



IC “Skolkovo”

Current status



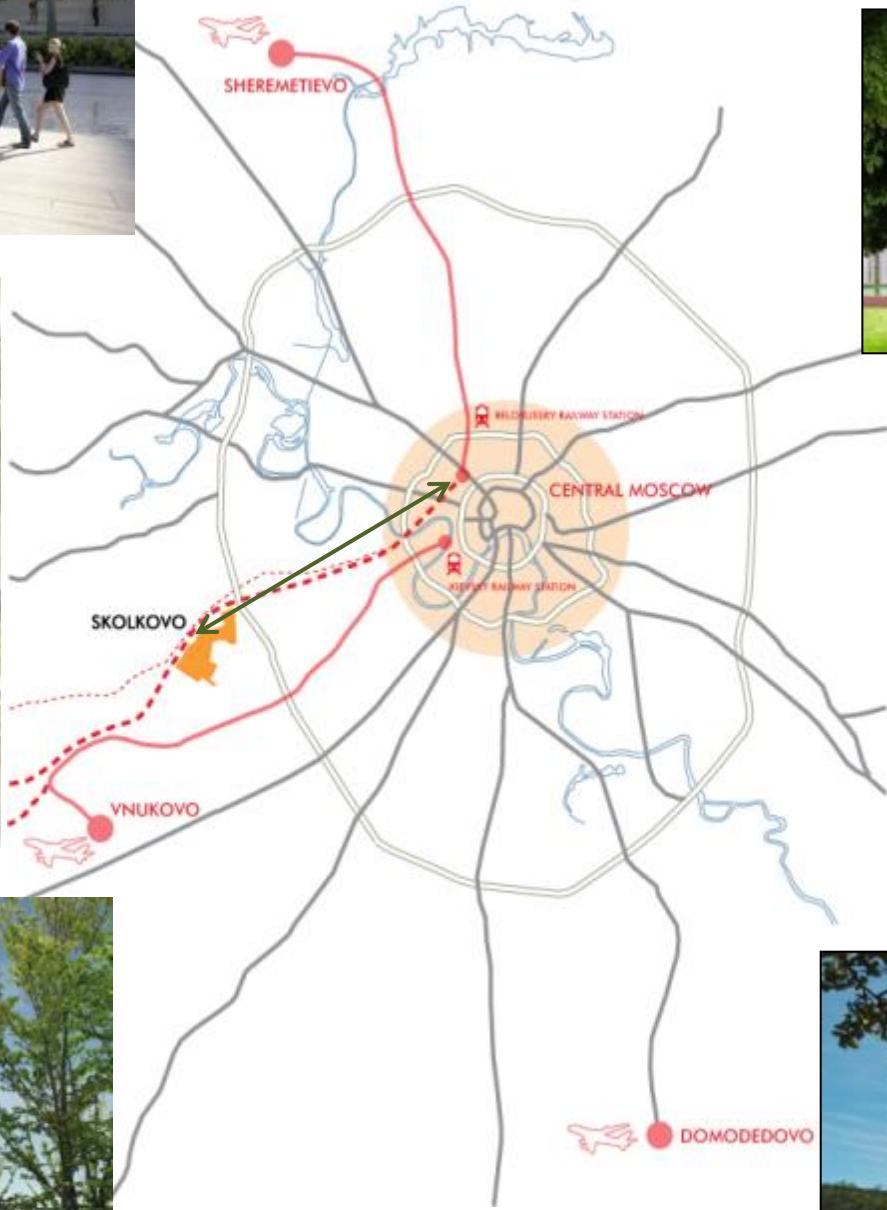
IC "Skolkovo" Unique location and transport accessibility



Public access – transportation hub

- Railway – Direct access from Belorusskaya railway station
- Metro – new station at Skolkovo targeted for 2016 - 2020
- Shuttle buses – from Kutuzovskiy highway and existing metro stations in close proximity

Car access – non traffic-light access from city center via Kutuzovskiy highway



**20 minutes by car or rail
from Moscow city center**



IC "Skolkovo"

Integral city planning and versatile world-class renowned architecture



Valode & Pistre



AREP

Kazuyo Sejima + Ryue Nishizawa/
SANAA

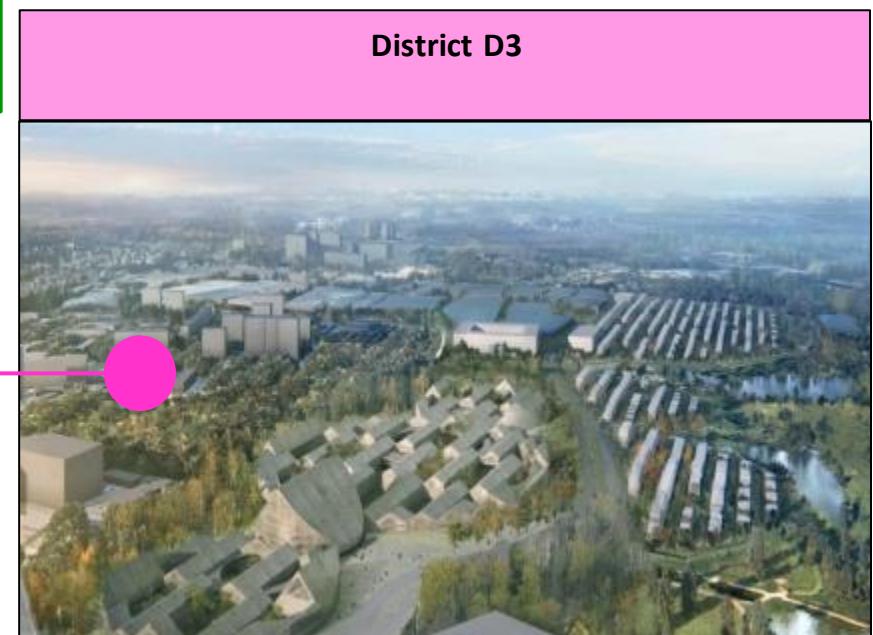
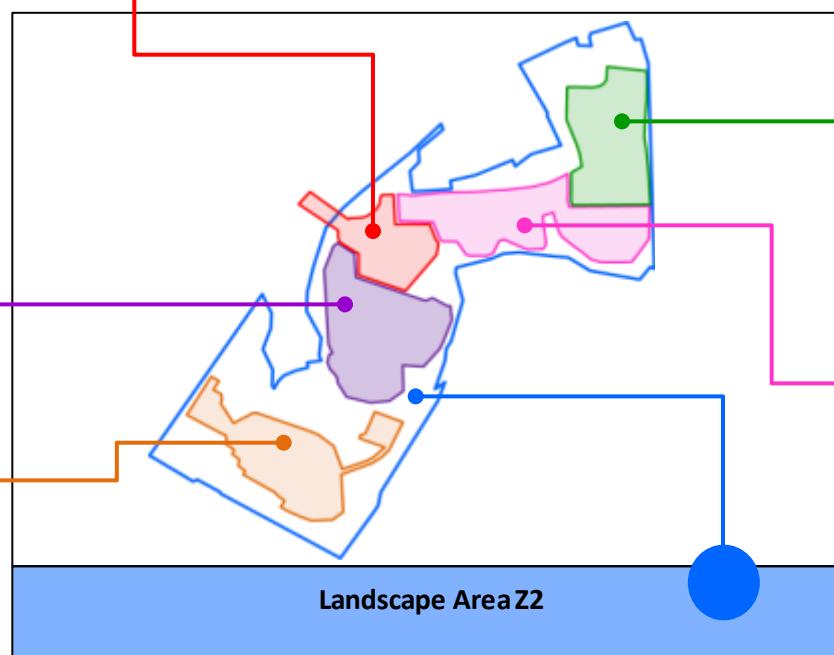
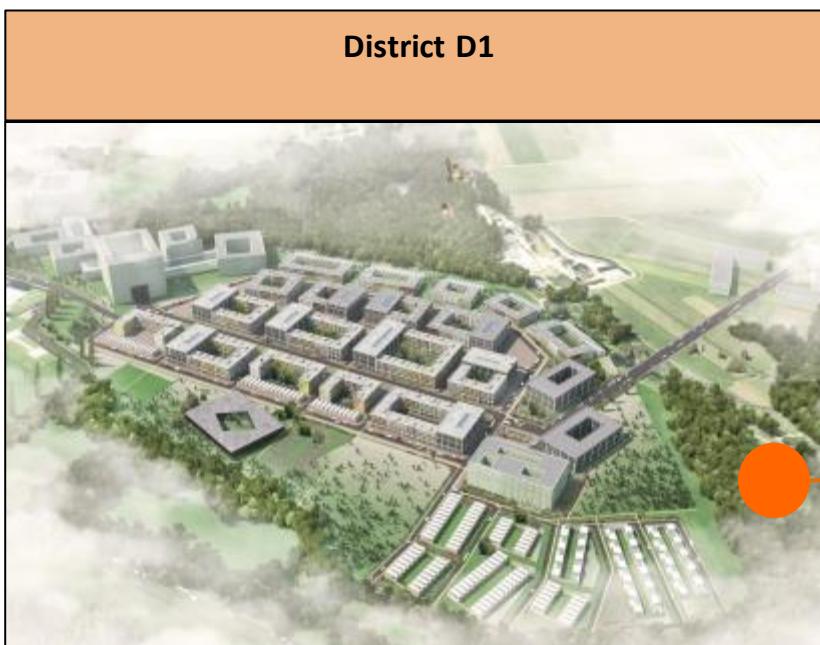
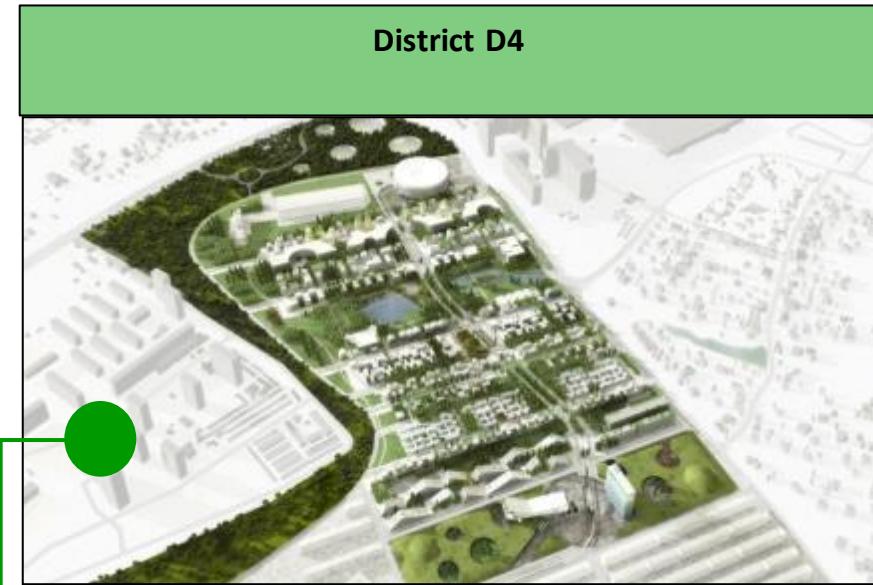
David Chipperfield Architects

SPEECH
ЧОБАН & КУЗНЕЦОВ

HERZOG & DE MEURON

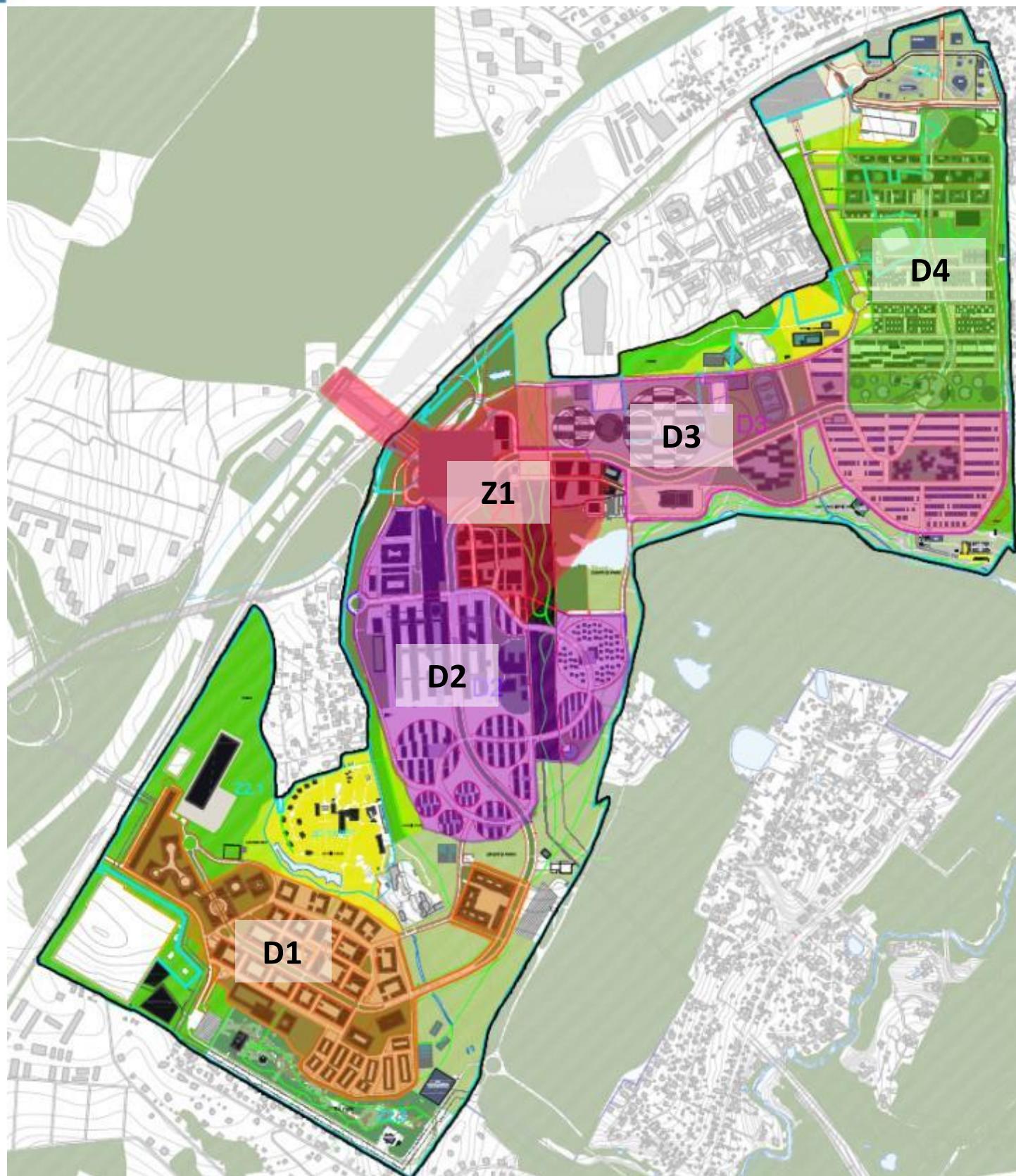
stefano boeri architetti

PROJECT MEGANOM





IC "Skolkovo" Master Plan



Comprising 4 mixed-use areas, Central zone Z1 and landscaping zone, IC Skolkovo is a truly unique city within the Moscow boundaries

IC Skolkovo area:
over 400 Ha

Location:
West of Moscow, approx. 2 km from MKAD

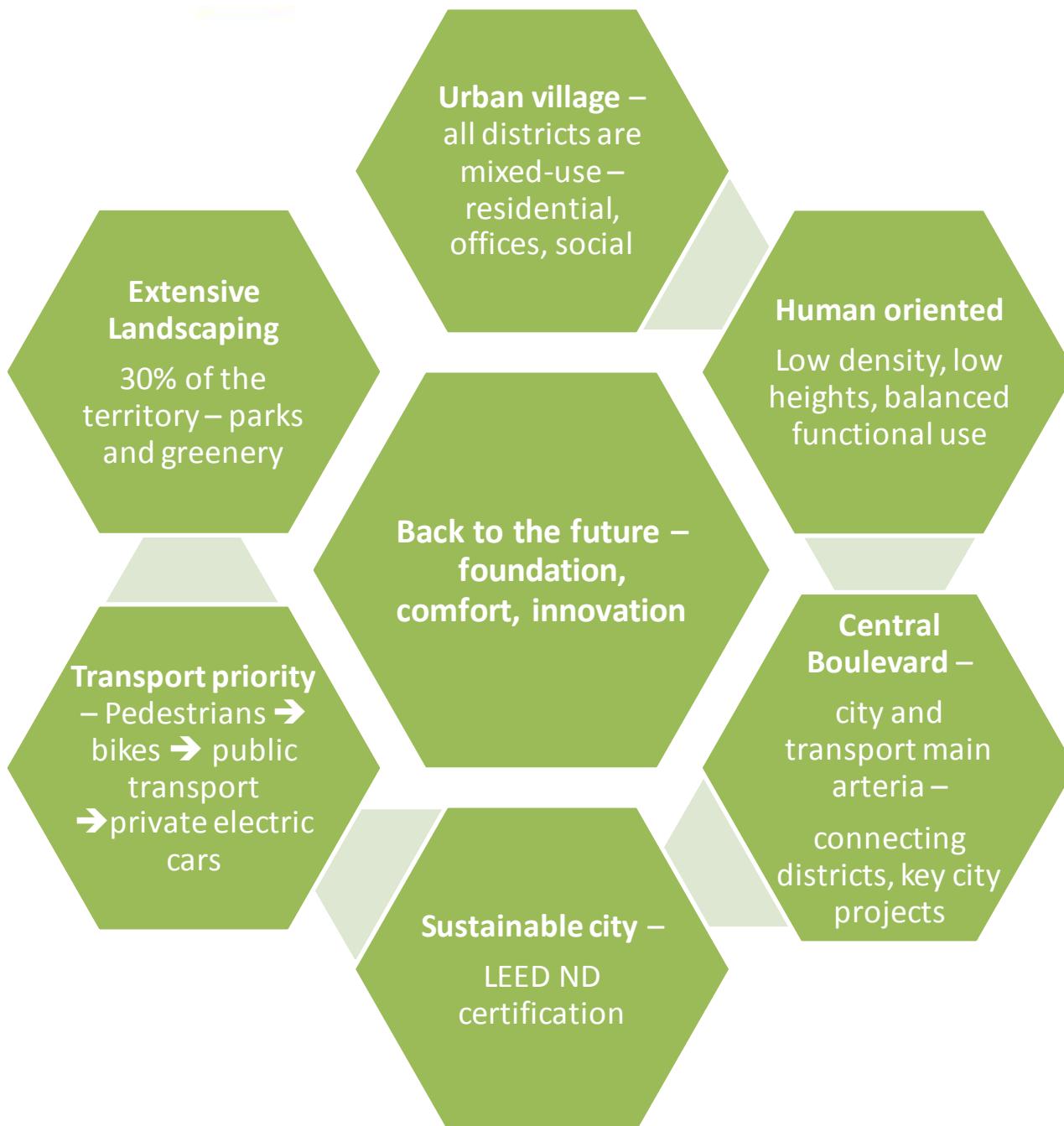
GBA:
over 2,5 mln. sq.m. - different functional use

Residents:
20 000 - 25 000 people

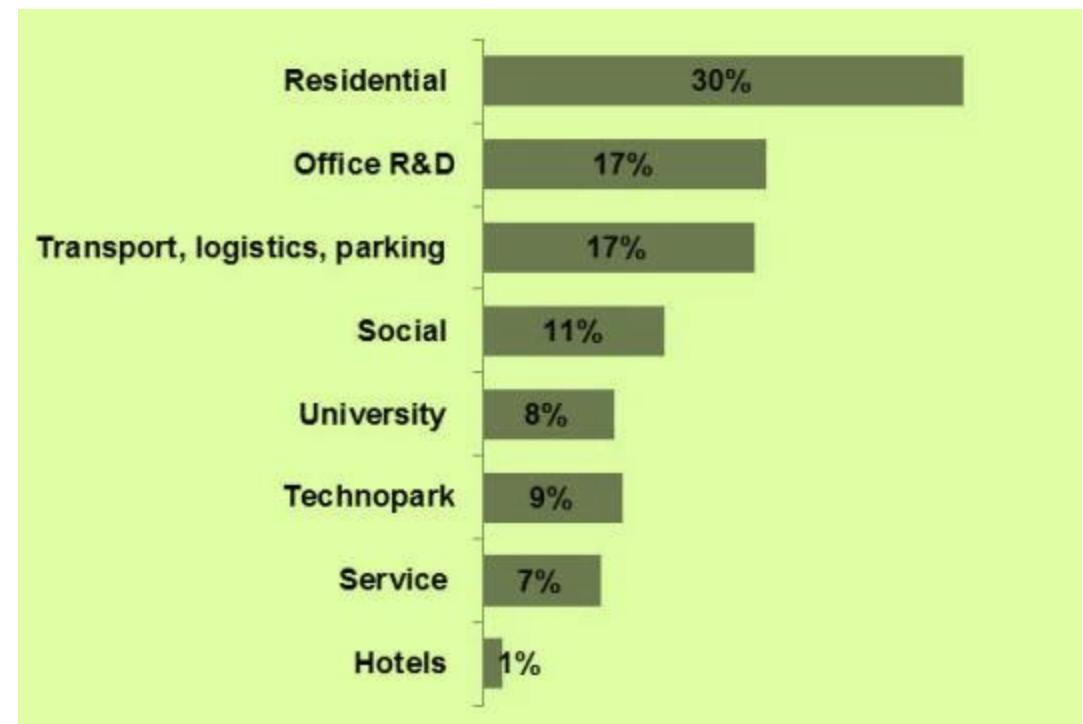
Visitors:
More than 30 000 people daily

IC "Skolkovo"

Unique city planning principles – robust city structure

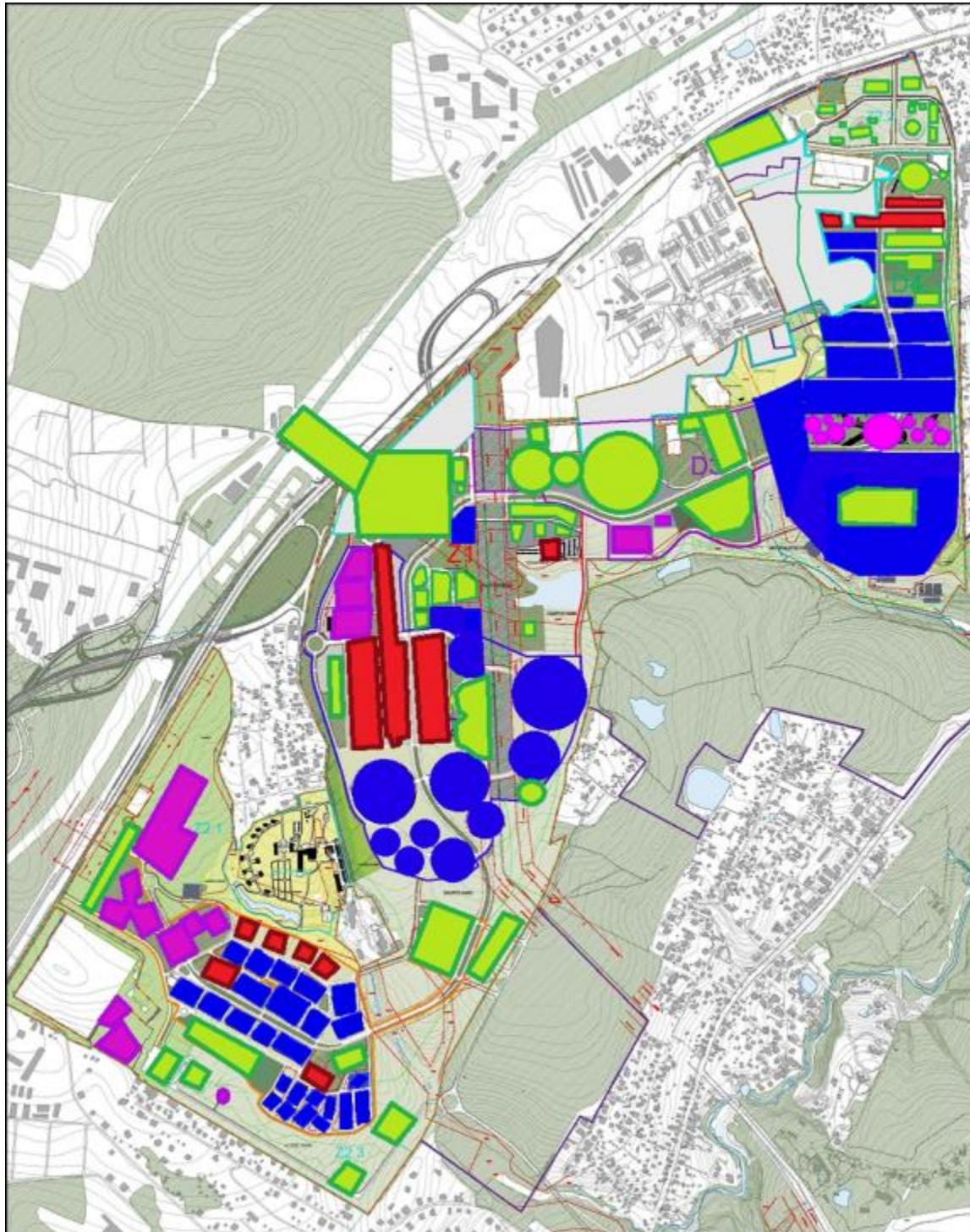


IC Skolkovo – functional composition



IC "Skolkovo"

Focus on infrastructure



- 1 Apartments, townhouses, cottages
- 2 Commercial areas: Key partner offices
- 3 Commercial areas: Skolkovo residents – innovation companies
- 4 Social and transport infrastructure:
 - ✓ Transportation hub
 - ✓ Underground parkings
 - ✓ Above ground parkings
 - ✓ Skolkovo Skoltech-MIT university
 - ✓ High and secondary school
 - ✓ Primary school
 - ✓ Kindergartens
 - ✓ Sport centers
 - ✓ Retail facilities
 - ✓ Museum
 - ✓ Theater
 - ✓ Exhibition center
 - ✓ Medical centers
 - ✓ Police station
 - ✓ Post office
 - ✓ Hotels
 - ✓ etc.

IC "Skolkovo"

Focus on infrastructure



Z1 District

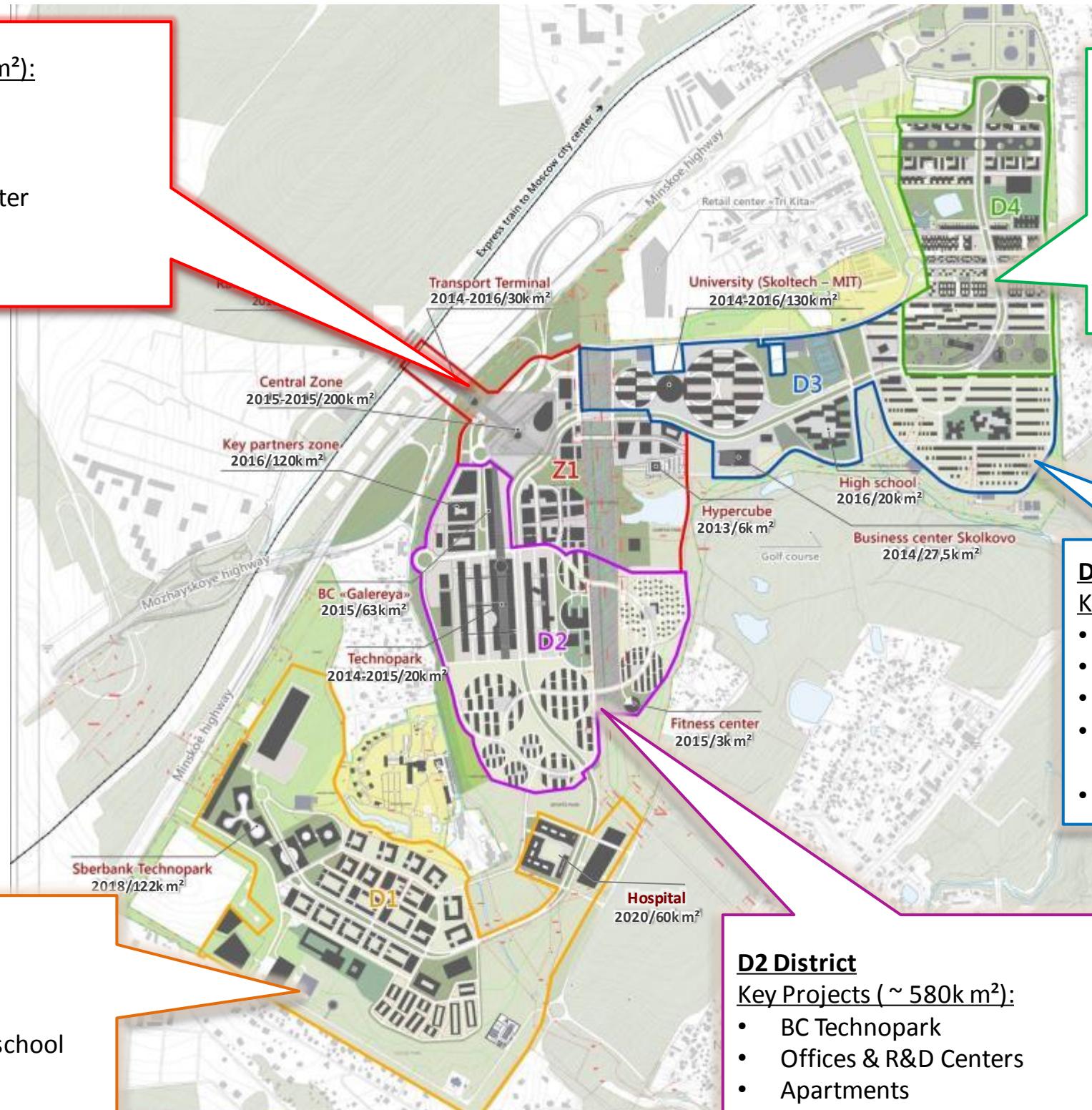
Key Projects (~ 335k m²):

- Hotels
- Retail
- Offices
- Cultural & Art Center
- City Hall
- Apartments
- City Parking

D4 District

Key Projects (~ 470k m²):

- Offices & R&D Centers
- Apartments
- Kindergarten, primary school
- City Parking
- Logistic Center
- Fitness Center



D3 District

Key Projects (~ 490k m²):

- Offices & R&D Centers
- University
- Apartments
- Kindergarten, primary school, high school
- Fitness Center

D1 District

Key Projects (~ 470k m²):

- Offices & R&D Centers
- Apartments
- Kindergarten, primary school
- City Parking
- Sberbank data Center
- Hospital
- FGC UES

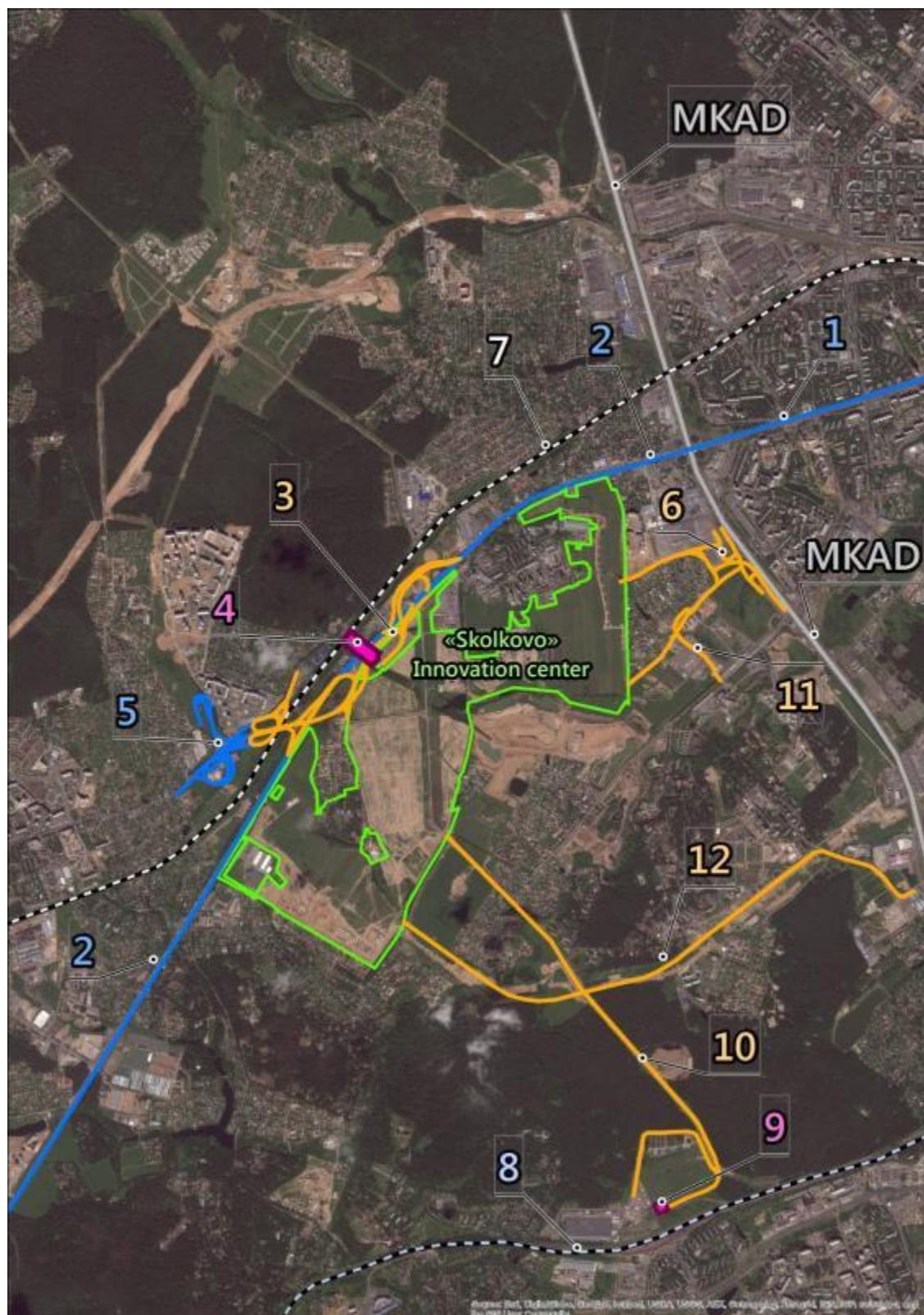
D2 District

Key Projects (~ 580k m²):

- BC Technopark
- Offices & R&D Centers
- Apartments
- Kindergarten, primary school
- City Parking

IC "Skolkovo"

External transport infrastructure development



	Class of work	Delivery	Contractor
1	Reconstruction of road network from intersection "Garden Ring/Noviy Arbat" to intersection "Mozhayskoye highway/MKAD"	2014	Moscow City Government
2	Reconstruction of M-1 highway from 16th to 27th km	2015	Government company "Avtodor"
3	Construction of road junction at 19th km of M-1 highway	2014	Government company "Avtodor"
4	Construction of Skolkovo transportation hub	2015	LLC "Finmarkt"
5	Reconstruction of road junction at 19th km of Mozhayskoye highway	2014	Moscow Region Government
6	Ingress/egress point construction from 52nd km MKAD to Skolkovo (D3 and D4 districts)	2014	Moscow Region Government
7	Construction of railroad from Belorussky Railway station to Skolkovo transportation hub	2015	OJSC "RZD"
8	High-speed train "Aeroexpress" from Moscow to "Novoperedelkino" station	2014	OJSC "RZD"
9	Construction of IC "Skolkovo" public transport station nearly "Solnechnaya" railway station	2015*	Moscow City Government
10	Road construction from public transport station of "Solnechnaya" railway station to Skolkovo	2015*	Moscow Region Government
11	Road construction from Skolkovskoe highway to D3 District at Skolkovo	2014*	Moscow Region Government
12	Road construction from 50th km MKAD to Skolkovo through Bakovsky forest	2015*	Moscow Region Government

* Construction and installation work has not commenced yet



IC "Skolkovo" Transport-parking infrastructure



Built-in parking areas, allowing for drive-in of personal cars with gasoline engines and with direct access from parking to the buildings, are located only in 5 areas of IC "Skolkovo".
Additionally, 4 aboveground city intercepting parking's are envisaged.

Transportation hub, pedestrian overpass, delivery – 2014/16

- Pedestrian passage with retail services from roofed railway station above-over Minskoe highway to "Kvadrat" Multifunctional complex and "Gallery" Business Center

Parking - "Kvadrat" Multifunctional complex, delivery – 2017

- Underground level of "Kvadrat" Multifunctional complex
- Only public infrastructure – retail, social, cultural
- Designated to guide the pedestrian traffic from transport hub to "Gallery" Business Center
- 1500 parking lots

Parking - "Gallery" Business Center, delivery – 2015/16

- Underground levels of "Gallery" Business Center
- Direct access from parking to the office part of the building
- 350 parking lots

Parking - "Key Partners" D2, delivery – 2015/16

- Underground parking in administrative complex
- Access from parking to the office part of the building
- 1200 parking lots

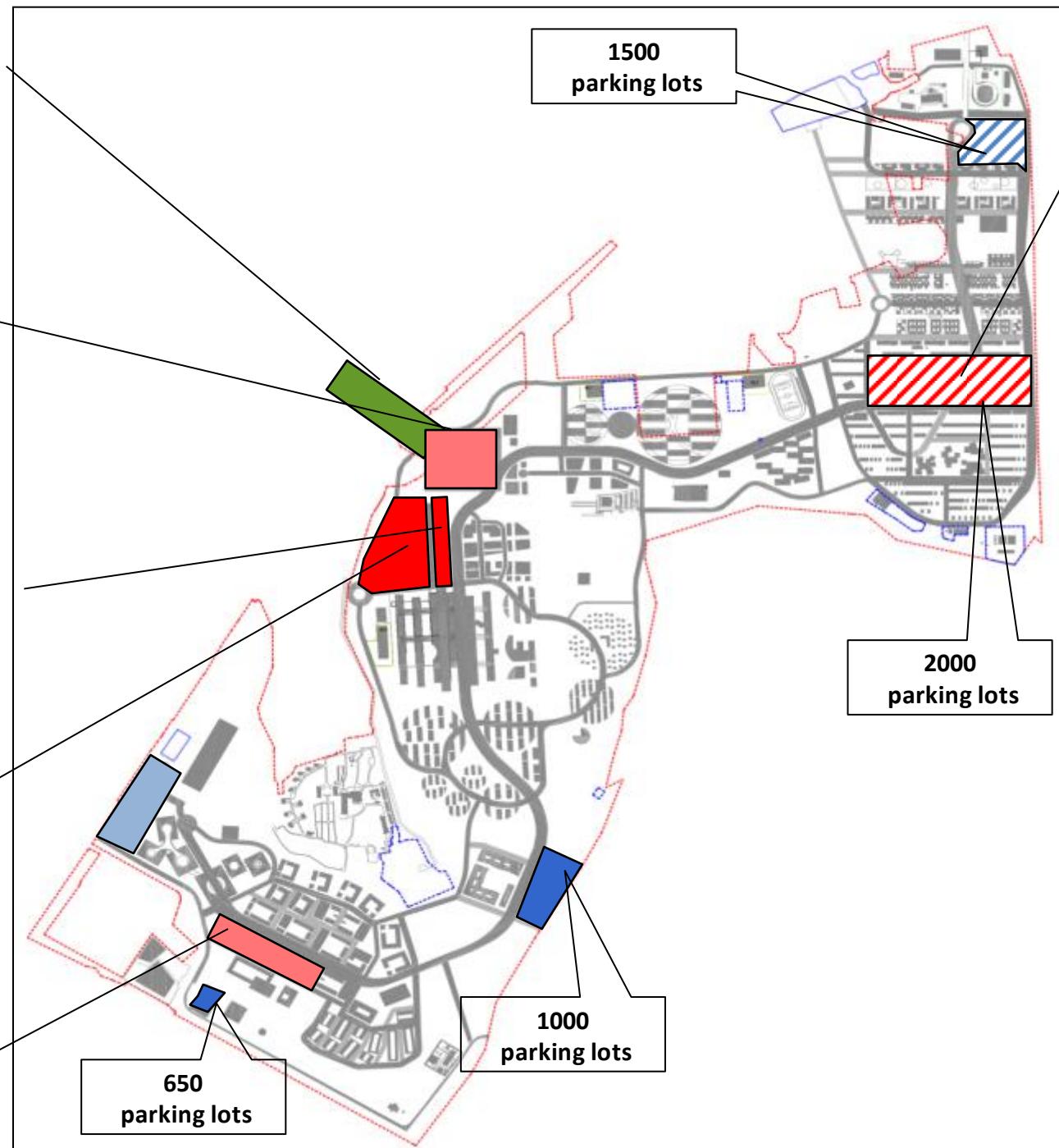
Parking - D1 District, delivery – 2017/18

- Access only from Minskoe highway
- There are no offices over the parking, apartments only
- Far from Central Zone objects
- 650 parking lots

Delivery after 2018 (3rd stage)

- Functionality – to be confirmed
- At a considerable distance from public transport stations (buses, minibuses, express trains)
- Away from the Central area with social infrastructure
- 2000 parking lots

Total parking lots – c. 9000 units



Underground parking:

- - Delivery 2015 -16
- - Delivery 2017
- - Delivery 2018 – '20

Aboveground parking:

- - Delivery 2015-16
- - Delivery 2017
- - Delivery 2018

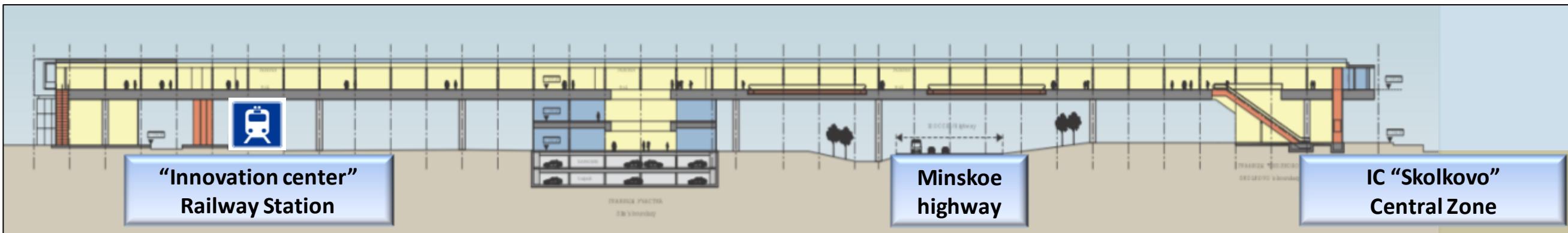
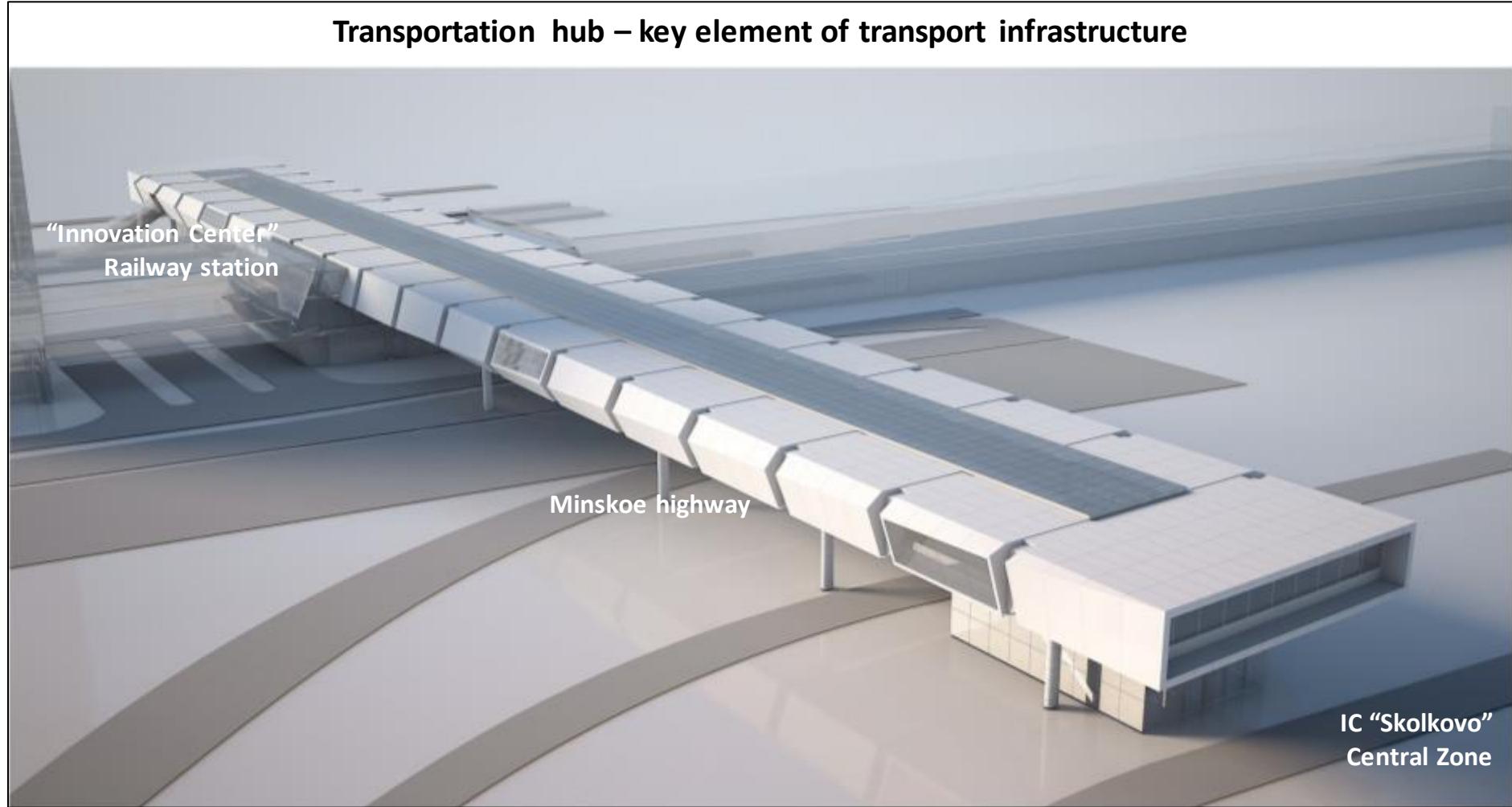
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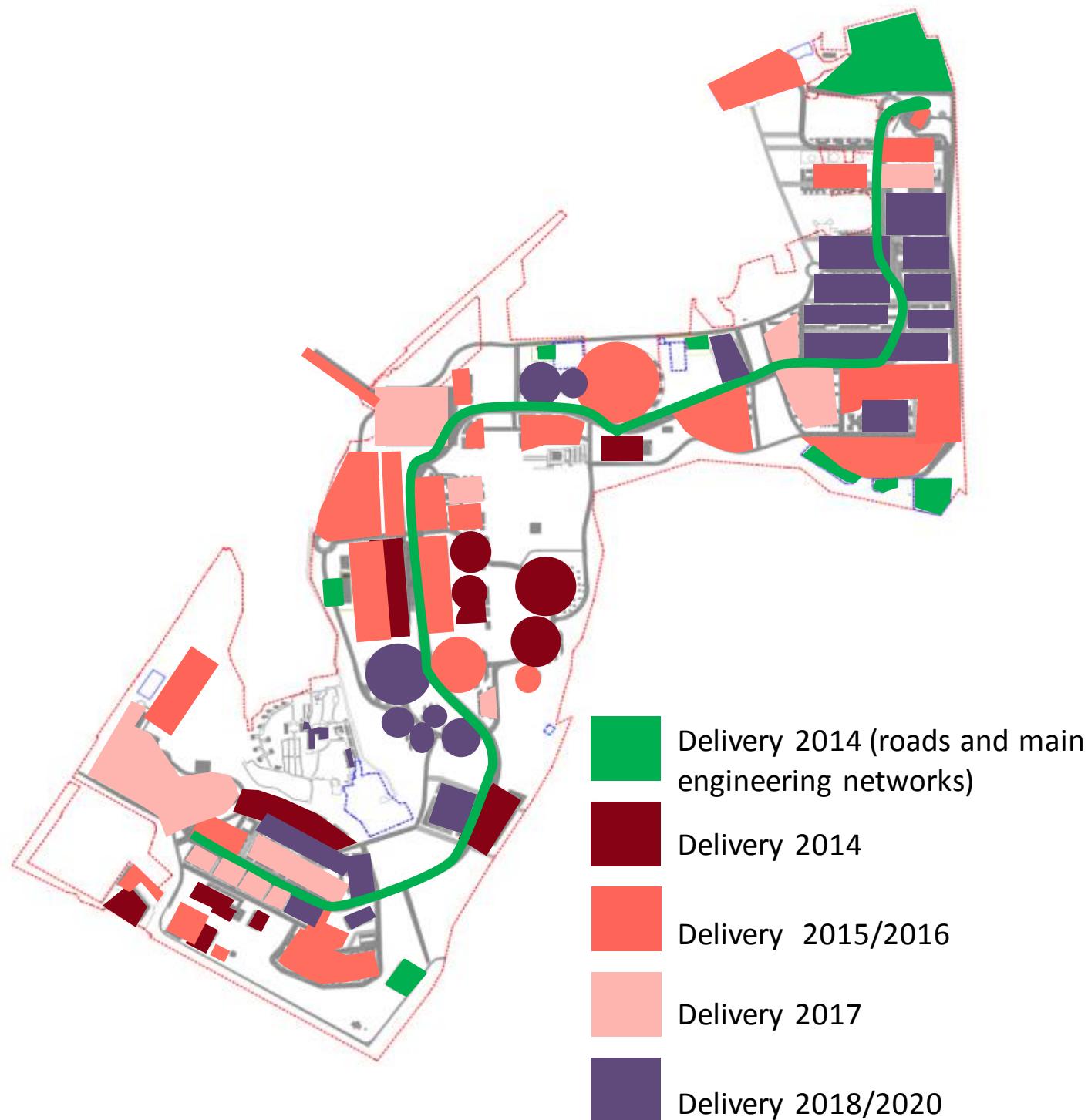
IC "Skolkovo" Transportation hub



- Transportation hub provides**
- Direct access from railway station and bus station to multifunctional complex "Kvadrat" in IC "Skolkovo"
 - Foot-bridge with retail facilities from railway station to Skolkovo above Minskoe highway
 - Convenient travel throughout the Transportation hub – via escalators and travelators



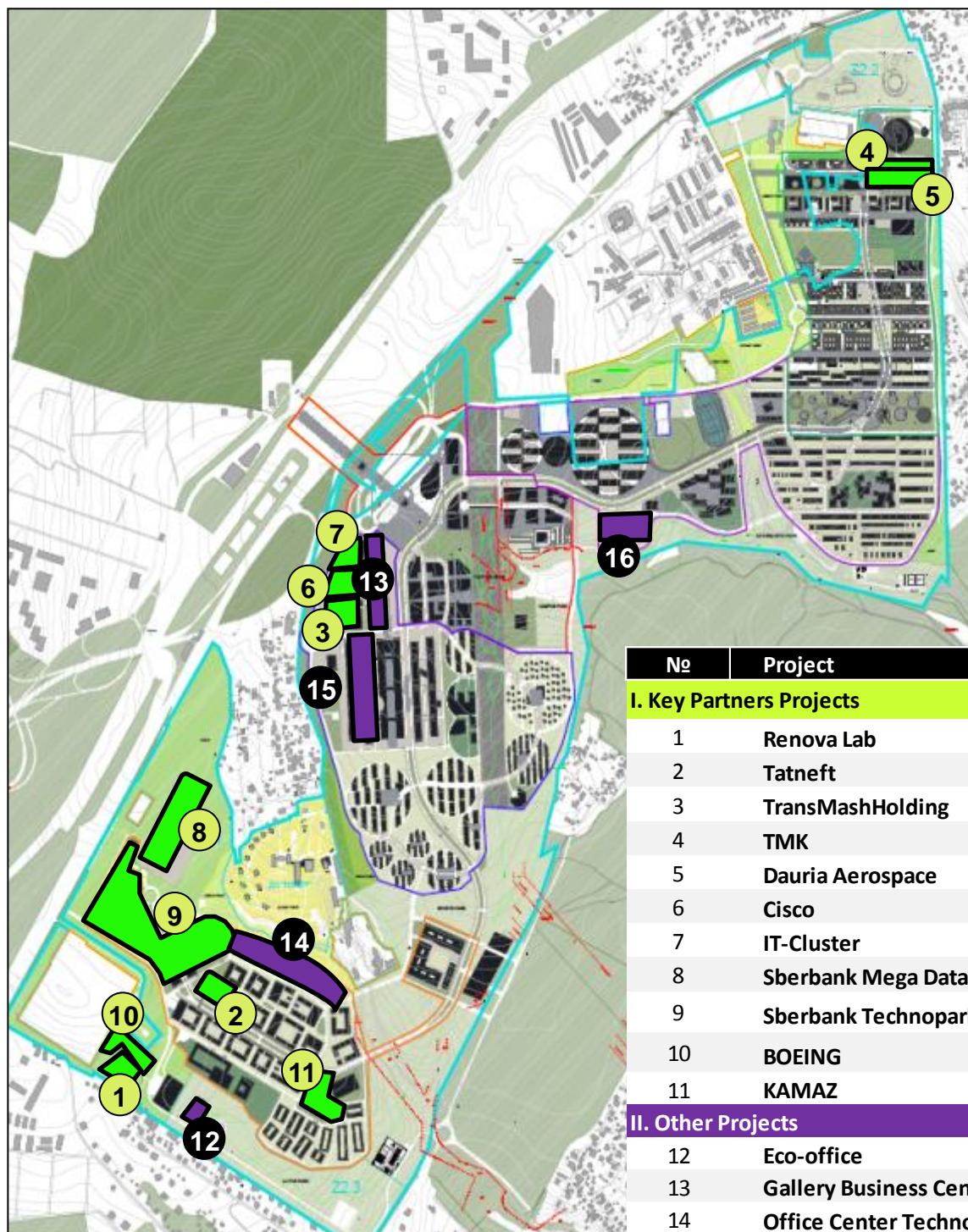
IC "Skolkovo" Phasing of development



Project	Delivery	GBA, sq.m.
		Total
Offices & R&D Centers		800 787
Key Partners		241 372
	until 2015	43 505
	2016	49 548
	2017	60 300
	2018-2020	88 019
Other Offices & R&D Centers		559 415
	until 2015	228 563
	2016	139 628
	2017 z.	13 336
	2018-2020	177 888
Apartments, townhouses, cottages		756 586
	until 2015	177 926
	2016	83 860
	2017 z.	84 723
	2018-2020	410 077
Transport infrastrucure		440 668
	until 2015	178 228
	2016	66 000
	2017 z.	86 000
	2018-2020	110 440
Social infrastrucure		540 665
	until 2015	174 246
	2016	63 500
	2017 z.	112 000
	2018-2020	170 919
Delivery till 2018		1 561 363
Phase II (2018-2020)		957 343
Total Skolkovo		2 519 000



IC "Skolkovo" Offices & R&D Centers under development

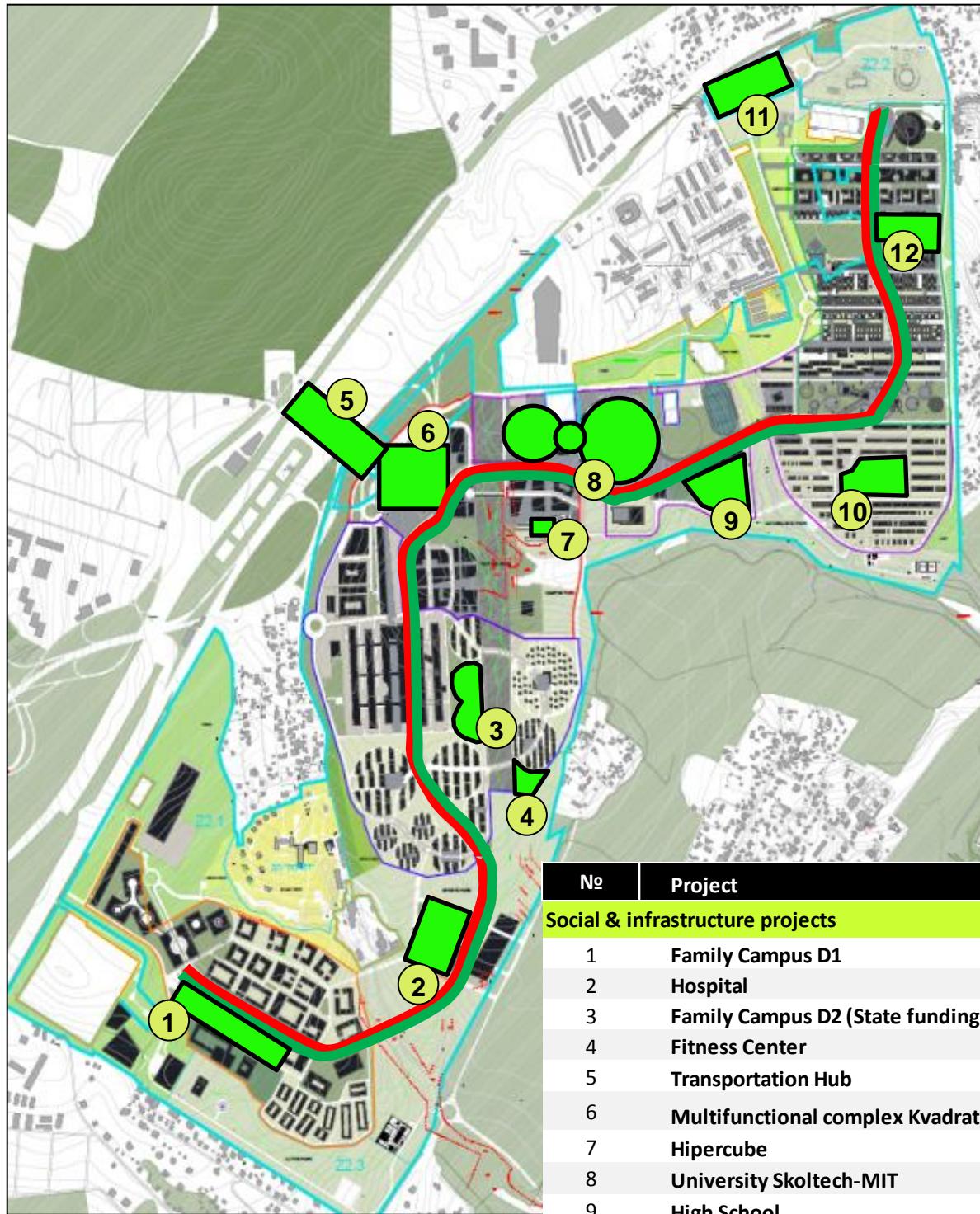


No	Project	GBA, sq.m.	Delivery
I. Key Partners Projects			
1	Renova Lab	26 500	2014
2	Tatneft	10 000	2016
3	TransMashHolding	45 500	2016
4	TMK	8 000	2015
5	Dauria Aerospace	15 000	2017
6	Cisco	42 500	2016
7	IT-Cluster	32 500	2016
8	Sberbank Mega Data Center	37 000	2016/2020
9	Sberbank Technopark	122 000	2017
10	BOEING	8 000	2015
11	KAMAZ	12 000	2016
II. Other Projects			
12	Eco-office	1 570	2015
13	Gallery Business Center	63 242	2015
14	Office Center Technopark	40 000	2014
15	BC Technopark (phase 2)	63 000	2016
16	Business Center Skolkovo	40 000	2014



IC "Skolkovo"

Social & infrastructure projects under development



No	Project	GBA, sq.m.	Delivery
Social & infrastructure projects			
1	Family Campus D1	22 000	2018
2	Hospital	60 000	2020
3	Family Campus D2 (State funding)	22 000	2015
4	Fitness Center	3 500	2016
5	Transportation Hub	30 000	2014/2016
6	Multifunctional complex Kvadrat	57 000	2017
7	Hipercube	6 000	2013
8	University Skoltech-MIT	75 000	2016
9	High School	60 000	2016
10	Family Campus D3	22 000	2019
11	Logistics Center	42 000	2016/2019
12	Family Campus D4	21 700	2020



ANNEX I

Construction progress



IC "Skolkovo"

Construction progress – BC Skolkovo "Matryoshka"





IC "Skolkovo"

Construction progress – Office Center Technopark





IC "Skolkovo" Construction progress – Renova Lab





IC "Skolkovo"

Construction progress – Engineering infrastructure and landscaping





IC "Skolkovo" Project renderings



Apartments (D2 district)



Apartments (D3 district)



Mixed-use (D1 district)



SkolTech University (D3 district)



Technopark complex (D2 district)



Multifunctional complex (Central zone Z1)

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ANNEX II

Working day at Skolkovo

Working day at Skolkovo: Arrivals



РЖД by 2016

H by 2016

A small icon of a helicopter.

Working day at Skolkovo: Way to the office



Working day at Skolkovo: City square





Working day at Skolkovo: Lunch Time





Working day at Skolkovo: Lunch Time



Working day at Skolkovo: Relaxation



Working day at Skolkovo: Relaxation



Working day at Skolkovo: Shopping



Working day at Skolkovo: Overnight city view





IC “Skolkovo” Limitation of liability



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