

# ADDRESS OF THE CHAIRPERSON OF THE MANAGEMENT BOARD

## Dear partners, colleagues, readers!

The annual report of Samruk-Kazyna Construction JSC for 2021 is brought to your attention.

In accordance with the approved Strategy of Development until 2028, the work continues in 4 main areas of activity:

1. Completion of participation in the government programs;
2. Property management;
3. Construction management; and
4. Trust management of the companies' interests at the stage of design and construction.

In 2021, the Company continued work to complete the implementation of the Anti-Crisis Program in the cities of Nur-Sultan, Almaty and Almaty Region. As of 31 December 2021, 99% of the real estate pool was sold under the Anti-Crisis Program, or 578 thousand square meters (residential premises – 393.9 thousand square meters, commercial premises – 166.2 thousand square meters and 964 parking spaces).

Under the Nurly Zher Housing Construction Program in the direction of rental housing, as of 31 December 2021, out of 22 facilities, 20 facilities and a residential group of 1 facility were put into operation, 1 facility was implemented at the construction stage and commissioning is not monitored.

As part of the implementation of the Nurly Zher Housing Construction Program in the direction of commercial housing, the Company entered into the financing agreements for 11 facilities. As of 31 December 2021, the real estate pool, as part of this direction, totalled 323.52 thousand square meters. At the reporting date, 285.8 thousand square meters were put into operation at 10 facilities and residential groups of the residential complex 'Vostochka.kz' in Almaty City. The source of financing for this program was a credit facility provided by the Sole Shareholder using the funds of the National Fund of the Republic of Kazakhstan, under which the Company received 73.6 billion tenge.

The Company has invested in the construction of new facilities. A part of the mentioned new real estate will be sold by the Company on its own in the direct sale method.



These projects are financed by obtaining borrowed funds on the market terms and using own funds. As of 31 December 2021, the construction investment agreements were entered into for the following projects:

- Multi-family residential complex on the Millennium Alley (1 stage), Nur-Sultan City;
- Multi-family residential complex on the Millennium Alley (2 stage), Nur-Sultan City;
- Residential complex 'Bavaria' (2 stage), Aktobe City;
- Residential quarter in Akkent Microdistrict, Almaty City;
- Residential complex within the area of EXPO, Nur-Sultan City; and
- Multi-family residential complex 'French Quarter' in Atyrau City.

The successful experience and practice of implemented projects of the Company give confidence that in 2022 the strategic goals will be achieved, as well.

I am sure that we have all the necessary tools for the effective development and implementation of the strategic tasks assigned to us by the Government of the Republic of Kazakhstan and the Sole Shareholder.

I would like to thank the staff and the partners of the Company for their contribution to the success of satisfying the indicators and wish new achievements the next year!

M. Aimanbetov