

Commercial Completed Asset

Data	Unit	
General		
Methodology		Income Approach - DCF
Property Name		Galleria Suceava
Asset Class		Retail
Date of Inspection		11-Jan-12
Location		
Street		1 Sofia Vicoveanca Street
City		Suceava
Country		Romania
Location CBD / out of CBD		out of CBD
Additional Data		
(Leasehold/ Ownership)		Ownership
Number of Floors		UG+Mezzanine+GF+1F
Estimated GLA (excl. Parking Area)	sqm	10,800
Number of Indoor/ Outdoor Parking Lots		435
Completion Year		2009
Rental Income		
Average Current Monthly Rental Rate	€ psm	6.6
		retail, office. The average is based on assumptions, as a large part of revenues is based on turnover (45%). Thus this average is not relevant as we have considered that this level will not be achieved in the first part of the analysis and therefore estimated significant losses.
Non recoverable costs Deficit (% of Income)		57%
		for the first year of analysis
Average Monthly Rental Rate per Outdoor/ Indoor Parking Lot	€/ lot	n.a.
Average Monthly Market Rental Rate (ERV psm)	€ psm	9.4
		retail, office
Average Monthly Market Rental Rate (ERV) per Outdoor/ Indoor Parkin	€/ lot	n.a.
Current Vacancy Rate	%	44%
		reported to Income
Estimated Annual Capex	€ '000	26,000
		starting with year 6
Leases		
Number of Tenants		36
Average Rent-Free Period	months	
		the period differs significantly from tenant to tenant, in the 1st year we have considered 80% rent reduction from the total revenue
Description of Standard Indexation Schedule		Euro CPI - 2.5%
Description of Tenant Improvements/ Fit-Outs		n.a.
Lease Maturity Profile		
		we have considered the existing contracts, without other incomes
% of Rental Income Expiring in 2012	%	6%
% of Rental Income Expiring in 2013	%	2%
% of Rental Income Expiring in 2014	%	18%
% of Rental Income Expiring in 2015	%	2%
% of Rental Income Expiring in 2016	%	2%
% of Rental Income Expiring > 2016	%	23%
Valuation		
Assumed Structural Vacancy		5%
Assumed Exit Date		31-Dec-21
Discount Rate	%	10.25%
Projected Exit Capitalisation Rate	%	9.0%
and / or Equivalent yield	%	16.0%
		not relevant due to the fact that the subject property has a negative cash flow at the beginning of the analysis, thus the market value is very conservative
Market Value (on 100% Basis) as at 31-Dec-11	€ '000	6,404,811
Comments		