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ENR RUSSIA INVEST SA ANNOUNCES TWO NEW PRIVATE EQUITY TRANSACTIONS

Background

As mentioned in the recent half year report of ENR Russia Invest SA (“ENR”), ENR has focused on a number of potential private equity investments, including investments in different areas of the real estate market in the Russian Federation (“Russia”). Two of these processes have now been concluded and has resulted in two new private equity transactions (see below).

Zaytsevo multi-phase real estate residential development, Russia

ENR will participate in a multi-phase real estate residential development south-west of Moscow in the Odintsovsky district (“Zaytsevo Development”).

The Zaytsevo Development is targeted at the economy plus class market segment and is located within a popular area within the greater Moscow region, with good transport access to the city. In addition to free standing multi-story apartment buildings which are to be constructed, the greater development will include two kinder-gardens and a school, parking facilities, storage facilities, a sport field, recreational areas and social and engineering infrastructure. With quality construction, modern and efficient architectural concepts, attention to detail and a focus on the quality of living post-completion, this development is aimed to set a high quality standard when compared to large scale projects in Moscow and its greater metropolitan area.

Via tranche based payments, ENR will invest approximately RUB 615 million (+/- USD 15.57 million at current exchange rates) during the first phase of the Zaytsevo Development where free standing multi-story apartment buildings comprising 100’000 square meters will be constructed, whereas ENR will have the ownership of one of the completed apartment buildings.

There will be subsequent phases of the Zaytsevo Development and the development could eventually comprise in excess of 300’000 square meters of residential and recreational space. ENR may consider participation in these future phases.

Petrovsky Fort office centre in St Petersburg, Russia

ENR has acquired the Petrovsky Fort office centre in St Petersburg, Russia (“Petrovsky Fort”). Petrovsky Fort is a Class B+ office and retail property which was completed in 2003 and is located in central St. Petersburg near the embankment of the Neva River. It has nine office and two retail levels with a large central atrium. Of the total net rentable area, approximately 15’000 square meters are designated for office use and about 6’000 square meters as retail space. There is also an underground parking facility with 119 parking spaces and above-ground parking for 36 cars.

For the transaction the value attributed to Petrovsky Fort was USD 51 million, adjusted for the outstanding amount of external financing towards the business center. As part of the transaction structure a UniCredit Bank loan towards Petrovsky Fort will remain in place.

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ENR Russia Invest SA is an investment company listed on the SIX Swiss Exchange. It specialises in the management of equities and equity-like investments as well as fixed income instruments in Russia, other members of the Commonwealth of Independent States and the Baltic States. Additional information on ENR Russia Invest is available on the company website www.enr.ch