



BPT Arista acquires Country Park Business Centre in Moscow

The Baltic Property Trust Group (BPT) has secured its third real estate transaction in Russia with the acquisition of phase 1 of Country Park business centre in Moscow, Russia. The acquisition is part of the activities of the Russia-focused BPT real estate investment fund, BPT Arista S.A. SICAV-SIF.

Country Park is an 18 storey business centre with a gross area of 19,530 sq m. The current tenant list of the property includes strong names like SC Johnson, Yokohama, Nokian Tyres, Nutricia and others. Moreover, the property hosts the Russian headquarters of the BMW Group and Volvo.

The acquisition also sets a benchmark for the scale and value of BPT Arista's future transactions. In addition, the fund has an option to acquire a second phase of "Country Park" – a 7 storey office and residential building, which would add another 11,400 sq. meters to the Fund's portfolio. The developer is also planning the development of a third phase – a hotel.

"Country Park" is situated in the district of Khimki, a rapidly developing business and residential area of the Moscow Region. The business centre is well integrated and connected into the metropolitan and regional transport systems. It is located very close to the Moscow – Saint-Petersburg high-way, the key link between Russia's two biggest metropolitan cities; the MKAD (the Moscow ring-road) and only 10 km away from the Sheremetyevo international airport. A shuttle-bus service is operated to connect Country Park with nearby Planernaya-Metro station.

The business centre was built in 2004 and is professionally managed by the developer and former owner. It is widely considered one of the best office buildings outside Moscow's city centre: strong international and well-known Russian tenants, professional property management, excellent location, ample parking capacity, a professionally developed concept and design, and institutional quality triple-net lease agreements.

Through its investment fund BPT Arista S.A. SICAV-SIF, BPT is one of the leading institutional real estate investors in Russia. General Director and Partner of BPT Asset Management Russia, Mr. Pavel Cherepanov comments on the acquisition:

"This acquisition has significant importance for the Fund and is in line with our strategy of investing in high quality real estate projects, which bring stable income and provide for high dividends to our investors. To that extend, Country Park has exactly the kind of uniqueness and quality we are looking for".

For more information on this transaction, BPT Arista or other BPT real estate funds in general, please contact

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About Baltic Property Trust

Established in 2001, Baltic Property Trust (BPT) is the largest institutional investor in commercial real estate in the Baltic Sea region with a total investment capacity in excess of EUR 1 billion. Our aim is to be a first-choice real estate partner by means of strong local presence, regional experience and financial excellence. BPT currently has four institutional real estate funds under management: BPT Secura A/S, BPT Optima S.A., SICAR, BPT Arista S.A SICAV-SIF and BPT Hansa Lux SICAV-SIF. BPT is headquartered in Copenhagen (Denmark) with local offices in Estonia, Latvia, Lithuania, Poland, Russia and Germany.

About BPT Arista S.A. SICAV-SIF

BPT Arista S.A. SICAV-SIF is a Luxembourg based real estate investment fund managed by BPT Asset Management A/S (Denmark). The fund has a equity base of EUR 400 million and a total investment capacity of EUR 1 billion dedicated to commercial real estate in Moscow, St Peterburg and other selected regional capitals. BPT Arista is a closed-ended, unlisted fund with shareholders consisting mainly of leading institutional investors. BPT Arista was established in November 2005, has so far made three acquisitions in Russia and is still open for subscriptions.