



August 8, 2013

Press Release

O1 Properties Finance successfully closes order book for bond issue

The total demand for the bonds exceeded the issue amount of RUB 6 bln.

On August 6, 2013, the order book was closed for an issue of the series O1 bonds of O1 Properties Finance worth RUB 6 bln and with a maturity of 5 years. The bonds have a put option of 3 years. More than 25 investors took part in the bookbuilding process.

Upon conclusion of bookbuilding, the interest rate for the bonds before the put option was set at 12% annually, with coupon guidance falling in the range of 12.00-12.50%. The range for the coupon rate was amended twice during bookbuilding, first narrowed to 12.00-12.25%, and the final book was closed with an announced rate of 12%.

The placement was arranged by Otkritie Bank, NOMOS Bank, Raiffeisenbank, Sberbank CIB¹.

"The debut bond issue by O1 Properties Finance demonstrated investors' interest and high appraisal of the quality of our business. This allowed us to achieve a full order book and at terms satisfactory to us. We are planning to direct the proceeds from the sale to reducing leverage and investing in the further development of the company", - commented on the issue Chairman of the Management Board of O1 Properties Dmitry Mints.

Settlements for the issuance took place on the MICEX Exchange on August 8, 2013.

Information for editors:

O1 Properties

O1 Properties is one of the largest owners of high quality (A and B+/B class) office properties in Moscow. The company owns and manages a portfolio of ten fully-functioning business centres (with a total leasable area of 426,000 sq. m) in the key business districts of the Russian capital. In addition, the Company owns a development project that accounts for less than 1% of the market value of O1 Properties' portfolio. According to a Valuation Report compiled by Cushman & Wakefield, the market value of the Company's assets as of December 31, 2012 was \$3.7 bln.

¹ On the basis of CJSC "Sberbank CIB"

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NOMOS

NOMOS is currently the sixth largest banking group in Russia by total assets and the second largest privately-owned Russian universal banking group with total assets of RUB 929.4 billion and equity of RUB 94.8 billion under IFRS accounting for the three months ending 31 March 2013.

As of 31 March 2013, NOMOS had an extensive branch network in Russia with 300 offices in the economically important regions of the Russian Federation, with the majority of its business concentrated in Moscow, St Petersburg, Tyumen (including the Khanty-Mansiysk autonomous district), the Novosibirsk and Khabarovsk regions.

NOMOS provides a full range of banking services to corporate, small business and retail clients. As of 31 March 2013, NOMOS served approximately 13,500 corporate customers, 81,900 small business clients and approximately 1.5m retail customers, including private banking clients.

NOMOS has long-term international credit ratings of BB- from Fitch and Ba3 from Moody's (stable outlook for both ratings).

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Raiffeisen Bank

ZAO Raiffeisenbank is a subsidiary of Raiffeisen Bank International AG. Raiffeisenbank ranks 11th among the Russian banks in terms of assets, based on H1 2013 results (Interfax-CEA) and 5th in terms of liabilities of individuals and 10th with regard to consumer lending.

Sberbank CIB

The Corporate & Investment Banking Business was created as part of the integration of Sberbank of Russia and Troika Dialog. Sberbank CIB's key areas of activity are corporate financing², investment banking services, trade operations with securities, and private equity. Sberbank of Russia's Corporate & Investment Banking Business provides integrated financial solutions and investment advisory services to its clients, which include major corporations, financial institutions, sovereign states and federal and sub-federal government bodies and organisations.

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² Financing provided by Sberbank of Russia