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Shopping Centers Market in 32 Cities and Regional Areas of Russia

Results of 2011 and Prognosis till 2015 Research

- Description of general economic situation in Russia in 2011
- Description of main economic performance figures in 32 cities and regional areas of Russia
- Rating of major developers at commercial real estate market
- Analysis of overall conditions of shopping centers market in 32 cities and regional areas of Russia
- Review of situation at shopping centers market in each of 32 cities and regional areas of Russia
- Monitoring of most significant shopping centers in cities of Russia, description of their features

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About the Shopping Centers Market in 32 cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015 Research

The Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015 Research contains description of the commercial real estate market conditions in 32 cities and regional areas of Russia, the comparative analysis of the shopping centers market in 32 cities and regional areas of Russia, as well as the prognosis for the Russian shopping centers market development till 2015 and description of the key trends during 2011-2012. At the same time the specialists of INFOLine IA ranked the cities of Russia according to total and rentable floorspace at shopping centers, as well as according to per capita saturation with total floorspace in shopping centers. As the information base for the Research there was used a unique data base of Russian shopping centers, both existing and in the process of construction, which includes over 2200 entries.

The **Shopping Centers Market in 32 cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** presents a brief description of retail trade in Russia according to segments (FMCG, DIY and Household, Home Appliances and Electronics, Fashion and others), including the dynamics of retail trade turnover, the market shares of the major retailers from [INFOLINE RETAILER RUSSIA TOP-100](#).

The Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015 Research includes the following sections:

- **Section I. Main key figures of the economy and retail trade in Russia**, where the specialists of INFOLine IA present an integrated description of the overall conditions of economics, retail trade and commercial real estate markets.
- **Section II. Survey of the retail trade market according to segments** (FMCG, home appliances and electronics, DIY and household goods, mobile phones, pharmaceuticals, perfumery and cosmetics, fashion and children's goods), for each of them the description contains the market volume dynamics, TOP-100 rating structure according to the volume of trading floorspace and sales revenue, the analysis of the market development trends and the share of the largest retailers in the total retail trade volume of the segment.
- **Section III. Condition of shopping centers market in cities of Russia**, which contains analysis of the overall condition of the shopping centers market in 32 cities and regional areas of Russia, comparative analysis of floorspace commissioning in cities of Russia, estimation of the cities saturation with floorspace in shopping centers per 1000 residents, description of trends and development outlooks for shopping centers market in Russia.
- **Section IV. Rating of 30 largest owners of shopping centers in Russia**, which includes a rank rating and a rating in terms of total and rentable floorspace of 30 largest companies-owners of commercial real estate in Russia, as well as a look-ahead rating of TOP-30 owners of commercial real estate for 2012 and 2015. The ratings were built on the basis of the shopping centers data base, composed by specialists of INFOLine IA, which includes over 1700 operating multifunctional and shopping complexes as well as over 550 units under construction.
- **Section V. Business environment of M&A market of Russia in the segment of commercial real estate**, which includes survey of the main trends and analysis of the basic indexes of M&A market (number of the largest M&A transactions, average transactions volume, dynamics of transactions volume of the largest transactions), description of the main development stages of the market, description of the largest transactions in the segment of purchase and sale of operating commercial real estate facilities and those being built (together with the transaction date, the purchaser and seller, location and floorspace of the unit, transaction's sum and brief description) and estimation of development outlooks for M&A market in Russia.
- **Section VI. Conditions of commercial real estate market in each of 32 cities and regional areas of RF**, which describes the business environment of the commercial real estate market individually for each of 32 cities and regional areas of the Research (Moscow and Moscow region, St. Petersburg and Leningrad region, Novosibirsk and Novosibirsk region, Yekaterinburg and Sverdlovsk region, Nizhniy Novgorod and Nizhniy Novgorod region, Samara, Tolyatti and Samara region, Kazan, Naberezhnye Chelny and Republic of Tatarstan, Omsk and Omsk region, Chelyabinsk and Chelyabinsk region, Rostov-on-Don and Rostov region, Ufa and Republic of Bashkortostan, Volgograd and Volgograd region, Perm and Perm Territory, Krasnoyarsk and Krasnoyarsk Territory, Voronezh and Voronezh region, Krasnodar and Krasnodar Territory, Izhevsk and Republic of Udmurtia, Lipetsk and Lipetsk region, Stavropol and Stavropol Territory, Yaroslavl and Yaroslavl region, Irkutsk

and Irkutsk region, Khabarovsk and Khabarovsk Territory, Vladivostok and Primorye Territory, Orenburg and Orenburg region, Kemerovo, Novokuznetsk and Kemerovo region, Astrakhan and Astrakhan region). Individual cities sections contain the following subsections:

- **Overall condition of the commercial real estate market**, which presents dynamics of shopping centers floorspace commissioning, description of each city's specific features.
- **The major shopping centers of the regional area**, their description includes the location of shopping centers, total and rentable floorspace, owners of the shopping centers and commissioning date

It is important to note that the analysts of INFOLine IA composed **INFOLine Developer Russia TOP-100**, a rating of 100 largest owners of shopping centers in Russia. To this purpose they analyzed over 1500 operating and over 700 being built shopping and multifunctional centers in all cities of Russia with population over 100 thousand people. As the result of polling and questionnaire survey, INFOLine IA obtained factual data regarding 450 owners of shopping and multifunctional centers, which were ranked according to the volume of their rentable trading floorspace and 100 largest owners were included into **INFOLine Developer Russia TOP-100**. The **Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** presents TOP-30 of the largest owners of shopping centers in Russia.

Besides, INFOLine Developer Russia TOP-100 research contains the following: business references on TOP-35 largest owners of shopping centers, in-depth analysis of shopping centers market of 32 cities and regional areas of RF, including indexes of saturation with trading floorspace in the regional area, rating of the largest owners in the regional area and their description, the list of shopping centers being built and prognosis for their commissioning till 2015. The section of M&A deals contains a complete list of transactions at the commercial real estate market for 2005-2012 (1st quarter).

In the context of preparation of the **Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** research the specialists of INFOLine IA composed a data base of operating and being built shopping centers¹, which includes the following information:

- designation of the shopping center;
- commissioning deadline;
- type of the shopping center;
- total floor space;
- rentable floor space ;
- number of storeys;
- parking;
- address of the shopping or multifunctional center;
- administration contacts;
- managing company contacts;
- contacts of the owner-company (or developer) and broker.

In the context of preparation of the **Market Shopping Centers in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** Research the specialists of INFOLine IA made use of the following data:

- questionnaire survey, through which there were obtained factual data regarding 500 owners of shopping centers in 120 cities of Russia, which were ranked according to the volume of total and rentable trading floorspace in their ownership;
- interview with representatives of developers, about 400 representatives of shopping centers under construction and 500 representatives of operating shopping centers were questioned;
- reports of consulting firms (Jones Lang LaSalle, Astera, Colliers International, Becar, GVA Sawyer, Maris Properties and others), materials of developers and managing companies (press-releases, web-sites content, annual and quarterly reports, mass media publications);
- data from Federal State Statistics Service, Federal Antimonopoly Service, Ministry of Economy Development as well as information from regional government authorities (Ministry of Economy, departments of consumer market development);
- [Branch news of trade-administrative construction in RF](#) and the archive of materials that had accumulated since 2001 on the subject of Construction and Retail chains, as well as mass media materials (printed press, electronic mass media, federal and regional information agencies, materials from retail chains and supplying companies: press-releases, web-sites materials, reports and investment memorandums). The **Shopping Centers Market in 32**

¹ The data base is not an integral part of the **INFOLine Developer Russia TOP-100 Research**. If you are interested in this product, please, do not hesitate to contact INFOLine IA for additional information.

Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015 Research is intended for quick familiarizing with and superficial comparative analysis of shopping centers markets in regional areas of RF. **The Research makes it possible** to solve quite a number of problems, which would take to much time to solve using internal resources (the development department of a retail chain or the marketing department of a developing company or an owner of commercial real estate) or would be too costly: ranking and comparison of regional areas in terms of saturation with floorspace at shopping centers, as well as estimation of the investment attractiveness of each of 32 cities and regional areas for implementation of development projects; search for potential partners, as well as formation of the potential partners and competitors data base;

- competitive analysis.

The end-users of the **Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** Research could be as follows:

- business development departments and management of retail chains in different segments (FMCG, home appliances and electronics, DIY, fashion etc.);
- developers and managing companies, operating at the commercial real estate market;
- sales departments of companies rendering services for shopping centers (equipment, software, engineering communication systems etc.);
- consulting companies, operating at the commercial real estate market;
- financial companies: banks, investment companies, international and Russian investment funds.

The distinctive features of the **Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** Research are as follows:

- rating of TOP-30 owners of commercial real estate, which includes a ranked rating and an operational rating (total and rentable floorspace);
- comparative analysis of shopping centers market in each of 32 cities and regional areas of RF, which shape over 80% of the total supply of shopping centers floorspace in Russia;
- fundamental information base of the Research: data base of shopping centers of Russia, composed by the specialists of INFOLine IA, which covers over 1700 operating and more than 550 being built multifunctional and shopping complexes;

Besides the **Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015** Research INFOLine IA presents a number of similar information products:

- In the first quarter of 2011 – [Shopping Centers Market in 24 Cities and Regional Areas of Russia, Results of 2010 and Prognosis till 2013](#) Research, which characterizes trends and development outlooks for the shopping centers market in Russia, contains analysis of the overall conditions of shopping centers market in 22 cities of Russia (including 2 cities-regional areas: Moscow and St. Petersburg) and 2 regional areas of Russia (Moscow and Leningrad regions).
- In the first quarter of 2011– [Hypermarkets Segment in 24 Cities and Regional Areas of Russia](#) Research, which contains analysis of the overall condition of hypermarket segment in 22 cities of Russia (including two cities-regional areas: Moscow and St. Petersburg) and 2 regional areas (excluding Moscow and St. Petersburg), describes conditions of the retail market in Russia as a whole, the development and conditions of hypermarket format in and the overall business environment in the hypermarket segment, it also introduces a data base of 470 operating FMCG hypermarket chains of Russia.
- In second quarter of 2011–[INFOLine Retailer Russia TOP-100](#) Research, which presents dynamics of key performance figures of retail trade in RF, dynamics of key performance figures of TOP-100 retailers, surveys of such markets as FMCG, home appliances and electronics, DIY and household goods, mobile phones, pharmacies, perfumery and cosmetics, fashion and children's goods. The Research also contains structured information on development of retail chains, M&A deals, operational results and investment plans.
- In the first quarter of 2012–[INFOLine Developer Russia TOP-100](#) Research, which describes the conditions of commercial real estate market of Russia in 32 cities and regional areas, it also contains comparative analysis of shopping centers market in 32 cities and regional areas of Russia, the prognosis for development of Russian market of shopping centers till 2015 and the Rating of 100 largest owners of shopping centers in Russia - **INFOLine Developer**

Russia TOP-100. Also the specialists of INFOLine IA ranked the cities of Russia according to the volume of total and rentable floorspace in shopping centers, as well as according to the level of per capita saturation with total floorspace in shopping centers. As its information basis the Research makes use of the unique data base of operating and being built shopping centers of Russia, which contains more than 2300 entries.

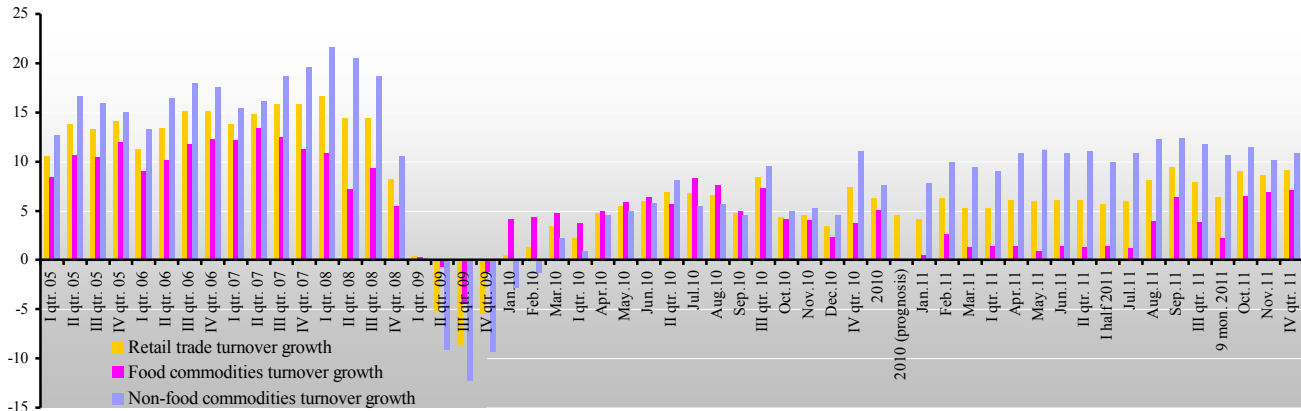
- In the first quarter of 2012 – [Construction Industry of Russia: Housing, Commercial, Industrial, Infrastructure and Road Construction Research](#), which provides analysis of the main trends of the construction industry in Russia, dynamics and geographical structure of the main performance indexes of housing, commercial and administrative, industrial, infrastructure and road construction. It also contains the analysis of investment activities in the construction industry of RF, analysis of operational activities of the largest companies – the leaders of various construction market segments (housing, commercial and administrative, road and infrastructure construction). Besides the Research includes key indexes and trends in the segments of construction materials industry (cement, bricks, aggregates etc.).
- In the first quarter of 2012 – [DIY Retail Trade in Russia, Results of 2011 and Prognosis till 2015 Research](#), with description of the current condition and development outlooks for DIY and household goods retail trade in Russia, description of main trends and key operational indexes of DIY and household goods retail chains development, rating of the largest DIY and household goods chains, business references on TOP-20 of the largest DIY and household goods retailers of Russia, as well as a data base of 170 DIY and household goods retailers of Russia.
- In the second half of 2012 – FMCG [Retail Trade in Russia, Trends of 2011 and Prognosis till 2015 Research](#), in which INFOLine IA aggregates its total experience of many years of research in the retail trade in Russia, which also includes a prognosis for macroeconomic indexes of Russia, description of the current condition and development prognosis for retail trade in Russia, evaluation of the main aspects of the state regulation of trade and the Act On Principles of State Regulation of Trade Operations in RF, description of the main tendencies and key operational indexes of FMCG retail chains development, detailed business-references on TOP-10 largest retailers of Russia and 77 FMCG retailers of the second echelon, analysis of development and outlooks of various retail formats, analysis of the economic and retail trade situation, condition of retail trade in 30 regional areas.

Key figures of economics and retail trade in Russia

Macroeconomical figures of the retail trade

The retail trade volume in 2011 was *** billion roubles, which in terms of commodities mass was *** % against the level of 2010. In the first quarter of 2012 the growth rates of sales turnover remained at the level of annual average, which was reached in 2011 <...>

Dynamics of key consumer market figures in 2005-2011, % vs. similar period of previous year



*** DEMO-VERSION ***

Survey of retail trade market in Russia according to its segments

Performance dynamics of the largest retailers and market segments

*** DEMO-VERSION ***

The full text of the section contains situation at: FMCG retail market, DIY retail segment, retail market of home appliances and electronics, computers and mobile devices, pharmaceutical retail market, fashion retail market, cosmetics and perfumery retail market

Condition of the shopping centers market in Russia

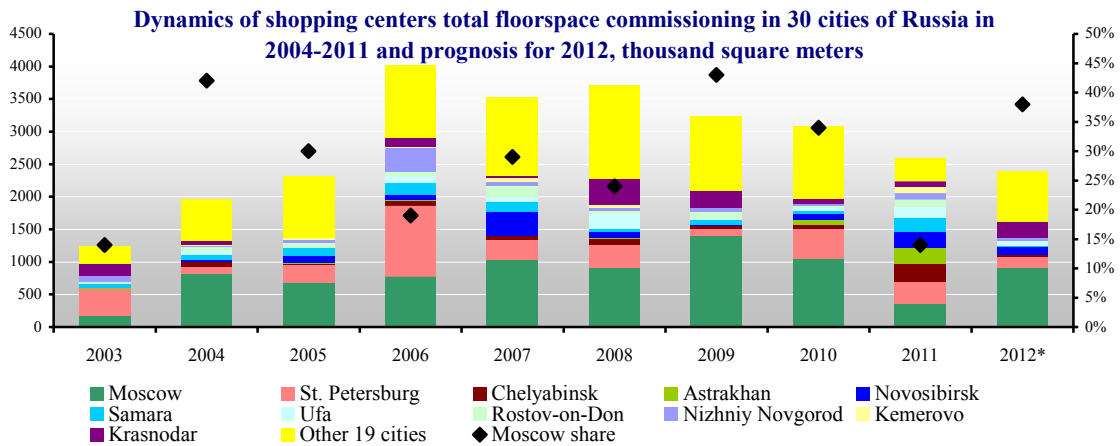
History and development stages of the Russian shopping centers market

According to results of 2011 the aggregate commissioning volume of the floorspace in shopping centers in 30 cities of Russia came up to about *** million square meters, or about 40% of all commissioned commercial facilities in Russia and about 80% of the shopping centers floorspace in all cities and regional areas of Russia. Out of *** million square meters, commissioned in 2010, almost *** thousand square meters (21% of the floorspace) falls on Moscow and St. Petersburg, so the trend of shifting of the commercial real estate development vector to regional areas, which was recorded in Russia in 2007-2008, continued into 2011.

It is important to note that in 2011 a number of shopping and shopping-recreational centers were <...>

Dynamics of the floorspace commissioning of shopping centers in 30 cities of Russia in 2004-2011 are represented at the diagram <...>

*** DEMO-VERSION ***



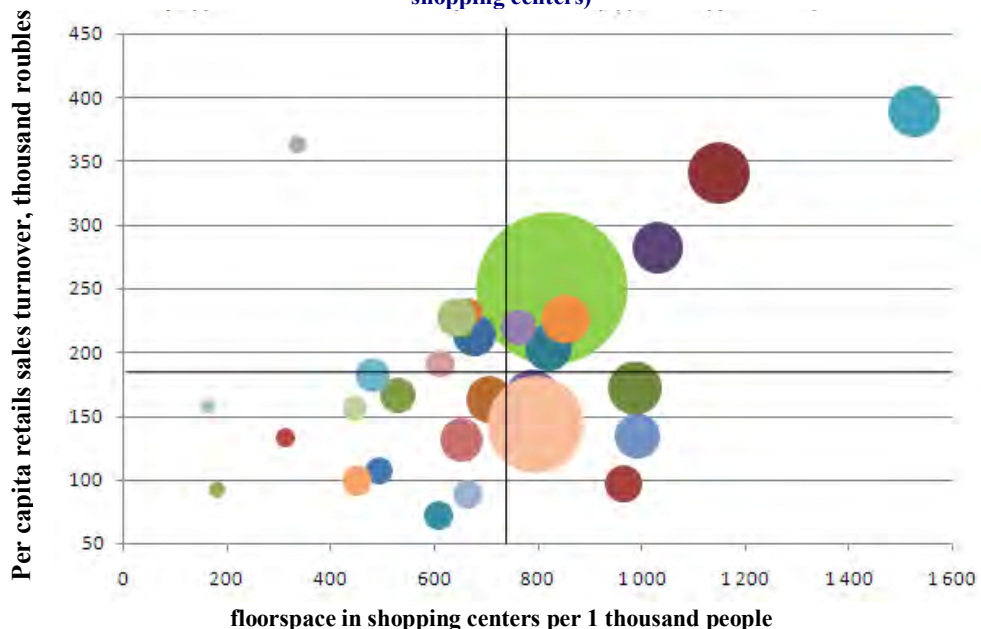
***** DEMO-VERSION *****

Saturation with floorspace in shopping centers in cities of Russia

The diagram presents a comparison of per capita saturation with floorspace in shopping centers and retail trade sales turnover for residents of 30 cities of Russia as of beginning of 2012. While analyzing the saturation with trading floorspace in 30 cities of RF the specialists of INFOLine IA determined weight-average figures of retail sales turnover and availability of the floorspace in shopping centers:

- *** square meters of per capita total floorspace of shopping centers and shopping and recreation center;
- *** thousand roubles of per capita retail trade sales turnover.

Saturation with floorspace in shopping centers in 30 cities of RF (size of area depends on the size of trading floorspace in shopping centers)



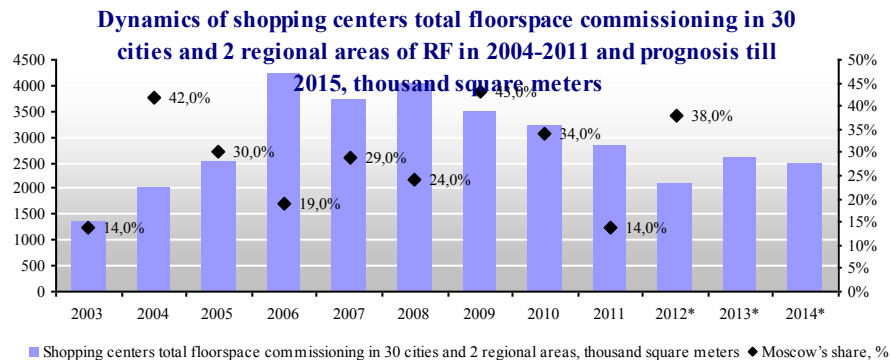
1 Moscow	7 Ufa	13 Rostov-on-Don	19 Astrakhan	25 Izhevsk
2 St. Petersburg	8 Kazan	14 Perm	20 Saratov	26 Vladivostok
3 Yekaterinburg	9 Chelyabinsk	15 Yaroslavl	21 Irkutsk	27 Naberezhnye Chelny
5 Samara	10 Voronezh	16 Tolyatti	22 Kemerovo	28 Stavropol
4 Novosibirsk	11 Nizhniy Novgorod	17 Volgograd	23 Lipetsk	29 Novokuznetsk
6 Krasnodar	12 Omsk	18 Krasnoyarsk	24 Orenburg	30 Khabarovsk

***** DEMO-VERSION *****

Prognosis of Russian shopping centers market performance figures

Plans for 2012 and prognosis till 2015

According to prognosis of INFOLine IA, in 2012 in 30 cities and 2 regional areas of Russia described in this Research, there will be opened more than *** shopping centers (not considering hypermarkets), and the total commissioning volume, according to results of the year, will come up to about *** million square meters. For 2013 it is planned to commission *** million square meters. The lower commissioning volumes of 2012, as compared to 2011, will result in more intensive competition among retail operators for most attractive trading floorspace. Besides, taking into account that during the last 2-3 years practically no new projects were commenced, in the short-term perspective we should expect further growth of rent rates and occupancy rates in quality shopping and recreation centers <...>



Information on shopping centers, which are scheduled for commissioning in 2012, is presented in the table

City	Owner	Name	Location	Total floorspace, square meters	Opening date
***	***	***	***	***	***
***	***	***	***	***	***

Data source: INFOLine IA, according to the companies' data

*** DEMO-VERSION ***

Rating of the largest commercial real estate owners in Russia

Positions of the largest commercial real estate market players

In the process of the largest commercial real estate owners Russia rating¹ compilation the specialists of INFOLine IA considered more than *** operating shopping and multifunctional centers, as well as about *** shopping outlets being built in all cities of Russia with population more than *** thousand people <...>

The major share of the largest owner-companies trading floorspace is concentrated mainly in Moscow and Moscow regions, as well as in St. Petersburg: the share of these regional areas is ***% and ***% respectively from the total volume of trading floorspace in the TOP-100 Owners Rating, which substantially differs from the regional structure across Russia in general, where the share of Moscow and Moscow regions in total supply is just ***% and that of St. Petersburg – a little over ***%.<...>

*** DEMO-VERSION ***

¹ Specialists of INFOLine IA compiled the Rating of 100 largest shopping centers owners of Russia - INFOLine Developer Russia TOP-100. As the result of polling and questionnaire survey INFOLine IA obtained factual data regarding 450 owners of shopping and multifunctional centers, which were ranked according to the volume of their rentable trading floorspace and 100 largest owners were included into INFOLine Developer Russia TOP-100. The Shopping Centers Market in 32 Cities and Regional Areas of Russia, Results of 2011 and Prognosis till 2015 includes the rating of TOP-30 largest shopping centers owners of Russia.



Rating of the largest commercial real estate owners in Russia in 2009-2011

TOP-100 rating of commercial real estate owners in Russia by total and rentable floorspace in
2009-2011

No.	Shopping centers owner	Brand ¹	Main legal entity	Type of company	regional areas of presence according to Number of shopping centers according to results of 2011	Rentable floorspace according to results of the year			Dynamics of rentable floorspace			
						2009	2010	2011	2009 vs. 2010	2011 vs. 2010		
1	IKEA Mos	MEGA	IKEA Mos, LLC	federal	x	x	x	x	x	x	x	x
2	Tashir, GC	RIO and others	Tashir, GC	regional	x	x	x	x	x	x	x	x
3	Adamant, Holding	miscellaneous	Adamant Holding, MC	local	x	x	x	x	x	x	x	x
4	Regiony, GC	Iyun, Sibirskiy Gorodok	Regiony, GC	international	x	x	x	x	x	x	x	x
5	ENKA	Kapitoliy	Enka TTS, LLC	regional	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x	x	x
Total for TOP-30 of owners					235	12 084	5 426	6 503	7 378	19.8%	13.5%	
Total for TOP-100 of owners					388	18 973	8 322	10 207	11 739	22.7%	15.0%	
Total for RF					1 730	38 270	19 783	22 391	24 341	13.2%	8.7%	

Data source: INFOLine IA, according to the companies' data

***** DEMO-VERSION *****

Prognosis for TOP-30 rating of the largest commercial real estate owners of Russia in 2012 and 2015

The leader of INFOLine Developer Russia TOP-100 rating – IKEA Mos does not plan any commissionings of new shopping and recreation centers in 2012. d < . . . >

Prognosis for TOP-30 rating of the largest commercial real estate owners of Russia in 2012 and 2015

Prognosis for TOP-30 rating of the largest commercial real estate owners of Russia in 2012 and 2015

No.	Owner	Brand	Company type	Number of shopping centers by results of 2011	Number of shopping centers by results of 2012	Total floorspace by results of 2012	Rentable floorspace by results of 2011	floorspace by results of 2012	Position by total floorspace by results of 2012	Position by total floorspace by results of 2011	Position by rentable floorspace by results of 2011	Position by rentable floorspace by results of 2012.	Alteration 11/10	Alteration 12/11
2	Tashir, GC	RIO and others	federal	19	25	1437.0	724.8	899.5	2	2	2	2	→	-
3	Adamant, Holding	miscellaneous	regional	25	27	924.0	512.9	570.6	3	3	3	3	→	-
4	Regiony, GC	Iyun, Sibirskiy Gorodok	regional	18	22	757.7	311.1	463.6	4	7	4	4	→	-
5	TEN, GC	miscellaneous	international	4	4	637.0	270.0	312.0	6	5	8	5	→	-
	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x	x	x	x	x	x	x

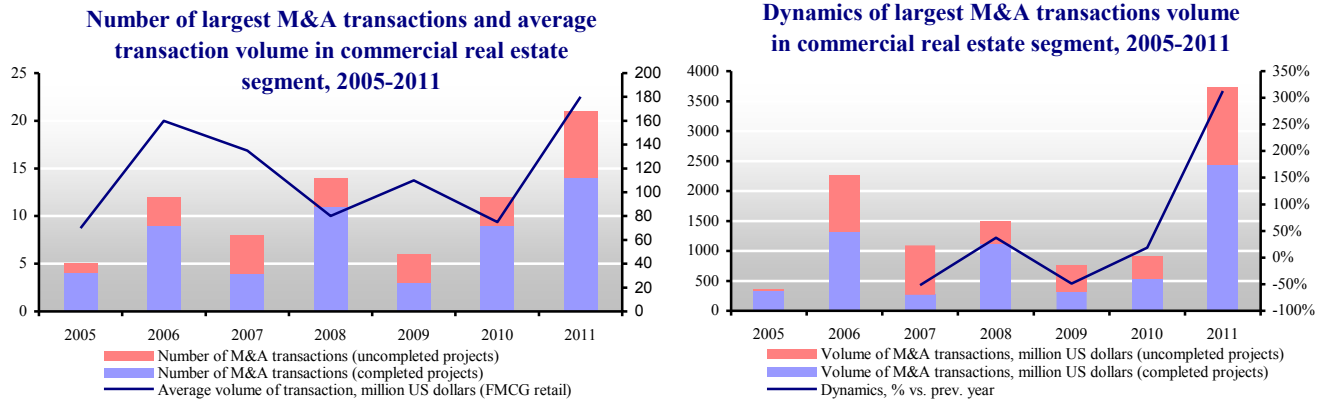
***** DEMO-VERSION *****

¹ This column contains brand names under which chain shopping centers operate. “ Miscellaneous ” note indicates that the company does not have a single chain of shopping centers (each facility has its own concept and operates under a unique name). If company owns only one shopping center this is indicated with a “one shopping center” note.

M&A market environment in Russia in the segment of commercial real estate

Main key figures and trends of M&A market

Dynamics of the number of transactions at the commercial real estate market of Russia, as well as the dynamics of the largest M&A transactions volume in the segment of completed commercial real estate facilities are represented at the diagrams <...>



Description of M&A transactions at the commercial real estate market of Russia in 2005-2011

Functioning shopping centers M&A deals in Russia

Major M&A deals in functioning shopping centers segment in Russia in 2005-2011

Date	Deal's type	Deal's subject and object	Total floorspace th. sq. m.	Rentable floorspace th. sq. m.	Former owner of facility	Location of shopping facility	Buying company	Deal price ¹ , million US dollars
x	x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x	x

Data source: INFOLine IA ,according to the companies' data

*** DEMO-VERSION ***

¹ – An INFOLine IA specialists' estimation.



Shopping centers market situation in each of 32 cities and regional areas of Russia

The full text of the section contains shopping centers market situation in each of 32 cities and regional areas of Russia: Moscow and Moscow region, St. Petersburg and Leningrad region, Novosibirsk region, Sverdlovsk region, Nizhniy Novgorod region, Samara region, Republic of Tatarstan, Omsk region, Chelyabinsk region, Rostov region, Republic of Bashkortostan, Volgograd region, Perm Territory, Krasnoyarsk Territory, Voronezh region, Krasnodar Territory, Republic of Udmurtia, Lipetsk region, Stavropol Territory, Yaroslavl region, Irkutsk region, Khabarovsk Territory, Primorye Territory, Orenburg region, Kemerovo region, Astrakhan region

Shopping centers market situation in Krasnodar

General commercial real estate market situation

The first modern shopping centers appeared in Krasnodar in the 2000s. During this period there emerged shopping centers with major (anchor) tenants (5 Zvezd shopping center, which allocated a Perekrestok FMCG supermarket). <...>

Main stages of Krasnodar commercial real estate market development in the 1990s - 2011

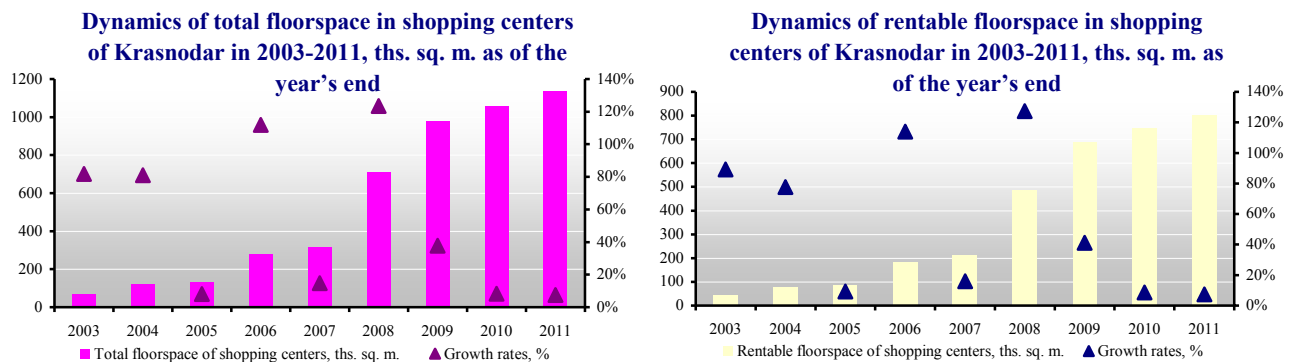
Stage	Development trends of retail trade and commercial real estate	Development trends of commercial real estate in Krasnodar
Stage one (1990s – 2002)	x	x
Stage 2 (2002-2005)	x	x
Stage 3 (2006- third quarter of 2008)	x	x
Stage 4 (fourth quarter of 2008 –fourth quarter of 2009)	x	x
Stage 5 (From 2010 – to present time)	x	x

Data source: INFOLine IA ,according to the companies' data

***** DEMO-VERSION *****

As of beginning of 2012 the total floorspace of shopping centers in Krasnodar comes up to about *** million square meters, the rentable floorspace comes up to more than *** thousand square meters. In 2011 the third stage of Krasnaya Ploshchad shopping and recreation center was put into operation (Ramo GC), increasing the total floorspace of shopping and recreation centers up to *** thousand square meters, making this facility the second largest in the city in terms of total floorspace.

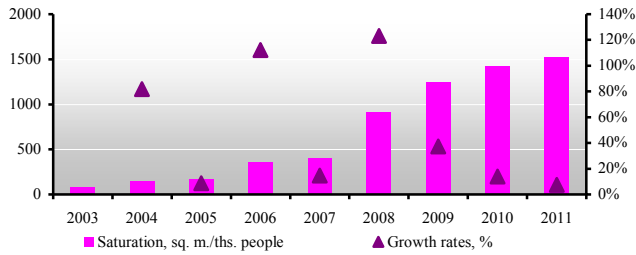
Also in 2011 there was opened a Magnit shopping center (Tander CJSC), which is one of the largest FMCG retailers in Russia, aggressively developing at the territory of Krasnodar Territory. Dynamics of total and rentable floorspace of shopping centers in Krasnodar in 2003-2011 are represented at the diagrams <...>



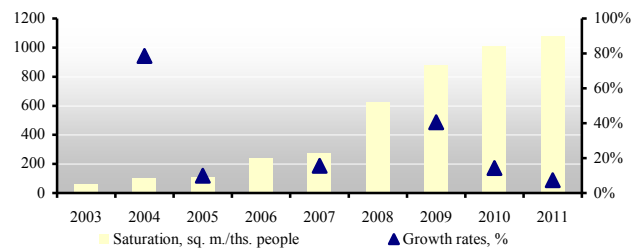
Dynamics of saturation with total and rentable floorspace in shopping centers of Krasnodar in 2003-2011 (square meters per one thousand people) are represented at the diagrams.

<...>

Dynamics of per capita saturation with total trading floorspace in Krasnodar in 2003-2011, sq. m./ths. people

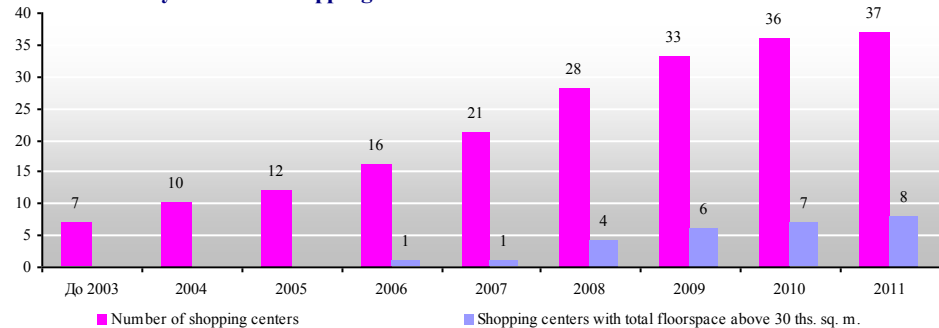


Dynamics of per capita saturation with rentable floorspace in Krasnodar in 2003-2011, sq. m./ths. people



As of beginning of 2012 there were *** shopping centers in Krasnodar (with floorspace of more than *** million square meters), the last of them was commissioned in December 2011 – Krasnaya Ploschad shopping and recreation center (the third stage) (Ramo GC). Meanwhile it should be mentioned that, as of beginning of 2012, the largest (shopping and recreation) centers numbered just 8 facilities <...>

Dynamics of shopping centers number in Krasnodar in 2003-2011



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The most significant shopping centers of Krasnodar

Information about the largest shopping centers (more than 10 thousand square meters) shopping centers, opened in 2003- 2011 is presented in the following table.

The largest operating shopping centers of Krasnodar, opened in 2003-2011

Developer (Holding/Leg.ent.)	Name	Date of commissioning		Address	Total floorspace, square meters	Rentable floorspace, square meters
		Year	Month			
SBS Development	SBS Mega Mall	×	×	×	×	×
Ramo, GC	Krasnaya Ploschad (the first stage)	×	×	×	×	×
Ramo, GC	Krasnaya Ploschad (second stage)	×	×	×	×	×
Ramo, GC	Krasnaya Ploschad (third stage)	×	×	×	×	×
Ramo, GC	Krasnaya Ploschad (the fourth stage of)	×	×	×	×	×
×	×	×	×	×	×	×
×	×	×	×	×	×	×
×	×	×	×	×	×	×
×	×	×	×	×	×	×

Data source: INFOLine IA ,according to the companies' data

*** DEMO-VERSION ***



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Shopping centers market situation in each of 32 cities and regional areas of Russia

Conditions of commercial real estate market in each of 32 cities and regional areas of RF, which describes the business environment of the commercial real estate market individually for each of 32 cities and regional areas of the Research (Moscow and Moscow region, St. Petersburg and Leningrad region, Novosibirsk and Novosibirsk region, Yekaterinburg and Sverdlovsk region, Nizhniy Novgorod and Nizhniy Novgorod region, Samara, Tolyatti and Samara region, Kazan, Naberezhnye Chelny and Republic of Tatarstan, Omsk and Omsk region, Chelyabinsk and Chelyabinsk region, Rostov-on-Don and Rostov region, Ufa and Republic of Bashkortostan, Volgograd and Volgograd region, Perm and Perm Territory, Krasnoyarsk and Krasnoyarsk Territory, Voronezh and Voronezh region, Krasnodar and Krasnodar Territory, Izhevsk and Republic of Udmurtia, Lipetsk and Lipetsk region, Stavropol and Stavropol Territory, Yaroslavl and Yaroslavl region, Irkutsk and Irkutsk region, Khabarovsk and Khabarovsk Territory, Vladivostok and Primorye Territory, Orenburg and Orenburg region, Kemerovo, Novokuznetsk and Kemerovo region, Astrakhan and Astrakhan region). Description of each of the following cities in graphs and tables.

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