

GROUP | DF
REAL ESTATE

November 6, 2008

Paul J. Manafort
Calister Investments LLC
(c/o The Dynamic Fund)
The Paramount Building
1501 Broadway, 25th Fl.
New York, NY 10036

Dear Paul:

As you know, Group DF Real Estate is a subsidiary company of Group DF Limited, the holding company of Dmitry Firtash.

This letter is to confirm our commitment to the Bulgari Tower project following our recent meetings in Kiev. As the major financial source behind Calister Investments for this project, we are prepared to support the purchase of the land, and we are committed to the development of the mixed use project concept as presented to us by your team.

As you are aware we have completed our commercial due diligence in concert with your efforts, and fully support the proposed ideas for the purchase and development of the property. We are prepared to move forward with the mortgage purchase and invest the capital, provided you are successful in reaching a deal with the seller, which we approve and which should include Calister Investments as the developer.

It is our understanding that an auction process will take place on Monday, November 10, 2008 for the purchase of Note A1 related to the property site. Further, we understand that you are in conversations with certain individuals in New York that intend to participate in this process. We are prepared to provide our portion of the financial capital required to secure this note based on the negotiations that take place in relation to the auction process. The result of these negotiations also have to be approved by us.

Group DF Finance Limited is, subject to formal contract, prepared to provide \$112 million in equity for the project. In addition, and as a demonstration of our commitment to this effort, Group DF has executed a deposit of twenty-five million dollars (US \$25,000,000.00) into escrow for the project. Separately, we have executed and sent to you the "Escrow Agreement" with First American Title Insurance Company documenting the escrow transfer.

We look forward to being a part of this process and working on the overall development of the Bulgari Tower project with you and your partners. If you require any additional information from our side, please let me know. As a matter of interest, we are happy to provide Raiffeisen Bank AG in Vienna, Austria as a financial reference if requested.

Warm regards,


David Brown
Chief Executive Officer