

Vidnoye project



Regional Development
& Investment

Project as of May 30th, 2008

Vidnoye project

Summary

Site description		Residential area breakdown			
<ul style="list-style-type: none"> ✓ Total land area of 229.6 ha ✓ The site is located 5 km from MKAD south of Moscow near M4 Don highway and Vidnoye town in Moscow region Leninskiy district 					
		Area	Number of units	Number of residents	
		✓ Flats	1,092,490 sq.m	16,772	33,544
		✓ Townhouses	25,760 sq.m	140	429
		✓ Total	1,118,250 sq.m	16,912	33,973
Mixed-use development concept		Project competitive advantages			
<ul style="list-style-type: none"> ✓ Apartment blocks ✓ Townhouses ✓ Commercial ✓ Amenities ✓ Underground parking ✓ Ground-level parking ✓ Total developable area 	<ul style="list-style-type: none"> 1,456,653 sq.m 25,760 sq.m 53,960 sq.m 77,560 sq.m 264,996 sq.m 133,128 sq.m 2,012,057 sq.m 	<ul style="list-style-type: none"> ✓ Close to MKAD, good accessibility in and out of Moscow ✓ Master-planned community, high-quality design solutions and construction technologies ✓ Wide range of commercial space and amenities ✓ Clean environment and picturesque natural setting – beautiful green area, lake and Kupelinka river on site 			
Project timing		Residential pricing			
<ul style="list-style-type: none"> ✓ Number of Project phases ✓ Construction permit obtained ✓ Phase 1 completed ✓ Project completion (different scenarios) 	<ul style="list-style-type: none"> 5 3Q 2010 1Q 2015 est. 2022 - 2027 	<ul style="list-style-type: none"> ✓ Average price of units 		- \$ 3,363 per sq.m	
Target audience		Target audience			
<ul style="list-style-type: none"> ✓ Local Vidnoye market ✓ Young families working in Moscow and unable to buy in Moscow ✓ Senior citizen relocating from Moscow and releasing price differential 		<ul style="list-style-type: none"> ✓ Moscow Regional buyers ✓ Russia Regional buyers relocating to Moscow suburbs 			

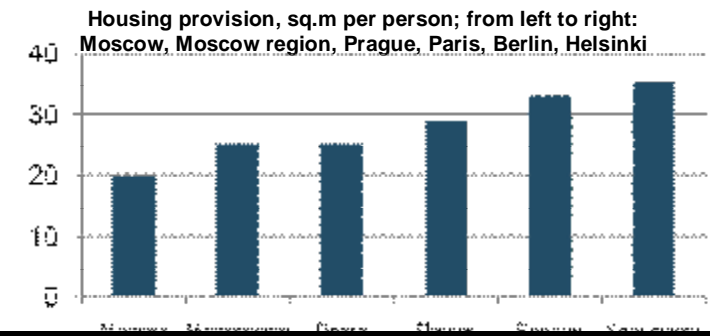
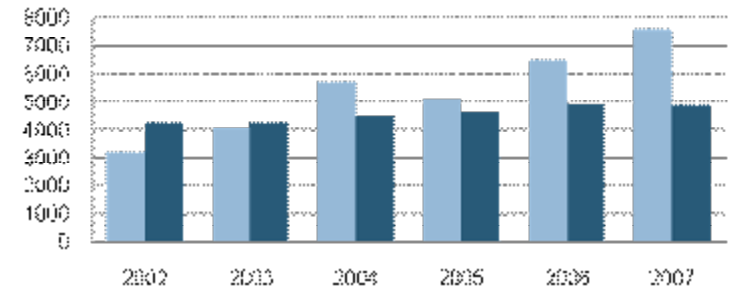
Moscow region residential property market (Moscow & Moscow Oblast)

Key Data

Moscow Region is one of the leading and fastest growing regions in whole of Russia. General plan for Moscow Oblast development till 2020 provides for active construction of industrial, logistical and scientific centers, as well as residential and leisure facilities which will fuel future economic growth and increase quality of life in the area

Further development of Moscow region urban housing market will be driven by:

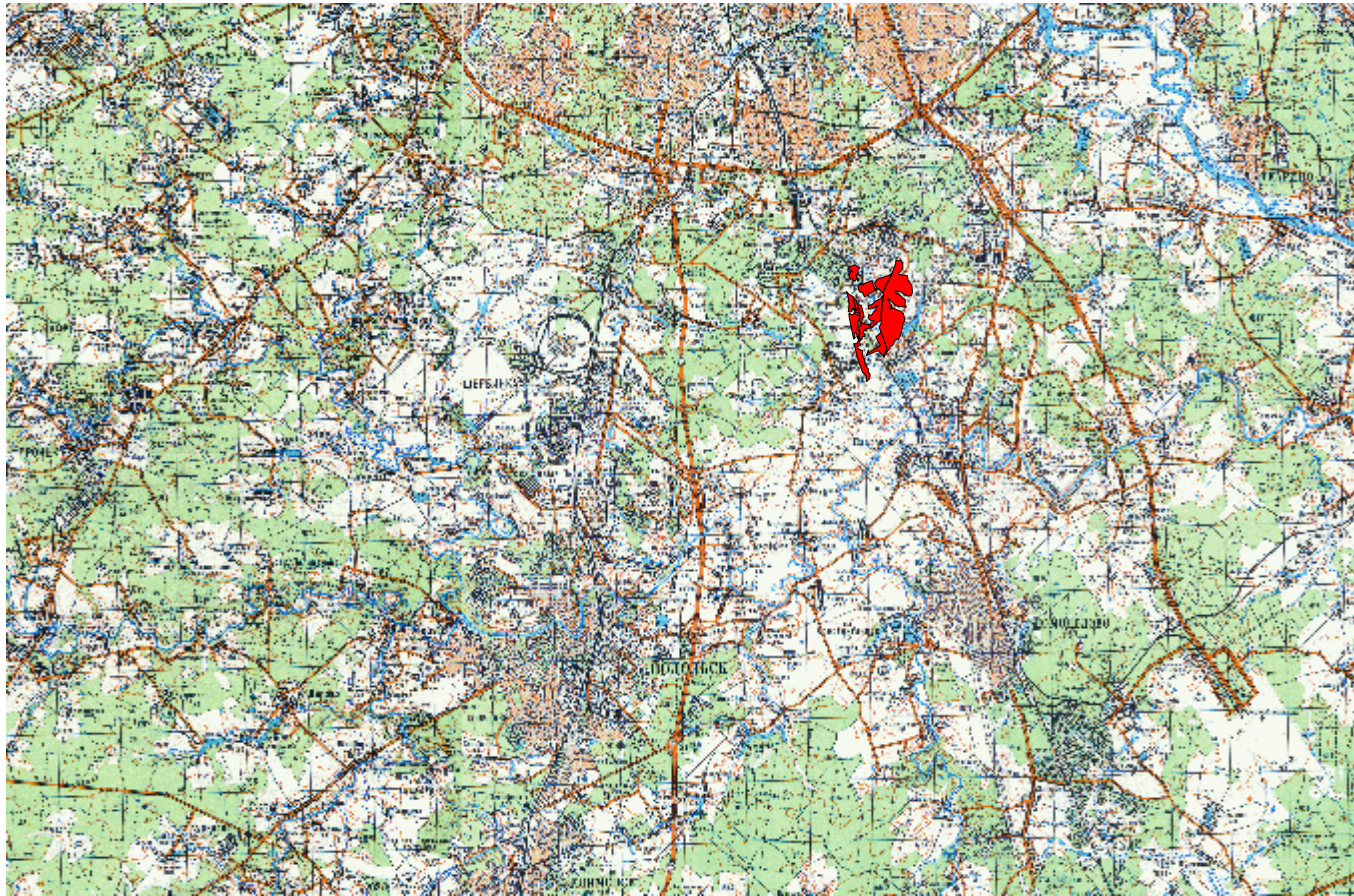
- ✓ Residents' net income and population growth (17 M of residents at the end of 2007);
- ✓ Moscow unable to satisfy growing demand plus price entry barriers
- ✓ Better value-for-money proposition in Moscow region new developments will increase demand from current Moscow residents;
- ✓ Low housing provision for Moscow and Moscow region residents compared to European benchmark of 35 sq.m per person;
- ✓ Development of master-planned communities and satellite towns;
- ✓ Targeting primarily qualified customers employed in Moscow;
- ✓ Intense utilities and transport network growth;
- ✓ Residential mortgage market development.



Source: Russian National Statistics Service (www.fedstat.ru), Moscow region Government (www.mosreg.ru) data

Project Location

Land Setting



Masterplan Design Approach

Design Principles

Key Concepts:

- ✓ Providing character, charm and vitality of a traditional European town
- ✓ Vidnoye will be organised in a series of distinctive neighbourhoods each with its own unique characteristics, from neighbourhoods with a vibrant mix of shops, cafes, schools, offices, leisure and health facilities, distinctive buildings, busy streets and public squares to lower rise quieter neighbourhoods
- ✓ Safe, compact, socially and economically sustainable town
- ✓ All activities within the settlement within walking distance of one another
- ✓ Real community feel

Landscaping:

- ✓ Maximising outstanding qualities of the inherent site landscape (elevated position with long views to Moscow Region countryside and short views to lakes and forests) and becoming an important local landmark sitting on the highest points in the area
- ✓ Developing an hierarchy of open space through both creation of new spaces and management and enrichment of existing landscape features
- ✓ Designing a diverse series of spaces that relate to neighbourhoods and architecture to offer a variety of contrasting landscapes – formal and informal, large and small, open and enclosed
- ✓ Working with nature to develop a strong ecological principle for Vidnoye to increase biodiversity and enhance habitat creation throughout the site



Approved Masterplan

Design Principles



Key Features:

- ✓ Neighbourhoods of high density, but medium rise residential and mixed use buildings, reflecting density of a European city
- ✓ Traditional European urban blocks and squares
- ✓ Two focal town centers on the hill top linked by a central 'high street'
- ✓ Apartment buildings stepping down in scale as they step down the hillside towards the lake
- ✓ Low rise apartment buildings and groups of townhouses along the lake
- ✓ A rich mix of shops, leisure, educational and commercial facilities
- ✓ Retaining good balance between open space and built-up area
- ✓ A flexible masterplan that can adapt to change as the project develops

Northern village

Project description



Housing category proposed for Northern village: high-rise apartment buildings (6-12 storeys) mostly of one-bedroom and two-bedroom apartments (85%) and of three-bedroom apartments (15%).

Unit size: 45-85 sq.m.

Main street and Vidnoye natural park to be flanked with Economy+ apartment blocks with basement parkings.

Ground floors of houses along Main street connecting retail center to Main boulevard to be allocated for retail uses, cafés, drug stores, bank offices etc.

Main boulevard linking Northern and Southern villages designed as a recreation area.



Northern village

Project description



Central village

Project description



Housing category proposed for Central village: middle-rise apartment buildings (5-8 storeys) mostly of one-bedroom and two-bedroom apartments (80%) and of three-bedroom apartments (20%).

Unit size: 45-110 sq.m.

Mainly Economy+ houses with basement parkings and ground floor retail along Main street.

Main street regarded as a primary venue for mixed-use location - retail & amenities uses, cinema, cafés etc.



Lakeside village

Project description



Picturesque lake district to be allocated for low-rise housing – townhouses and 4-storey Economy+ apartment buildings.

Natural landscape of the area implies more low-rise housing closer to the lake. All townhouses of 180 sq.m to be supplied with lots of 300-400 sq.m.

Lake district walking paths, alleys and parks have the potential of most favourite recreation area.



Housing categories

Project description



Total number of units – 16,912

Population – 33,973 persons

Housing categories:

1. **Economy apartments** of variable-rise (5-12-storey) buildings

Number of units – 8,163 (average unit size - 60 sq.m)

Sellable floor area – 489,670 sq.m

Total floor area – 652,893 sq.m

2. **Economy+ apartments** of variable-rise (4-10-storey) buildings

Number of units – 8,609 (average unit size - 70 sq.m)

Sellable floor area – 602,820 sq.m

Total floor area – 803,760 sq.m

3. **Townhouses**

Number of units - 140 (average unit size - 184 sq.m)

Sellable floor area – 25,760 sq.m

Total floor area – 25,760 sq.m

Commercial Space

Project description



Uses	Number	Total floor area, sq.m
Store	18	19,200
Convenience use	7	1,360
Bank office	4	820
Security office	4	240
Post office	3	860
Unclassified	8	13,950
Café, restaurant	8	3,480
Drug store	9	2,040
Baby food serveries	6	340
Cinema	1	920
Club	8	3,650
Community use	2	1,000
PC-equipped library	3	1,550
Sports ground	6	1,250
Playground	3	1,700
Multifunctional area	1	1,000
Telephone station	2	100
Swimming pool	1	500
Total		53,960

Amenities categories

Project description



■ 5 Schools for 4,950 schoolchildren

- 4 schools with capacity for 1,100 schoolchildren each = 4,400 schoolchildren
- 1 school with capacity for 550 schoolchildren = 550 schoolchildren

Total floor area: 49,500 sq.m

■ 6 Kindergartens for 1,100 children

- 2 kindergartens with capacity for 270 children = 540 children
- 4 kindergartens with capacity for 140 children = 560 children

■ Nursery & primary school with:

- capacity for 280 children in nursery school
- capacity for 100 children in primary school

Total floor area of kindergartens and nursery & primary school: 17,560 sq.m

■ 2 Outpatient clinics accounting for:

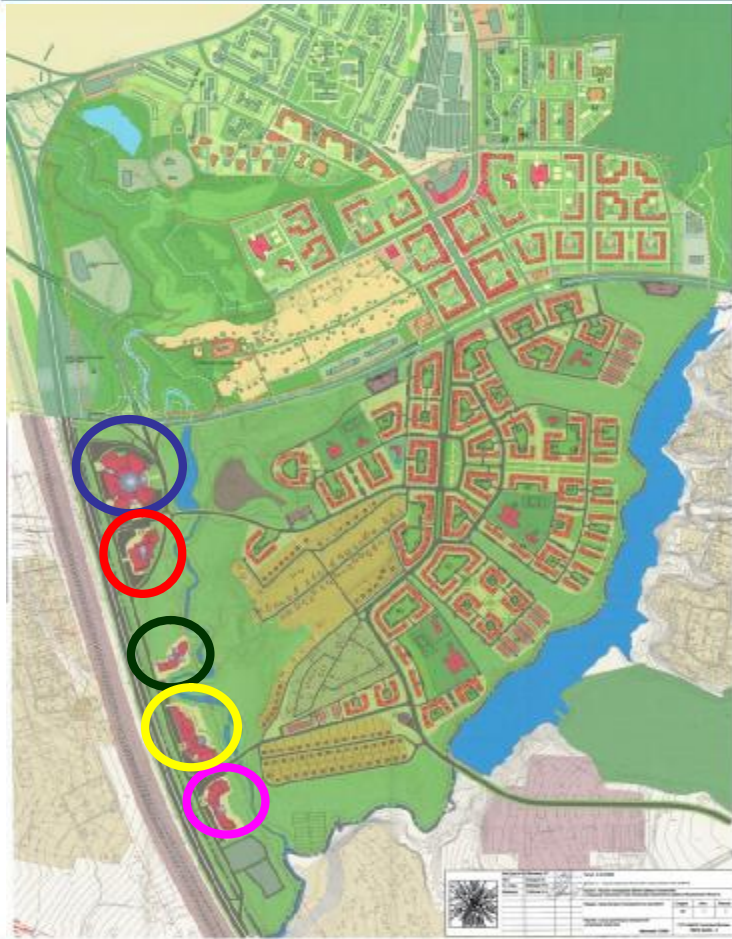
- 350 visits per shift
- 400 visits per shift

Total floor area: 7,500 sq.m

■ Fire station accounting for 6 fire engines

Total floor area: 3,000 sq.m

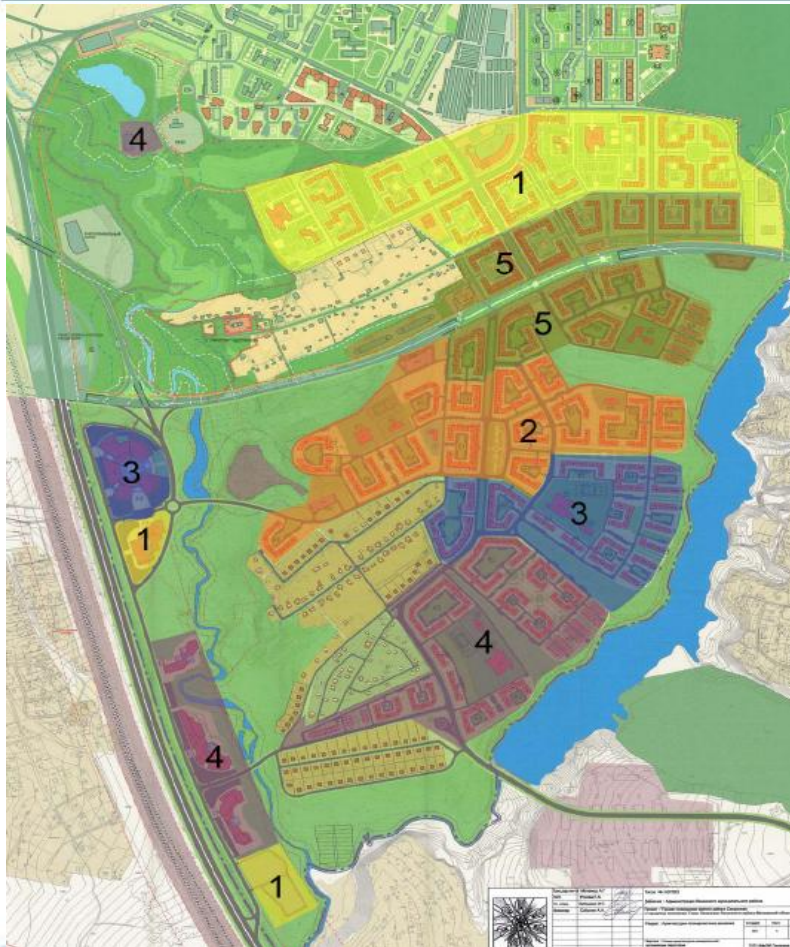
Categories of commercials along M4 Don highway



Uses	Mix	Floor area, sq.m
■	Supermarkets (utility rooms included)	25,000
	Stores (utility rooms included)	7,000
	Cafés and restaurants	3,000
	Skating ring	200
	Multiplex (2-3 screens)	3,000
	Multifunctional area	1,800
	Retail & entertainment centre Total	40,000
■	Ice-coated grounds	2,500
	Logistics area	620
	Swimming pool of 3-4 lanes, each 25 m long	550
	Fitness centre	1,500
	Shower rooms & coach office	200
	Food & beverage	380
	Sportsmen accommodation (100 persons)	5,000
Utility rooms	450	
Ice stadium Total	11,200	
■	Office uses	20,000
	Stores	3,500
	Cafés and restaurants	1,500
Mixed-use office & retail centre Total	25,000	
■	Office uses	20,000
	Stores	3,500
	Cafés and restaurants	1,500
Mixed-use office & retail centre Total	25,000	
■	Office uses	44,000
	Stores	3,000
	Cafés and restaurants	3,000
Mixed-use office & retail centre Total	50,000	
Total	151,200	

Phasing

Project description



	Sellable housing floor, sq.m	Amenities floor, sq.m	Commercials floor, sq.m	Floor of commercials along Don highway, sq.m.	Parking area, sq.m	Total floor per phase completion, sq.m
Phase 1	268,400	31,980	19,000	11,200	90,720	421,300
Phase 2	258,780	12,860	12,660	-	101,160	385,460
Phase 3	127,930	12,680	5,050	40,000	51,516	237,176
Phase 4	162,800	12,680	650	100,000	16,560	292,690
Phase 5	300,340	7,360	16,600	-	138,168	462,468
Total	1,118,250	77,560	53,960	151,200	398,124	1,799,094

Project team

Project team

Developer



RDI Group is one of main Russian developers for Moscow region and key players of Moscow region land market. The assets managed by the Group. Substantial share of Moscow region property market contributes to assets under RDI Group management and including development portfolio (developable area exceeding 11 million sq.m, total land plot area amounting to 2.3 thousand ha) and land bank of 28 thousand ha.

Marketing consulting



IntermarkSavills, a British agency, is the recognized leader in the real estate field. Full range of agency services includes lease, rental, short-term rental, relocation, sale, investment and consulting including strategic consulting and appraisal.

JOHN THOMPSON & PARTNERS LLP

One of the leading British architects offering a wide range of design solutions that have been repeatedly winning prestigious awards.

Architects

GILLESPIES

One of the UK's largest and best known environmental design agencies with services including urban design, landscaping and environmental planning.



Russian design agency, founded in 1989, actively involved in Moscow region development focusing on mixed-use communities design both as sole designer and in collaboration with international leaders in the field.