



BION

MULTIFUNCTIONAL BUSINESS ECOSYSTEM

KEY MARKET INDICATORS FOR ALMATY

1 600 000 M²

Total market size (GLA)
(includes Class A, B+, and B properties).

33,800 sq. m (GLA)

New construction for 2025

85 112 кв. м (GLA)

Forecast for 2026

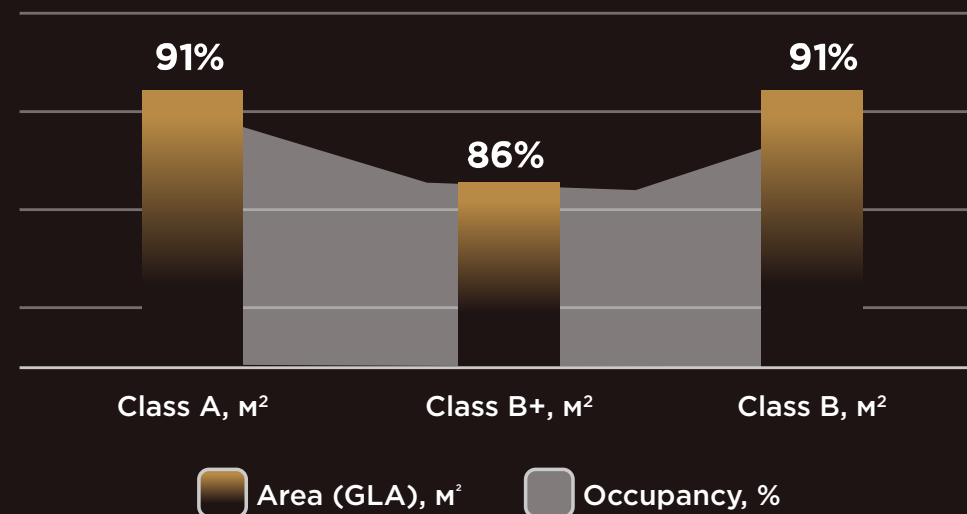
125 000 M²

Transaction volume for 2025

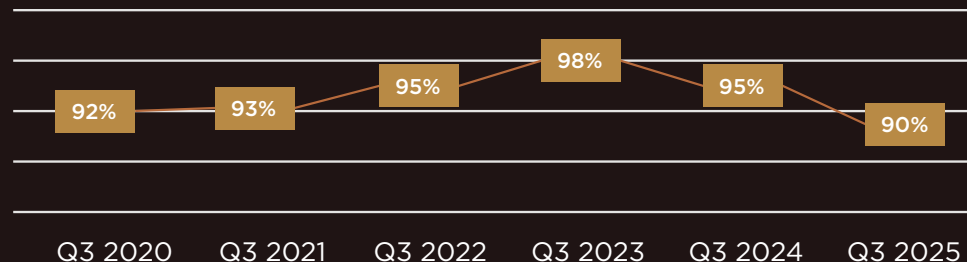
2,8% ↓0.2 percentage points YoY

Total vacancy rate at the end of 2025

Office Space Volume (GLA)
and Occupancy by Class, Q3 2025



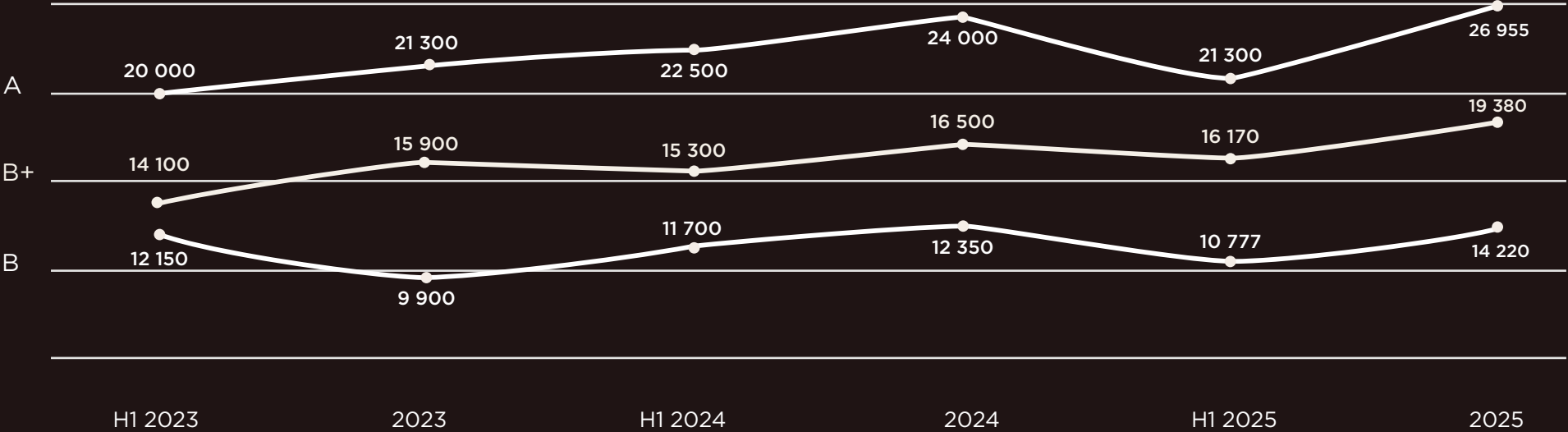
Average Occupancy Rate by Year, %



Source: BRIGHT RICH Research, 2025

AS OF Q3 2025, RENTAL RATES IN ALMATY INCREASED
BY 21% COMPARED TO THE SAME PERIOD IN 2024.

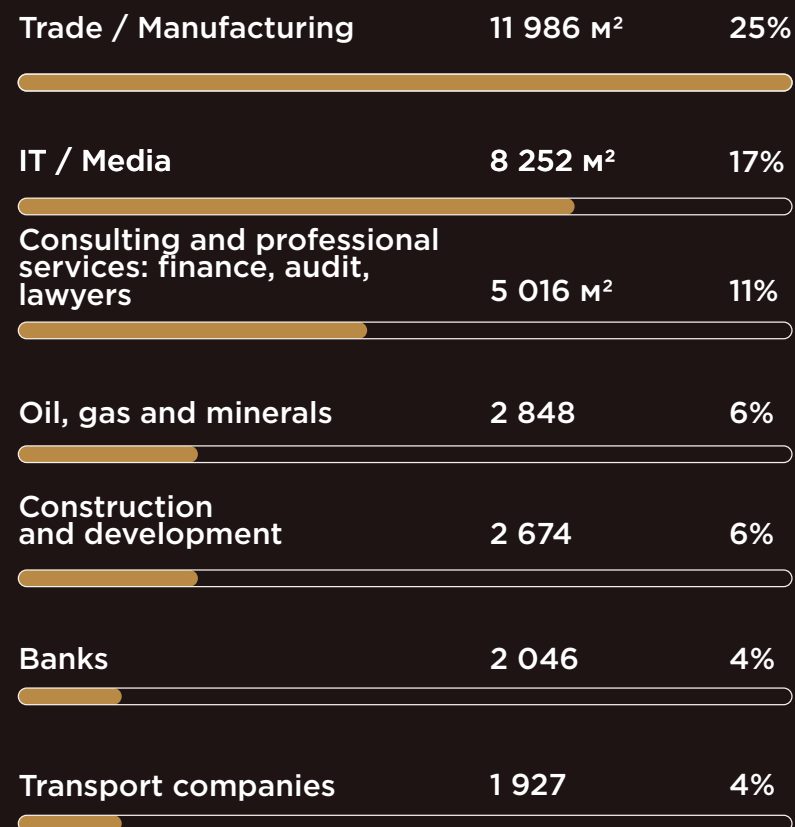
Average Weighted Rental Rates in Almaty by Year



Source: BRIGHT RICH Research, 2025

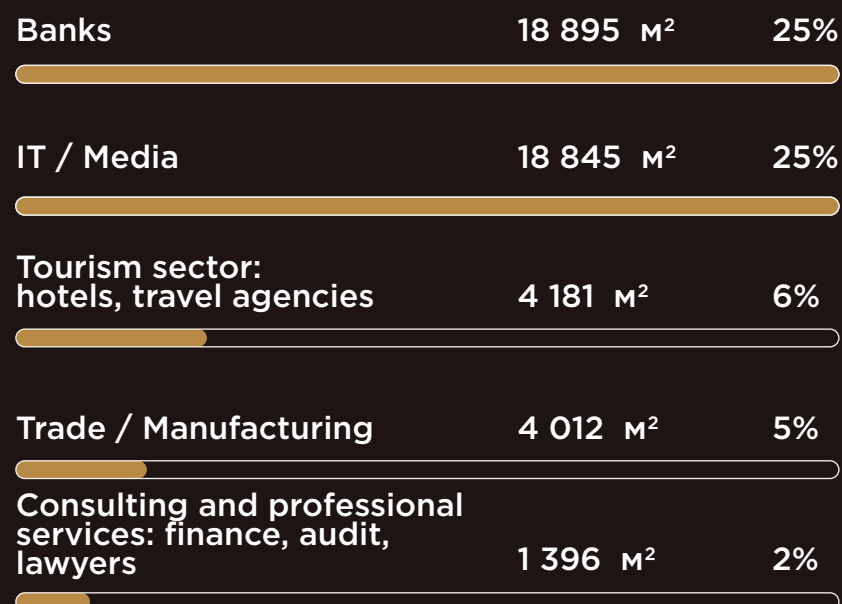
DEMAND STRUCTURE BY COMPANY PROFILE

RENT (LEASE)



*27% was accounted for by confidential transactions and transactions of companies from other market sectors.

SALE



*37% was accounted for by confidential transactions and transactions of companies from other market sectors.

The sector structure of demand is characterised by high activity of the real sector (Trade / Manufacturing) in the lease segment with a 25% share, while the sale-and-purchase market shows investment concentration in the banking and IT sectors, which together account for 50% of the volume of space absorbed.



LOCATION

BION is located on Al-Farabi Avenue - at the heart of Almaty's business district. Surrounded by iconic destinations including The Ritz-Carlton Almaty, Villa dei Fiori, Esentai Mall, and A+ Almaty Business Park, the project is positioned within a dynamic environment that shapes the city's modern business landscape and vibrant urban rhythm.



BION

BION is a multifunctional business ecosystem that brings together business infrastructure, public spaces and a modern urban environment within a single concept. Class A office spaces, retail and wellness become part of a unified ecosystem created for people living at the pace of the modern metropolis.

A

Highest category

~100 000 M²

Area of office
and commercial premises

1600+

Spaces in the two-level
underground car park

BI PROPERTY

In-house management
company

ESG

International Development
Standards

BREEAM

Excellent Certificate



UNIQUE FEATURES OF THE PROJECT

QUALITY

- Unified building management system (BMS): a single system automatically manages climate, lighting, security and engineering systems, ensuring comfort and efficient operation.
- High-speed lifts with a waiting time of up to 30 seconds.
- Individual climate in each office, the system automatically adjusts the temperature and the volume of fresh air depending on the number of people and the time of day.
- Multi-stage F7-F9 supply-air filtration: effective filtration of dust, allergens and pollutants for a comfortable microclimate.
- Year-round maintenance of comfortable air humidity.
- Increased supply of fresh outdoor air, up to 40 m³/h per person, providing an increased level of air exchange and comfortable conditions for prolonged occupancy by staff.

POWER SUPPLY

- First-category reliability power supply, additional power sources ensure the continuous operation of the building's fire-protection and security systems (smoke-extraction ventilation, automatic fire alarm, warning and evacuation control system, emergency lighting, lifts in fire mode, access control system, video surveillance).
- Second-category reliability power supply, the facility is supplied by two independent power lines (city grid). If one line fails, the load automatically switches to the second, ensuring continuity of the building's power supply.
- A reserve of sufficient electrical capacity for office and retail premises, readiness for high loads and modern tenant requirements.

COMFORT FOR RESIDENTS

- Own fitness room, the doors are open to residents every day.
- Yoga room, a place of strength and recovery for BION residents.
- Showers and changing rooms for cyclists.
- Conference hall, part of the shared infrastructure, available to every resident of the building.

UNDERGROUND PARKING

- 1 parking space per 65 m² of sellable area, with a reserve for peak load.
- Charging stations for electric vehicles, ready for electric-vehicle use.
- Smart navigation and space-finding system, quick search for a free space.
- Valet Parking service, convenient handover of the car to the service staff.



The visualisation is presented in a conceptual form and serves as an illustration of the concept.

BI PROPERTY

Management Experience Since

2016

Total Area Under Management

500 000+ M²

Team Size

250



OFFICES



HOSPITALITY



RETAIL



MIXED USE

BI PROPERTY SERVICES:

Property Development
Property Management
Facility Management
Asset Management
Consulting



PROPERTY & FACILITY MANAGEMENT



PROPERTY MANAGEMENT

- Technical operation of buildings
- Preventive maintenance planning and execution
- Monitoring of engineering systems (HVAC, electrical, water supply, and fire protection systems)
- Energy management and cost optimization



FACILITY MANAGEMENT

- Cleaning and maintenance services
- Security and access control
- Cleaning, disinfection, and facade maintenance
- Landscaping and site improvement
- Contractor management



CONSULTING & ADVISORY

- Technical audit and building acceptance
- Management of tenders and contractors
- Development of FM strategies for new facilities
- Financial planning of operating expenses



TENANT RELATIONS MANAGEMENT

- Communication with tenants
- SLA and KPI monitoring
- Handling requests and incidents
- PropTech application and CRM support

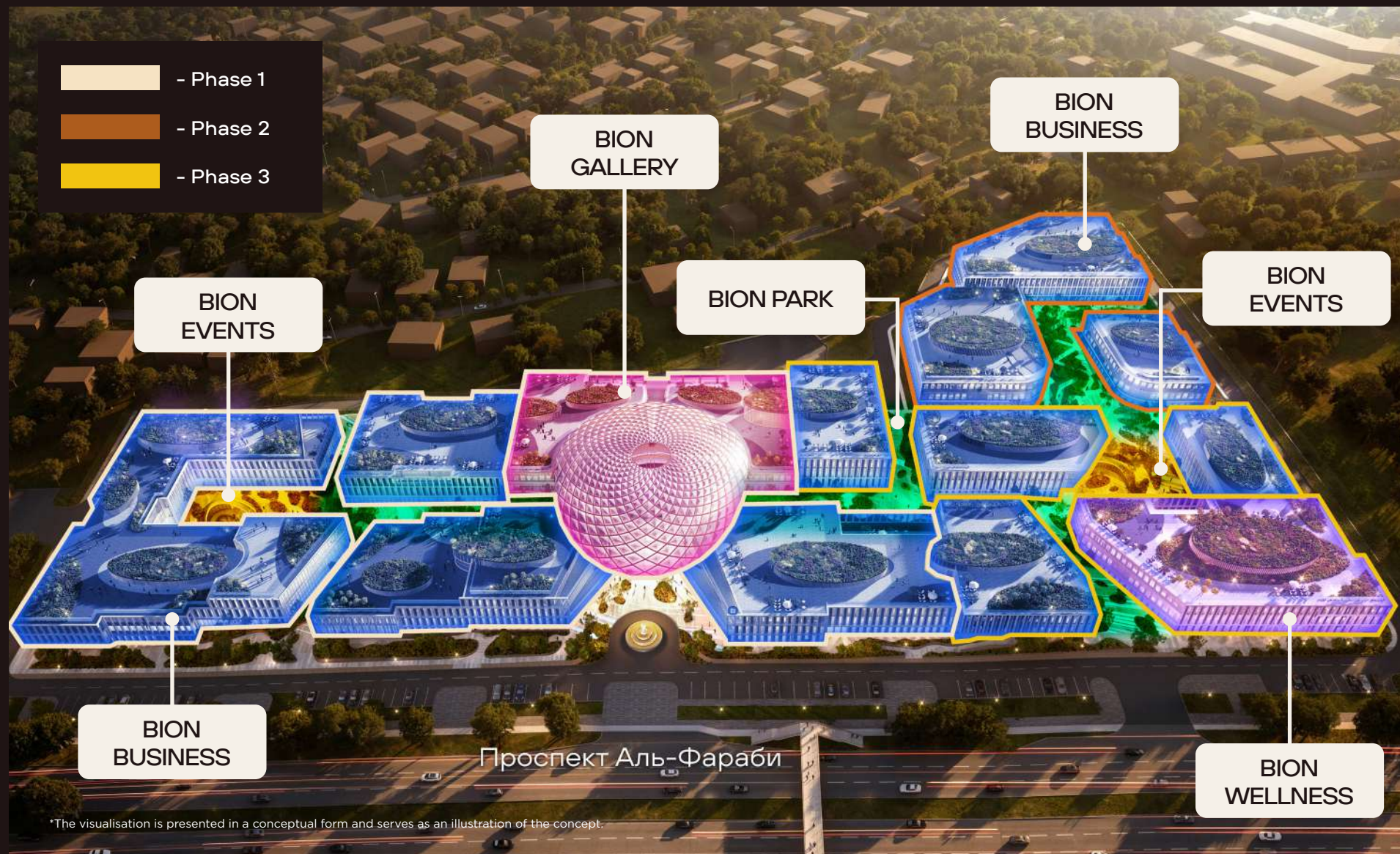


PROPTech & DATA

- Implementation of digital management tools
- Automation of service requests and reporting
- Analytics of operational efficiency and operating expenses



MASTER PLAN



BENOY ARCHITECTS

BION was designed by BENOY, an international architectural practice based in the United Kingdom. Since 1947, BENOY has been creating landmark developments around the world. Ranked among the world's top 10 most influential architectural brands by the Archina, the firm draws on decades of experience and innovation to deliver a multifunctional destination that embodies global best practices and reflects the premium character of Almaty.



Resorts World Sentosa Waterfront Lifestyle Development
Singapore



Parc Central
Guangzhou, China



Del Mar Residences
Limassol, Cyprus



Ferrari World
Abu Dhabi, UAE





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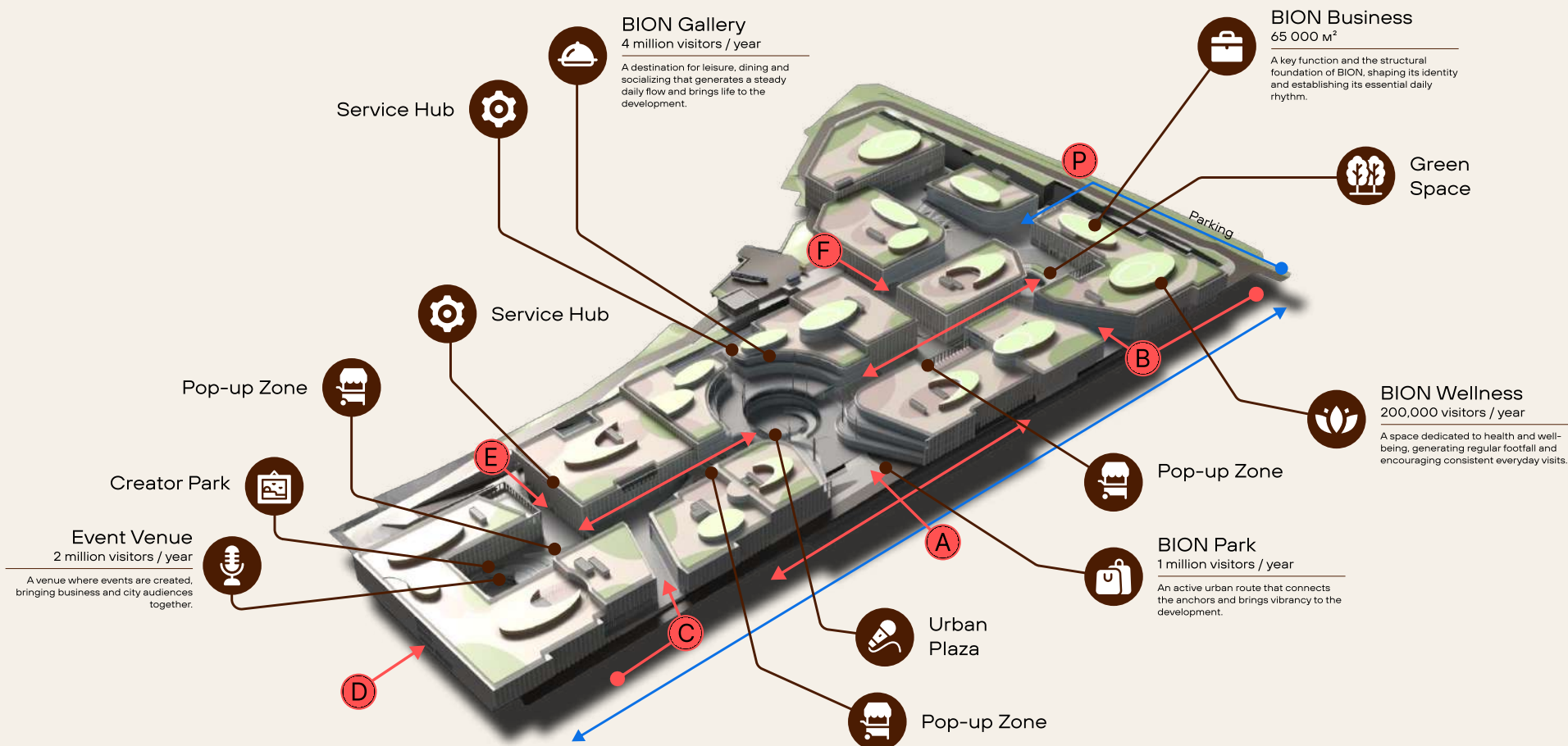


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SPATIAL LOGIC AND DESTINATION ANCHORS



KEY PROJECT ANCHORS

BION Park

**1 million
visitors/year**

Projected
Foot Traffic



Vanke Tianhui, Chengdu, China

Role:

- Everyday activity hub
- Connector between key anchors
- Project showcase

BION Gallery

**4 million
visitors/year**

Projected
Foot Traffic



Bagatelle Mall, Réduit, Mauritius

Role:

- Generator of extended dwell time
- Evening and weekend destination anchor
- Social hub

BION Wellness

**200,000
visitors/year**

Projected
Foot Traffic



Six Senses Spa & Wellness, London, UK

Role:

- Generator of regular daily traffic
- Reinforces the project's lifestyle positioning

BION Events

**2 million
visitors/year**

Projected
Foot Traffic



YouTube Space & Google BrandLab, USA

Role:

- Generator of visit-driving occasions
- Focal point for urban events
- Tool for seasonal and calendar-based activations

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BION GALLERY



The visualization is provided for illustrative purposes only and serves as a conceptual

BION WELLNESS



*Визуализация представлена в условном виде и служит иллюстрацией концепции.

ORBITAL

Orbital is an architectural masterpiece and the vibrant heart of the BION ecosystem. Seamlessly integrated restaurants and cafés offer a curated selection of experiences - from morning coffee overlooking the light-filled atrium to business lunches and sophisticated dinners in a refined design setting.



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KEY PUBLIC SPACES OF THE PROJECT

Creator Park

120,000
visitors/year

Projected
Foot Traffic



Role:

- Media and visual anchor
- Enhances project recognition
- Generates organic marketing reach

Pop-up Zones

900,000
visitors/year

Projected
Foot Traffic



Role:

- Tool for testing demand and identifying sustainable tenants
- Maintains audience engagement
- Media and visual anchor

Urban Plaza

329,000
visitors/year

Projected
Foot Traffic



Role:

- Generator of event-driven traffic and repeat visits
- Enhances project recognition

Green Oasis

130,000
visitors/year

Projected
Foot Traffic



Role:

- A place for regular family recreation
- Enhances project recognition
- Increases dwell time

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KEY PUBLIC SPACES OF THE PROJECT



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OFFICES

Panoramic glazing and high ceilings fill the interiors with natural light, creating an exceptional environment for ambitious ideas. Flexible floor plans and the ability to combine multiple floors allow for the creation of any workspace format - from a bespoke office to a fully integrated headquarters.

Dedicated entrance lobbies provide a high level of autonomy and reinforce the premium status of your business, setting new standards for the modern workplace in the heart of Almaty.

65 000 M²

Office Space

FROM 109 TO 10 000 M²

Unit Sizes / Office Areas



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SHELL & CORE FORMAT

Offices in shell-and-core finish are handed over with preparatory walls and connection points to the engineering utilities. All utilities in BION allow the working space to be freely planned taking into account the specifics, preferences and particular features of the company. Office owners can arrange the space in an open-space format or choose an office (cabinet) layout system.



**MAIN ENGINEERING CONNECTIONS
AND MAINS ARE COMPLETED**



**LIFTS, COMMON AREAS AND
ENTRANCE GROUPS ARE INSTALLED**



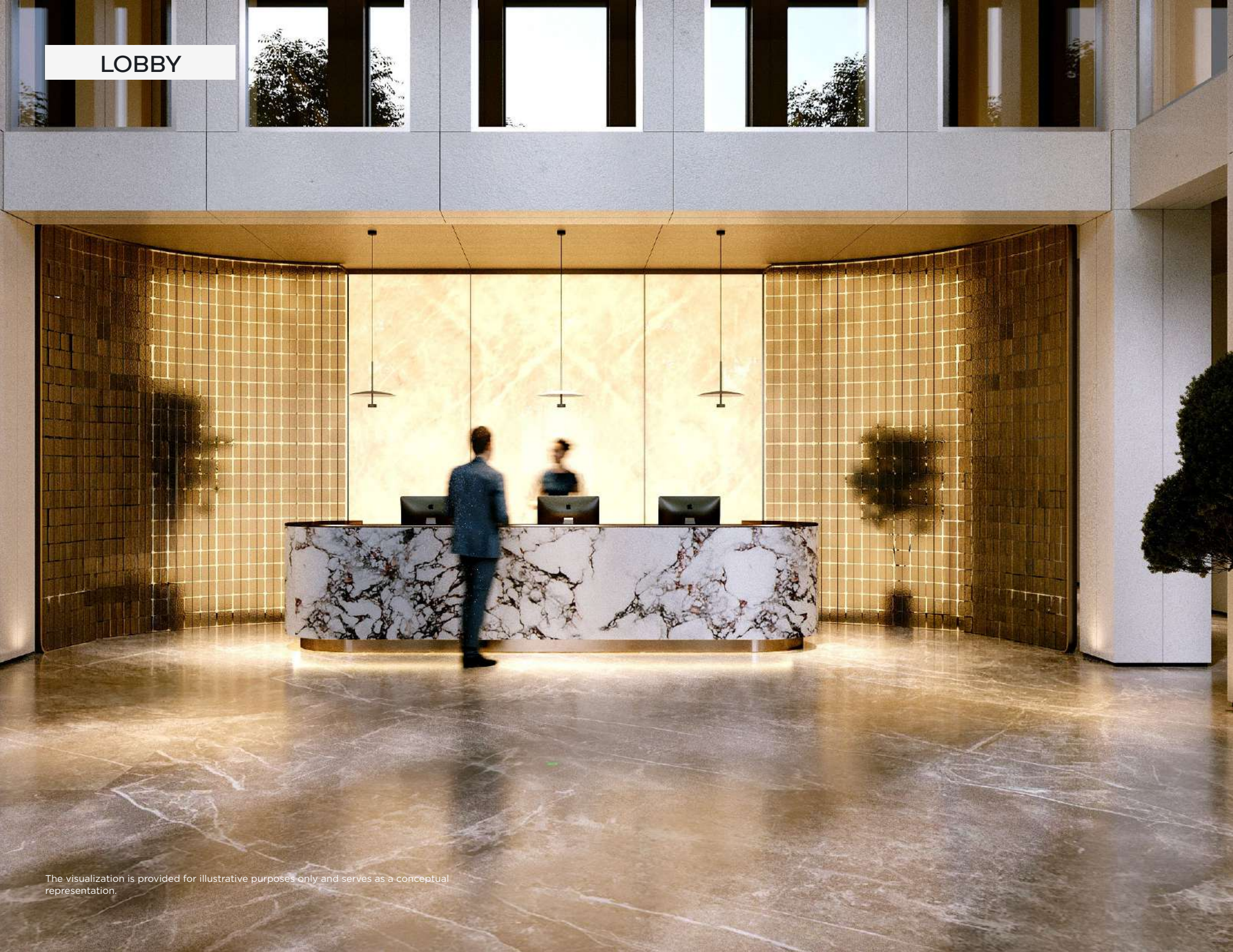
**FINISHED FACADES, LOAD-BEARING
STRUCTURES, STAIRWELLS**



**OPTIMISED COLUMN GRID
WITH A SPAN OF UP TO 9 M**



LOBBY



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LOBBY

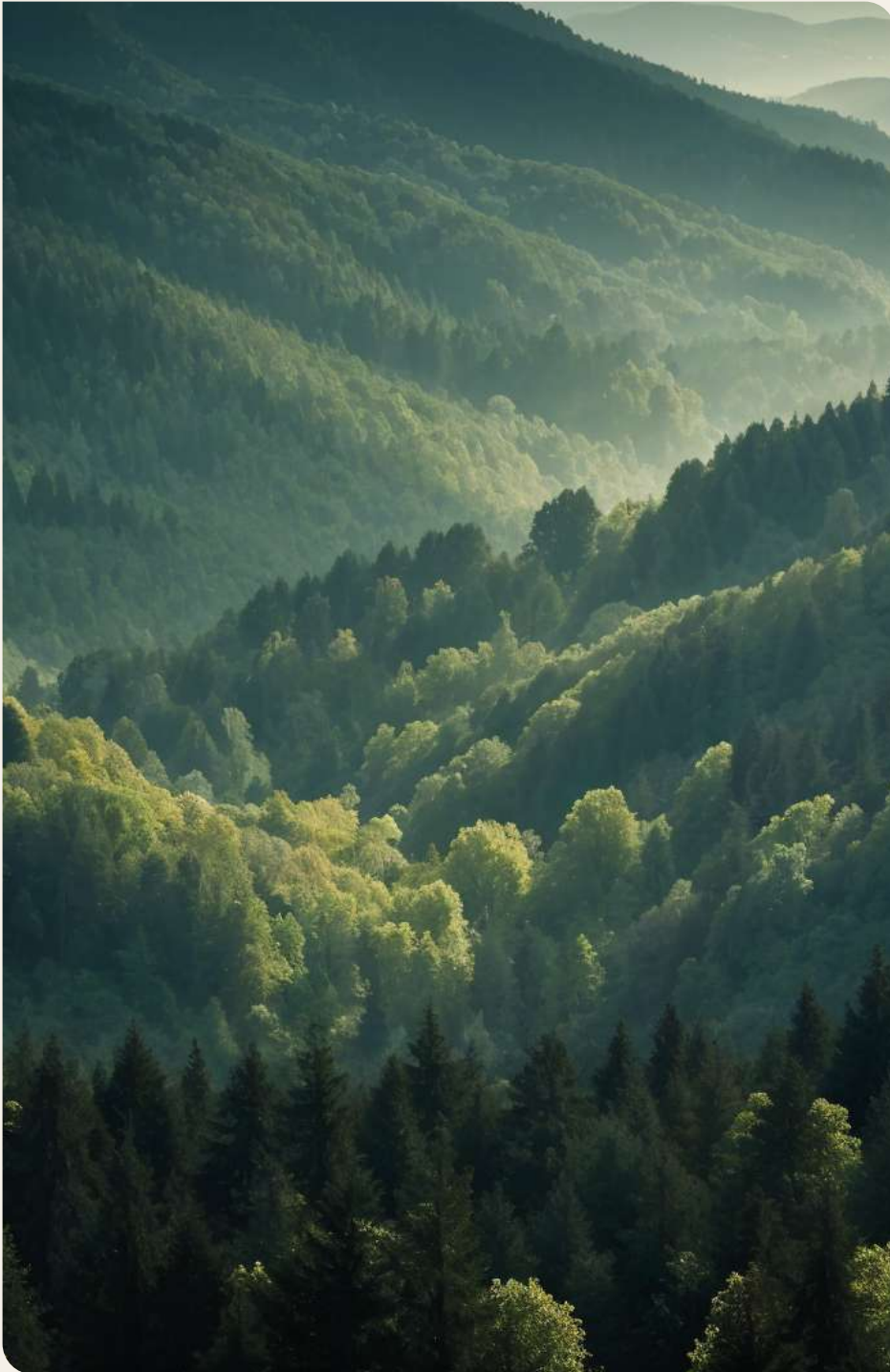


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LOBBY



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ESG

We design buildings taking the ESG framework into account, which implies minimising the negative impact on the environment, introducing energy-efficient technologies and using environmentally friendly materials.

ENVIROMENTAL

Saving resources

electronic document management,
online transactions, electronic payments

SOCIAL

With care for people

we actively participate in charitable work,
we support events in sport, art and architecture

GOVERNANCE

Management standards

we operate transparently, ensure the safekeeping
of client data, and pay fully declared («white») salaries

BREEAM

BION embodies the principles of environmental responsibility and an innovative approach, undergoing certification to the BREEAM standard, one of the world's most prestigious environmental standards. Energy-efficient technologies, green zones and eco-friendly materials make the business park not only comfortable but also maximally safe for the environment.



low carbon
footprint



low operational
carbon emissions



rational use
of water resources



sustainable transport
connectivity and accessibility



land use
and ecology



health and well-being

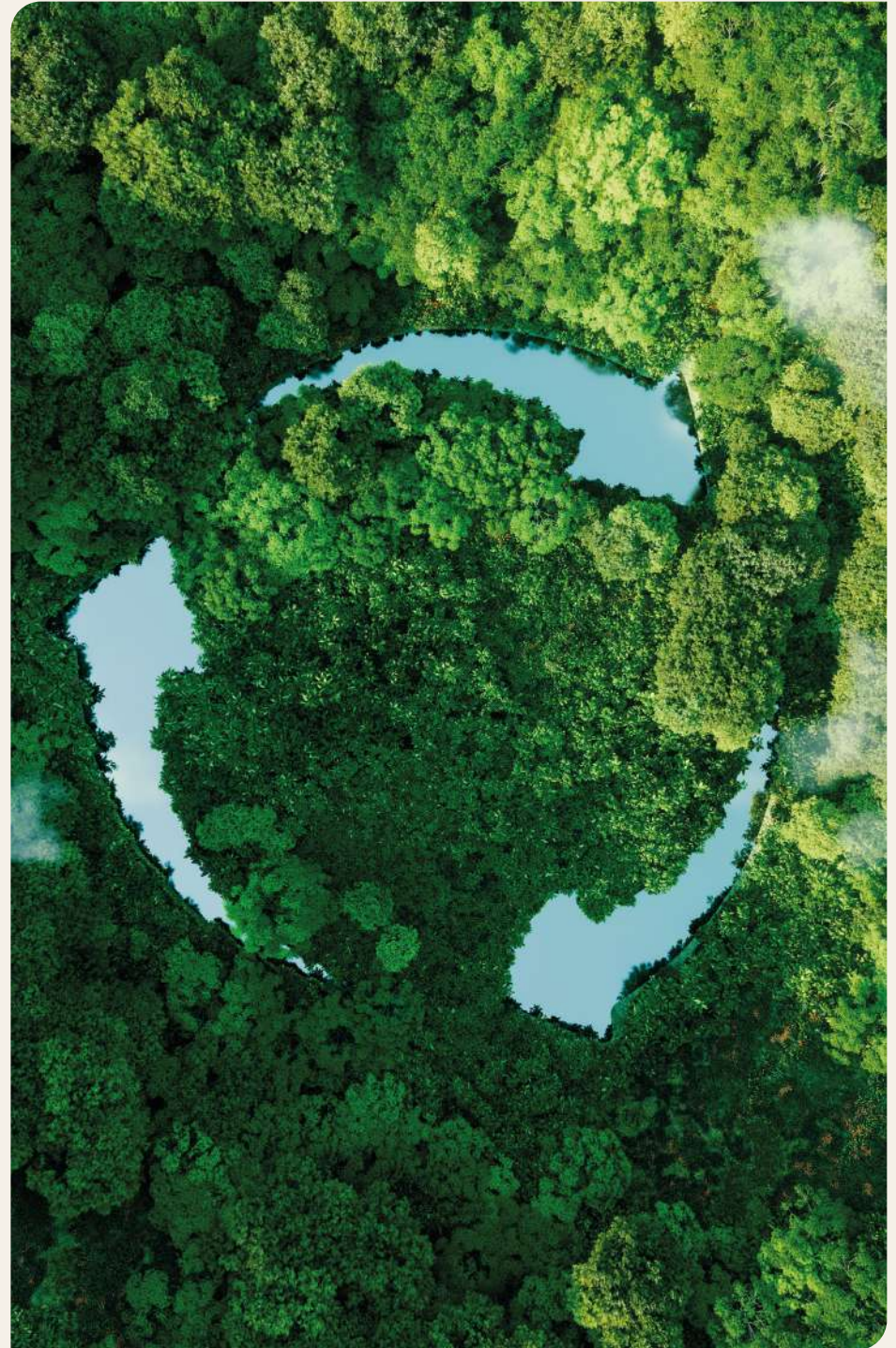


communities and social
responsibility



circular economy

BREEAM[®]
EXCELLENT



SALES OFFICES

Almaty

28v Timiryazev St., Grand Alatau Business Centre

Bigville «Arena City», 10/12 Momyshuly St.

Kuldzhinsky Trakt 80/4, «Dream City»

140a/5 Al-Farabi Avenue, «BI Private Office»

Astana

62/3 Syganak St., Viva Plaza Business Centre

5g Saraishyk St., «Lazurny Kvartal» residential complex

Nexpo Trend, 9 T. Ryskulov St.

Shymkent

55 Nazarbayev Ave.

28 Zheltoksan St.

Karaganda

Bukhar Zhyrau Ave., bldg. 51/4, «51» Business Centre

Atyrau

42A Taimanov Ave., Altyn Zaman residential complex

43A Satpayev Ave., Infinity Mall shopping centre

Aktobe

Astana district, 58 Abulkhair Khan Ave.

*The project's architecture, and the depiction of the landscaping, facades, interior, materials, their numbering, and the complex's infrastructure are conceptual and may be changed during design, construction and operation.

Online sales centre

