

**Intesco
Research
Group**

RESIDENTIAL REAL ESTATE AND RUSSIAN MARKET OF RESIDENTIAL REAL ESTATE



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CONTENTS

TABLE OF CONTENTS.....	3
RESEARCH METHODOLOGY	7
EXTRACTS FROM RESEARCH.....	9
LIST OF SCHEDULES, DIAGRAMS, TABLES AND SCHEMES	11
ABOUT INTESCO RESEARCH GROUP	17

TABLE OF CONTENTS

RESEARCH METHODOLOGY

LIST OF SCHEDULES, DIAGRAMS, TABLES AND SCHEMES

1. GENERAL ECONOMIC SITUATION IN RUSSIA

1.1. Population in Russia

Population size

The largest cities

Social standard of living

Economic activity

1.2. Economic situation

Dynamics of economic development

Stability of state budget

1.3. International Russian position

RF share in the population of the world

2. SUBJECT OF RESEARCH

2.1. Characterization of market of residential real estate

2.2. Classification of residential real estate market

2.3. Classification of residential real estate by main items

Elite real estate

Enhanced comfort housing (business class)

Typical housing

Low-rank housing

2.4. Classification by territorial and administrative characteristics

2.5. Classification by construction material

2.6. Classification as per All-Russian Classification of Products on types of economic activities

3. RESIDENTIAL REAL ESTATE MARKET

3.1. Volume and growth rate of commissioned buildings

3.2. Structure of commissioned buildings

3.3. Individual housing construction

4. TENDENCIES IN THE MARKET OF RESIDENTIAL REAL ESTATE

5. STATE REGULATION OF RESIDENTIAL REAL ESTATE MARKET

6. INVESTMENT IN CONSTRUCTION

6.1. The level of investment in the construction of houses

Dynamics by years

Dynamics by quarters

6.2. Volume of foreign investment

Dynamics of years

Dynamics by quarters

Foreign investment volume by countries

7. PRIMARY AND SECONDARY MARKET OF RESIDENTIAL REAL ESTATE

7.1. Primary market of residential real estate

7.2. Secondary market of residential real estate

8. MAJOR PLAYERS IN THE MARKET OF RESIDENTIAL REAL ESTATE

9. PRICES IN THE MARKET OF RESIDENTIAL REAL ESTATE

9.1. Prices in the primary market

Apartments of all types

Economy-class apartments (medium quality)

Business class apartments (improved quality)

Elite apartments

9.2. Prices in the secondary market

Apartments of all types

Economy-class apartments (medium quality and low-rank)

Business class apartments (improved quality)

Elite apartments

9.3. Average actual price for construction of detached houses with no extensions, add-ons and built-in premises

10. FACTORS INFLUENCING THE MARKET OF RESIDENTIAL REAL ESTATE

10.1. Factors influencing the market of real estate

10.2. Factors affecting the market price of residential real estate

11. PROFILES OF THE LARGEST CONSTRUCTION COMPANIES

11.1. “SU-155” CJSC

Reference information

Types of activity

Balance sheet

Profit and loss statement

Cash flow statement

Financials of activity

11.2. “GROUP OF COMPANIES PIK” OJSC

Reference information

Types of activity

Balance sheet

Profit and loss statement

Cash flow statement

Financials of activity

11.3. “MORTON-RSO” LLC

Reference information

Types of activity

Balance sheet

Profit and loss statement

Financials of activity

11.4. “Glavstroy” OJSC

Reference information

Types of activity

Balance sheet

Profit and loss statement

Financials of activity

11.5. “DON-STROY INVEST” CJSC

Reference information

Types of activity

Balance sheet

Profit and loss statement

Financials of activity

11.6. “INTEKO” CJSC

Reference information

Types of activity

Balance sheet

Profit and loss statement

Cash flow statement

Financials of activity

12. DEVELOPMENTAL FORECAST OF THE RUSSIAN MARKET OF RESIDENTIAL REAL ESTATE IN 2013-2015**ABOUT INTESCO RESEARCH GROUP**

RESEARCH METHODOLOGY

Subject of research:

RUSSIAN MARKET OF RESIDENTIAL REAL ESTATE

Goal of research:

EVALUATION OF THE MARKET AND FORECAST OF ITS DEVELOPMENT FOR
2013-2015

Regions of research:

RUSSIA AND REGIONS OF RF

MAIN BLOCKS OF RESEARCH:

MARKET VOLUME

TENDENCIES IN THE MARKET OF RESIDENTIAL REAL ESTATE

STATE REGULATION OF RESIDENTIAL REAL ESTATE MARKET

INVESTMENT IN CONSTRUCTION

PRIMARY AND SECONDARY MARKET OF RESIDENTIAL REAL ESTATE

MAJOR PLAYERS IN THE MARKET OF RESIDENTIAL REAL ESTATE

PRICES IN THE MARKET OF RESIDENTIAL REAL ESTATE

FACTORS INFLUENCING THE MARKET OF RESIDENTIAL REAL ESTATE

PROFILES OF THE LARGEST CONSTRUCTION COMPANIES

Profiles are made for the following largest Russian enterprises:

“CY-155” CJSC

“GROUP OF COMPANIES PIK” OJSC

“MORTON-RSO” LLC

“GLAVSTROY” OJSC

“DON-STROY INVEST” CJSC

“INTEKO” CJSC

Information about the main enterprises' production volume, financials of activity, balance sheet, profit and loss statements, cash flow statements, subsidiaries and some other information is also presented.

The sources of information, which are used in the research:

Federal State Statistics Service

Federal Tax Service

Ministry of Regional Development of RF

Industry experts' estimates

Data of the main players of the branch

Printed and electronic publications of the branch

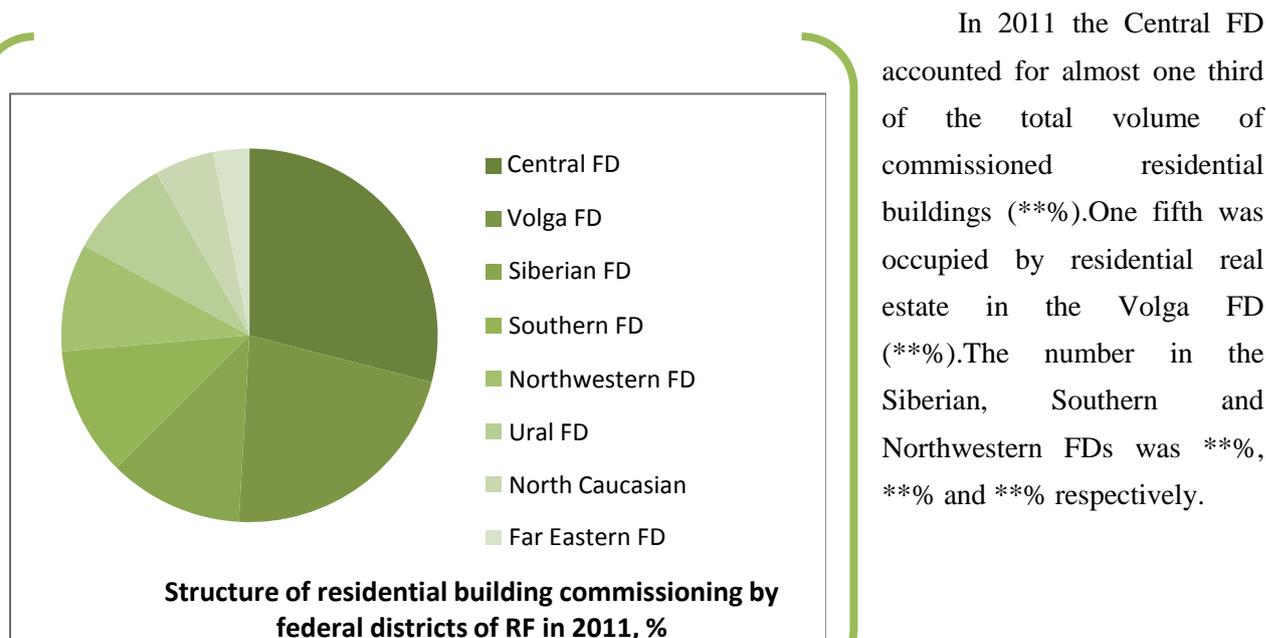
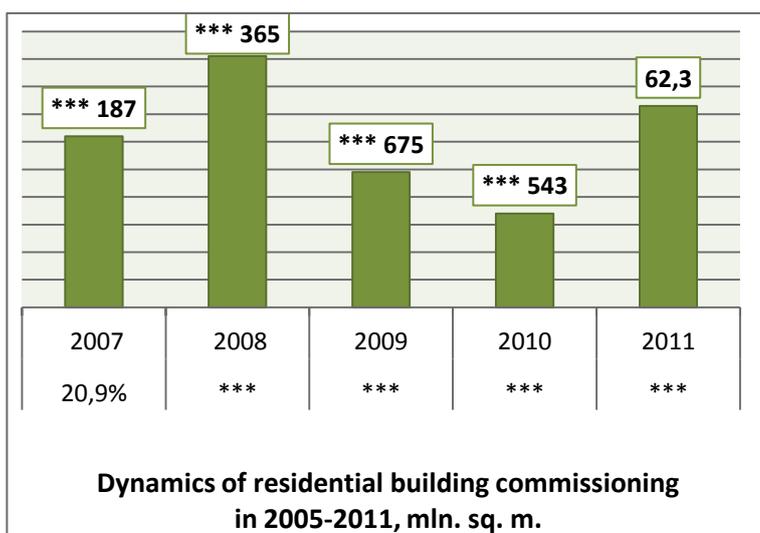
The research contains 48 schedules, 6 diagrams, 68 tables and 3 schemes.

EXTRACTS FROM RESEARCH

CHAPTER 7

PRIMARY AND SECONDARY MARKET OF RESIDENTIAL REAL ESTATE

There was an increase in the volume of residential buildings from 2006 to 2008 in the primary market of residential real estate. In 2009 *** mln. sq. m. of residential buildings were commissioned opposite *** mln. sq. m. in 2008, the number decreasing by **%. In 2010 the decline in construction volumes of residential real estate continued (by **%). The negative dynamics turned into a positive one in 2011, when *** mln. sq. m. of residential buildings were commissioned, that is by ***% more than that of 2010, but the pre-crisis level has not been achieved.



In 2011 the Central FD accounted for almost one third of the total volume of commissioned residential buildings (**%). One fifth was occupied by residential real estate in the Volga FD (**%). The number in the Siberian, Southern and Northwestern FDs was **%, **% and **% respectively.

CHAPTER 9

PRICES IN THE MARKET OF RESIDENTIAL REAL ESTATE

In 2006-2008 an increase in the average price for all types of apartments was observed in the primary market of real estate. In 2008 it amounted to *** rub./sq. m. In 2009 the average price started declining due to the economic crisis, having amounted to *** rub./sq. m. In 2010 this trend continued, the index number decreased by **%, in 2011 - by **%.



According to Intesco Research Group estimations, in 2012 the average price for all apartments of all types in the primary market of residential real estate will amount to *** rub./sq. m, that will succeed the index of 2011 by **%.



In 2007-2008 there was a gradual increase in the dynamics of average prices for apartments of all types by quarters. However, in the first quarter of 2009 there was a tendency to decreasing. The index stagnation was recorded during 2010. A positive dynamics appeared in the second quarter of 2011, that continued up to the third quarter of 2012.

LIST OF SCHEDULES, DIAGRAMS, TABLES AND SCHEMES

RESEARCH METHODOLOGY

LIST OF SCHEDULES, DIAGRAMS, TABLES AND SCHEMES

1. GENERAL ECONOMIC SITUATION IN RUSSIA

Schedule 1. Population in Russia in 2000, 2005, 2010 and its forecast for 2015 and 2020, ths. peop.

Table 1. Population of the largest Russian cities according to the National Census in 2010, ths. peop.

Schedule 2. Dynamics of actual disposable money profit and its annual growth rate in 2000-2011*, %

Schedule 3. Forecast of dependency ratio in Russia in 2011-2031

Schedule 4. Dynamics of employed and unemployed population number in RF in 2006-2010, ths. people

Schedule 5. Dynamics of unemployed population number in economically active population by federal districts of RF in 2006-2010, %

Schedule 6. Dynamics of RF GDP in the prices of 2008 in 2001-2011, bln. rub.

Schedule 7. Fixed capital investment in RF in 2002-2011

Schedule 8. Fulfilled consolidated budget surplus/deficit in RF in 2006-2011*, %

Schedule 9. Dynamics of RF total external debt and its GDP share in 2001-2011*

Schedule 10. Dynamics of Russian external debt by main sectors in 2001-2010, %

Schedule 11. Consumer price index in RF in 2001-2011, %

Schedule 12. RF share in the population of the world in 2000-2010 and its forecast up to 2100

Schedule 13. RF share in the world GDP in 2001-2011 and its forecast for 2012-2016, %

2. SUBJECT OF RESEARCH

Scheme 1. Classification of residential real estate by territorial and administrative characteristics

Scheme 2. Classification of residential real estate by construction material

3. RESIDENTIAL REAL ESTATE MARKET

Schedule 14. Dynamics of housing stock volume and residential building commissioning in 2005-2012*, mln. sq. m.

Diagram 1. Structure of residential building commissioning by organizations of various forms of ownership in 2005-2011, %

Table 2. Volume of residential building commissioning by organizations of various forms of ownership in 2005-2011, mln. sq. m.

Schedule 15. Dynamics of individual building commissioning, constructed by population at their own expense and on credit in 2005-2012*, mln. sq. m.

4. TENDENCIES IN THE MARKET OF RESIDENTIAL REAL ESTATE

5. STATE REGULATION OF RESIDENTIAL REAL ESTATE MARKET**6. INVESTMENT IN CONSTRUCTION**

Schedule 16. Dynamics of investment volume in construction of residential buildings in 2005-2012*, bln. rub.

Schedule 17. Dynamics of investment volume in construction of residential buildings by quarters in 2009-June 2012, bln. rub.

Table 3. Investment volumes in construction of residential buildings by quarters in 2009-June 2012, bln. rub.

Schedule 18. Dynamics of foreign investment in construction of residential buildings in 2005-March 2012, mln. rub.

Schedule 19. Dynamics of foreign investment volume in construction of residential buildings by quarters in 2009-March 2012, mln. rub.

Table 4. Foreign investment volume in construction of residential buildings by quarters in 2009-June 2012, mln. rub.

Table 5. Foreign investment volume in construction of residential buildings by countries in 2007-March 2012, mln. rub.

7. PRIMARY AND SECONDARY MARKET OF RESIDENTIAL REAL ESTATE

Schedule 20. Dynamics of residential building commissioning in 2005-2011, mln. sq. m.

Schedule 21. Dynamics of residential building commissioning by months in 2007-2010, mln. sq. m.

Table 6. Volume of residential building commissioning by months in 2007-2012, mln. sq. m.

Diagram 2. Structure of residential building commissioning in cities, urban villages and villages in 2005-2011, %

Table 7. Volume of residential building commissioning in cities, urban villages and villages in 2005-2011, mln. sq. m.

Schedule 22. Volumes of residential building commissioning by federal districts of RF in 2011, ths. sq. m.

Table 8. Volumes of residential building commissioning by federal districts in 2005-2011, ths. sq. m.

Diagram 3. Structure of residential building commissioning by federal districts of RF in 2011, %

Diagram 4. Changes in the structure of residential building commissioning by federal districts of RF, %

Schedule 23. Volumes of residential building commissioning by regions of RF in 2011, ths. sq. m.

Table 9. Volumes of residential building commissioning by regions of RF in 2005-2011, ths. sq. m.

Diagram 5. Regional structure of residential building commissioning in 2011, %

Diagram 6. Changes in the regional structure of residential building commissioning, %

Schedule 24. Volume of residential buildings under construction in 2005-2011, mln. sq. m.

Schedule 25. Volume of the Russian housing stock in 2005-2012*, mln. sq. m.

Schedule 26. Dynamics of volumes of dilapidated and hazardous housing stock, residential building commissioning and their disposal on decay and breakdown in 2005-2011, mln. sq. m.

8. MAJOR PLAYERS IN THE MARKET OF RESIDENTIAL REAL ESTATE

9. PRICES IN THE MARKET OF RESIDENTIAL REAL ESTATE

Table 10. Average prices for apartments in the primary real estate market in 2005-2011, rub./sq. m.

Schedule 27. Dynamics of average prices for apartments in the primary market of real estate in 2005-2012*, rub./sq. m.

Schedule 28. Dynamics of average prices for apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 11. Average prices for apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 12. Average prices for apartments in the primary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 13. Average prices in the primary market of real estate by regions of RF in 2007-September 2012, rub. sq. m.

Schedule 29. Dynamics of average prices for medium quality (typical) apartments in the primary market of real estate in 2005-2012*, rub./sq. m.

Schedule 30. Dynamics of average prices for medium quality (typical) apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 14. Average prices for medium quality (typical) apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 15. Average prices for medium quality (typical) apartments in the primary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 16. Average prices for medium quality (typical) apartments in the primary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Schedule 31. Dynamics of average prices for improved quality apartments in the primary market of real estate in 2005-2012*, rub./sq. m.

Schedule 32. Dynamics of average prices for improved quality apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 17. Average prices for improved quality apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 18. Average prices for improved quality apartments in the primary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 19. Average prices for improved quality apartments in the primary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Schedule 33. Dynamics of average prices for elite apartments in the primary market of real estate in 2005-2012*, rub./sq. m.

Schedule 34. Dynamics of average prices for elite apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 20. Average prices for elite apartments in the primary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 21. Average prices for elite apartments in the primary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 22. Average prices for elite apartments in the primary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Table 23. Average prices for apartments in the secondary market of real estate in 2005-September 2012, rub./sq. m.

Schedule 35. Dynamics of average prices for apartments in the secondary market of real estate in 2005-2012*, rub./sq. m.

Schedule 36. Dynamics of average prices for apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 24. Average prices for apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 25. Average prices for apartments in the secondary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 26. Average prices for apartments in the secondary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Schedule 37. Dynamics of average prices for medium quality (typical) apartments in the secondary market of real estate in 2005-2012*, rub./sq. m.

Schedule 38. Dynamics of average prices for medium quality (typical) apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 27. Average prices for medium quality (typical) apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 28. Average prices for medium quality (typical) apartments in the secondary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 29. Average prices for medium quality (typical) apartments in the secondary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Schedule 39. Dynamics of average prices for low-rank apartments in the secondary market of real estate in 2005-2012*, rub./sq. m.

Schedule 40. Dynamics of average prices for low-rank apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 30. Average prices for low-rank apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 31. Average prices for low-rank apartments in the secondary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 32. Average prices for low-rank apartments in the secondary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Schedule 41. Dynamics of average prices for improved quality apartments in the secondary market of real estate in 2005-2012*, rub./sq. m.

Schedule 42. Dynamics of average prices for improved quality apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 33. Average prices for improved quality apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 34. Average prices for improved quality apartments in the secondary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 35. Average prices for improved quality apartments in the secondary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Schedule 43. Dynamics of average prices for elite apartments in the secondary market of real estate in 2005-2012*, rub./sq. m.

Schedule 44. Dynamics of average prices for elite apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 36. Average prices for elite apartments in the secondary market of real estate by quarters in 2007-September 2012, rub./sq. m.

Table 37. Average prices for elite apartments in the secondary market of real estate by federal districts of RF in 2007-September 2012, rub./sq. m.

Table 38. Average prices for elite apartments in the secondary market of real estate by regions of RF in 2007-September 2012, rub./sq. m.

Table 39. Average actual price for construction of detached houses with no extensions, add-ons and built-in premises by types in 2007-2011, rub./sq. m.

Schedule 45. Dynamics of average actual price for construction of detached houses with no extensions, add-ons and built-in premises in 2007-2011, rub./sq. m.

Table 40. Average actual price for construction of detached houses with no extensions, add-ons and built-in premises by federal districts in 2007-2011, rub./sq. m.

Table 41. Average actual price for construction of detached houses with no extensions, add-ons and built-in premises by regions of RF in 2007-2011, rub./sq. m.

10. FACTORS INFLUENCING THE MARKET OF RESIDENTIAL REAL ESTATE

Scheme 3. Factors influencing the demand, offer and commercial value

Schedule 46. Dynamics of residential building commissioning and dynamics of residential loans granted by credit institutions to individuals in 2005-2011

11. PROFILES OF THE LARGEST CONSTRUCTION COMPANIES

Table 42. Shareholders of "SU-155" CJSC

Table 43. Balance sheet of "SU-155" CJSC, ths. rub.

Table 44. Profit and loss statement of "SU-155" CJSC, ths. rub.

- Table 45. Cash flow statement of “SU-155” CJSC, ths. rub.
Table 46. Dynamics of financial activity of “SU-155” CJSC
Table 47. Shareholders of “GROUP OF COMPANIES PIK” OJSC
Table 48. Balance sheet of “GROUP OF COMPANIES PIK” OJSC, ths. rub.
Table 49. Profit and loss statement of “GROUP OF COMPANIES PIK” OJSC, ths. rub.
Table 50. Cash flow statement of “GROUP OF COMPANIES PIK” OJSC, ths. rub.
Table 51. Dynamics of financial activity of “GROUP OF COMPANIES PIK” OJSC
Table 52. Shareholders of “MORTON-RSO” LLC
Table 53. Balance sheet of “MORTON-RSO” LLC, ths. rub.
Table 54. Profit and loss statement of “MORTON-RSO” LLC, ths. rub.
Table 55. Dynamics of financial activity of “MORTON-RSO” LLC
Table 56. Shareholders of “Glavstroy” OJSC
Table 57. Balance sheet of “Glavstroy” OJSC, ths. rub.
Table 58. Profit and loss statement of “Glavstroy” OJSC, ths. rub.
Table 59. Dynamics of financial activity of “Glavstroy” OJSC
Table 60. Shareholders of “DON-STROY INVEST” CJSC
Table 61. Balance sheet of “DON-STROY INVEST” CJSC, ths. rub.
Table 62. Profit and loss statement of “DON-STROY INVEST” CJSC, ths. rub.
Table 63. Dynamics of financial activity of “DON-STROY INVEST” CJSC
Table 64. Shareholders of “INTEKO” CJSC
Table 65. Balance sheet of “INTEKO” CJSC, ths. rub.
Table 66. Profit and loss statement of “INTEKO” CJSC, ths. rub.
Table 67. Cash flow statement of “INTEKO” CJSC, ths. rub.
Table 68. Dynamics of financial activity of “INTEKO” CJSC

12. DEVELOPMENTAL FORECAST OF THE RUSSIAN MARKET OF RESIDENTIAL REAL ESTATE IN 2013-2015

Schedule 47. Dynamics of residential building commissioning in 2007-2011 and its forecast for 2012-2015, mln. sq. m.

Schedule 48. Dynamics of average prices for apartments in the primary market of real estate in 2007-2011 and their forecast for 2012-2015, ths. rub./sq. m.

ABOUT INTESCO RESEARCH GROUP

ABOUT INTESCO RESEARCH GROUP

INTESCO RESEARCH GROUP is the analytical group, having its principal directions of activity in development of high-quality business plans, feasibility studies and marketing researches of both Russia's and regional markets of RF. We provide our clients with up-to-date and accurate information, professional recommendations for conducting business.

All works of **INTESCO RESEARCH GROUP** are based on the proven research and development methods. When conducting marketing researches and developing the business plans the group applies the worldwide accepted methods of investments efficiency evaluation and they are based on the Russian and international quality standards.

Analysts of **INTESCO RESEARCH GROUP** are the graduates of the leading Moscow institutions of higher education (Moscow State University, Moscow Institute of Physics and Technology, Russian academy of economics named after Plekhanov, Higher School of Economics, State University of Economics and Finance) and have deep knowledge in marketing, methods of marketing research arrangement, investment projects efficiency evaluation, preparing the analytical reports and business-forecasting.

Professional approach and service, high-quality specialists, deep knowledge of various markets, broad design experience and constant improvement allow the **INTESCO RESEARCH GROUP** to provide the high-quality service to all the clients.

Information from our reports is published in the largest Russian newspapers and magazines: "Vedomosti", "Kommersant-Dengi", "Rossiyskaya gazeta", "Forbes", "Russian Food Market", "FoodService", "MAXIM", "Partner: myasopererabotka", "Moe delo. Magazin", "Odnako", "Khlebopekarnoe proizvodstvo", "Producty i Pribyl", "Konditerskaya sfera/khlebopechenie", "Tsenovik", "RBK daily", "Unipack.Ru", etc.

OUR CLIENTS



и многие другие

**PURPOSE OF OUR COMPANY IS TO ENSURE THE SUCCESSFUL
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