



## TMM Real Estate Development PLC announces results of its portfolio valuation

**Kyiv, 16 October 2012** - TMM Real Estate Development PLC (FRA: TR61) (“TMM” or the “Company”) announces the results of its property portfolio valuation as of 30 June 2012. The valuation was conducted by an independent appraiser, Kreston GCG.

The total value of the 34<sup>(1)</sup> real estate properties amounted to USD **407.3** million split by project type as follows\*:

- operating properties – 43%;
- properties under construction – 24%;
- properties under development – 2%;
- properties held for development – 31%.

TMM’s projects are located in Kyiv (13 projects), Kyiv region (4), Kharkiv (10), Zhytomyr (1), Kherson region (3) and the Crimea (3).

The total sellable area of the portfolio amounted to over **900 ths sq m**, 70% of which is represented by residential properties (apartments).

Previous valuation of TMM’s property portfolio was conducted as of 31.12.2010 and amounted to USD 415.1 million.

\* - *See the next page for a more detailed breakdown.*

<sup>(1)</sup> - the number of projects without division into stages

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### About TMM:

TMM is a leading Ukrainian real estate development and construction company delivering residential, office and commercial real estate projects in Kyiv, Kharkiv and the Crimea. During the past 18 years the company has completed 32 projects totaling to over 600 thousand sq m. Currently TMM’s portfolio includes 34 projects at various stages of development.

For further questions, please contact:

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	Sellable area <sup>(2)</sup> as of 30.06.2012, m <sup>2</sup>	Market value, USD mn
<b>Kyiv</b>	<b>313 462</b>	<b>243.7</b>
Operating Properties	58 478	126.1
Properties Under Construction	138 798	95.3
Properties Under Development	1 400	2.1
Properties Held for Development	114 787	20.3
<b>Kyiv region</b>	<b>372 846</b>	<b>30,0</b>
Properties Under Development (land)	3.4 ha	0.7
Properties Held for Development	372 846	22.4
Properties Held for Development (land)	200 ha	6.9
<b>Kharkiv</b>	<b>169 462</b>	<b>52.8</b>
Operating Properties	30 414	38.9
Properties Under Construction	6 930	1.4
Properties Under Development	47 435	3.9
Properties Held for Development	84 683	8.6
<b>Zhytomyr</b>	<b>13 843</b>	<b>1.7</b>
Properties Under Development	13 843	1.7
<b>Kherson region</b>	<b>84 ha</b>	<b>45.6</b>
Properties Held for Development (land)	84 ha	45.6
<b>the Crimea</b>	<b>50 114</b>	<b>33.5</b>
Operating Properties	5 666	10.9
Properties Held for Development	44 449	21.5
Properties Held for Development (land)	10 ha	1.1
<b>TOTAL</b>	<b>919 727</b>	<b>407.3</b>

<sup>(2)</sup> - including parking area (estimated area of 1 lot is 18 sq m) and excluding the area of properties valued as land plots