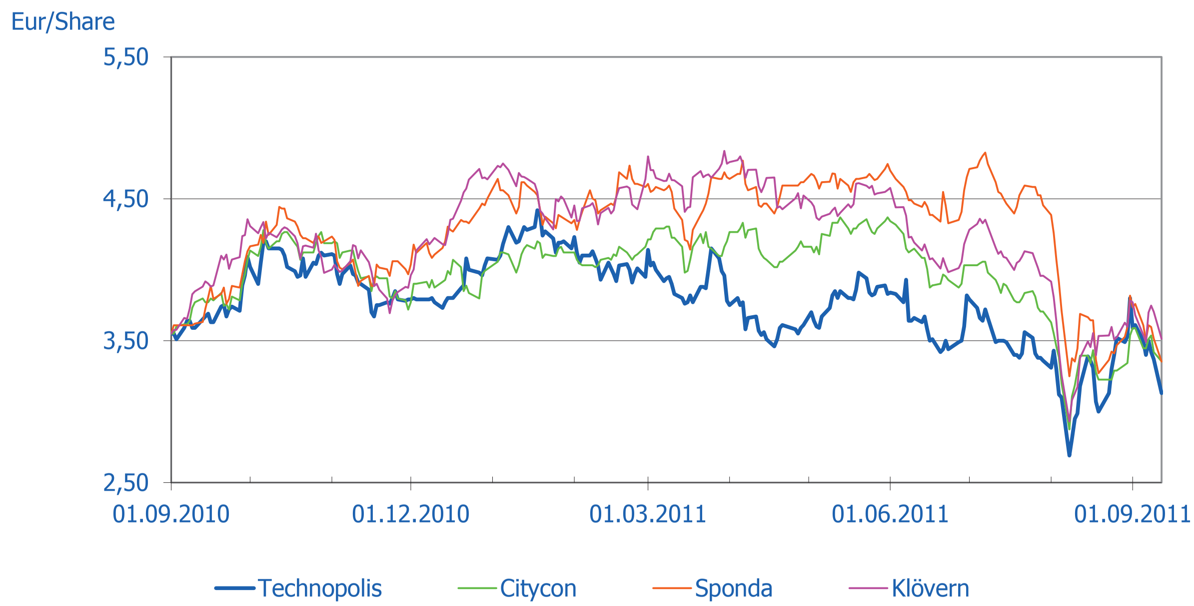
Share Price 9/2010-9/2011 (peers scaled)



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2011 Outlook

- Markets recovering, uncertainty in financial markets
- Nokia events will not impact 2011 financial performance
- Pulkovo filled by the end of the year & good opportunities to boost growth of Technopolis Ülemiste
- Net sales & EBITDA guidance upgraded to +11 - 13 %

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Reijo Tauriainen, CFO

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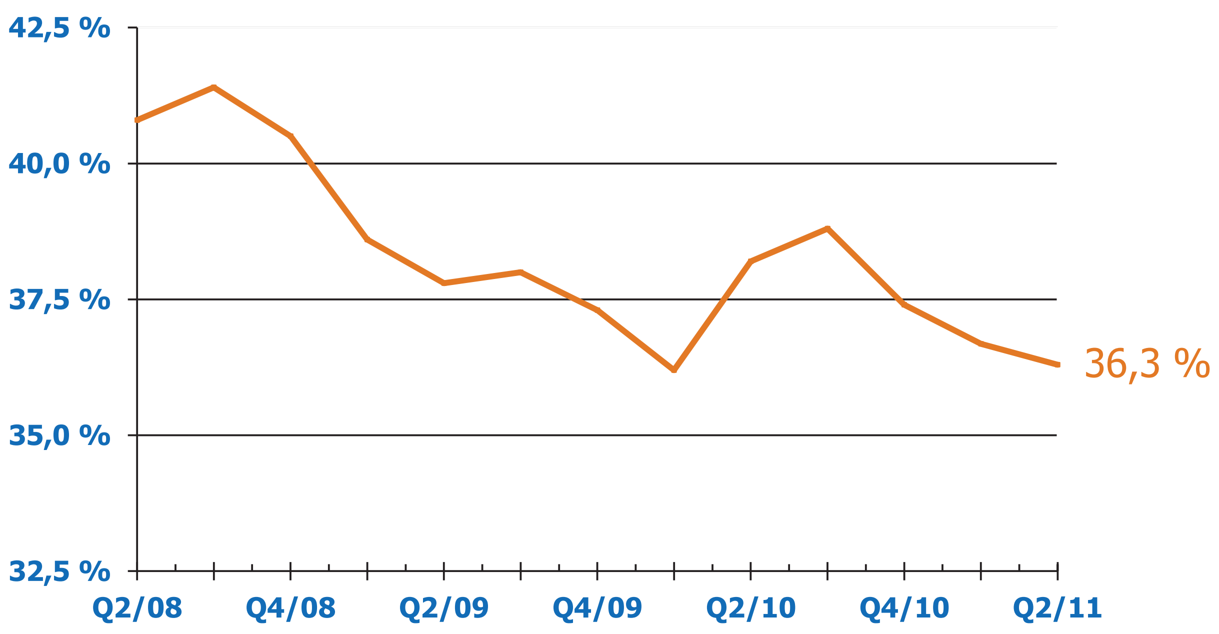
Equity Ratio



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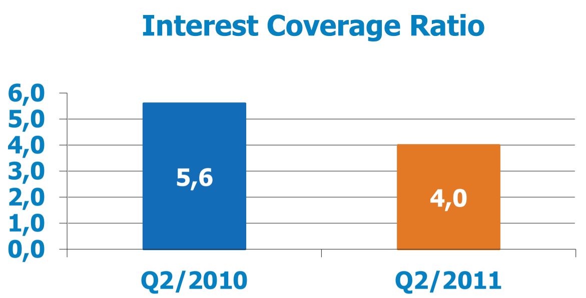
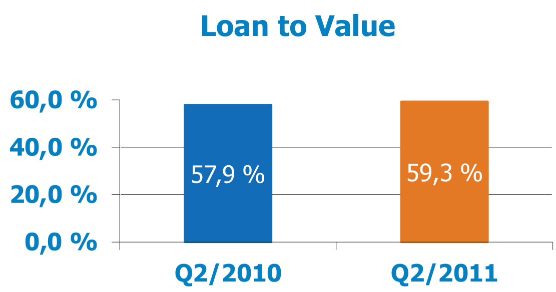
Interest Coverage Ratio and Loan to Value





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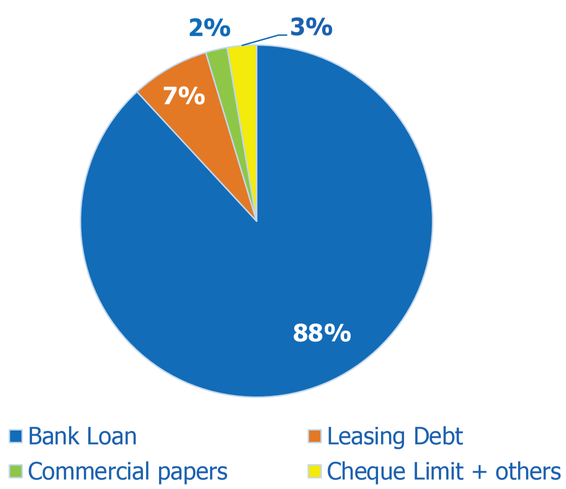
Breakdown of Loans



Total interest-bearing liabilities Q2/2011 EUR 502,2 million

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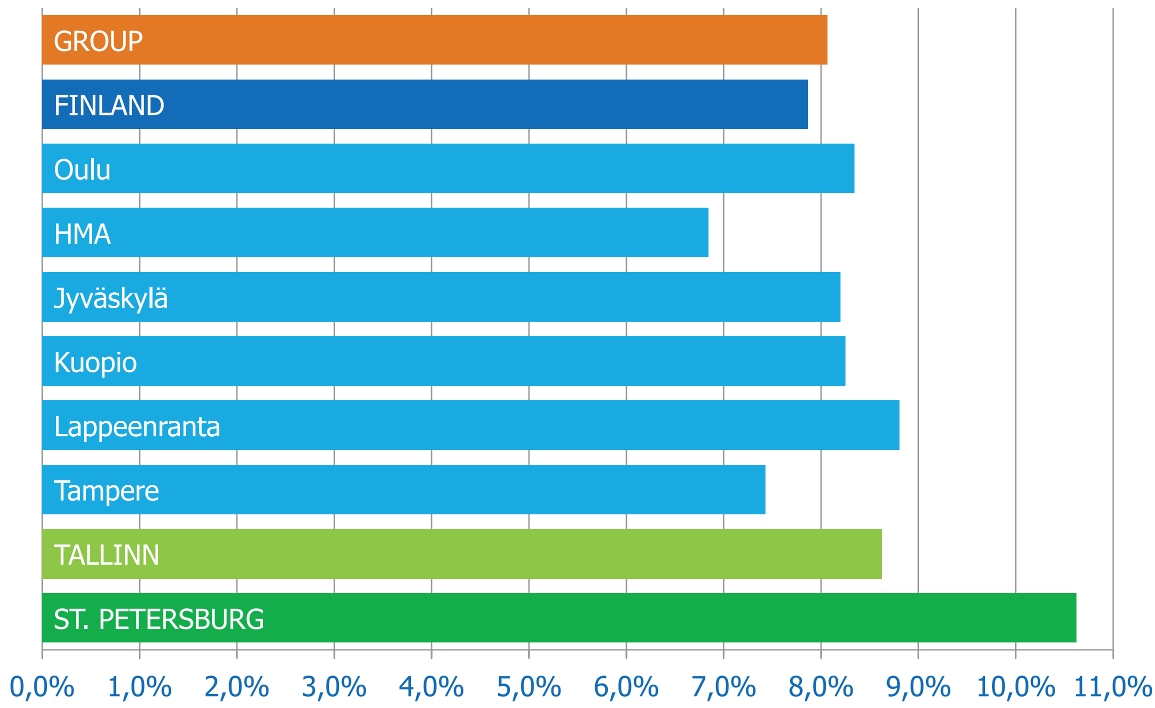
Net Market Yields, %



HMA = Helsinki Metropolitan Area

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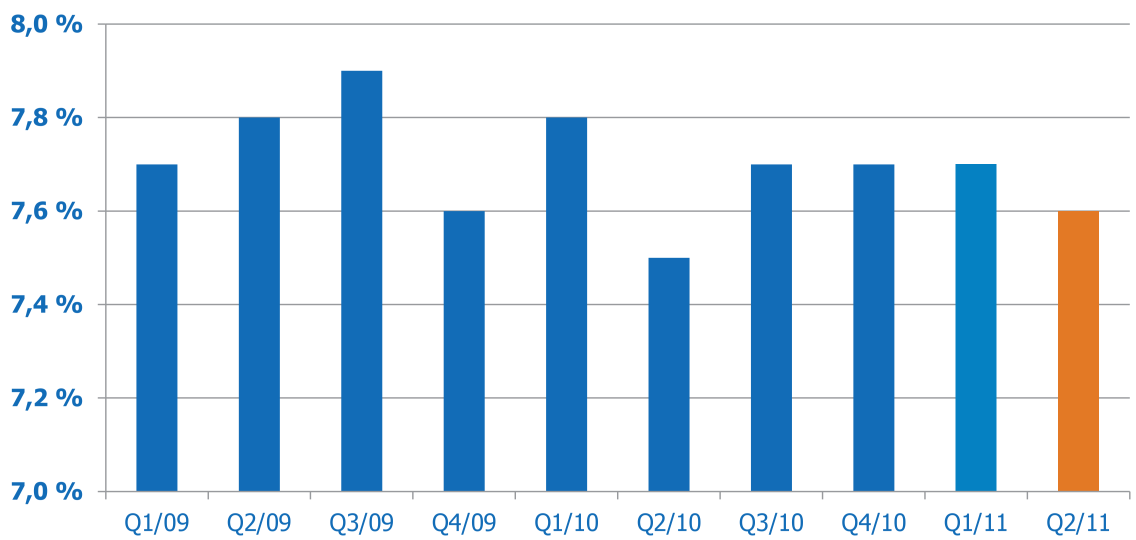
Net Rental Yield %



$$\text{Net Rental Yield \%} = \frac{\text{Total Rental Income from Investment Properties-Direct Costs}}{\text{Fair Market Value of Investment Properties}}$$

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Marko Järvinen,
Director Finnish Operations

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TECHNOPOLIS Concept and Services

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Solutions for Customers

Technopolis concept

- Combines premises and services into a package helping the customer to focus on their core
- Supports customers' growth and internationalization through interactions and transactions
- Helps to streamline customer's operations more efficient by trimming costs and reducing environmental loads
- Facilitates local and international networks

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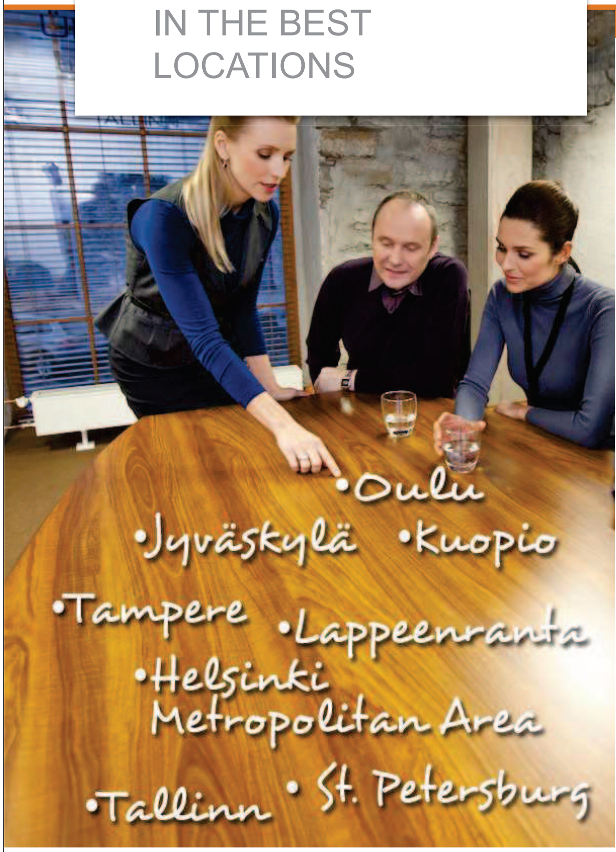
Premises IN THE BEST LOCATIONS



- Chain of 17 excellently located business environments in Oulu, Helsinki Metropolitan Area, Jyväskylä, Kuopio, Lappeenranta, Oulu and Tampere as well as St. Petersburg in Russia and Tallinn in Estonia
- Premium premises with floor areas of 6.5 m^2 - 40,000 m^2
- Flexibility ensures that your customers always have access to appropriate premises and services
- Fully-tuned environmental friendliness and economic efficiency

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Added value
FOR CUSTOMERS THROUGH VERSATILE SERVICES

Support
FOR CUSTOMER'S GROWTH AND INTERNATIONALIZATION

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The Market is Changing

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Industry Trends

- Knowledge-intensive society with fragmented partner network
- Globalization of the real estate and rental market
- Cost-effectiveness, adaptability and virtual working communities
- Environmental awareness

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Technopolis' Direction

- We look for profitable growth and internationalization
- We focus on knowledge-intensive environments
- We offer the customer unique value-added solutions
- Competitors imitate our concept and we will move forward – We differentiate more than ever

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OUTLOOK ON FINNISH OFFICE MARKET

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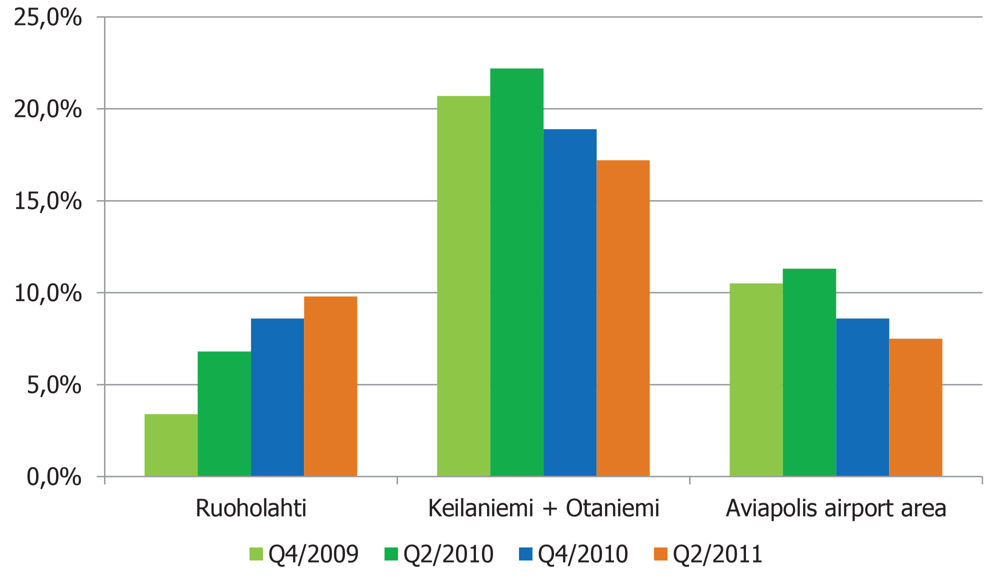
Finnish Office Market Overview

(Source: Catella Property Market Trends 2011 Autumn)

Vacant office space (%) in HMA in places Technopolis operates



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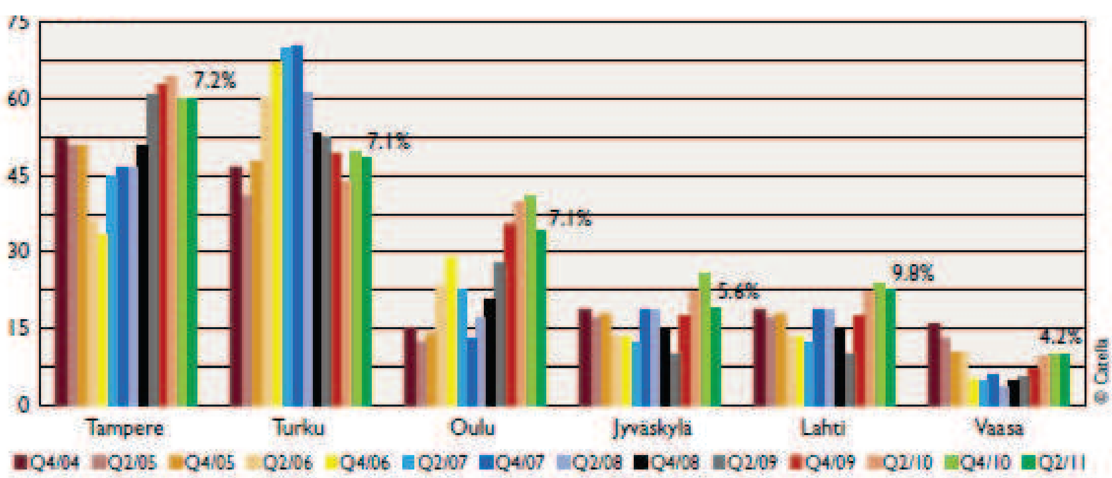
Finnish Office Market Overview

Vacant office space in growth centers and the vacancy rate (%)

(Source: Catella Property Market Trends 2011 Autumn)



Kuopio vacancy Q4/09 3,8%, Q2/10 6,0%, Q4/11 8,1%

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Finnish Office Market Overview

(Source: Catella Property Market Trends 2011 Autumn)

Area	Office stock floor area m^2	Rent * EUR/m^2/month (prime)	Yield* % (prime)
Oulu	486.000	12.0–14.0	7.0–8.0
Helsinki Metropolitan Area**	8.440.000	n/a	n/a
Ruoholahti	380.000	22.0	6.0–7.0
Keilaniemi + Otaniemi	350.000	21.0	6.4–8.0
Aviapolis airport area	200.000	19.0	7.0–8.0
Tampere	829.000	13.0–15.5	6.75–8.0
Jyväskylä	339.000	12.0–15.0	7.0–8.5
Lappeenranta	n/a	n/a	n/a
Kuopio	309.000	12.0–14.0	7.75–8.75

* Gross rent. The following criteria have been used for rent levels and yields: modern (not new) or renovated city-center premises with a good aftermarket, steady anchor tenants on 5–7 year leases, initial yield not figuring in renovations

** Very long leases reduce the yield by 0.1–0.3 percentage points.

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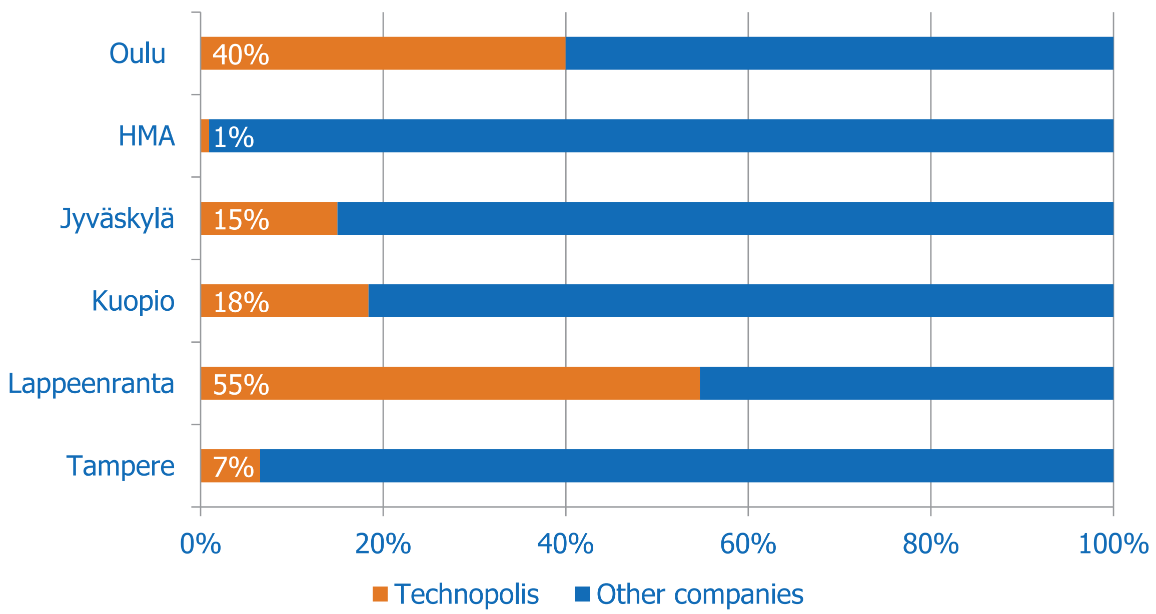
Estimated Market Share on Office Market Q2/2011



Source of estimated total office space in HMA & growth centers: Catella Property Market Trends 2011 Autumn)

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Technopolis Sites by Region

Investment properties June 30, 2011		Fair value, EUR million	Net yield, %	m^2
Finland	Oulu	236,4	8,3	192.900
	HMA	170,9	6,8	77.600
	Jyväskylä	71,0	8,2	47.100
	Kuopio	85,8	8,3	53.900
	Lappeenranta	29,5	8,8	27.300
	Tampere	84,3	7,4	52.400
Finland	**Finland, total**	**677,9**	**7,9**	**451.200**
Russia	**St. Petersburg**	**49,5**	**10,6**	**24.100**
Estonia (51% share)	**Tallinn**	**62,5**	**8,6**	**79.200**
Group's investment properties total		**789,9**	**8,1**	**554.500**
Investment properties under construction*		**50,4**	**several**	**47.200**

* Valued at fair value and recognized on the basis of rate of completion

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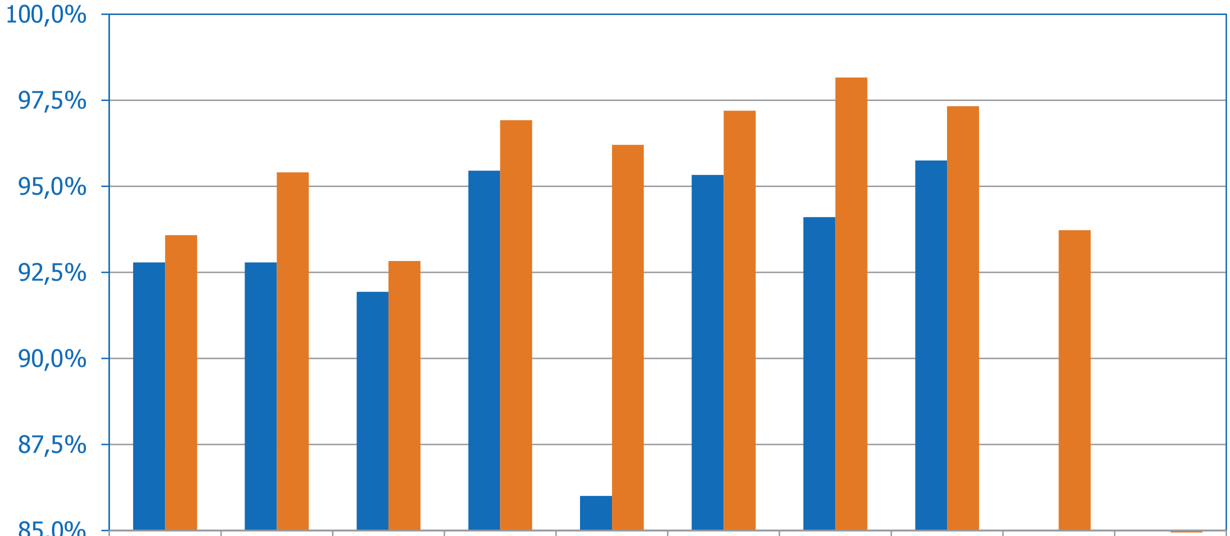
Financial Occupancy Rate



	GROUP	FINLAND	Oulu	HMA	Jyväskylä	Kuopio	Lappeen-ranta	Tampere	TALLINN	ST. PETERS-BURG
Q2-2010	92,8%	92,8%	91,9%	95,5%	86,0%	95,3%	94,1%	95,7%		
Q2-2011	93,6%	95,4%	92,8%	96,9%	96,2%	97,2%	98,2%	97,3%	93,7%	61,7%

HMA = Helsinki Metropolitan Area

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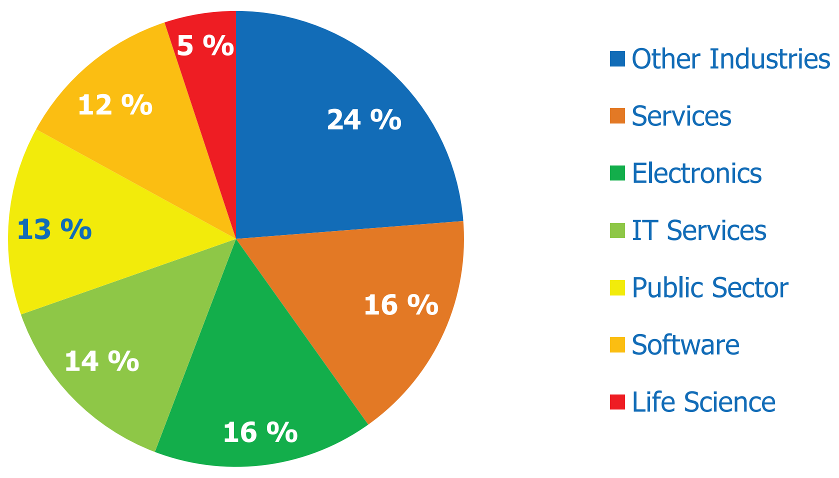
Customer Breakdown



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Largest Customers

Customer	Customer
Aalto Yliopisto	Logica Suomi Oy
ARK Therapeutics Oy	Microlink Eesti As
Aspocomp Oulu Oy	NetHawk Oy
Digia Oyj	Nokia Oyj
Fazer Amica Oy	PKC konserni
Honeywell Oy	Pöyry konserni
Itä-Suomen Yliopisto	Sasken Finland Oy
Jyväskylän Yliopisto	TeliaSonera Finland Oyj
Kemira Oyj	Tieto Oyj
Kesko Oyj	Valtion Teknillinen Tutkimuskeskus

- As of 30.6.2011 the 20 largest customers were renting 36 % of the company's space
- No single company generated more than six per cent of the company's revenue

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Pipeline

Completed Projects	Area	m^2	Investment EUR million	Occupancy	Completed
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All space in surface-m^2

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Possible Growth Projects

Project	Type	City	Gross m^2
City 2	Downtown	Oulu	10.000
Innopoli 3	Campus	HMA	7.000
Vantaa 6	Airport	HMA	6.900
Viestikatu 3A	Campus	Kuopio	13.400
Viestikatu 3B	Campus	Kuopio	6.200
Microkatu 7	Campus	Kuopio	2.500
Innova 3	Downtown	Jyväskylä	9.000
Vapaudenaukio 2	Downtown	Lappeenranta	3.700
Finnmedi 8	Campus	Tampere	8.000
Pulkovo 2	Airport	St. Petersburg	22.400
Lõõtsa 8 B+C	Airport	Tallinn	21.400

Campus = University campus proximity

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Technopolis Oulu

- Will be presented by Juha Juntunen

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Helsinki metropolitan area

Three impressive business environments in the heart of business.

- **Technopolis Innopoli**, an innovative business environment in the core of the largest technology community in Finland: Otaniemi, Espoo
- **Technopolis Helsinki-Vantaa**, location next to the international airport offers easy connections abroad
- **Technopolis Ruoholahti**, a new and stylish business environment next to good traffic connections, near the Länsiväylä highway

Completed premises in prime locations amount to 77.100 m^2, with 9.000 m^2 under construction in Ruoholahti.

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Jyväskylä

Versatile portfolio of premium premises and services in eight locations close to the city center.

- **Technopolis Innova**, a logistically excellent solution in the immediate vicinity of the travel center and the city center. The new Innova 2 will be complete in spring 2012!
- **Technopolis Ohjelmakaari** and **Ylistönmäentie** locations feature good and quiet premises for start-ups and long-established companies
- **Technopolis Agora**, a research center for humane information technology and meeting place for companies and the university
- **Technopolis Survontie**, office premises with a magnificent lakeside view in close connection with the University of Jyväskylä
- **Technopolis Viveca**, center for companies in the fields of wellbeing and sports research

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Kuopio

More than 56.000 m^2 of space for success. 150 companies and organizations in two locations.

- **Technopolis Microkatu**
- **Technopolis Viestikatu**

In the immediate vicinity of the university, university hospital and various research institutes.

More than 30 special laboratories are located in the Technopolis Kuopio premises. The strategy of strong growth is implemented in Kuopio.

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Lappeenranta

Two success-promoting business environments in the most central locations in the city.

- **Technopolis Skinnarila** Next to the Lappeenranta University of Technology and the Saimaa University of Applied Sciences. More than 8,000 students in all, and extensive resources in R&D and recruiting experts
- **Technopolis Vapaudenaukio**, the best meeting place for companies in the city center

Technopolis Lappeenranta and its partners specialize in assisting companies in their business operations relating to Russia.

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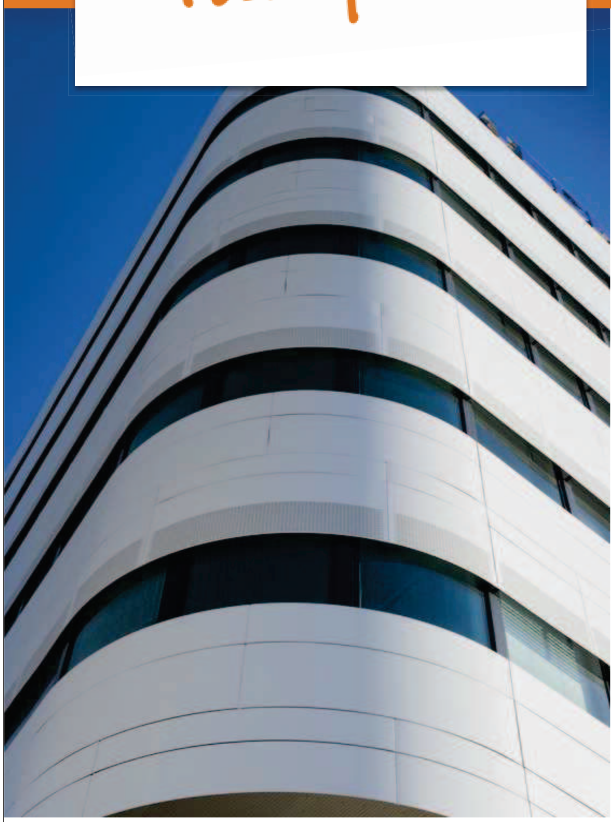
Tampere



Three campuses with a total of over 53.000 m^2 of high-quality office premises completed or under construction.

- **Technopolis Hermia**, a dynamic business environment for companies in ICT, machine manufacture, automation technology and laser technology
- **Technopolis Finnmedi**, a campus for wellbeing services and life sciences
- **Technopolis Yliopistonrinne**, a top meeting place for expert services and popular venue for events

Business Zone in Yliopistonrinne: comfortable working space for an hour, a day, or months.

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Juha Juntunen, Director
Oulu Operations

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OULU

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Oulu Market Overview

(Source: Catella Property Market Trends 2011)

Property Stock

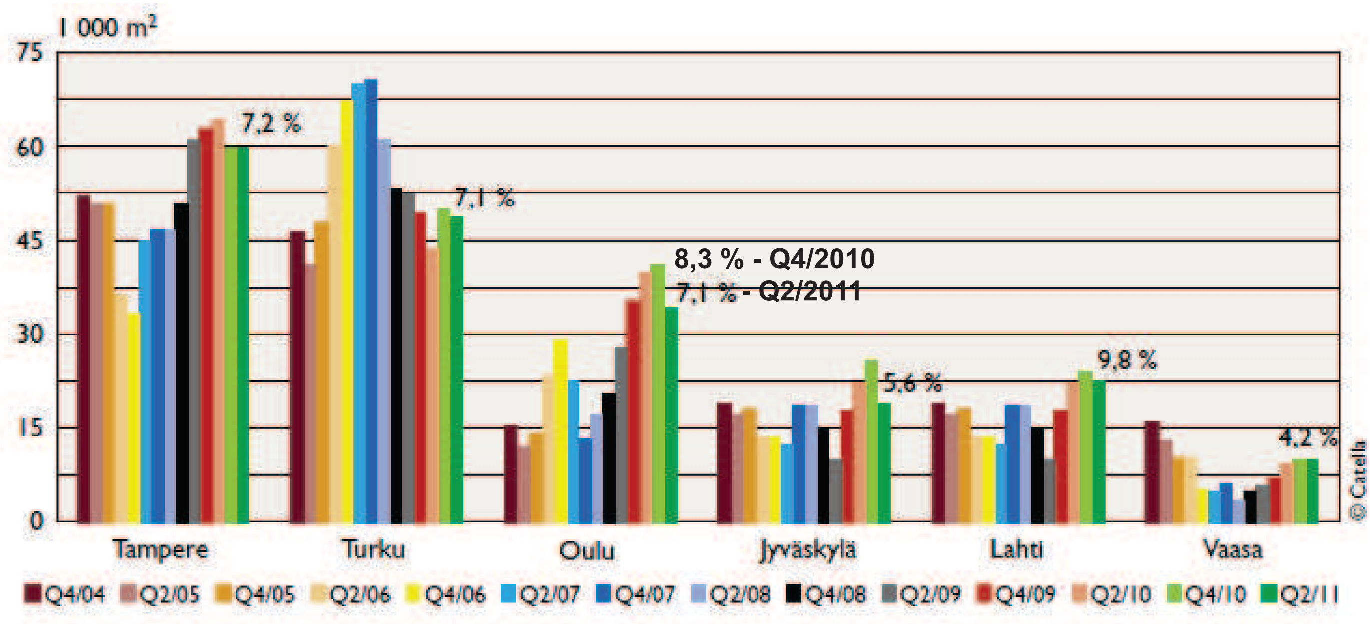
Oulu	m^2
Office	486.000
Retail	647.000
Producion & Warehouse	1.084.000
TOTAL	**2.217.000**

Rental Levels, EUR/m²/month

Oulu	Office	Retail	Producion & Warehouse
City Centre (prime)	10-13.5	40-85	
City Centre	10-12	13.5-22	
City Centre (outer)	10-12	10-17	
Linnanmaa	10-15		
Limingantulli	8-10	8-12	6-7
Tuira	8-10	8-12	
Rusko	8-11		6-7

Finnish Office Market – Vacancies

(Source: Catella Property Market Trends 2011 Autumn)



Technopolis Oulu

The largest unit of Technopolis

Oulu is the growth center of northern Finland

- **Technopolis Linnanmaa**
  - campus of University, VTT and companies
  - one of the most significant development centers of technology in Finland
- **Technopolis Airport**
  - airport business park
  - dynamic technology center
- **Technopolis City Center**
  - city center business park
- **Technopolis Kontinkangas**
  - medicine and software development campus beside University hospital
- **Technopolis Laanila**
  - water and environment sector

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Technopolis Oulu

Technopolis Oulu	Office	Production	m^2	Completion Year
Technopolis Linnanmaa	111.200	8.700	119.900	1986-2001
Technopolis Airport	7.500	14.600	22.100	2000
Technopolis City Center	12.500		12.500	2006
Technopolis Kontinkangas	27.000		27.000	1992-2009
Technopolis Laanila	11.400		11.400	1956,1964
Others	1.400		1.400	-
TOTAL	**171.000**	**23.300**	**194.300**	

- More than 250 companies operate in Technopolis' premises

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It's Not All About Nokia

- Nokia's share of group net sales will decline under 4 % at the end of the year
- Nokia at the beginning of the year 37.000m^2 and at the beginning of next year 17.000m^2
- The structural change has not materialized, occupancy rate in Technopolis Oulu has increased from 91,7% (December 2010) to 92,8% (June 2011)
- Positive signals and new contracts e.g. Renesas Mobile Europe, OP-Pohjola Group, Uros, Master Automation, Council of Oulu region
- Start-ups and SME activity picking up
- New customers have positive impact with longer lease periods and with more sold services
- As a result broader customer base with higher lease stock

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Gert Jostov, Director
Estonian Operations

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GENERAL MARKET OVERVIEW

GERT JOSTOV

ülemiste city TARGA ARI LINN SMART BUSINESS

TECHNOPOLIS ÜLEMISTE

Overall Economic Situation

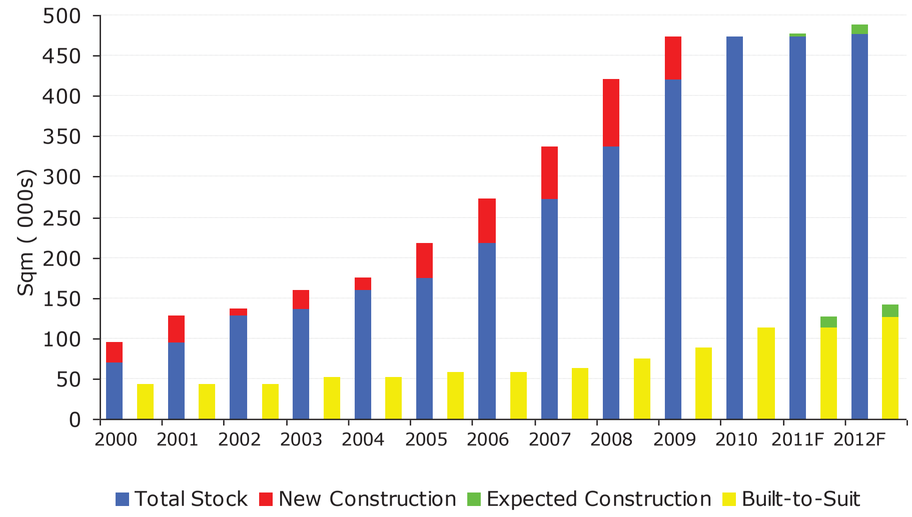
Source: Bank Of Estonia, Ministry of Finance

ülemiste city TARGA ARI LINN SMART BUSINESS

TECHNOPOLIS ÜLEMISTE

Dynamics of Office Space in Tallinn

After the first half of 2009, when approx 51,700 sqm of the new supply entered the market, the development in Tallinn office market and supply of new properties has stopped due to unfavourable economic situation, oversupply of office premises, high cost or absence of liquidity in the market and the total office stock in Tallinn in the first half of 2010 remained at the level of 473,500 sqm.

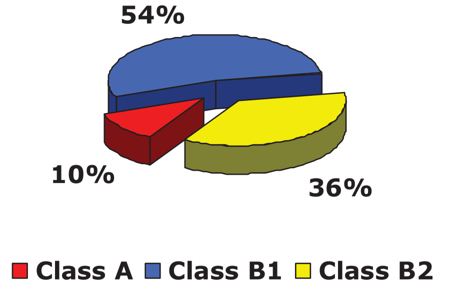


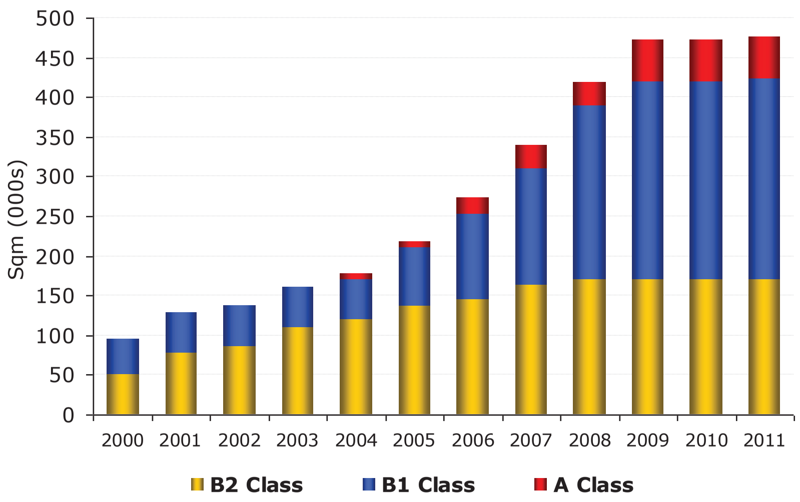
ülemiste city TARGA ARI LINN SMART BUSINESS

TECHNOPOLIS ÜLEMISTE

Distribution and Dynamics of Speculative Office Space in Tallinn

By the first half of of 2011, Class A premises accounted for about 10 percent (49,400 sqm) of the total stock of speculative (not built-to-suit) office buildings in Tallinn, Class B1 for 54 percent (254,900 sqm), and Class B2 for 36 percent (169,200 sqm) of total stock.





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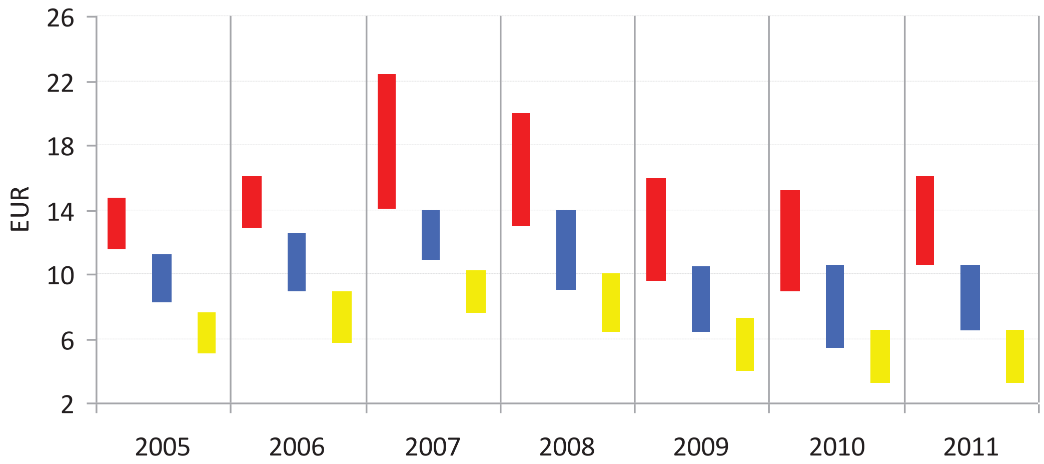
Dynamics of Rent Rates in Tallinn



Class	Asking Rent Rates in 1H 2011	Trends for 2011-12
A	10.5-16.0	→↗
B1	6.4-10.6	→↗
B2	3.2-6.5	→→

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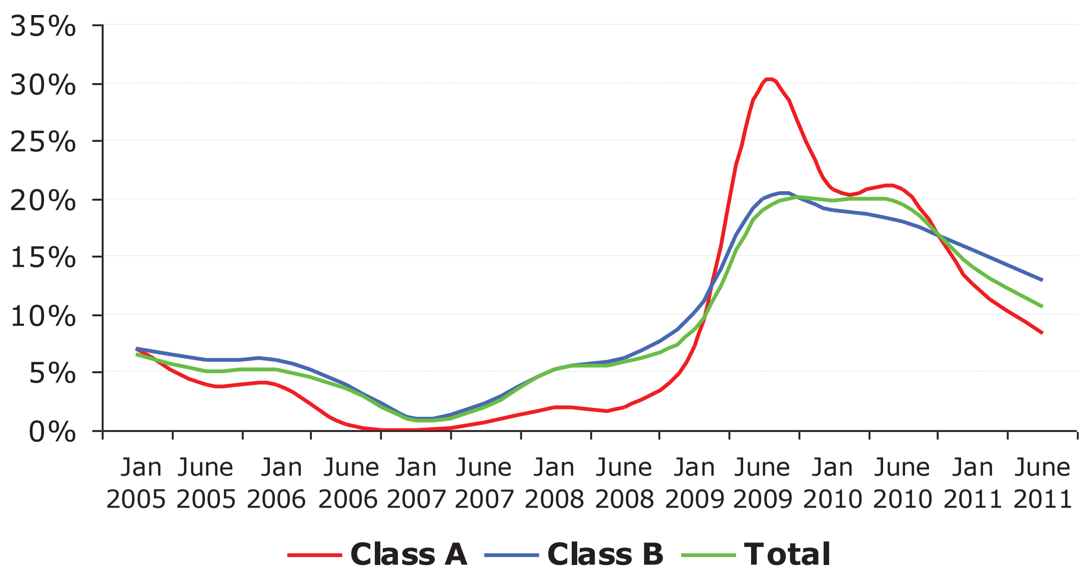
Dynamics of Vacancy Rate in Tallinn, 2005-2011



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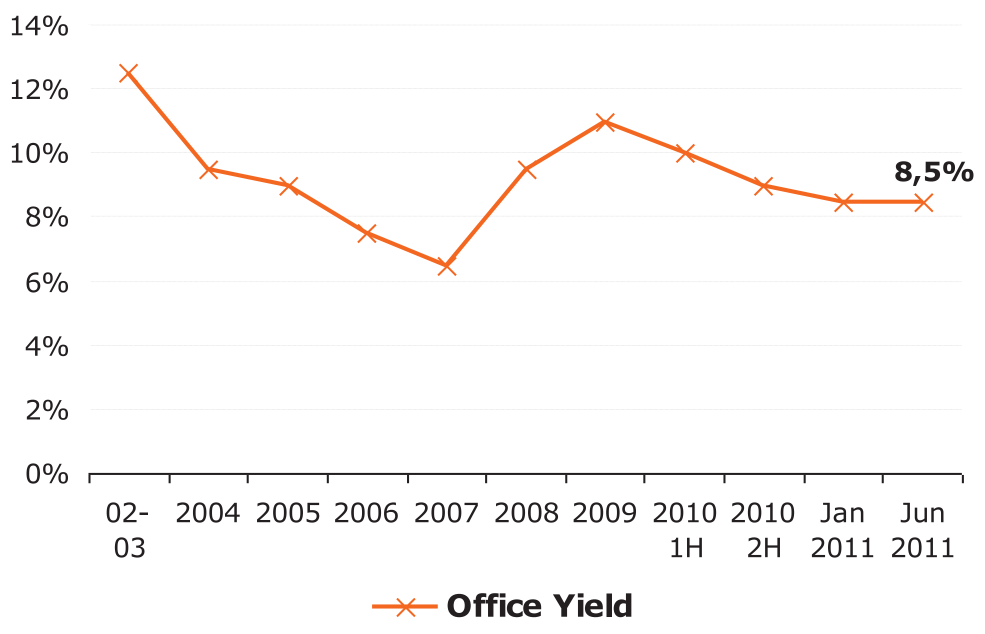
Office Yield Dynamics in Tallinn



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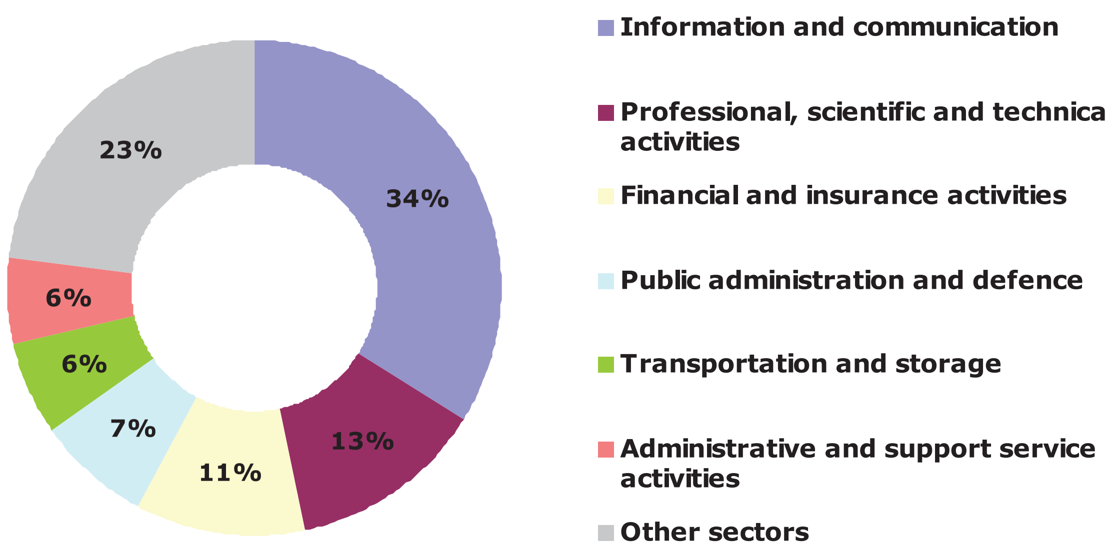
Tenants Structure of Tallinn Office Market

Share of major tenants segments by leased speculative office space in Tallinn as of 2010



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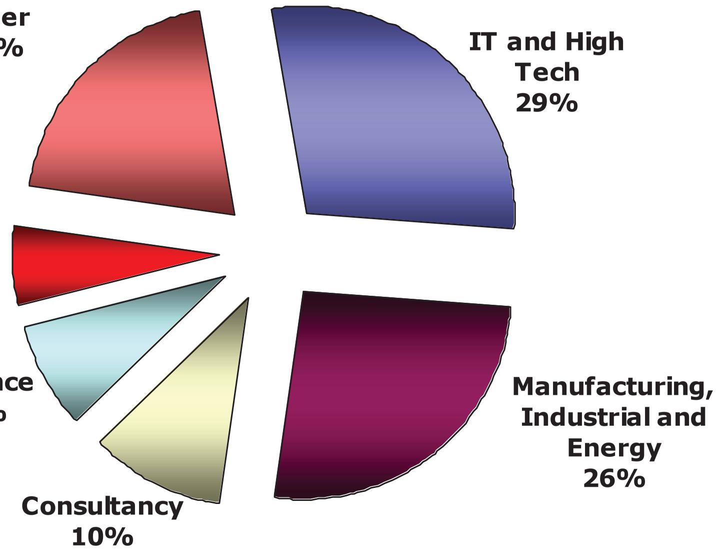
Office Take-up (%) by tenant Sector in 2010

The highest contribution to take-up volume in 2010 came from companies in the IT and High Tech sector (29%) and the Manufacturing, Industrial and Energy sector (26%). Companies in the Finance and Consultation sectors occupied 8% and 10% respectively of total take-up.

The distribution of leasing activity by sector shows that the IT and communication sector followed by manufacturing and transportation-warehousing sectors continue to be the largest users of leasing services in the first half of 2011 in Tallinn (and its suburbs). Compared with 2010, higher contribution to take-up volume in 2011 comes from companies in the Finance sector.



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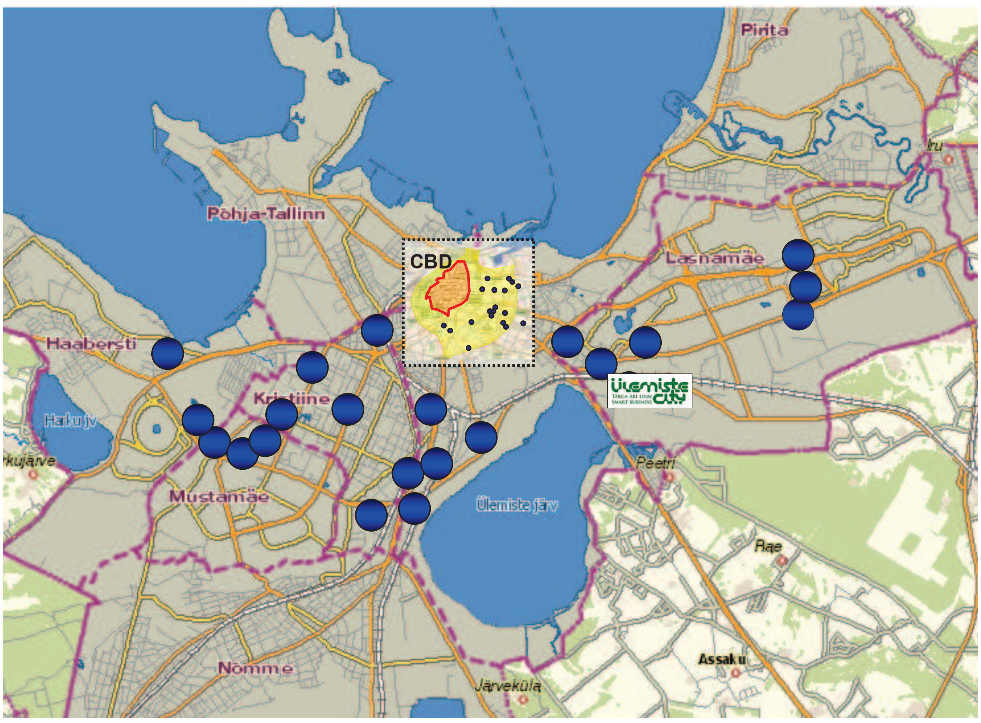
Tallinn Office Market Map



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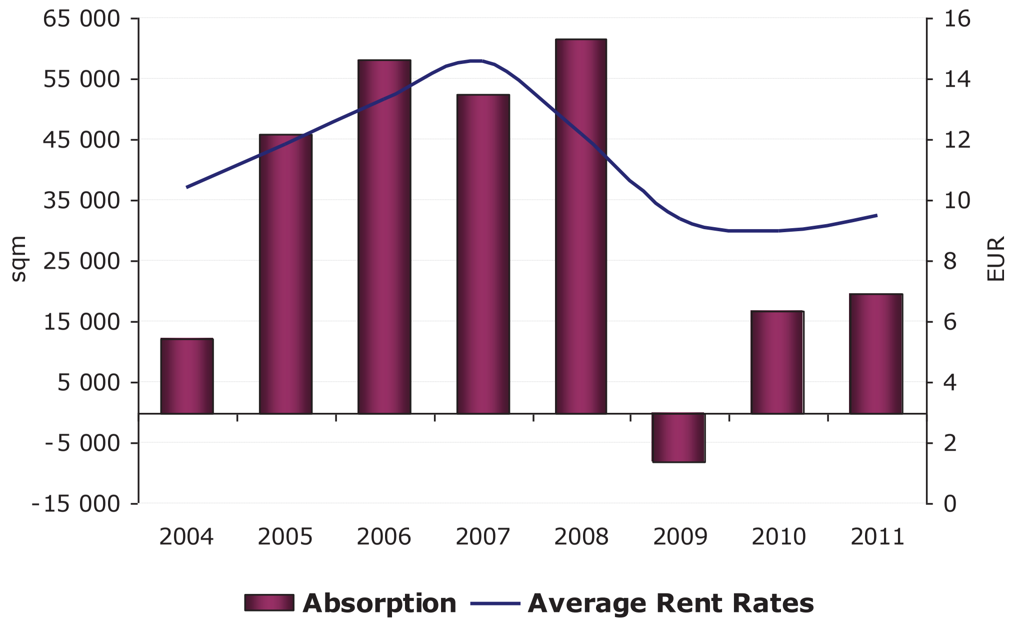
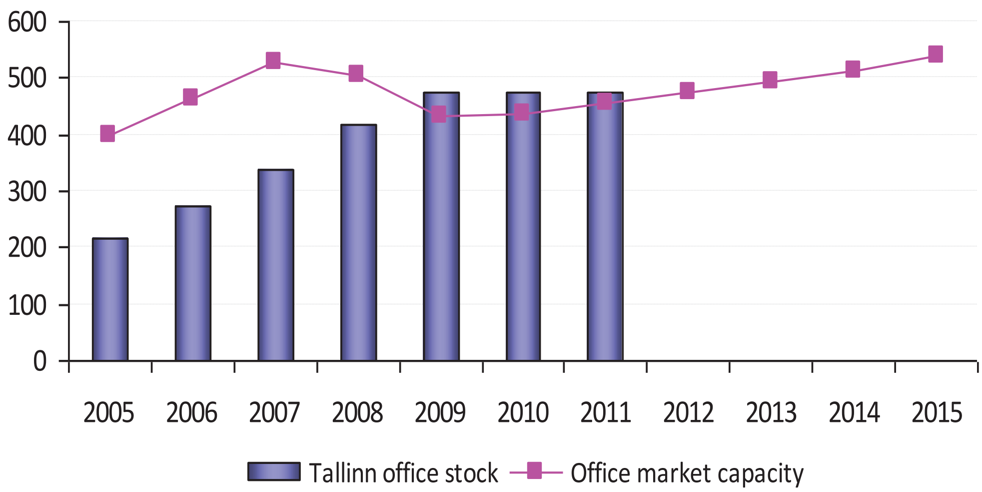
Absorption and Average Asking Rent Rates 2004-2011

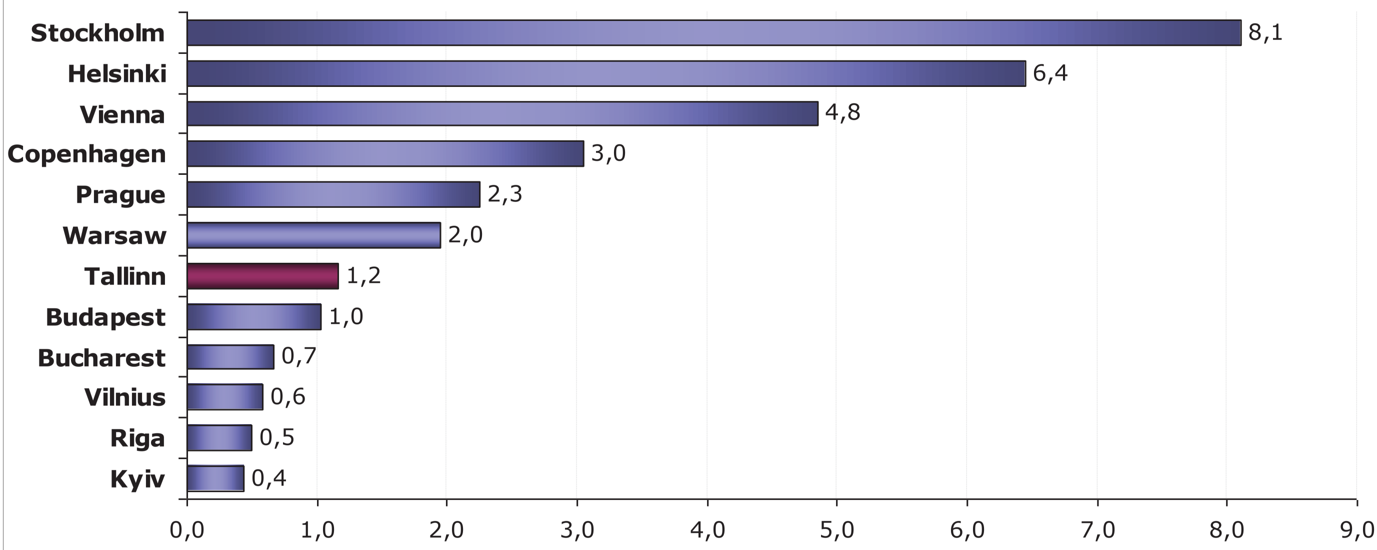


Tallinn Office Market Capacity 2005-2015



Taking into account different economic forecasts and assuming that wages, employment and the economy (GDP) will continue to grow it is possible to estimate that the Tallinn office market will be able to absorb an additional 60,000 sqm of office space during 2012-2015.

Office Stock per Capita, sqm



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TECHNOPOLIS ÜLEMISTE

Technopolis Ülemiste

Excellent business environment

- Located in Tallinn
- 20 minutes walk from Tallinn downtown
- 100 meters from Tallinn Airport
- 100 meters from Ülemiste rail station
- Very good connections with the main roads

- Directed to innovative and knowledge-based enterprises
- Building stock 70.000m² with approximately 46.000m² modern space
- Development potential: Building rights approximately 150.000m²

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TECHNOPOLIS ÜLEMISTE

Technopolis Ülemiste Location

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TECHNOPOLIS ÜLEMISTE

Our Customers – The Carriers of Our Idea

Key customers:

MicroLink	Integrated IT services provider, affiliate of TeliaSonera, the major Europan telecom company
Helmes	Estonia's largest software developer and consultant, major supplier for Swedish TELE2
webmedia INSPIRING PERFORMANCE	Leading Baltic software developer, with offices and development centres in Baltics, Nordics and CEE
gsk GlaxoSmithKline	GlaxoSmithKline Estonian office, part of the world's leading pharmaceutical company
Haridus- ja Teadusministeerium	Estonian Ministry of Education and Science, part of the Government of Estonia

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Peter Coachman,
Director St. Petersburg Operations
and
Elena Afinogenova,
Key Account Manager

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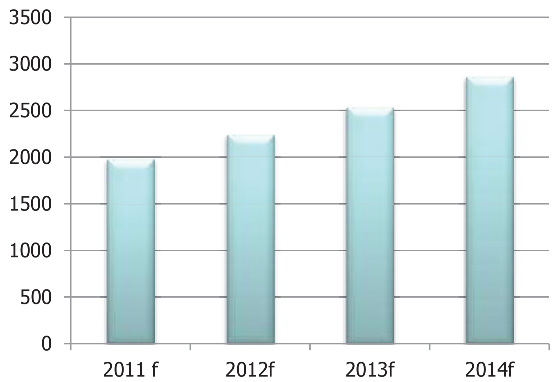
ST.PETERSBURG OFFICE MARKET OVERVIEW

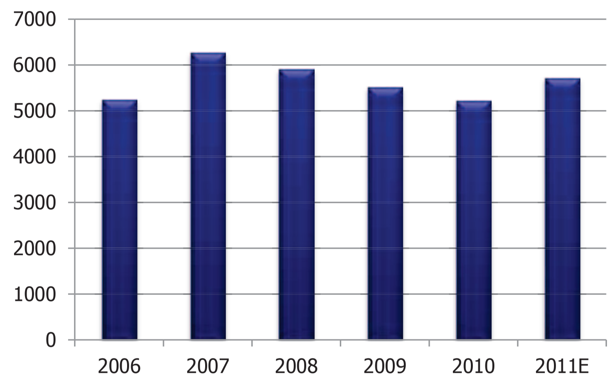
Peter Coachman,
Russian Operations Director

StP Economy

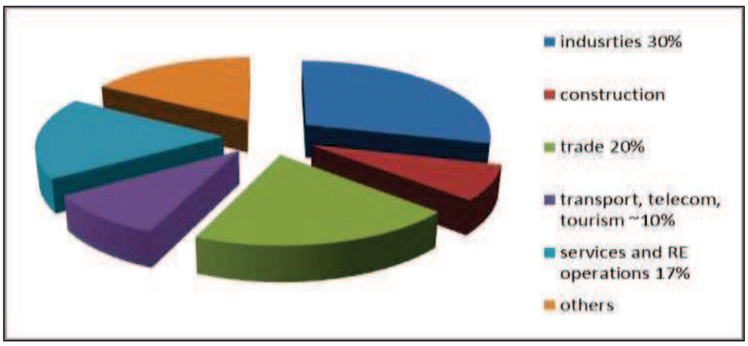
GRP forecast, bil. rubles



Foreign Investments Dynamics, mil. USD

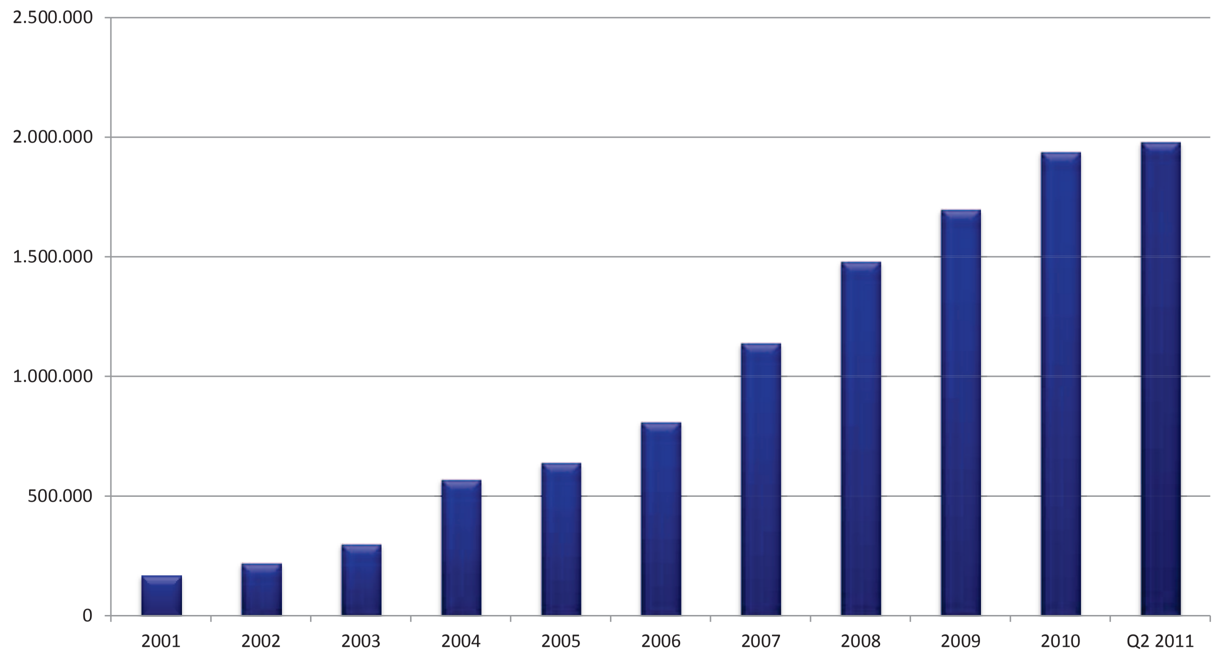


GRP structure



StP Office Stock

Quality office stock	1,900,000 m2	H1 2011 net absorption /completion	170,000 / 71,000 m2
A class buildings	470,000 m2	H1 2011 availability	239,000 m2
B class buildings	1,430,000 m2	Vacancy rate	12,6 %



Source: Jones Lang LaSalle

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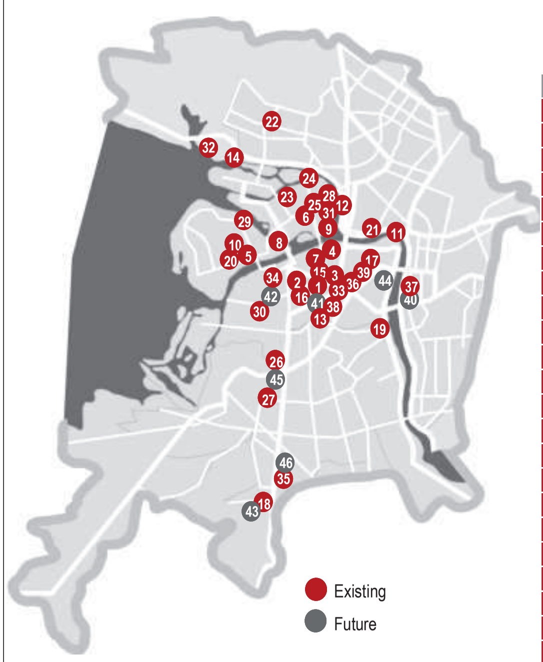
Major Office projects, A class



№	Name	Address
1	Atrium	Nevskiy Pr., 25
2	White Nights House	B. Morskaya Str., 23
3	Nevskiy 38	Nevskiy Pr., 38
4	Senator (Tchaikovskogo Str.)	Tchaikovskogo Str., 1
5	Magnus	9th Line V.O., 34
6	Langenzippen	B. Monetnaya Str., 2 A, G
7	Severnaya Stolitsa	Volynskiy Per., 1-3
8	Apollo	Dobroliubova Pr., 8 A
9	Veda House	Petrogradskaya Emb., 20
10	Sovereign	Maly Pr. V.O., 22
11	Benua	Sverdlovskaya Emb., 44
12	Gregory's	Vyborgskaya Emb., 55
13	Renaissance Plaza	Marata Str., 69-71
14	Primium (YIT)	Primorskiy Pr., 54
15	Zinger House	Nevskiy Pr., 28
16	Bolloev Centre	Grivtsova Per., 4
17	Paradny Kvartal	Paradnaya Str., 1-3
18	Aeroplaza	Startovaya Str., 8 A
19	Premium	Melnichnaya Str., 8
20	Senator (17th Line V.O.)	17th Line V.O., 31
21	Fernan Lezhe	Kondratyevskiy Pr., 15/3
22	Reso	Gakkelevskaya Str., 21
23	Senator (Prof. Popova Str.)	Prof. Popova Str., 37-2
24	Avenue	Aptekarskaya Emb., 7
25	Tolstoy Square	Lev Tolstoy Str., 9
26	Menahem	Moskovskiy Pr., 97 A
27	Varshavskiy	Varshavskaya Str., 5
28	Linkor	Petrogradskaya Emb., 34
29	Jensen House	Makarova Emb., 32
30	Kellerman Centre II	10th Krasnoarmeiskaya Str., 22
31	Atrio	Petrogradskaya Emb., 22 A
32	Atlantic City	Savushkina Str., 126
33	Nevskij Plaza	Nevskiy Pr., 55
34	Quattro Corti	Pochtamtskaya Str., 3-5
35	Technopolis Pulkovo I	Pulkovskoe Hwy., 40/4
36	Nevskiy Centre	Nevskiy Pr., 114 A
37	St. Petersburg Plaza I	Malookhtinskiy Pr., 64
38	Renaissance Forum	Ligovskiy Pr., 61-63
39	Grecheskiy	Ligovskiy Pr., 13-15 A
40	St. Petersburg Plaza II	Malookhtinskiy Pr., 64
41	Fontanka Emb., 57	Fontanka Emb., 57
42	U krasnogo mosta	Moika River Emb., 73-79
43	Airportcity St. Petersburg	Startovaya Str., 6
44	Nevskaya Ratusha	Degtyarny Per., 3
45	Moskovskiy Pr., 139	Moskovskiy Pr., 139
46	Pulkovskiy Meridian	Moskovskiy Pr.

Source: Jones Lang LaSalle

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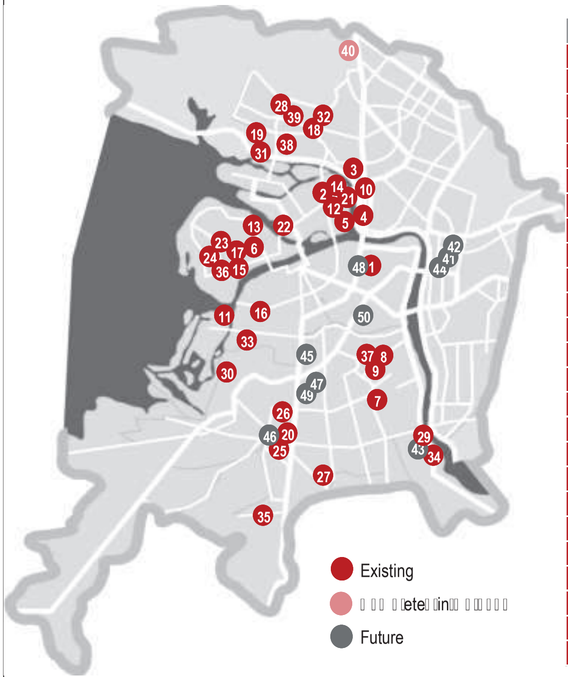
Major Office projects, B class



№	Name	Address
1	Europe House	Artilleriiskaya Str., 1
2	Guyot	Prof. Popova Str., 23
3	Aquatoria	Vyborgskaya Emb., 61
4	Petrovsky Fort	Finlyandsky Pr., 4 A
5	City Centre	Petrogradskaya Emb., 18 A
6	Ostrov	9th Line V.O., 34
7	Krol	Sofiiskaya Str., 8
8	T-4	Sedova Str., 12
9	Evrika	Sedova Str., 11 A
10	Ericson	B. Sampsonievsky Pr., 60
11	Baltika	Gapsalskaya Str., 5A
12	Senator (Chapaeva Str.)	Chapaeva Str., 15-1
13	Senator (7th Line V.O.)	7th Line V.O., 76
14	River House	Akademika Pavlova Str., 5
15	Delovoy Centre	23rd Line V.O., 2
16	Kellermann Centre I	10th Krasnoarmeyskaya Str., 22
17	Senator (18th Line V.O.)	18th Line V.O., 31-1
18	Nord House	Kolomyazhskiy Pr., 18
19	Lahta	Optikov Str., 4-2 A
20	Leader	Konstitutsii Sq., 7
21	Kantemirovskiy	Instrumentalnaya Str., 3
22	Arena Hall	Dobroliubova Pr., 16
23	Transas	Maly Pr. V.O., 54
24	Baltis-Plaza	Sredniy Pr. V.O., 88 A
25	Konstitutsii Sq., 3	Konstitutsii Sq., 3

№	Name	Address
26	Basseynaya Str., 21	Basseynaya Str., 21
27	Kontinent	Lensoveta Str., 97
28	Sky Trade	Repischeva Str., 20 A
29	Vant I	Obukhovskoy Oborony Pr., 120
30	Imperial	Stachek Pr., 48 E
31	Antares	Savushkina Str., 89
32	Sodruzhestvo III	Kolomyazhskiy Pr., 27 A
33	Narvskie Vorota	Staro-Petergofskiy Pr., 34
34	Obukhov Centre	Obukhovskoy Oborony Pr., 271 A
35	Pulkovo Sky	Vnukovskaya Str., 2
36	Birzha	26th Line V.O., 15
37	Marbel	Sedova Str., 11
38	Gulliver II	Torfyanaya Road, 7
39	Liner	Verbnaya Str., 20
40	Parnas	Engelsa Pr., 160
41	Okhta-House	Industrialny Pr., 44
42	Scandinavian House	Revolyutsii Hwy., 69
43	Vant II	Obukhovskoy Oborony Pr., 120
44	Russkie Samotsvety	Karla Faberzhe Sq., 8
45	Pushnoy Dom	Moskovskiy Pr., 98
46	Leader Plaza	Leninskiy Pr., 153
47	Tsvetochnaya Str., 25	Tsvetochnaya Str., 25
48	Liteiny Pr., 26	Liteiny Pr., 26
49	Renaissance Premium	Reshetnikova Str., 14
50	Ligovskiy Pr., 52	Ligovskiy Pr., 52

Source: Jones Lang LaSalle

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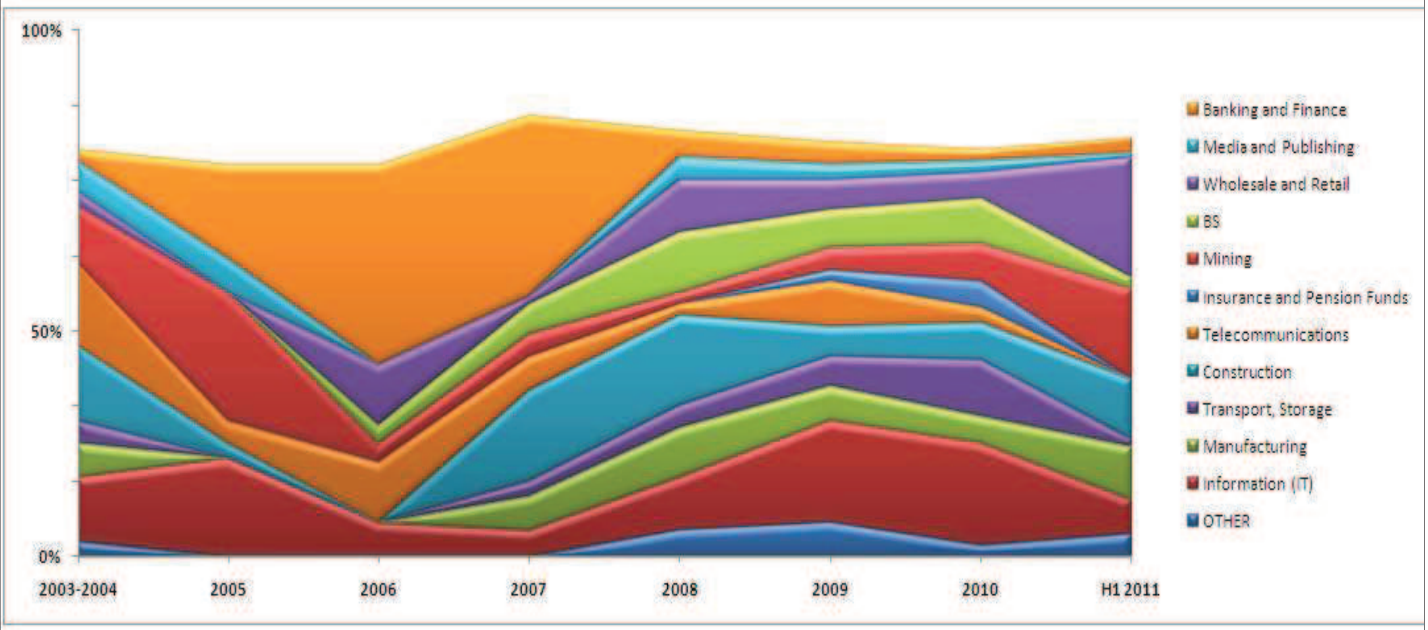
Demand

Leases Breakdown by Business Sectors



Source: Jones Lang LaSalle

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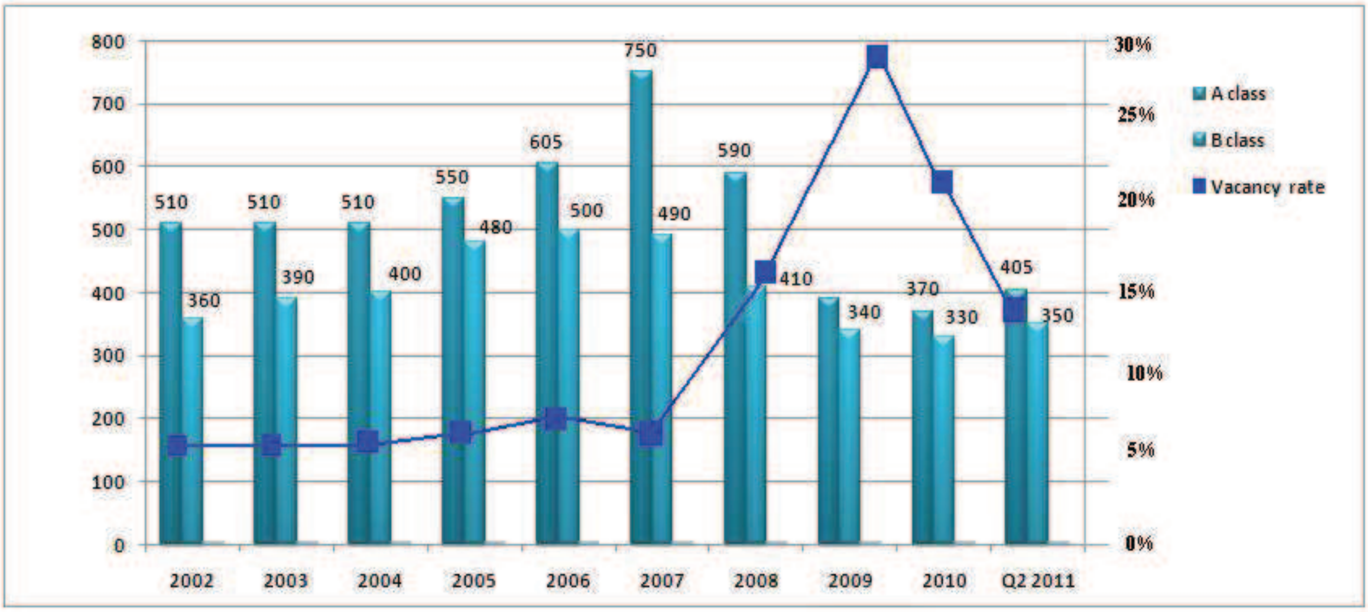
Market Balance

Prime Rates, Vacancy Rates Dynamic



Source: Jones Lang LaSalle

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StP Market Main Trends

- The market reached the bottom Q1 2011 and starts recovering
- H1 presents positive net absorbtion of 9% of total office stock
- Vacancy rates reduced to EOY 2008 level 12,6%
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- PULKOVO new business area remains the most dynamic business zone in StP with
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Technopolis Pulkovo

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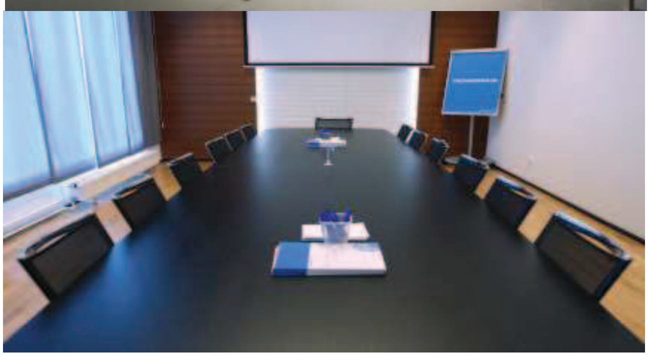
Technopolis Pulkovo Services



"Single point of call" principle

- Maintenance
- Information & reception services
- Security, access control
- Catering: restaurant and cafeteria
- Conference rooms
- Cleaning
- Telecommunication services
- Mailing
- Copying, printing, scanning etc.
- VIP lounge
- Free WLAN in common areas
- Video conference room
- Shuttle bus services
- Development services

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Technopolis Pulkovo Customers

Schneider Electric
EXIGEN services
vizerra BRINGING LIFE TO LIFE®
группа компаний ООО "ЭКОЛАЙН"
ФЕРТОИНГ
origio
Ренессанс® страхование
aeroexpress
Konsu ACCOUNTOR GROUP
FlexLink®
CARGLASS®
Wiggert + Co. KABAG®
metso
YASKAWA Mechatronics Solutions
sodexo Решения Для Качества Повседневной Жизни
mCloud
КАСКОД-ЭЛЕКТРО инновационно-техническая фирма
VACON DRIVEN BY DRIVES
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