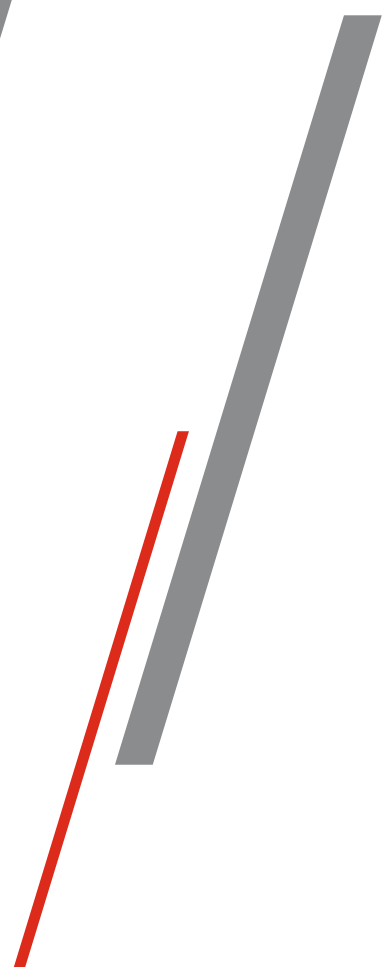


BUILDING UP CHANGES



Budhouse
group



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ELEVATING WITH EXPERIENCE

We are a team of professionals with more than 10 years of experience in the development industry.

We believe this extensive experience, practical knowledge, and work ethics are the reason we create leading projects that become market leaders and change human lives for the better.



4

COMPLETED
area of activity – small,
medium and large
retail, hotel, offices

210K

GBA
in operation including
119 K sq. m. of retail GLA

7

NEW
DEVELOPMENTS
area of activity - large retail,
luxury residential, resort and
entertainment

580K

GBA
of new projects including
246 K sq.m GLA of retail

BUDHOUSE GROUP is a part of a large investment and industrial holding operating in energy, agricultural and real estate sectors in Ukraine.

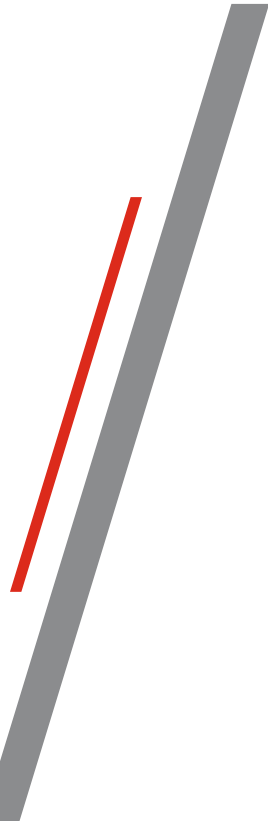
Since starting our investment activity in 2009, BHG has been focusing on large scale property development projects in Ukraine, with the emphasis on the investment, development, and management of real estate assets.

We identify market opportunities and develop projects that become leaders in their local markets. Our properties change the life of cities.

We have already opened three shopping centers and one multifunctional complex in different Ukrainian cities. The construction of four other facilities is underway.

As is the building of effective partnerships with large international developers, retailers, and banks, that we have accelerated during the recent years.

**BHG IS
A FULL CYCLE
COMPANY.
WE INVEST,
DEVELOP AND
MANAGE SUSTAINABLE
REAL ESTATE
ASSETS AND PROVIDE
INVESTMENT,
DEVELOPMENT
& CONSTRUCTION
AND PROPERTY
MANAGEMENT
SERVICES.**



INVESTMENT

DEVELOPMENT

CONCEPT DESIGN PROJECT DESIGN CONSTRUCTION
ENGINEERING

MANAGEMENT

MARKETING LEASING OPERATIONS

ADVANCING CITIES

We deeply understand how environments and new projects evolve the city's infrastructure. With all our projects, we aim to take the comfort and convenience of the people to the next level.



In Kherson, where Fabrika Shopping Mall one of our very first projects is based, people often say “There’s a life before Fabrika, and after”. This is the best definition of the value people get and what we aim to give them.

We create new brand for a city, and it, in turn, creates a new level of comfort for all citizens.

This is true for all of our projects. Factories and plants, hazardous and abandoned for decades, neglected construction sites and cauldrons, – we take them, gentrify and turn them into a city rademark. It’s the modern story about an ugly duckling turning into a regal swan, but this time the result benefits all people, changing their environment and lives for the better.

People’s recognition of the fact is the best gratitude for us.



COLLABORATING BENEFICIALLY

We form and maintain mutually beneficial relations with our partners, as we believe that the best projects are based on trust and experience.

Our track record of over 650 contracts is ample proof that we are right.



The success of our projects and their leading positions on local markets grant us an impeccable reputation among retailers.

On the market, we are known as an effective team of professionals, aimed at mutually beneficial cooperation with partners.

We believe in the success of our future projects, while our tenants place trust us, based on past undertakings, our respect for our partners and deep understanding of their businesses.

We are always ready for the dialog to solve any issue – this, in part, enabled our growth during the crisis of 2008-2009 and kept vacancy indicators low during the crisis of 2014-2015.

As a result of 10 years of cooperation with retailers, we formed a group of constant partners, present in all our projects.

The core of this group is the major international and Ukrainian anchor tenants – Inditex, LPP, MTI, Silpo, McDonald's, Comfy, Foxtrot, Multiplex, SportLife, and others.



CONSIDERING LOCAL COMMUNITIES

We always consider communities in which we act. We make sure to come up with the best possible solution with shared goals in mind – to create a better place for everyone to live and work. Our mission of building up changes would be impossible without standing on common ground.



Our objects actively influence the life of the community.

Our shopping centers have become an integral part of local infrastructure and day-to-day routines, so we can't ignore important local initiatives to the like of City Day, New Year festivities or charity events supporting veterans or cancer patients.

However, we never limit our support only to those in need, but also sponsor young athletes or creative persons who represent their city and strive to improve it, as we do.

We believe, that our shopping centers can only be successful in an overallly successful city.



REINVENTING SHOPPING SPACES

We are certain that shopping places must transform into public spaces.

Our approach to developing human-centric spaces precisely reflects the everchanging interests and people's way of life.



We are positive, that we deal not with real estate, but with real people.

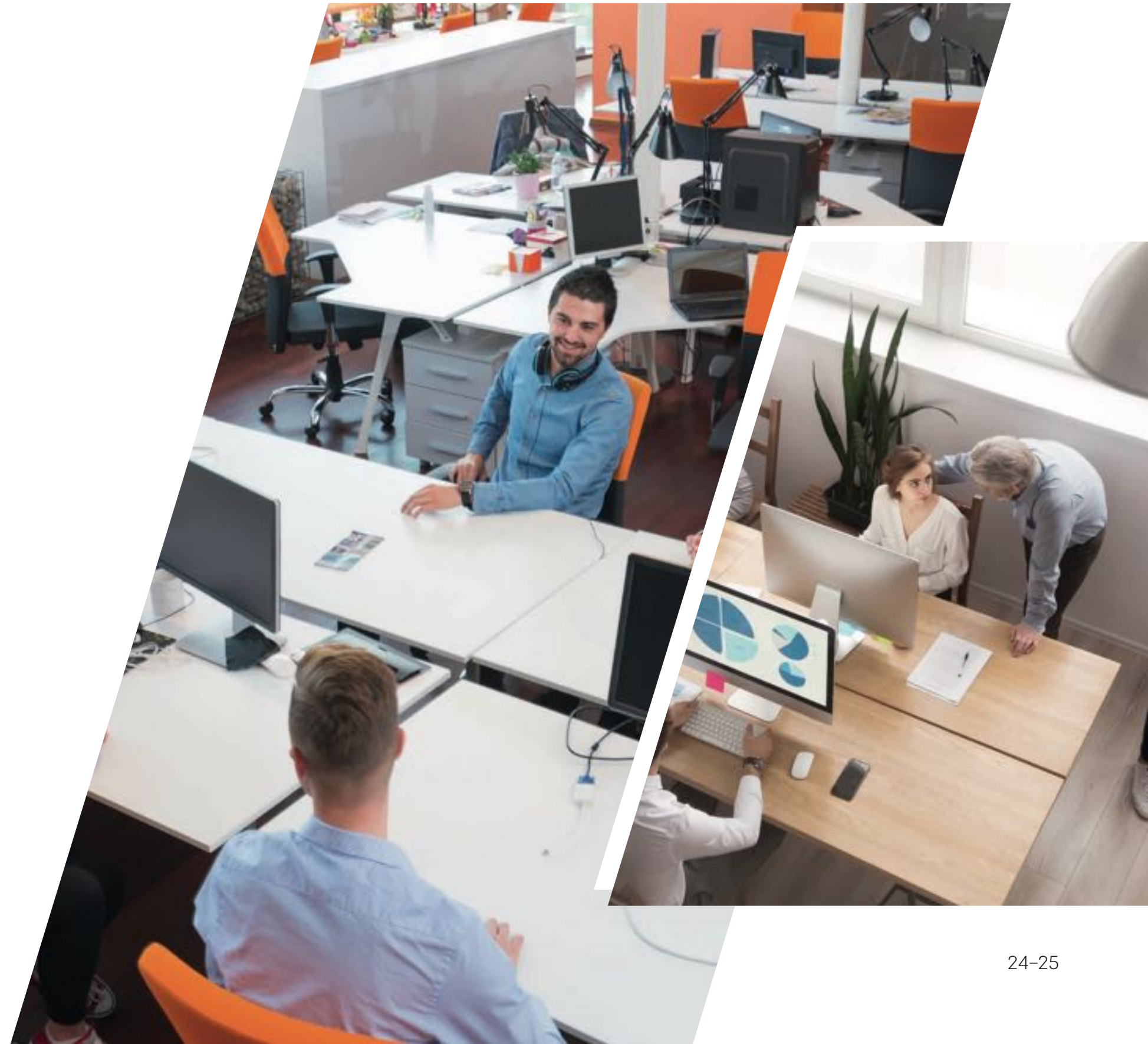
We are developing no shopping centers, but people centers.

For us, our shopping centers are much more than just another place to make a purchase, that are places people come to for a quality time, relaxation, entertainment, communication.

All-in-all, they come here for the satisfying experience.

That's why we introduce variable functionality to our centers: entertaining, leisure, social, educational – everything our guests need for the exceptional visit.

This approach makes our guests happy, our shopping centers successful, and our tenants and investors contented.



STAYING AHEAD

We believe that in order to stay ahead, you need to respond effectively.

We are aware of all the latest innovations and trends in the field of real estate development and management, and as soon as our customers have enough demand for a specific solution, we implement it in our projects, whether that is drone-delivery spots or e-car charging stations.



The explosive expansion and progress of technology influence commercial real estate and human conscience alike.

Today, e-commerce is a strong competitor to traditional retail. However, we believe that the power is not in the technology itself, but in people applying it.

While the progress presents a challenge in our line of business, it also provides opportunities we aim to use to our advantage.

Implemented technological solutions facilitate the management of our properties, allow us to collect more information about our clients, lower the promotion cost and expand the coverage to build and improve image of our project.

We choose not to compete with e-commerce or online retail but to converge the best of both worlds. The best form of media is effective and successful shopping centers, where people receive live experience from interaction with a brand.

BEING EFFICIENT

We develop our new projects on the basis of the latest energy-efficient solutions and systematically conduct an energy audit of all objects in operation.

This approach is an integral part of our win-win philosophy: beneficial both from the environmental and the economic standpoints.



Implementation of energy-efficient solutions leads to considerably lower maintenance costs for our properties. We are committed to switching them all to the renewable electricity-based energy mode.

We were the first in Ukraine who develop shopping centers powered entirely by renewable sources and not natural gas. Our approach is based on utilizing heat pumps for heating and cooling our projects (the direction where we actively and fruitfully cooperate with LG). Also, we are the first in Ukraine who built a solar power station on the roof of a shopping mall.

These efforts combined with energy-efficient construction materials lead to lower operational cost of our shopping centers.

ENSURING TRANSPARENCY

We are subject to regular audits, conducted by the firms from the world TOP-5 audit companies, and our ultimate beneficial owner and group of companies have successfully undergone compliance procedures performed by our partners, financial institutions and transnational corporations (Inditex, McDonald's, Barclays, Starwood, EBRD, Multi, UBS, Unicredit, etc.).

These procedures ensure our compliance with the highest requirements of a transparent business, making us not only a more efficient partner but moreover the one our associates can trust.

Since 2012, we commission the Consolidated International Financial Reporting Standards Statements from Pricewaterhouse Coopers, while CBRE performs annual Valuation reports for our assets.

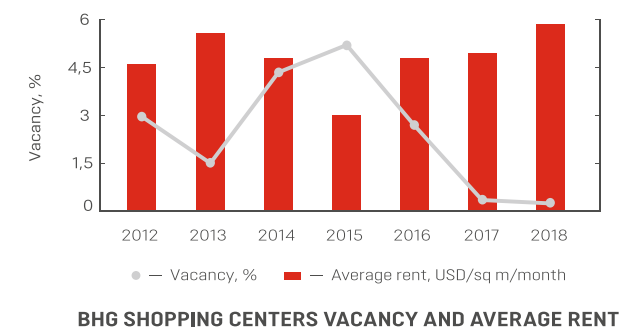
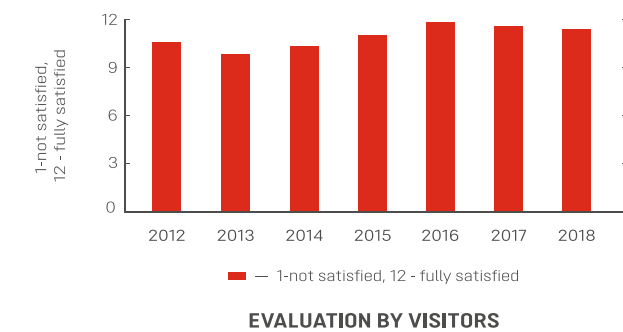
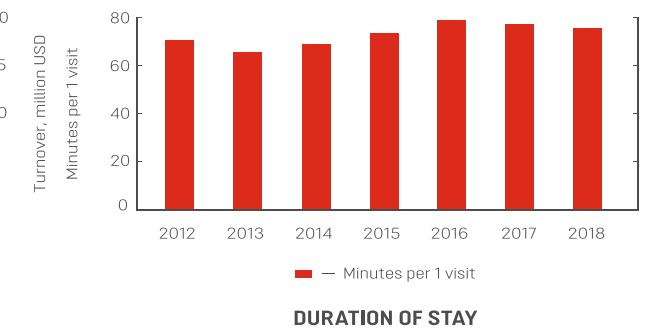
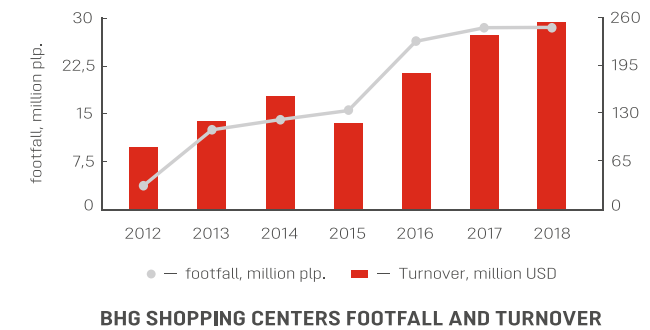


GETTING RESULTS

We know, that changes are successful only if the result is assessable.

Due to the efficient and expert planning and management, we see growth in all key business indicators: visitors traffic, their loyalty and time spent in our shopping spaces, which in turn informs the dynamic growth of their value.

We have hard data to back up our authority as experts in development and management.





**OUR PORTFOLIO.
COMPLETED.**

KHORTITSA PALACE

Zaporizhia









2011
Open date

19 k
GBA

35 million
Investment

164
Rooms

 Hotel GBA 12,5 K sq. m
 Office GBA 5,5 K sq. m
 Parking 30 p

 Owner 100% BHG
 Vacancy 0%
 5* hotel B class offices

Before



Now



The multifunctional complex was built on the basis of a frozen residential construction site in the city center.

The previous construction works were stopped because of financial problems.

The best hotel in the region.

The hotel was built in compliance with Starwood international standards for 5-star hotels.

During 2011-2015 the hotel was managed by Starwood as Four Points by Sheraton.



AWARDS

- 2011** – **Silver Award**, Revisor TV show
- 2013** – **President Award**, Starwood EMEA
– **Gold Award**, Revisor TV show
- 2014** – **Brand Health Award**, Starwood EMEA
- 2016** – **Partner Award**, Booking, London
- 2017** – **Best city business hotel**, International Hospitality
– **Travelers Choice**, Trip Advisor
– **Best partner**, Men's Club
- 2018** – **Certificate excellence**, Trip Advisor
– **Guest Reviews Award**, Booking, London
– **City development Award**, City Council



FABRIKA

Kherson



2012
Open date

82 k
GBA

62 million
Investment

400
Shops

Annual footfall **9,4 million**

GLA **65,5 K sq. m**

Parking **1200 p**

Owner **100% BHG**

Vacancy **0,3%**

Before



Now



The shopping center was built on the basis of an abandoned cotton factory. The factory was a part of one of the largest cotton plants in the USSR, which was closed a few years after the collapse of the Soviet Union.

The first. The best. The only.

The only one and the biggest mall in
Kherson and Mykolaiv region.

5th biggest mall in Ukraine according
to ICSC report 2017.



AWARDS

- 2011** – The best project, Mall Expo
– The best shopping center, City Awards
- 2012** – The best shopping center, City Awards
- 2013** – The best shopping center,
IBuild Ukraine
- 2016** – The most client oriented mall, URA
– The best large mall, URA
– The leader of the industry,
National business rating
- 2017** – Finalist, ICSC Solal Marketing Awards
– The best large mall, RDBS 2017
– The most client oriented mall,
RDBS 2017
- 2018** – Finalist, ICSC Solal Marketing Awards



LUBAVA

Cherkasy



2013
Open date



Before



Now

26 k
GBA

30 million
Investment

90
Shops

The shopping center was built on the basis of an abandoned military clothes factory located in the city center. The factory was closed a few years after the collapse of the Soviet Union.

Annual footfall	5,9 million
GLA	18,2 K sq. m
Parking	200 p

Owner	100% BHG
Vacancy	0%

The best city mall.

The only modern and the biggest mall in the Cherkasy region.

Has a perfect location on the main square just next to the city hall.



AWARDS

- 2010** – The best regional project, Mall Expo
- 2012** – The best project, Mall Expo
- 2016** – The best small mall, RAU 2017
- 2017** – The best small mall, RDBS 2017
 - The best CSR strategy, finalist, RDBS 2017
 - The most successful enterprise in Cherkasy region



FORUM

Lviv



2015
Open date

75 k
GBA

110 million
Investment

115
Shops

 Annual footfall **11,5 million**

 GLA **35 K sq m**

 Parking **620 p**

 Owner **BHG, Multi, Galereja Center**

 Vacancy **0,5%**

The best mall in Lviv.

Forum Lviv is the most visited, modern shopping center in the city center of Lviv.

From the opening, it became a number-one shopping destination for the local people and tourists.



AWARDS

- 2015** — **Maintenance of social initiatives**, Lviv city Awards
- **Retail project-of-the-year**, Investment Green Building Awards
- **Retail project-of-the-year at Eastern Europe and Asia**, Real Estate Project Awards
- **Retail project-of-the-year**, CEEQA Awards
- 2016** — **Best opening**, ICSC Solal Marketing
- **The best place to spend free time**, The Face of the City Awards
- **Consumer Choice**, Retail Awards
- 2017** — **Best Middle SEC**, RDBS Awards
- **Best Marketing of Shopping Centre**, RDBS Awards
- **Best Middle SEC**, CP Awards
- 2018** — **Best Middle SEC**, RDBS Awards
- **Lviv Commercial**, The Face of the City Awards





OUR PORTFOLIO. NEW DEVELOPMENT.

LINDEN

Kyiv








2019
Open date

52 k
GBA

57 million
Investment

140
Residences

 Commercial	3 K sq. m
 Residences	20 K sq. m
 Parking	252 p

 Owner	100% BHG
 Sold out	10%

The most luxury house in Kyiv.

Located 100 m from the Presidential Palace, Linden Luxury Residences offers the most expensive apartments in Kyiv.

The interior design was managed by famous British designer Kelly Hoppen.



Coming soon...



NIKOLSKY

Kharkiv



2020
Open date

108 k **124 million** **160**
GBA Investment Shops

Annual footfall **12 million**

 GLA **54 K sq. m**

 Parking **700 p**

Owner **100% BHG**

 Leased **74%**

Before



Future



The shopping mall is being developed on the old excavation site, which had been in an emergency condition.

There was an abandoned dangerous area in the city center, which had threatened people and negatively influenced on city's landscape for many years.

The best city mall.

The most professional and modern mall in the city.

The mall has a perfect location on the central square just opposite the City Hall.

The concept design and interior design was done by Sonae Sierra.



AWARDS

2012 – The best regional project, City Award

2013 – The best regional project, CP Awards



YESSA

Odesa



2021
Open date

58 k **58 million**
GBA Investment

200
Shops

Annual footfall **10 million**

GLA **39 K sq. m**

Parking **600 p**

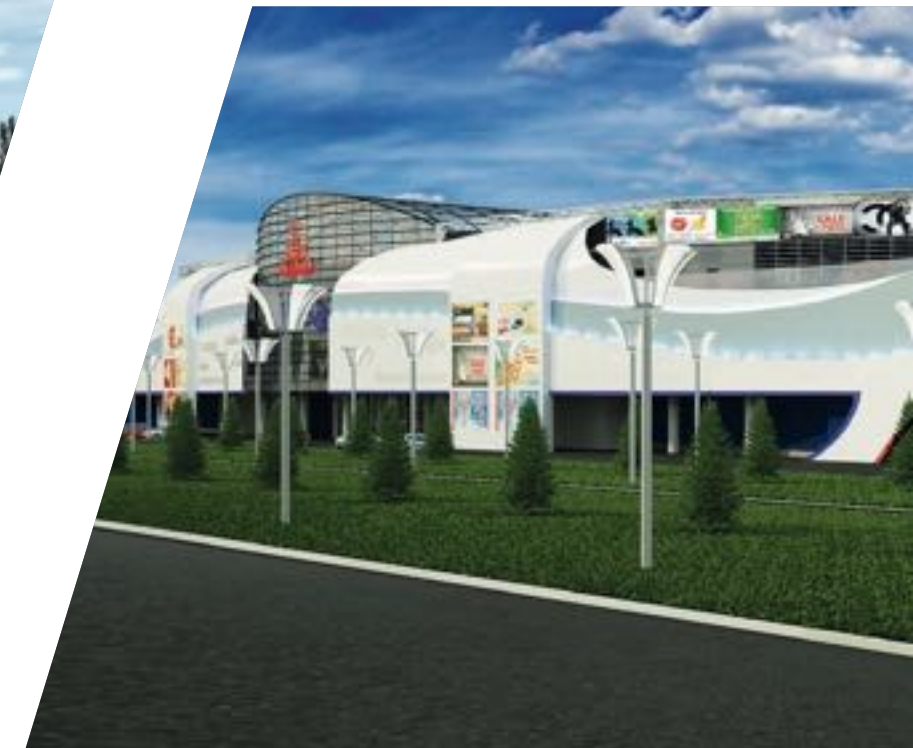
Owner **100% BHG**

Leased **65%**

Before



Future



The shopping mall is being developed on the site of the old abandoned territory which was in an emergency condition.

The convenient mall.

The project is located in the middle of the biggest residential area of Odesa.

For the 300K people, Yessa will become the most favorite place for shopping and lifestyle.



AWARDS

- 2012 – The best regional project, City Awards
- 2013 – The best regional project, City Awards
- The best shopping center (Odesa)
- Ibuild Ukraine



FABRIKA-2

Zaporizhia



Now

Future

2021
Open date

74 k
GBA

75 million
Investment

190
Shops

The shopping center will be built on the basis of an abandoned industrial area located on the main highway of the city.

Annual footfall	12 million
GLA	60 K sq. m
Parking	1500 p

Owner	100% BHG
Leased	60%

The best city mall.

Fabrika-2 will become the first professional mall in the city and the biggest shopping object in the region.

The mall has a perfect location on the main road in the city center.



Coming soon...



HARTZ

Kyiv



2023
Open date



Now



Future

242 k **275 million** **250**
GBA **Investment** **Shops**

The shopping center will be built on the basis of an abandoned destroyed tobacco factory on the main highway of Kyiv.

Annual footfall **18 million**

GLA **94 K sq. m**

Parking **2000 p**

Owner **100% BHG**

Leased **40%**

The best city mall.

The most professional and modern mall in the city.

The mall has a perfect location on the main Kyiv highway in the city center with a direct connection to the new metro station.

The concept design was done by Sonae Sierra.



Coming soon...



MARIINSKY

Kyiv







2021
Open date

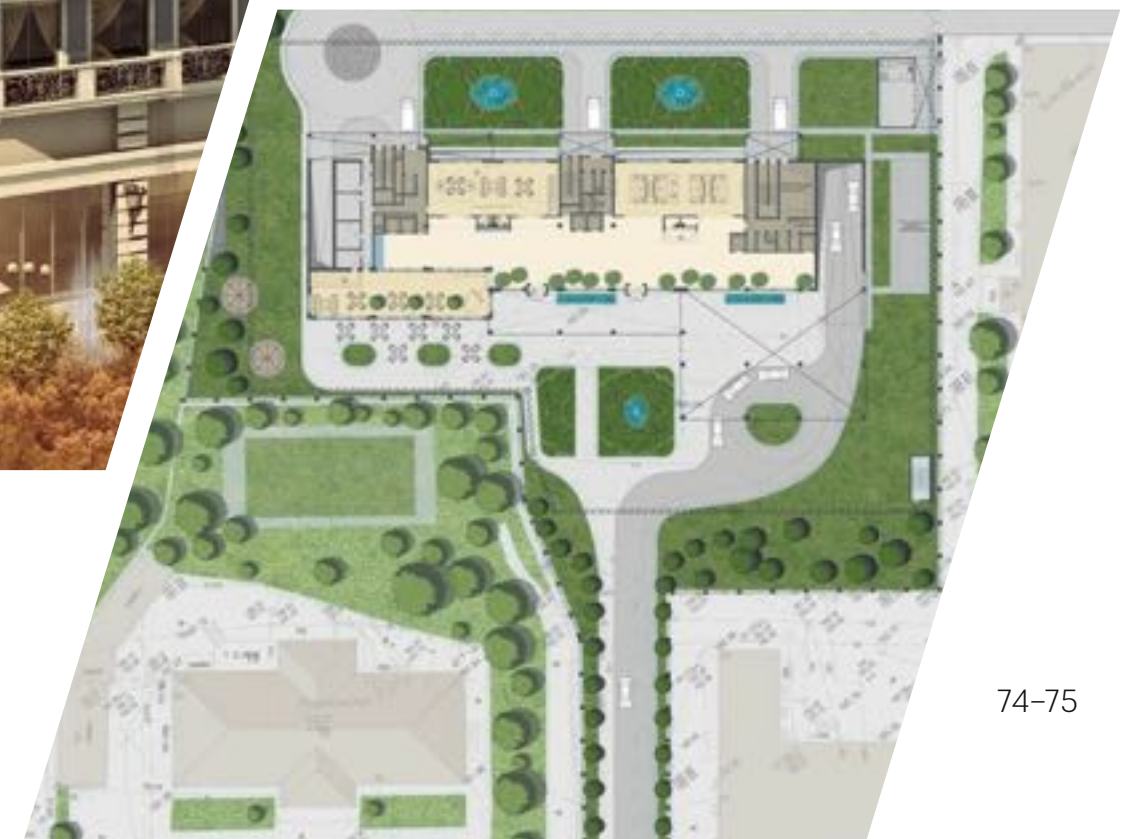
36 k
GBA

65 million
Investment

63
Residences

 Commercial 2,5 K sq. m
 Residences 18,5 K sq. m

 Parking 252 p
 Owner 100% BHG



PARK HOTEL

Kyiv



2022

Open date


12 k
GBA


20 million
Investment

12 Ha
Land plot

 Cottages 17

 Rooms 56

 Meeting rooms 5

 Conference hall 1

 Owner 100% BHG





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