

BRICKSTONE GROWTH AND DEVELOPMENT FUND

Key Performance Indicators

	St. Petersburg
Surface (sqm)	8.452
Hotel Rooms	109
Opening	2012
Avg Room Rate - First Year (€)	152
Avg Room Rate - CAGR 5y	13%
Occupancy - First Year (%)	67%
Occupancy - CAGR 5y	4%
Investment (€/000)	36.250
IRR	12,8%



	Novosibirsk
Surface (sqm)	11.000
Hotel Rooms	217
Opening	2014
Avg Room Rate - First Year (€)	126
Avg Room Rate - CAGR 5y	4%
Occupancy - First Year (%)	58%
Occupancy - CAGR 5y	4%
Investment (€/000)	35.408
IRR	21,7%



	Krivoy Rog
Surface (sqm)	60.325
Shops Surface (sqm)	30.184
Hypermarket Surface (sqm)	9.443
Offices Surface (sqm)	2.000
Opening	2016
Avg Rent Rate - First Year (€)	209
Avg Rent Rate - CAGR 4y	5%
Occupancy - First Year (%)	97%
Occupancy - CAGR 4y	0%
Investment (€/000)	71.418
IRR	15,8%



CAGR - Compound Annual Growth Rate

IRR Summary

	Consolidated IRR*	St. Petersburg	Novosibirsk	Krivoy Rog
IRR	16,6%	12,80%	21,70%	15,80%