



Center Group: a dynamic investment holding

Corporate presentation

August 2021

Strictly private and confidential

GCENTER
GROUP

Successful exits funded new investment opportunities

Development of the Center Group's portfolio went through stages:

- In the 90-ies, trading of steel and oil products in Ukraine was the primary activity of the Group

Shopping malls:

- In 2003, the Center Group was the first to introduce to the Ukrainian market a new approach in retail business, having launched the chain of large-format Western style shopping malls (branded as Karavan Megastore)
- In March 2007, the company tapped capital markets, having raised **\$55m** in a private placement. Another funding round followed with **\$100m** raised in December 2007. More than 10 financial investors, including Citi Group, became shareholders of the chain
- In 2013, the company made a successful exit from the business of shopping malls, having sold it to a large Ukrainian business group – DCH



Food retail:

- In parallel to development of shopping malls, the Group invested in food retail
- 9 hypermarkets with the same name – Karavan - became anchor tenants at the related shopping malls
- 4 retail discounters Topmart have been developed
- In 2017, hypermarkets and discounters were sold to the international retail Group Auchan



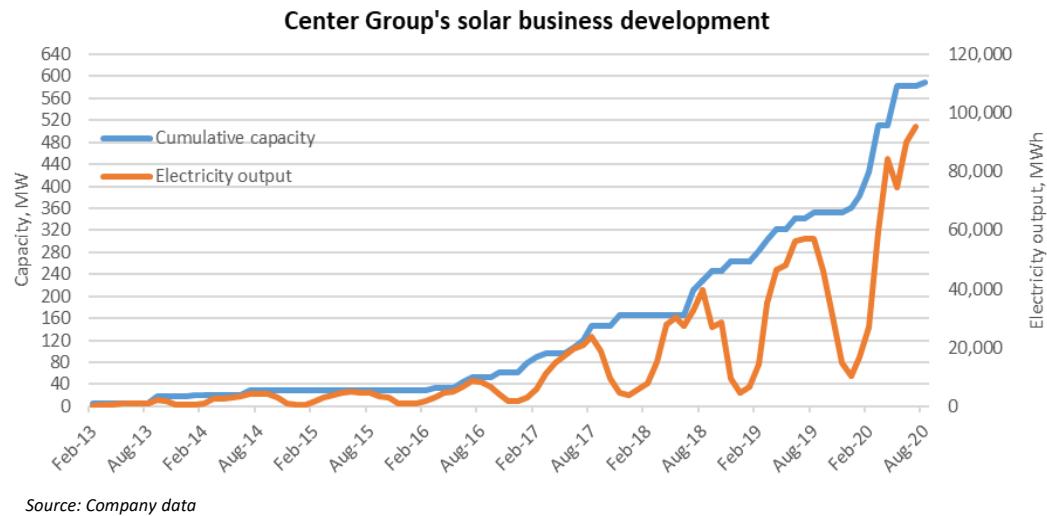
New sectors:

- Proceeds from sale of both businesses were invested into new promising sectors: renewables (solar energy), meat production (pork) and production of mink fur

One of the largest solar portfolio in Ukraine

Highlights:

- Center Group has taken the full use of attractive investment environment in Ukraine's solar sector, benefiting from one of the highest PV feed-in tariff globally
- The Company launched its first PVP plant in Jan 2013, and has increased investment into sector to 589 MW DC in operating 47 plants - the largest solar portfolio in Ukraine
- Feed-in tariffs are fixed by January 2030 and linked to EUR FX rate
- O&M services are provided by reliable local operators
- Reputable lenders act as financial partners
- Equipment from leading suppliers and long-term guaranties in place.



Favorable geographical location of PV plants

Advantageous location:

- The company's PV power plants are located in Southern and Central regions of Ukraine, having large number of sunny days throughout the year
- Land lease rights are secured via long term contracts with local authorities

