

PORTO FRANCO

Heart of the City



FUTURE OFFICES

Tallinn, Estonia

Overview of Porto Franco development

The story of Porto Franco

Word for word, Porto Franco means free port. This combination of freedom and port also inspired us to give this name to Estonia's most seaside shopping and office development.

As a gateway for arrivals and departures, ports have always symbolised freedom. Porto Franco sees as its main task to bring in fresh winds. As the winner of the international architecture competition, Porto Franco is not bound by local and historic barriers. Seaside location, airy architecture and a unique glass-covered street are only some of the examples of what will give this modern free port an innovative and cosmopolitan ambience.

The authors of the commercial concept of the center are Tom Klingholz and Chris Lanksbury (www.chapmantaylor.com) from the London-based international architectural bureau Chapman Taylor, one of the world's best-known and acclaimed designers of retail property solutions. Today Kadarik Tüür Architects as participants of architecture competition carries on with the project as head designers. Kadarik Tüür Architects is an Estonian progressive and contemporary architectural bureau that impressed the developer and jury of competition with further development of original design concept.

Tallinn, a historic Hanseatic trading town, will soon pride itself of Porto Franco's seaside promenade lined by tens of restaurants and cafes with a view to the sea. Spacious parking building, floors connected by escalators and a well-planned traffic system around the complex will make Porto Franco Tallinn's most accessible and modern shopping and office district.

To be completed by 2018 – the year when the Republic of Estonia celebrates its 100th anniversary and Estonia becomes president of the European Union - Porto Franco will be a symbolic gift to our capital and home.

Key information about Porto Franco

The biggest shopping centre in Tallinn city centre with the total space of ca 150 000 m², including:

- Shopping centre with total GLA of app 35 000 m²
 - Biggest hypermarket in city center app 6 500 m²
 - Cafes and restaurants app 5 000 m²
 - Fashion stores app 17 000 m²
- Underground parking 3 levels for app 1 250 cars
- Office complex with total GLA of app 31 700 m²
- Shareholders of Porto Franco Ltd are successful enterprises based on Estonian capital that in addition to their core activities have started to invest in long-term projects that create added value to the Estonian economic climate.
- The company's management has extensive international experience in developing office and shopping projects.

Location and Area of Influence

Porto Franco is located between Port of Tallinn and the Old Town next to Ahtri street.

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Porto Franco is easily accessible from all directions, its primary area of influence covers about 300 000 people. Ahtri street is one of the main artery streets in the city center used for daily commuting by more than 45 000 cars.

An important advantage of Porto Franco is its closeness to both passenger and cruise terminals that serve close to 10 million passengers a year. Many of these tourists will walk through the new center as it is on the pathway to the Old Town of Tallinn.



1. Porto Franco
2. Rotermann City
3. Tornimäe office area
4. Tehnopolis ja Ülemiste City
5. Pärnu Road and Tammsaare Str office area
6. Tehnopol

Data as of 01/01/2016

New city in the middle of city



Porto Franco is in the middle of a new redevelopment area that is already transforming into new modern city center of Tallinn. Porto Franco is supported by number of new neighboring office, leisure and residential schemes, part of them already being built. Also new building of Tallinn city government is planned to be built just 150 meters from Porto Franco. This cluster of real estate developments opens Tallinn city center to the Baltic sea which has been long waited by inhabitants of Tallinn. Location is equally accessible for pedestrians, car drivers and tourists.

Porto Franco will be one of the main landmarks in this new city district. As the building will have entrances from all directions it is easily accessible for all visitors from whatever direction they are coming.

In becoming years (2016-2017) North passage Reidi Str ("Põhjaväil") which will connect Lasnamäe / Pirita area with North-Tallinn / Kristiine districts will be developed to guide vehicle traffic around city center which is being transformed into pedestrian area. Part of Põhjaväil guides traffic through Ahtri street, which increases future vehicle flow even more and brings potential customers to Porto Franco.

-  Pedestrian path
-  Bicycle path



Excellent access by car, public transport and on foot

Porto Franco has great accessibility by car, on foot and also by public transport both for local inhabitants and tourists alike. The site is located next to one of the main artery roads of Tallinn Ahtri street. This street acts as the main connection between the Western and Eastern parts of the city through city center. More than 3 000 cars are passing the site on peak hours between 5 ... 6 PM and in total over 40 500 cars in 24 hours.

Porto Franco will be accessible from both directions and the center will have direct access from Ahtri street and Mere boulevard through Kai street.

The construction of Reidi road ("Põhjaväil") will be followed by the reconstruction of Mere - Sadama - Põhja (area in front of Linnahall) intersection on the the Balti Railway Station - Viru Street tram route. According to the project, the Põhja boulevard tram stop as well at the route itself will be moved closer to Porto Franco. An extension to the tram route is being planned to reach Tallinn Passenger Port's D Terminal passing closely by Porto Franco. There is a very convenient bus route in place connecting Tallinn Harbour and Tallinn Airport through the city centre.

Premium A class business and office environment

Porto Franco business centre is a new level of office standard in the city. Modern combination of business, office and retail area characterized by ample light and space – large floor to ceiling windows, above average floor heights and great views towards the Old Town and Admiralty basin.

Office space consist of six sections connected by a glass top Galleria on the 3rd floor. Separate buildings of Porto Franco are connected by glass galleries and bridges on different levels. High halls connecting offices sections are elegant and spacious. Porto Franco offices will accomodate more than 3 000 work spaces.

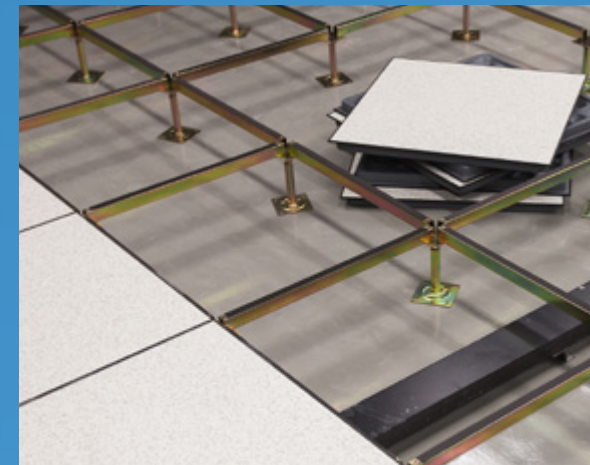


FLOOR TO CEILING PARTLY OPENABLE WINDOWS

All Porto Franco offices come with floor to ceiling wide windows allowing plenty of daylight. All windows are openable.

Spaciousness of Porto Franco offices is guaranteed by 3,4 m high ceilings (from raised floor to ceiling). Ceilings are free of communications as all will be installed through common hallways thus making offices seemingly larger, higher and more comfortable to work in.

3,4 M ROOM HEIGHTS



RAISED FLOORS

All Porto Franco offices have raised floors (150 – 250 mm from concrete flooring). This gives floors comfortable elasticity and possibility to install cables and pipes under the raised floor leaving walls, floors and ceilings free of any communications. Raised floors make rearranging of work spaces an easy task.

Porto Franco offices

More spaciousness and light. Porto Franco west facing offices have charming views of the historic Old Town of Tallinn and Oleviste Church. East facing offices have views of Admiralty Basin and yacht harbour.

GREAT VIEWS OF OLD TOWN AND ADMIRALTY BASIN

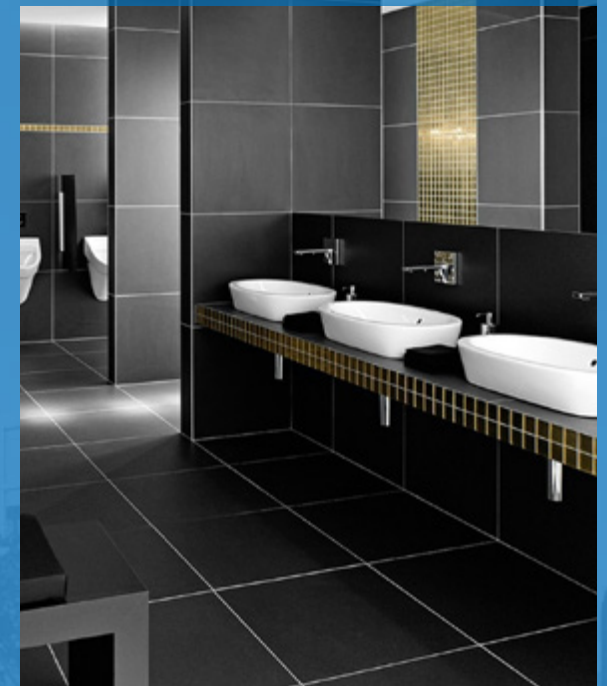


OPEN COURTYARD

Office blocks will have landscaped courtyards in a size of 400-500 m² on level 3. Open courtyards will have views of the Admiralty Basin or Old Town and can be used for leisure and open air events during warmer seasons – for presentations, receptions, trainings and other gatherings.

All Porto Franco office sections on all levels have modern restrooms built with utmost quality with the best finishing materials. The restrooms are exclusively for the employees of each section. Facilities for the disabled will also be provided in each section.

MODERN RESTROOMS IN ALL OFFICE SECTIONS



Porto Franco offices technical overview



ROOM BASED VENTILATION, HEATING AND COOLING SOLUTIONS TAKE INTO ACCOUNT CORDINAL DIRECTIONS

Porto Franco offices have room based temperature control for maximum comfort of users. Fresh air is provided by floor based ventilation units which ensures maximum flexibility for office ventilation, also heating is done through ventilation with heat recovery combined with heating units. Cooling solutions is modern system of chilled beams combined with ventilation to ensure even distribution of flow. There will be no over- or underheated offices as cooling, ventilation and heating is integrated into one intelligent system that takes into account cordinal directions.



ONE LEVEL OFFICE SPACES FROM 40 M² - 1200 M²

Mostly rectangular office floor plans make it possible to create one level offices between 40 m² and 1200 m². Maximum rental space in one section is ca 3550 m² spread on three levels.



FLEXIBLE DATA CONNECTION AND ABILITY TO CHOOSE THE SERVICE PROVIDER

All Porto Franco offices can be connected by cable to any major service provider.

All employees will be provided with necessary access passes. 24h access to offices will be guaranteed. Every leaseholder can choose security system according to one's needs. Chip cards, remote controls and mobile solutions are available as well as internet accessed security and access systems.

MODERN SECURITY AND ACCESS SYSTEM



Additional services to lease holders



OFFICE STREET

Glass ceiling office street is situated on the 3rd level of Porto Franco. Office street connects all office sections on level 3. Pedestrian walkway is accessible via Poordi street, parking garage or shopping centre. In addition to meeting space and business lounge there will also be services such as printing centre, conferene centre, office supplies store etc.

Conference centre on level 3 can be used by leaseholders for meetings, seminars and other gatherings. Different meeting rooms can accommodate 8 – 120 people. Rooms are equipped with modern presentation equipment as well as with all necessary for coffee breaks. There is direct access from the conference centre to the courtyard.

CONFERENCE CENTRE



CATERING

Good food is a joy as much as a necessity. Over 15 cafes and restaurants offer daily menus from different culinary regions of the world. Asian, Russian, Italian, Mexican, seafood, fish, BBQ, vegetarian and other restaurants, pubs and cafes will have special lunch offers in addition to their main menu.

Additional services for lease holders



PARKING

Porto Franco employees and guests can park in a warm three-level underground car park of approximately 1250 parking spaces.



ELECTRIC VEHICLE CHARGING STATIONS

The car park will be equipped with charging stations for at least three electric cars.



SPORTS CLUB

A full size premium class sports club will be located in building III of Porto Franco for those who appreciate quality, personal attention and healthy and active lifestyle. Group training studios with modern interior, airy and luminous gym with cardio and fitness equipment and professional personnel will be available to help the visitors achieve their goals. Sporting goods store will also be located in the club.



BICYCLE STORAGE

Underground car park will have a bicycle storage facility for the more active employees. The storage facilities will include shower and changing rooms with lockers. Access to the storage facilities is granted 24/7.



CAR HAND WASH

Car wash is located on level -1 in the car park. Full car wash service will be provided with "drop and go" option. The car wash will be open daily for both employees and visitors.

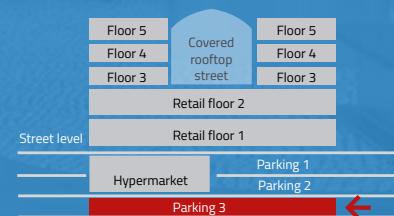
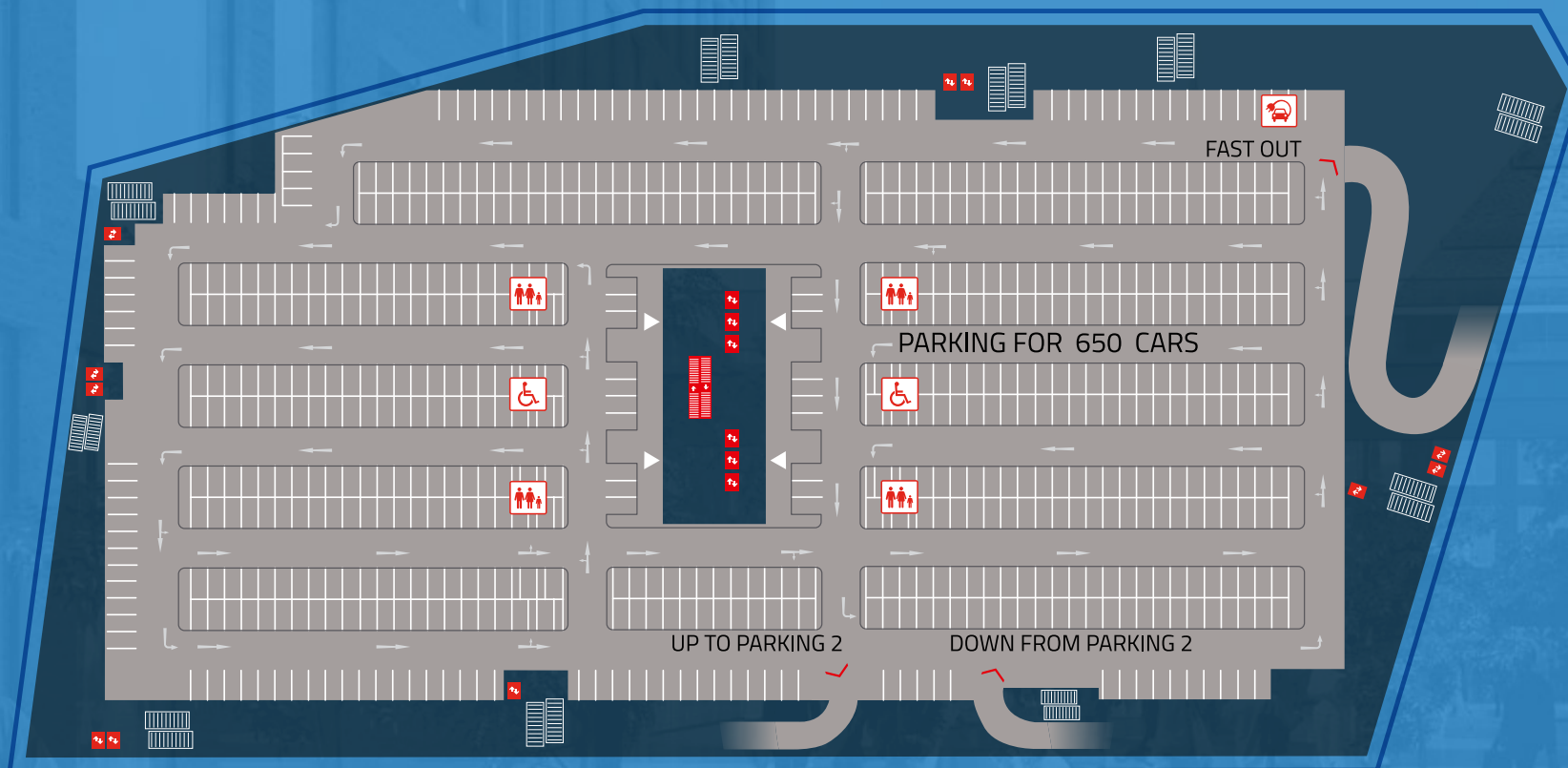


3D visualization from bird view



3D view from the direction of Port of Tallinn

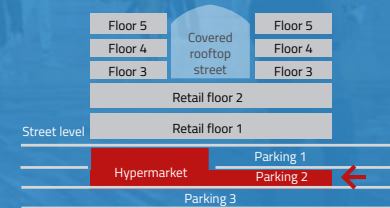
Floor plans - PARKING 3



Floor plans - HYPERMARKET AND PARKING 2



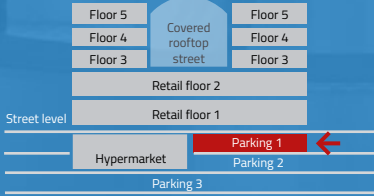
| | |
|--|--|
| ■ Electronics | ■ Hypermarket |
| ■ Services | |



Floor plans - PARKING 1



Services



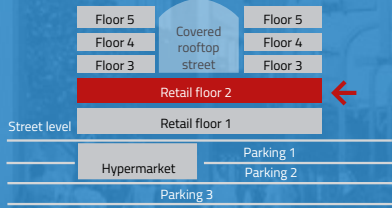
Floor plans – RETAIL FLOOR 1



Floor plans - RETAIL FLOOR 2



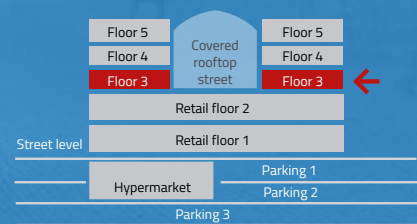
- Clothes
- Footwear, Bags
- Gifts, Souvenirs, Accessories, Flowers, Books
- Electronics, Sport
- Entertainment
- Underwear, Stockings
- Restaurants and Cafés
- Offices



Floor plans – FLOOR 3



| | | |
|---|---|---|
| ■ Offices | ■ Restaurants and Cafés | ■ Conference Centre |
| ■ Services | ■ Entertainment | |



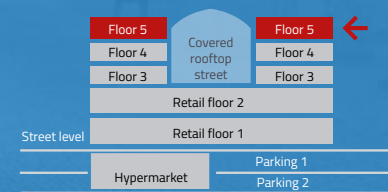
Floor plans - FLOOR 4



Floor plans – FLOOR 5



■ Offices





Owner and developer – Porto Franco Ltd.

Porto Franco major shareholders have been involved with number of different shopping center development projects in Estonia, Russia and Ukraine during last 15 years. One of major Porto Franco shareholders is also controlling shareholder in London AIM listed Arricano Real Estate Group – leading shopping center developer and manager in Ukraine. Under management of Arricano there has been developed 6 large-scale shopping and entertainment center projects in Ukraine during 2008-2014. Several more projects are currently under development by Arricano Real Estate in Ukraine.

Project timeline

- Up to 2014** – concept design by Chapman Taylor (London)
- 06.2015** – construction works started
- 06.2015** – negotiations with tenants started
- 11.2015** – start of architectural design by Kadarik Tüür Arhitektid
- 2016** – construction, negotiations with tenants
- 2017** – construction, negotiations with tenants
- 11.2017** – opening of Porto Franco office center, building I
- 04.2018** – opening of Porto Franco shopping center, buildings I-III
- 06.2018** – opening of Porto Franco office center, buildings II-III



3D visualization of Admiralty basin side





3D visualization from the direction of Admiralty basin

Welcome to Porto Franco!

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Lease partners



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