

# 360° REAL ESTATE

COMMONWEALTH  
PARTNERSHIP

UZBEKISTAN

# OUR CLIENTS



# 01

# OFFICE GROUP

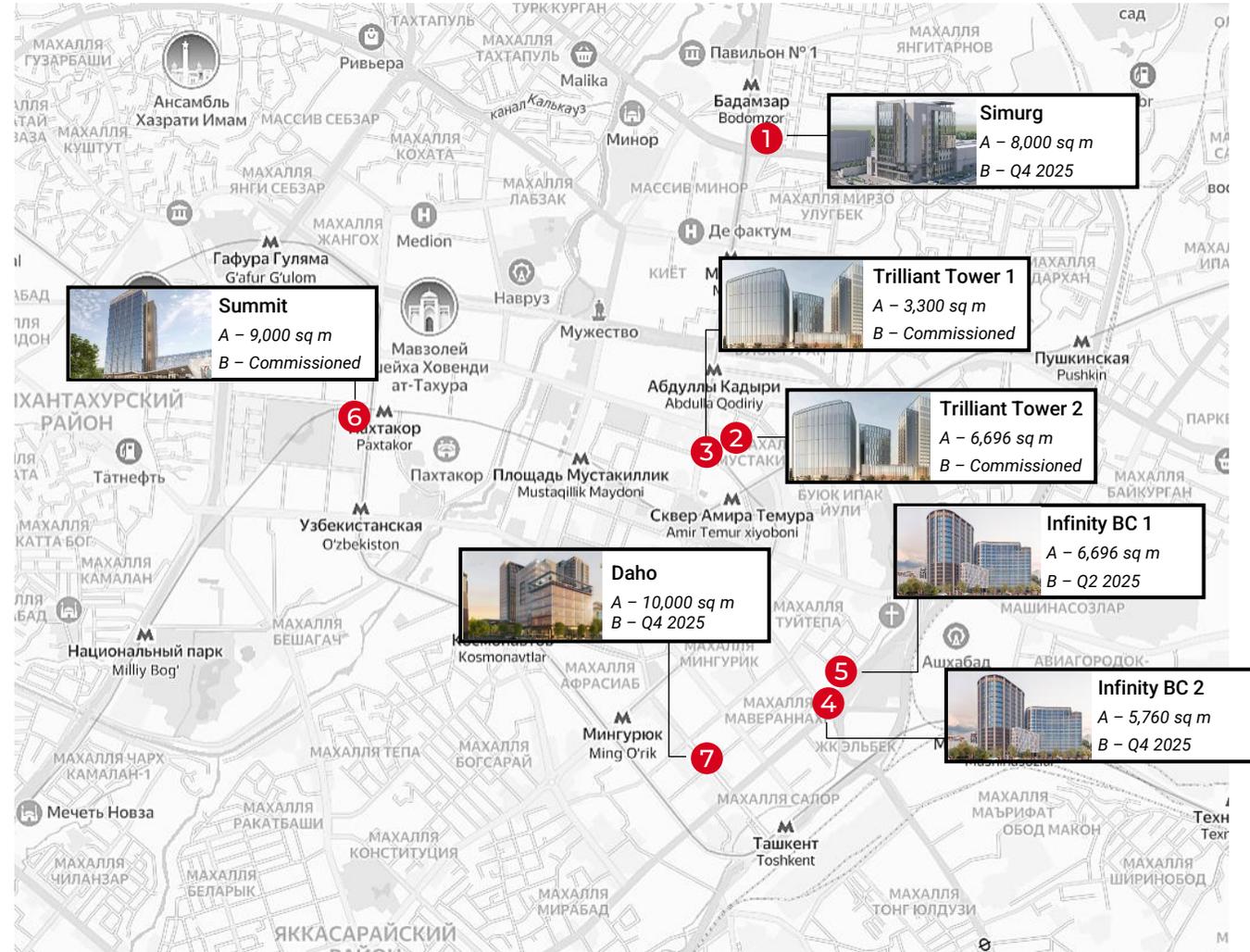
# LEASE & ACQUISITION BROKERAGE

## CLASS A OFFICES

More than 14,000 sq m of premium Class A office space leased in Tashkent as part of our brokerage services. End-to-end transaction support, including tenant sourcing and verification, negotiations, agreement on terms, contract finalization and handover of premises

Tashkent

**14,000 sq m**



02

# MARKETING RESEARCH & RETAIL CONCEPT DEVELOPMENT

MARKETING RESEARCH  
& RETAIL CONCEPT  
DEVELOPMENT

## LANDMARK RETAIL PROPERTY PROJECTS

UZBEKISTAN

MARKETING RESEARCH  
& RETAIL CONCEPT  
DEVELOPMENT

### TASHKENT CITY MALL

UZBEKISTAN

Concept development of the retail function in a mix-use complex



### UZOMAN INVESTMENT COMPANY

#### SAMARKAND-DARVOZA, RIVIERA, COMPASS SHOPPING MALLS

Development of a reconcept strategy and pre-brokerage support



### GOLDEN HOUSE

#### INFINITY, O'Z MAHAL, O'Z MACON

Retail concept development



RETAIL SERVICES

UZBEKISTAN

## LANDMARK RETAIL PROPERTY PROJECTS

RETAIL SERVICES

UZBEKISTAN

### THE VIEW RESIDENTIAL COMPLEX

Developed the concept for the retail component of the project and the residential complex in the center of Tashkent

**48,000 sq m**



### «CHORSU» MIXED-USE COMPLEX

Developed a reconstruction concept for the territory of the mixed-use complex

**100,000 sq m**



### CENTRAL ONE RESIDENTIAL COMPLEX

Developed the retail concept for the project and the residential complex in central Tashkent.

**20,000 sq m**

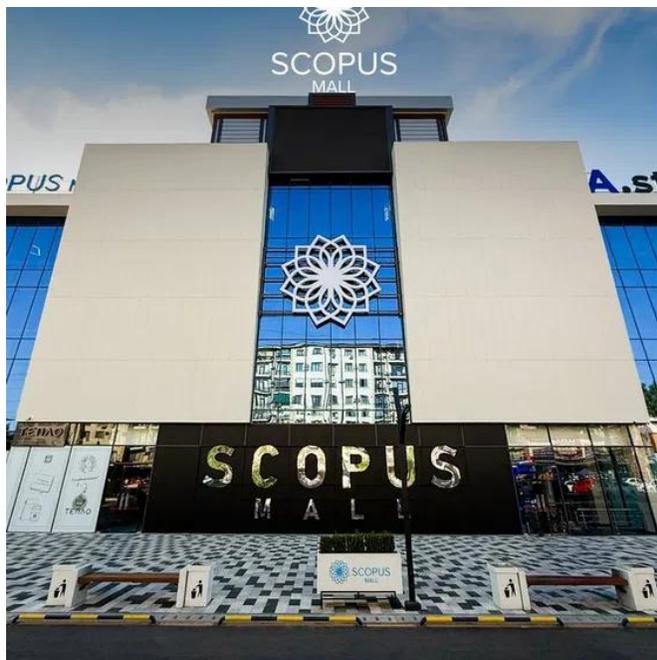


## LANDMARK RETAIL PROPERTY PROJECTS

### SCOPUS MALL SHOPPING & ENTERTAINMENT CENTER

Advised the owner on refining the tenant attraction strategy and provided brokerage services for leasing

**52,000 sq m**



### O'Z MAHAL

Developed the shopping center concept for the project and the commercial component of the residential complex

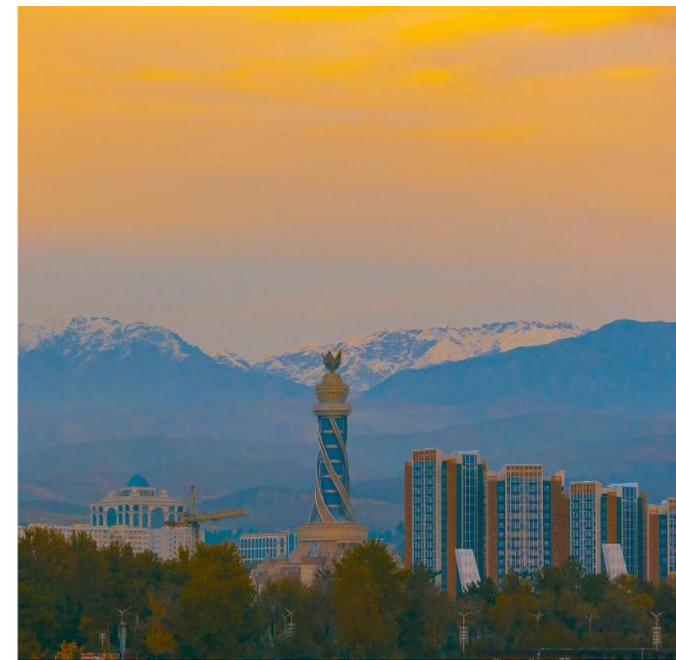
**200,000 sq m**



### SHOPPING COMPLEX IN DUSHANBE CITY

Developed the concept of the shopping complex, defined the marketing positioning and key project parameters

**12,000 sq m**



# 03

# WAREHOUSE & INDUSTRIAL

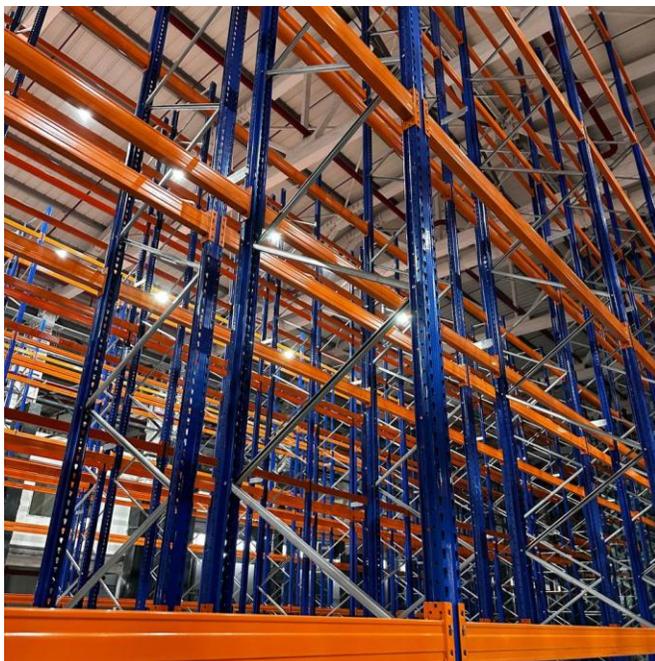
## LEASE & ACQUISITION BROKERAGE

### CLASS A WAREHOUSES

We delivered brokerage services for leasing warehouse spaces to international tenants, offering end-to-end support: market consulting, property sourcing, negotiations, legal documentation and deal closure

Tashkent

**20,000 sq m**



04

# HOSPITALITY & TOURISM

## KEY PROJECTS IN OUR PORTFOLIO

### SAMARKAND CITY TOURIST AREA

Silk Road Fund

We developed a hotel component concept for the Samarkand development, considering the possibility of hosting the SCO Summit delegation in 2022

During the project, we:

- Conducted comprehensive research of the hotel and tourism markets in Samarkand and Uzbekistan
- Developed forecasts for future market development
- Created concepts for the hotel component, including congress centres to host the SCO Summit



### MODERNIST SITES IN TASHKENT

LLC "Novaya Zemlya"

We prepared project proposals for the enhancement of commercial functions for modernist sites in Tashkent

These included:

- Shodlik Hotel and Ilkhom Theatre
- Hotel Uzbekistan
- Cinema Palace
- «Dacha Rashidova» Reception House
- «Solntse» Solar Complex
- Friendship of the Nations Palace
- TV Tower on Amira Temura avenue



### HOTEL AND BRANDED APARTMENTS IN TASHKENT

LLC "STEEL QUALITY BUSINESS"

We developed a concept for a hotel complex and branded apartments for an international hotel operator in Tashkent, aimed at enabling the client to use the analysis results to secure project financing from foreign financial institutions or investors



## KEY PROJECTS IN OUR PORTFOLIO

### ROTANA HOTEL MANAGEMENT CORPORATION PJSC

Project: Premium-class hotel in Tashkent

We conducted a comprehensive analysis of the existing 5-star hotel in Tashkent, including market, technical-economic, technical and legal studies.

During the project, we analyzed:

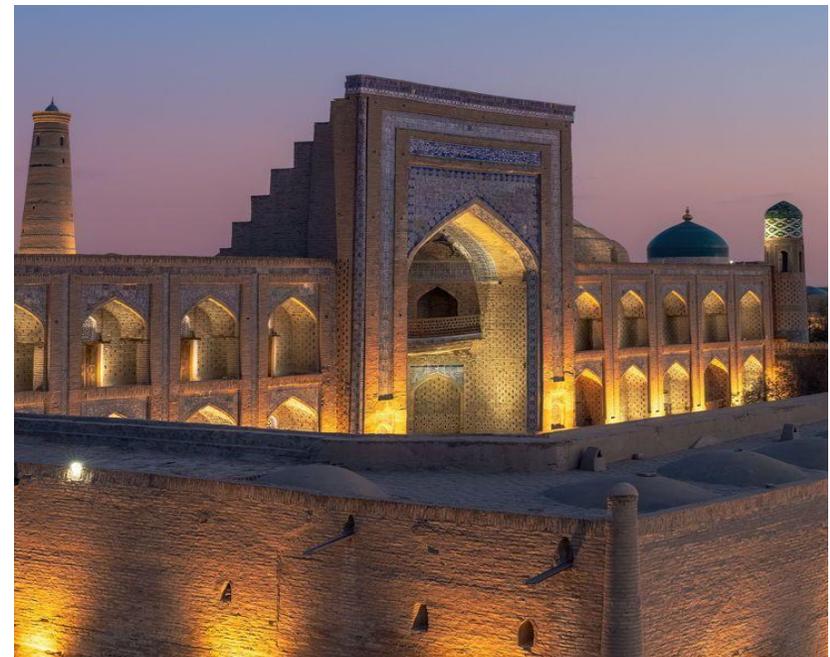
- Operational processes
- Staff motivation
- Procurement process



### LLC "KAZ DEVELOPMENT GROUP"

Development project for a hotel and entertainment complex in Khiva

We conducted an analysis of the architectural concept for the hotel and entertainment complex in Khiva, Mevaston district, with the aim of refining it, and supported the selection process of an international hotel operator for the project



05

**STRATEGY  
DEVELOPMENT & BUSINESS  
TRANSFORMATION**

## KEY PROJECTS

### TASHKENT CITY INTERNATIONAL BUSINESS DISTRICT, 60 ha

Concept development focused on economic efficiency. A synergistic approach to area development: implementation of an ecosystem-based development strategy and zoning concept

The project was commissioned by the Tashkent Khokimiyat and covers a total area of 2 mln sq m



### DEVELOPMENT STRATEGY FOR NAVOI CITY AND NAVOI REGION – THE INDUSTRIAL CENTER OF THE REPUBLIC OF UZBEKISTAN

Development of a service sector growth strategy, alongside the technical-economic and commercial feasibility studies for key growth points in Navoi city and Navoi region

The work was commissioned by the Navoi Khokimiyat and included strategy development through 2030



### INTEGRATED DEVELOPMENT PROJECT ON THE CHIRCHIK RIVER, 50 ha

Development of a concept for the optimal and most efficient land use, including 10 scenarios featuring various combinations and formats of real estate on a 50-hectare site. Financial viability assessment of the scenarios to support investor decision-making



## KEY PROJECTS

### WAREHOUSE AND INDUSTRIAL COMPLEX IN SAMARKAND

Recommendations for the warehouse and industrial components concept of a multi-use project in Samarkand on a 48-hectare site



### IT PARK IN TASHKENT, 2ND STAGE

Market analysis and recommendations for the office, retail and hotel components of the IT Park cluster, 2nd stage



### BORJAR CANAL. SEOUL MUN SHOPPING MALL

Analysis of commercial real estate development opportunities along the Borjar Canal recreational area



## KEY PROJECTS

### FUNCTIONAL AND COMMERCIAL CONCEPT OF A MIXED-USE COMPLEX IN TASHKENT

Total project area – 40,000 sq m

Year of project implementation – 2025

As part of the project, the spatial structure and floor-by-floor zoning of the property were developed, and an optimal area layout was created, taking into account office, retail and service functions. Target audience segmentation was conducted, and proposals were developed for tenant mix, infrastructure and common areas.

The result was a strong commercial vision and a full-fledged feasibility study, which provided the basis for further design and investor engagement



### FEASIBILITY STUDY OF A LOGISTICS COMPLEX (CUSTOMER NAME UNDER NDA)

Total land area – 30 ha

Scope of work:

- An optimal zoning plan for the land plot was developed, along with a transportation scheme to ensure efficient cargo flow and minimize internal logistics costs
- Detailed budgeting of capital (CAPEX) and operating (OPEX) costs for construction and operation was carried out
- Project payback calculated, key financial indicators identified
- Optimal cost management strategies developed for the construction phase



## KEY PROJECTS

### DEVELOPMENT CONCEPT OF ZAAMIN DISTRICT

Creating the mid-term development strategy for the Zaamin district of Jizzakh region, including the formulation of a roadmap for investment projects



### CURRENT STATUS AND PROSPECTS OF THE REAL ESTATE MARKET, INCLUDING THE SEA BREEZE PROJECT IN BAKU

Total project area – 500 ha

Assessment of development prospects of the Sea Breeze project in the Azerbaijani market, including analysis of competing sectors both domestically and internationally



### FORMULATION OF MID-TERM DEVELOPMENT STRATEGY FOR THE AIRITOM FREE ZONE

Total project area – 40 ha

Formulation of medium-term development strategy for the AIRITOM Free Zone. Proposals for all sectors: trade, logistics, etc.



## KEY PROJECTS

### ASSESSMENT OF UZBEKISTAN'S FREE ECONOMIC ZONES AS POTENTIAL SITES FOR LOGISTICS FACILITIES

- Analysis of the economic situation in Uzbekistan
- Assessment of development of Free Economic Zones in Uzbekistan
- Recommendations on suitable locations for logistics facilities



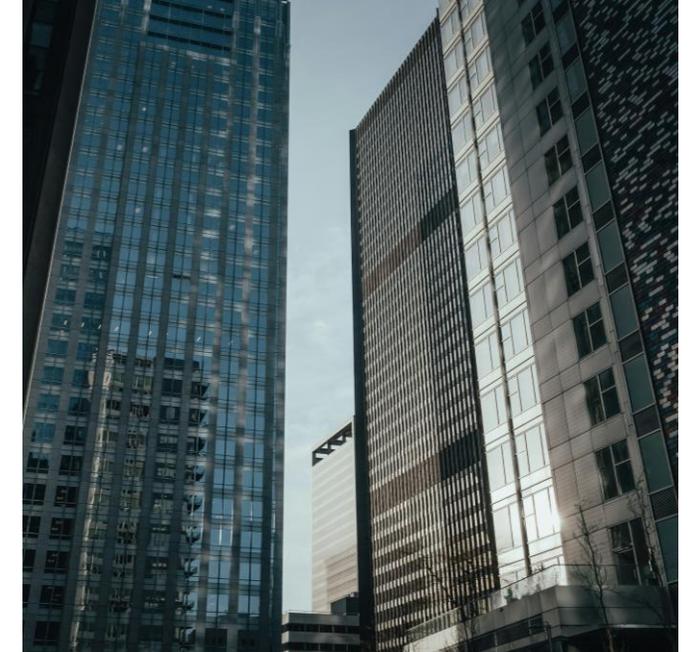
### ECONOMIC ANALYSIS OF THE RESIDENTIAL PROPERTY MARKET IN TASHKENT

Assessment of various economic scenarios for the residential real estate market in Tashkent in 2025



### ANALYSIS OF THE REAL ESTATE MARKET POTENTIAL AND OPPORTUNITIES FOR PROPERTY DEVELOPMENT IN UZBEKISTAN

- Socio-demographic analysis of Uzbekistan
- Analysis of the residential property market in Uzbekistan
- Analysis of commercial real estate market in Uzbekistan
- Analysis of regulatory framework in construction
- Analysis of the financial system and loan conditions
- Advisory on market entry conditions for a group of companies expanding into Uzbekistan



# 06

## VALUATION & ADVISORY



## KEY COMPLETED VALUATION PROJECTS

### CONFIDENTIAL

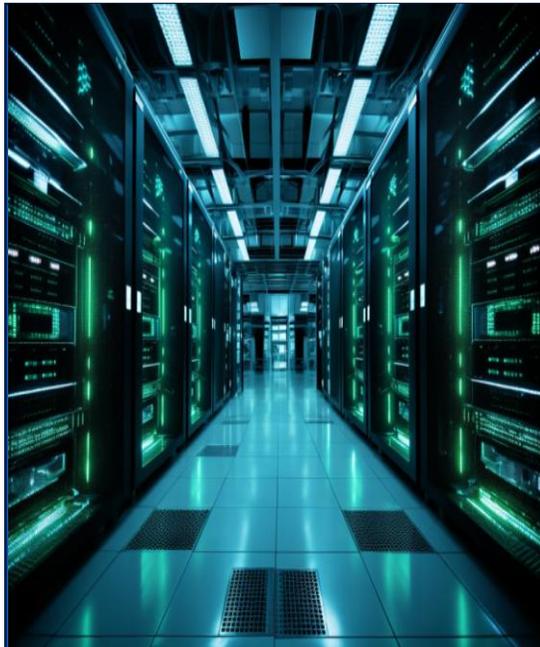
Valuation of a Land Plot for Data Center Development

Determination of the investment and market value of the asset, taking into account scenarios of long-term lease and perpetual use rights.

Purpose of Valuation: for Internal Management Decision-Making

2024

**3,200 sq m**



### CONFIDENTIAL

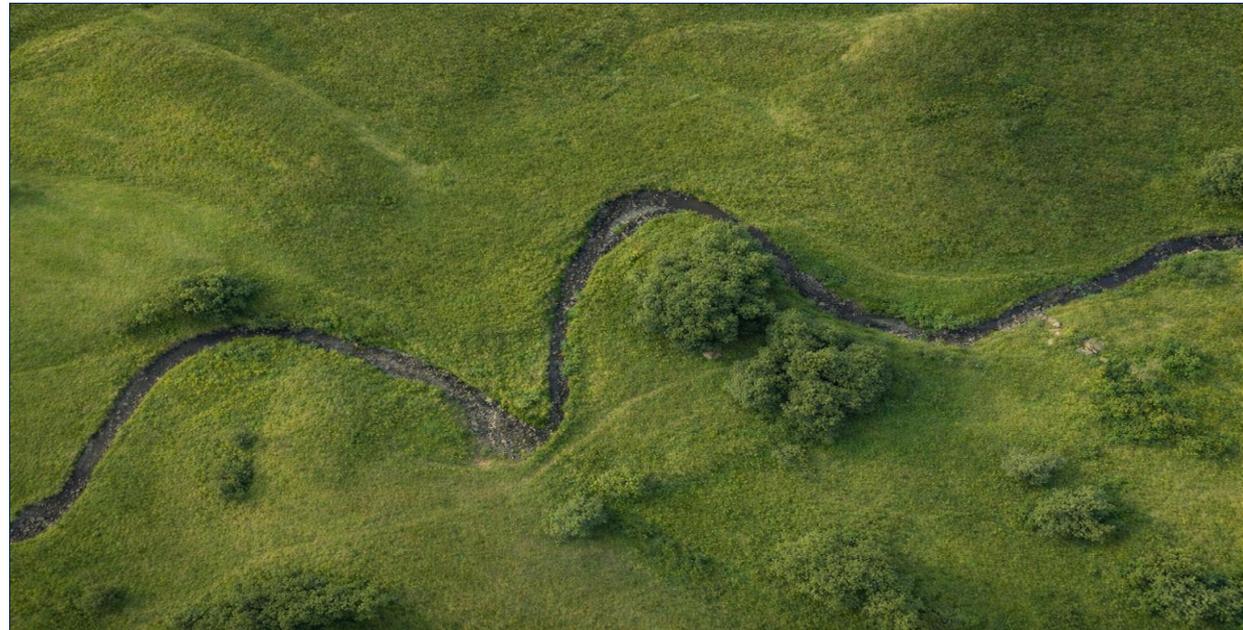
Determination of the market and investment value of a land plot for residential development

Determination of the asset value

Purpose of Valuation: for Internal Management Decision-Making

2023

**6,250 sq m**



- Modeling of payback indicators under various development / implementation formats
- Pre-brokerage analysis to assess the market attractiveness of the land plot
- Calculation of potential exit value for each selected scenario
- Site inspection and competitive environment analysis
- Development of potential use scenarios and review of the current legal status

# 07

# PROJECT & DEVELOPMENT SERVICES

PROJECT  
& DEVELOPMENT  
SERVICES  
UZBEKISTAN

## KEY PROJECTS

PROJECT  
& DEVELOPMENT  
SERVICES  
UZBEKISTAN

### BALTON TRADING (ASIA)

Comprehensive project and construction management of Balton Trading's first Class A logistics facility, covering all tender processes, general contractor selection, technical oversight, commissioning and achievement of BREEAM certification

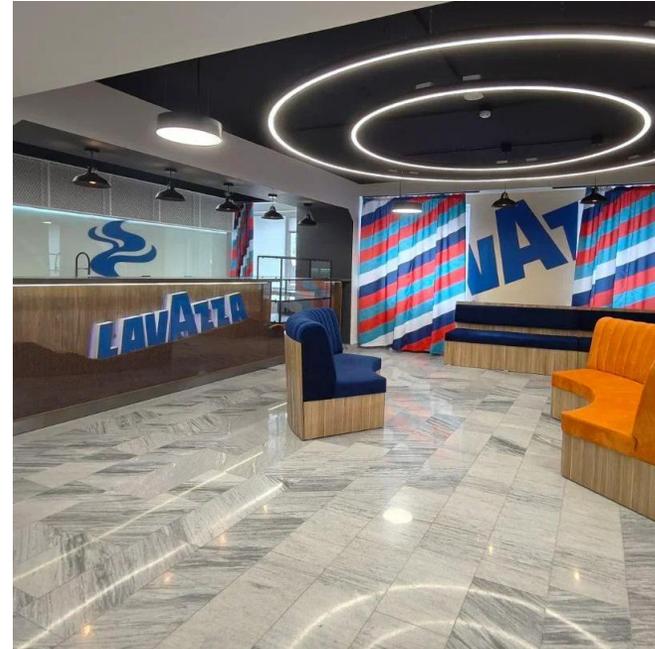
Tashkent  
**20,500 sq m**



### LOGISTICS COMPANY

Office interior fit-out project management with a dining room and Lavazza coffee shop  
Design project development and management

Tashkent  
**1,200 sq m**



### CONFIDENTIAL

Technical audit of two office buildings  
Assessment of the condition of structural and engineering systems, evaluation of readiness for commissioning and compliance with project documentation

Tashkent  
**>15,000 sq m**



PROJECT  
& DEVELOPMENT  
SERVICES  
UZBEKISTAN

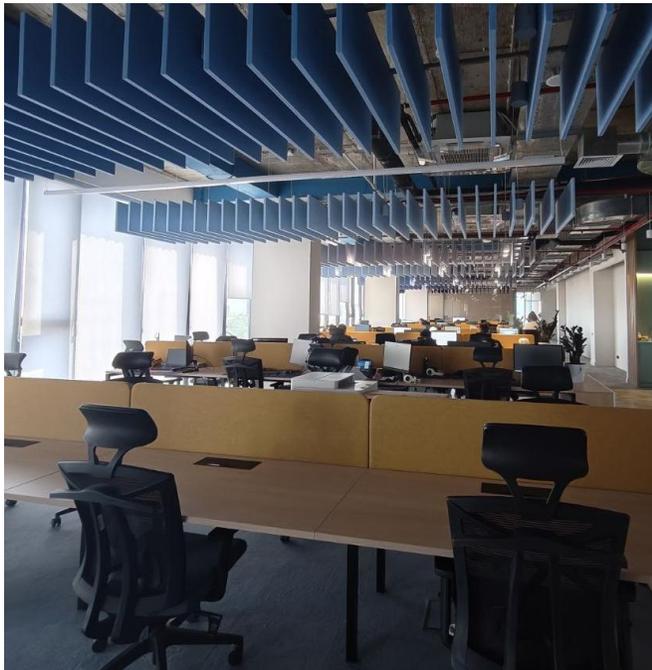
## KEY PROJECTS

PROJECT  
& DEVELOPMENT  
SERVICES  
UZBEKISTAN

### CONFIDENTIAL

Interior fit-out project management  
Verification of working documentation, project management, technical oversight, quality control, commissioning

Tashkent  
**5,000 sq m**



### SAMSUNG ELECTRONICS UZBEKISTAN

Construction project management and office interior fit-out works  
Development of working documentation, construction and installation works, quality control, monitoring of project schedule and budget compliance, along with commissioning

Tashkent  
**1,228 sq m**



### 12 STOREEZ

Tashkent City Mall

Construction project management and interior fit-out for a clothing store  
Review of working documentation, approval of documentation by the shopping mall, tender process for selecting the general contractor, quality control and monitoring of project schedule and budget compliance

Tashkent  
**400 sq m**



## KEY PROJECTS

### KORZINKA DISTRIBUTION CENTRE

Construction supervision of a Class A warehouse complex for pallet storage and cold storage facilities for Korzinka, a retail chain

Tashkent

**50,000 sq m**



### INTERNATIONAL SCHOOL

Audit of school building construction  
Review of initial documentation such as cost increase request, initial and design documentation, initial estimate; request and analysis of revised design documentation; calculation of additional and excluded work costs; overall cost change assessment; recommendations for contractor coordination and project management

Tashkent

**2,450 sq m**



### SARDORCOM

Technical audit of a business centre  
Request and review of modified project documentation, review of initial documentation such as request for quotations, initial project documentation and initial estimates, technical evaluation and preparation of a special report

Tashkent

**6,000 sq m**



PROJECT  
& DEVELOPMENT  
SERVICES  
UZBEKISTAN

## KEY PROJECTS

PROJECT  
& DEVELOPMENT  
SERVICES  
UZBEKISTAN

### CONFIDENTIAL

Technical audit of a business centre

Assessment of the condition of structural and engineering systems, evaluation of readiness for commissioning and compliance with documentation, verification of building classification compliance with Class A standards, along with instrumental analysis of structural elements

Tashkent

**20,000 sq m**



### CONFIDENTIAL

Technical audit of a hotel

Assessment of the condition of structural and engineering systems, evaluation of readiness for commissioning and compliance with documentation, along with instrumental analysis of structural elements

Tashkent

**9,000 sq m**



### CONFIDENTIAL

Technical audit of a hotel

Assessment of the condition of structural and engineering systems, evaluation of readiness for commissioning and compliance with documentation, along with instrumental analysis of structural elements

Tashkent

**>45,000 sq m**



# 08

# FACILITY MANAGEMENT

## KEY PROJECTS

### UZOMAN INVESTMENT COMPANY SAMARKAND-DARVOZA, RIVIERA, COMPASS SHOPPING MALLS

Advisory

Property management and facility audit of operational processes of the management company, including conclusions on the efficiency of operating expenses, organizational structure and quality of business processes

Tashkent

**157,000 sq m**



### AMERICAN UNIVERSITY OF TECHNOLOGY

Advisory

Pre-commissioning services including engineering systems acceptance, defect identification and classification, and development of a preliminary remediation budget to be implemented either by third-party contractors or by CMWP Uzbekistan personnel during the operational phase

Tashkent

**12,000 sq m**



### NEST ONE

Advisory

Pre-commissioning services covering budget planning, preparation of a set of regulatory documents for expense reimbursement prior to the appointment of a property management company, acceptance of engineering systems with a deficiency report, and preparation for an operation phase

Management and operation

Property management services for the comprehensive maintenance of common areas (operation)

Tashkent

**200,000 sq m**



## KEY PROJECTS

### AMERICAN UNIVERSITY OF TECHNOLOGY

Management and operation

Facility services – technical operation and cleaning

Project completed after 1 year of cooperation at the initiative of the customer due to difficult financial situation

Tashkent

**12,000 sq m**



### BALTON TRADING (ASIA)

Management and operation

Technical operation of the first Class A logistics complex for Balton Trading

Tashkent

**20,500 sq m**



### KORZINKA RETAIL CHAIN

Advisory

Development of an operation manual for the new distribution warehouse centre of the retail chain

Tashkent

**50,000 sq m**



COMMONWEALTH  
PARTNERSHIP  
[UZBEKISTAN]

# IN ASSOCIATIONS



**COMMONWEALTH  
PARTNERSHIP**

**UZBEKISTAN**



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