



# **RAVEN RUSSIA**

Results for the 6 months ending 30 June 2009





## Disclaimer

Certain financials, statements, beliefs and opinions in this document are forward-looking, and reflect the Company's or, as appropriate, the Company's directors' current expectations and projections about future events, which reflect various assumptions made by the Company. These assumptions may or may not prove to be correct and no representation is made as to the accuracy of such statements, financials, estimates, predictions and projections. By their nature, forward-looking statements involve known and unknown risk and uncertainty because they relate to future events and circumstances. These risks, uncertainties and assumptions could adversely affect the outcome and financial effects of the plans and events described herein. Forward-looking statements contained in this document regarding past trends or activities should not be taken as a representation that such trends or activities will continue in the future. The Company does not undertake any obligation to update or revise any forward-looking statements in this document, whether as a result of new information, future events or otherwise. You should not place undue reliance on forward-looking statements, which speak only as of the date of this document.

No reliance may be placed for any purposes whatsoever on the information contained in this document or on its completeness. No representation or warranty, express or implied, is given by or on behalf of the Company or any of its directors, officers or employees or any other person as to the accuracy or completeness of the information or opinions contained in this document and no liability whatsoever is accepted by the Company or its affiliates, advisers, agents, directors, officers or employees nor any other person for any loss howsoever arising, directly or indirectly, from any errors or omissions of information or use of such information or opinions or otherwise arising in connection therewith.



## Highlights

- 1.1m square metres (12m sq ft) of built assets
- \$128m of total portfolio ERV
- \$70m of annualised rental income as at September 2009
- \$182m gross cash balance
- \$525m net debt position, including preference shares
- Gearing of 48% including preference shares and net of cash
- Gearing of only 28% when preference shares are treated as equity
- 61p of NAV per share on fully diluted basis
- 0.5p of interim dividend
- Winner of “Best Warehouse of the Year” 2009 Award in Moscow and St Petersburg



## Results

H1 2009

▪ Net rental and related income	\$27m	
▪ (Loss)/Profit before tax*	(\$150m)	
▪ EPS**	(¢27.5)	(£0.17)
▪ Adjusted*** NAV per share	\$1.18	£0.72
▪ Adjusted NAV on fully diluted basis****	\$1.01	£0.61
▪ Half year dividend	£0.005	

\*IFRS Loss includes \$129m of revaluation deficit and impairment of development assets

\*\*Fully diluted ordinary shares in issue 512,552,915 as at 30 June 2009

\*\*\*Adjusted NAV is calculated gross of deferred tax on revaluation gains and of fair value movements on interest rate derivative instruments and after deducting intangible assets

\*\*\*\*Fully diluted NAV per share assumes the exercise of all listed warrants, which whilst not necessarily dilutive with reference to the ordinary share price, are dilutive when compared to the NAV measures



## Property Portfolio - Today

	Sq M	Rent, pa
NOI	519,000	\$70m
PLAs & LOIs	83,000	\$10m
Vacant space	498,000	\$48m
<b><u>Entire Portfolio</u></b>	<b><u>1,100,000</u></b>	<b><u>\$128m</u></b>

- \$120 average annual rent per sq m on warehouse portfolio
- 6.7 years of Weighted Average Unexpired Lease Term on signed leases
- 2.5% - 3% annual upwards indexation across the portfolio



## Property Portfolio – Strategy

- 432 hectares of land bank across Russia, Ukraine and Belarus
- No further speculative development is currently planned
- Buy-out of Joint Venture development partners
- Flexibility to offer shorter-term leases



## Net Asset Value

- \$890m JLL Valuation (excluding the land bank)
- 14.4% Yield Basis
- Valued below Replacement Cost
- 13.6% yield on cost on income producing portfolio
- 12% expected yield on cost for total portfolio at current rental levels



## Dividends

- 1p in 2009
- Higher dividend as cash flow allows
- Share buy back
- Other alternatives



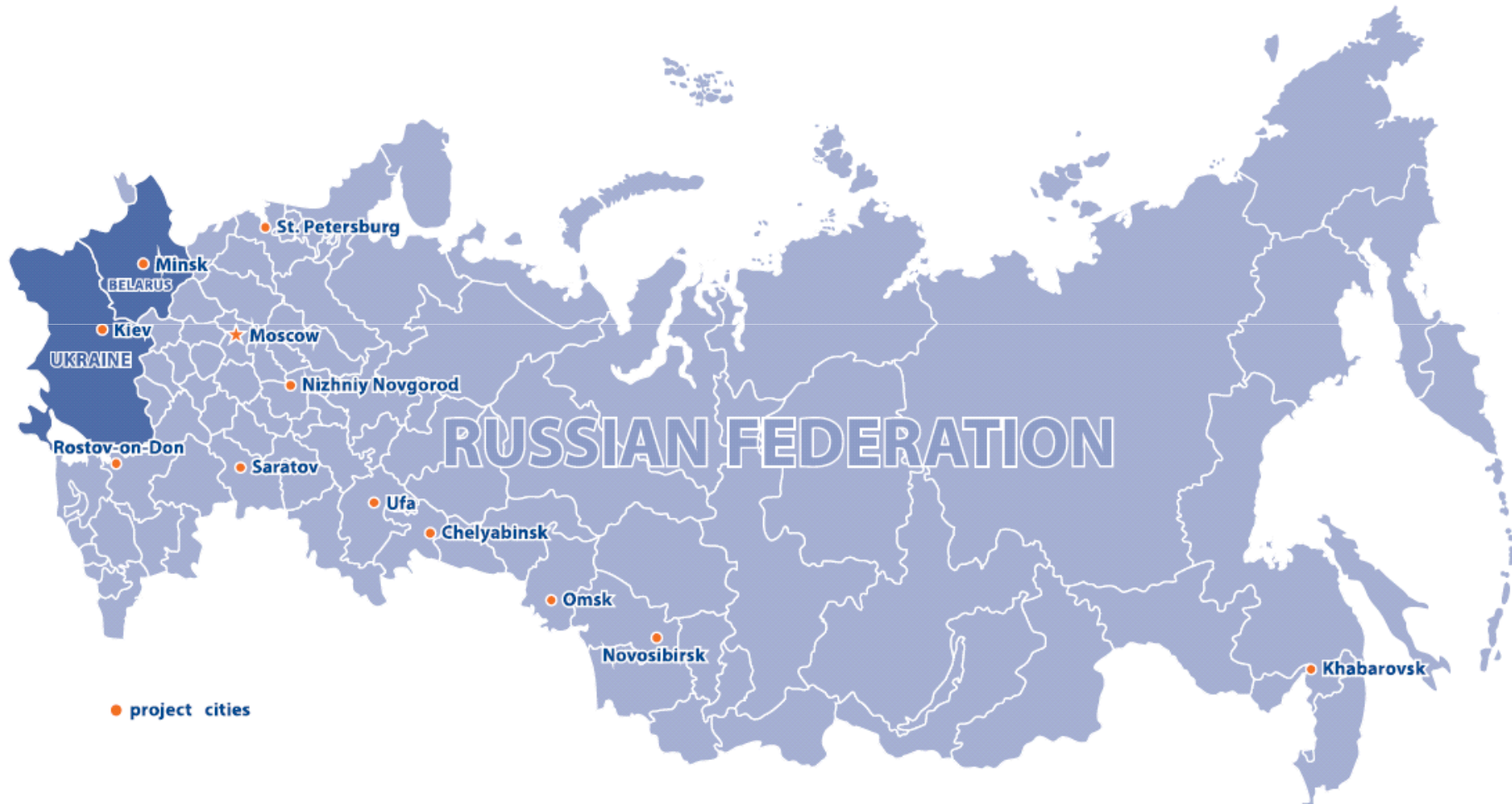


## Debt Summary

Property Secured	Principal Amount, \$m	Drawn, \$m	Term End	Bank
Baltia	\$22.6	\$22.6	24-Oct-12	HSH Nordbank
Southern	\$13.4	\$13.4	23-Nov-12	HSH Nordbank
Krekshino	\$89.3	\$89.3	30-Jan-13	Hypo RE
Constanta	\$53.3	\$53.3	16-Nov-12	HSH Nordbank
Istra 1-5	\$89.0	\$89.0	24-Oct-13	Aareal
Noginsk 1	\$62.8	\$51.7	1-Oct-09	HSH Nordbank
AKM 1	\$44.0	\$44.0	20-Nov-13	Nomos
Novosibirsk	\$40.0	\$40.0	10-Oct-17	IFC
Rostov on Don 1	\$60.0	\$60.0	24-Sep-2009 24-Sep-2010	VTB
<b>Total</b>	<b>\$474.4</b>	<b>\$463.3</b>		



## Current and Proposed Projects





## Individual Project Locations

### **Moscow**



### **St Petersburg**





## Baltia, Moscow

- 28,000 sq m (0.3m sq ft)
- North-west of Moscow on M9 Nova Riga Federal highway
- Completed Q4 2005 and fully let
- Contracted NOI in excess of \$3.5m per annum
- Winner best Russian Warehouse property 2006







## Southern, Moscow

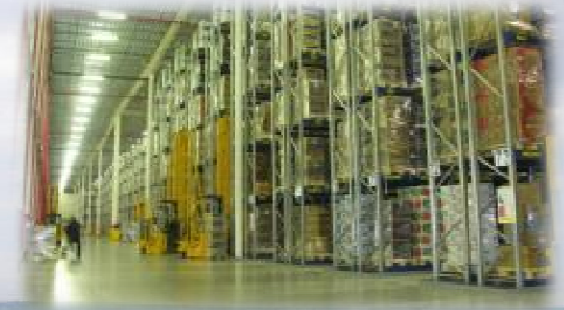
- 14,000 sq m (0.2m sq ft)
- Within Moscow city, south of centre
- Completed Q4 2004 and fully let
- Contracted NOI in excess of \$2.1m per annum





## Krekshino, Moscow

- 119,000 sq m (1.3m sq ft)
- South-west of Moscow on M1 and M3 Federal highways
- Completed Q4 2006 and fully let
- Contracted NOI in excess of \$13m per annum
- Winner best Russian Warehouse property 2007







## Istra, Moscow



- 33 ha site on Nova Riga highway, north-west of Moscow
- 4 phases of 182,000 sq m (1.9m sq ft) completed
- Phase 5 is fully pre-let and expected to complete Q3 2010
- Contracted NOI in excess of \$20m per annum
- Winner CRE 2009 – Best Warehouse of the Year





## Noginsk, Moscow



- 62 ha site to the East of Moscow
- Phase 1 of 120,000 sq m (1.3 m sq ft) construction completed
- ERV of over \$12m per annum
- Letting negotiations are ongoing





## Lobnya, Moscow



- 10 ha site North- West of Moscow, close to MKAD
- 42,000 sq m (0.4m sq ft) built, remaining 11,000 sq m to complete Q3 2009
- 24,000 sq m (0.3m sq ft) pre-let to 1 tenant
- Contracted NOI in excess of \$3.2m per annum
- ERV of the remaining space \$3m per annum





## SKF Klimovsk, Moscow



- 18 ha site South of Moscow close to A107
- 18,000 sq m (0.2m sq ft) completed and fully let
- 35,500 sq m (0.4m sq ft) to complete in the next month, 6,500 sq m of this space is pre-let
- Contracted NOI in excess of \$3.5m per annum
- ERV of the remaining space \$3m per annum



## Constanta, St Petersburg

- 16,000 sq m (0,2m sq ft)
- Between city centre and international airport
- Fully refurbished 2006 and fully let to 1 Tenant
- Contracted NOI in excess of \$9m per annum







## Shushary, St Petersburg



- 26 ha site at junction of KAD and Moscow road
- 61,700 sq m (0.6m sq ft) completed and fully let to 1 tenant
- 45,000 sq m (0.4m sq ft) completed and 17% of it under LOI
- 35,000 sq m (0.4m sq ft) is 85% complete
- Contracted NOI in excess of \$7.1m per annum, LOI income \$0.7m
- ERV of the remaining space \$7m per annum





## Pulkovo I, St Petersburg



- 5.1 ha site adjacent to St Petersburg international airport
- 36,000 sq m (0.4m sq ft) completed
- 2,500 sq m pre-let with contractual NOI of \$0.3m
- 5,000 sq m LOI with additional income of \$0.5m
- ERV of the remaining space \$2.8m per annum





## AKM, St Petersburg



- 32.7 ha South of Saint-Petersburg, on the main arterial Moscow route M-10
- 63,000 sq m (0.7 m sq ft) completed
- 6,500 sq m let, 6,600 sq m pre-let and 9,500 sq m under LOI
- Contracted NOI in excess of \$1.6m per annum, LOI income of \$1.2m pa
- ERV of the remaining space \$4m per annum





## Rostov on Don, Megalogix



- 46 ha site close to M4, Federal highway to Moscow
- Phase 1 of 100,000 sq m (1.1m sq ft) completed
- 58% leased to 3 tenants
- Contracted NOI in excess of \$7.6m per annum
- ERV of the remaining space \$4m per annum





## Novosibirsk, Megalogix



- 18 ha site South of Novosibirsk
- 120,000 sq m (1.3m sq ft) completed
- 43,650 sq m (0.5m sq ft) leased with contracted NOI in excess of \$5.5m per annum
- 5,000 sq m (54,000 sq ft) under LOI with additional income of \$0.5m
- ERV of the remaining space \$7m per annum





## Land bank

Project	Area, ha	Status
AKM ph 2, 3	21.0	Existing development site
Noginsk ph 2	40.0	Existing development site
Klimovsk ph 2	9.0	Existing development site
Pulkovo 2	10.0	Existing development site
Rostov on Don ph 2	27.0	Existing development site
Kiev	19.0	Existing development site
Chelyabinsk	59.0	5 year Land Lease
Khabarovsk	27.0	5 year Land Lease
Ufa	48.0	10 year Land Lease
Saratov	29.0	49 year Land Lease
Minsk	45.0	99 year Land Lease
Nizhny Novgorod	44.0	Freehold
Omsk	54.0	Freehold
<b>Total</b>	<b>432.0</b>	