



**Intesco
Research
Group**

RESIDENTIAL REAL ESTATE AND RUSSIAN MARKET OF RESIDENTIAL REAL ESTATE



MOSCOW 2013

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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

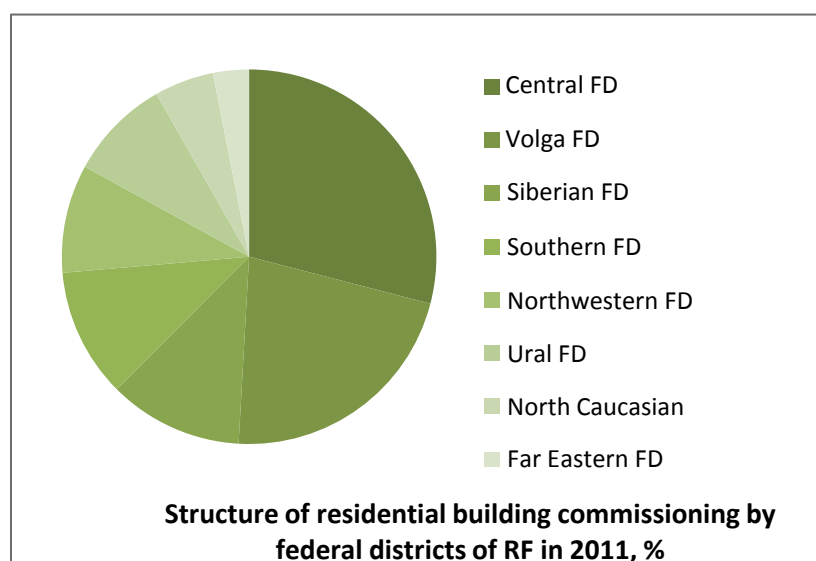
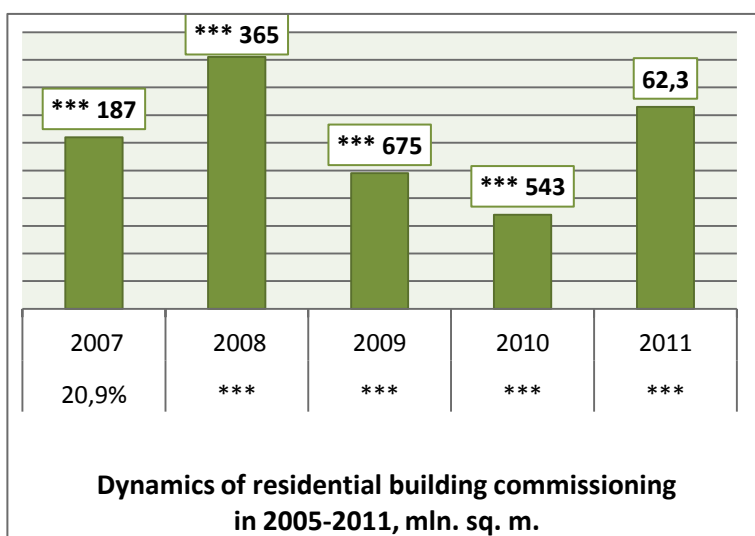
The research contains 48 schedules, 6 diagrams, 68 tables and 3 schemes.

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.

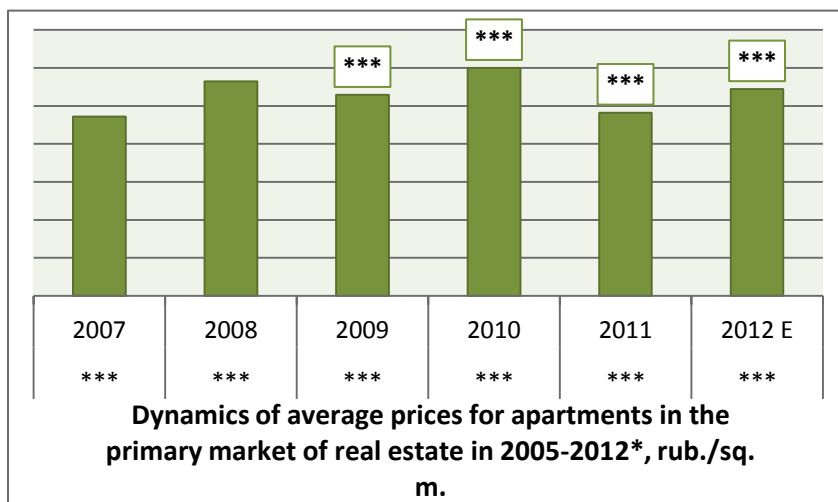


In 2011 the Central FD accounted for almost one third of the total volume of commissioned residential buildings (**%). One fifth was occupied by residential real estate in the Volga FD (**%). The number in the Siberian, Southern and Northwestern FDs was **%, **% and **% respectively.

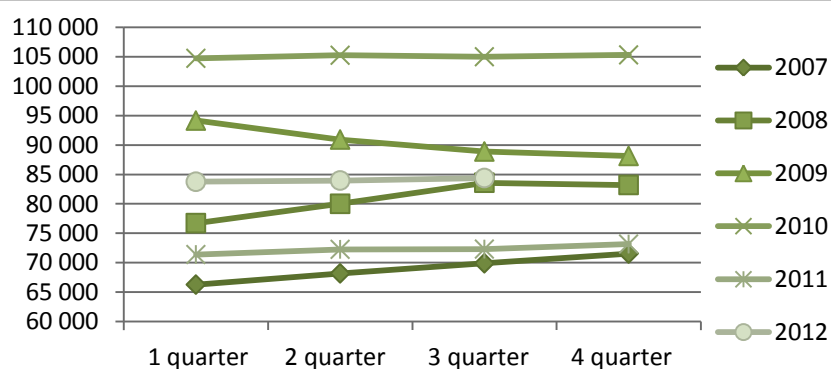
CHAPTER 9

*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.

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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.

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OUR CLIENTS



**PURPOSE OF OUR COMPANY IS TO ENSURE THE SUCCESSFUL
IMPLEMENTATION OF BUSINESS PROJECTS OF OUR CLIENTS**

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