

PROMENADA

EXECUTIVE APARTMENTS

Brest, Belarus



KEYNUMBERS OF THE PROJECT

MFB Development, a reputable company and property developer based in Brest, Belarus, is developing serviced apartments hotel project PROMENADA located in the **main high retail street of Brest**.

This **exclusive** development will be **unique in Brest**, as the city needs an international hotel meeting the growing requirements of local and international business and leisure clientele.

The completed property will accommodate a **44-room full service hotel developed to international standards**. It will include a restaurant, lounge bar, conference facilities, wellness & fitness area, parking and high street retail units that will be leased out to retailers.

The project is at an final stage of development but there is still some **flexibility in the design** to enable specific client requirements to be met in the final design concept.

PROMENADA

EXECUTIVE APARTMENTS

44

exclusive apartments

880 m²

of retail area

7'400 m²

total area

1'400 m²

area for sale

6'000 m²

area for rent

PROJECT OVERVIEW

PROMENADA

EXECUTIVE APARTMENTS

The Property consists of the construction of a **new serviced** apartments hotel in the **historical city centre** of Brest. It will be a stand alone building. The historical facade will be kept to respect the typical **image of Sovietskaya Street** and extended with a modern and functional glazed facade.

The construction will be completed with materials of the **highest quality** resulting in major energy savings.

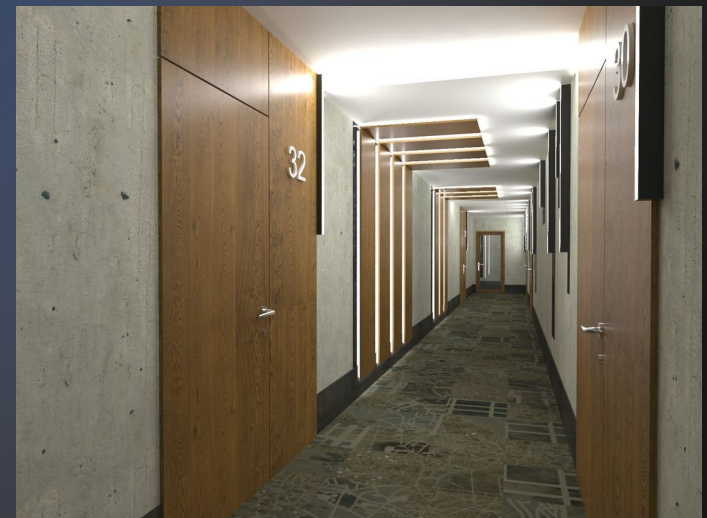
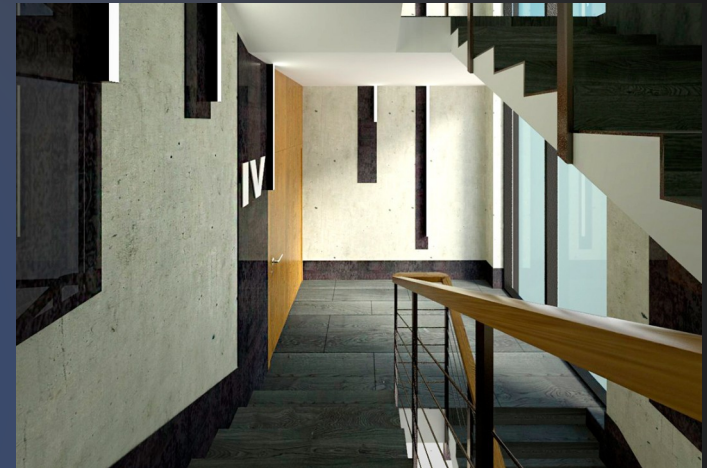
The project is at an final stage of development and there is some **flexibility in the design** to enable specific customer requirements to be met in the final design concept.

The ground floor will accommodate a restaurant, banks, lounge bar, retail units, kitchen and administration.

The underground floor will include parking, staff area and technical facilities.

The first to third floor will be dedicated to **long-term rented** serviced apartments.

The last two floors will be dedicated to **apartments for sale**.



PROJECT TEAM

MFB Development company is a division of **DMT GROUP** that has been present in the Republic of Belarus since 1999.

MFB Development is aiming to be instrumental in the development of Belarus and among other strategies, aspires to partner **with a strong and reputable investors** to develop a network of serviced apartment hotels throughout Belarus.

DMT GROUP's investment and development activity originated from manufacturing, engineering and servicing milking and cooling equipment. It is **one of Belarusian market leaders in the dairy sector** with offices in Brest and Minsk.

DMT GROUP's **owns and manages 20,000 m² of retail, industrial, warehouse and office real estate** as well as land for project development.

Feasibility study of the project has been done by **world known agency Cushman & Wakefeld**

Design and layout of the project is made by **architect from Lithuania** Mr. Darius Satunas.

PROMENADA

EXECUTIVE APARTMENTS



project investor www.dmtgroup.cz



developing company www.mfb.by



consultant www.cushmanwakefield.com



main architect www.sddesign.lt

FINANCIAL DATA

All of the retail areas are rented on current stage. World known brands like Papa John's, Cinnabon and Starbuck's will be located at the ground floors.



PROMENADA

EXECUTIVE APARTMENTS

11'000'000 €

contract value

8'400'000 €

total investments

2016-2018

years of realization

LOCATION

PROMENADA

EXECUTIVE APARTMENTS

Belarus is located at the crossroads of both West-East and North-South trade routes and links CIS member states with the countries of Western Europe. Belarus borders Poland, Lithuania, Latvia, Russia and Ukraine.

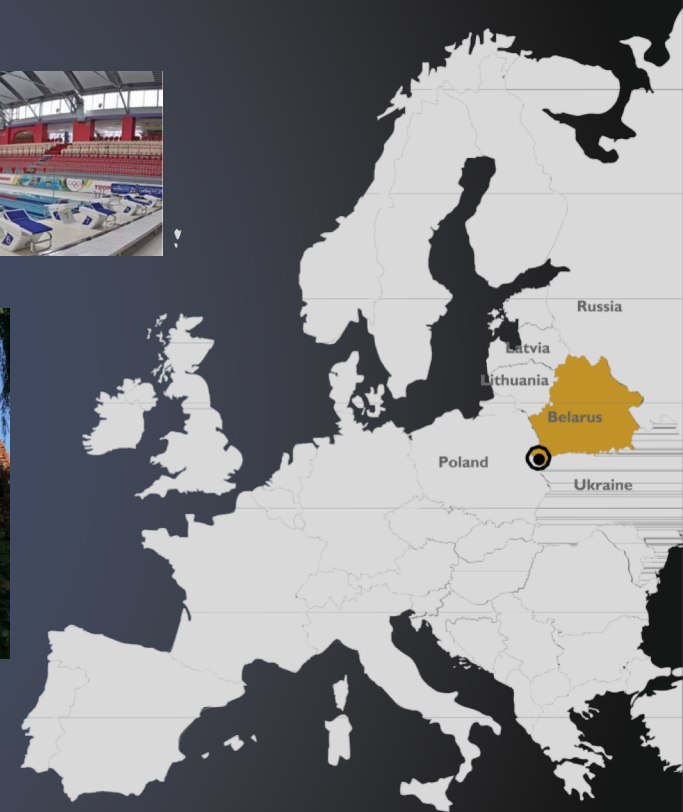
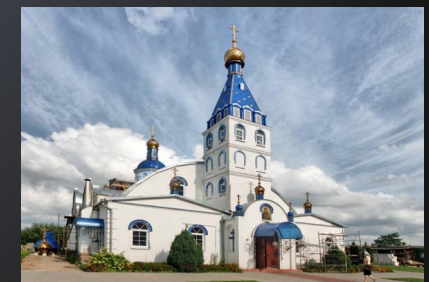
The country has an area of c. 207,000 km² and a population of c. 9.5 million people. 73% of the population lives in urban environments, with almost one fifth living in Minsk,

the capital city. Belarus is divided into six regions and has two official languages: Belarusian and Russian.

Brest is the capital city of the Brest region and has over 300,000 inhabitants. It is located on the border with Poland, hence the city benefits from a key strategic location, being the gate of the Commonwealth of Independent States to Western Europe and the Schengen area. Brest is located on the transportation path that links Warsaw Minsk and Latvia, Lithuania, Russia, Moscow, making it a hub with outstanding business potential.

Current hotel supply is immature and represented by old soviet hotels. Only one modern hotel exists and one more will be started in 2018.

There is no serviced apartments hotels in Brest.



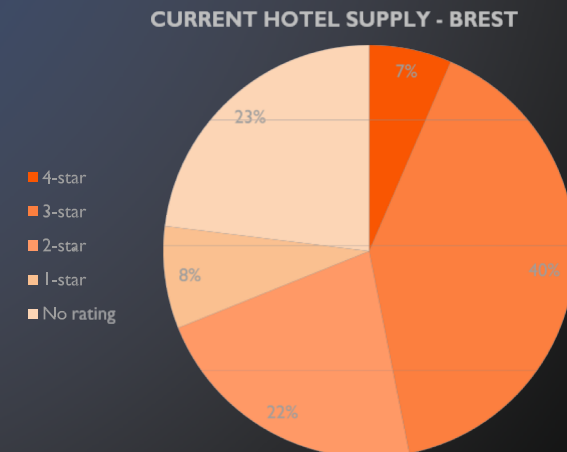
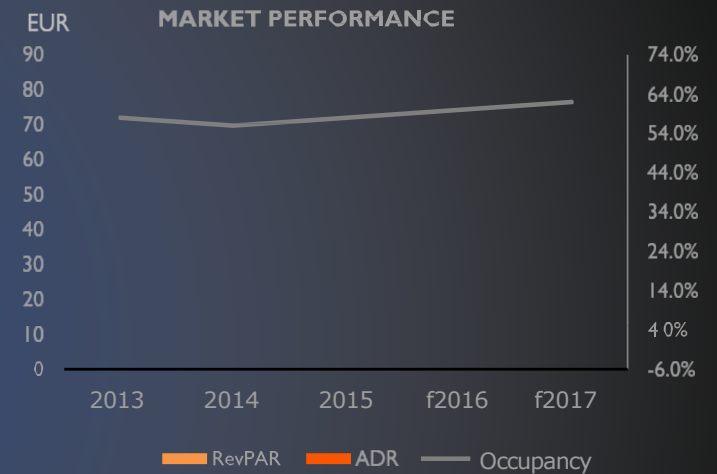
ECONOMICS OF BELARUS

Brest is a typical **developing hotel market**. While the current supply is of low quality, pressuring market performances at the low end, as it is impossible to pretend charging more than EUR 40 for the equivalent of a 2-star international hotel while average salary in Belarus **is about 500 €**. The addition of quality new supply will help the market to achieve more sustainable performances.

In 2015 occupancy and ADR has been slightly impacted, mainly due to the reduction of events organised by local corporations. The Brest hotel market **recovered quickly** in 2016 and further **improved in 2017**.

Indeed the market will shift more and more **shifting towards a business and corporate market** in the close future. This would help the market to increase performances. Future growth of the market is connected with construction of new industrial project and development of the sport and IT sector.

Brest hotels are achieving **high occupancy during week days** and relatively poor occupancy during weekends. Considering the leisure infrastructures, there are good opportunities to **attract clientele for weekend breaks and national holidays**.



LEGAL DATA

PROMENADA

EXECUTIVE APARTMENTS

- ⌋ **Investment Contract** dd. 13th June 2011 №58
- ⌋ Purchase contract of the State Property dd. 12.05.2014, located at Sovetskaja str. 45, room 7
- ⌋ Certificate №100/1133-8492 of state registration of ownership rights for the isolated facility with inventory number 100/D-58675, located in Brest, Sovetskaja str. 45, room 7, area 58,6 sqm.
- ⌋ Purchase contract of the State Property dd. 16.06.2014, located at Sovetskaja str. 43 and 45-1 in Brest
- ⌋ Certificate №100/1133-11675 of state registration of ownership rights for the isolated facility with inventory number 100/D-94676, located in Brest, Sovetskaja str. 45-1, area 815,1 sqm.
- ⌋ Certificate №100/305-17013 of state registration of ownership rights for the capital building with inventory number 100/C-13377, located in Brest, Sovetskaja str. 43, area 434,7 sqm.
- ⌋ Rent contract dd. 13.05.2015 №6910 of the land plot located in Brest, Sovetskaja str. 43, 45, area 0,1914 hectares, cadaster number 140100000001029092, for hotel development till 15.07.2024.
- ⌋ Certificate №100/305-19657 of state registration of creation of the land plot located in Brest, Sovetskaja str. 43, 45, area 0,1914 hectares, cadaster number 140100000001029092 and establishment of rent rights with cadaster plan
- ⌋ Rent contract dd. 13.05.2015 №6911 of the land plot located in Brest, Sovetskaja str. 43, 45, area 0,1914 hectares, cadaster number 140100000001029093, for hotel development, till 31.12.2016
- ⌋ Certificate №100/305-19688 of state registration of creation of the land plot located in Brest, Sovetskaja str. 43, 45, area 0,0893 hectares, cadaster number 140100000001029093 and establishment of rent rights with cadaster plan
- ⌋ Permission of the Ministry of Culture of the Republic of Belarus dd. 22.11.2016 № 11-01-07/248 to perform construction works on historical and cultural values. The permission is given to perform the construction works in historical building located at Sovetskaja str. 43, 45 in Brest
- ⌋ **PROMENADA trademark** is registered with WIPO number 350521 on 30.12.2015

FLOORPLANS

PROMENADA

EXECUTIVE APARTMENTS



Underground floor with parking



Ground floor, retail area



First floor, serviced apartments for long-term rent



Second and third floor serviced apartments for long-term rent



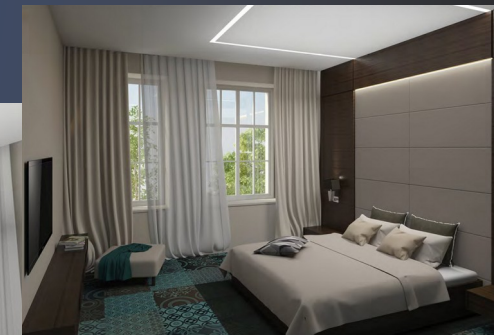
Fourth and fifth floors - apartments for sale

TYPICAL APARTMENT DESIGN

classic

PROMENADA

EXECUTIVE APARTMENTS



TYPICAL APARTMENT DESIGN

premium

PROMENADA

EXECUTIVE APARTMENTS



TYPICAL APARTMENT DESIGN

prestige

PROMENADA

EXECUTIVE APARTMENTS



CURRENT STATE

PROMENADA

EXECUTIVE APARTMENTS

Actual pictures of the property as on **April 2018** are shown below:



PROMENADA

EXECUTIVE APARTMENTS

www.promenada.by