

# BULLETIN

## REAL ESTATE MARKET

OF KYIV AND THE REGIONS OF UKRAINE

### NEWS DIGEST



#### Moody's improved ratings of 14 Ukrainian banks to "stable"

International rating agency Moody's Investors Service improved the rating outlook of 14 Ukrainian banks from "negative" to "stable".

According to the Moody's announcement on Tuesday, the ratings outlook is improved for Credit Agricol, OTP Bank, PrivatBank, UkrEksimBank, UkrSibBank, Raiffaisen Bank Aval, Subsidiary Bank of Sberbank of Russia, First Ukrainian International Bank (FUIB), Bank Forum, Bank Pivdenniy, Oshadbank, Dongorbank, Prominvestbank and Ukgasbank.

In addition, Moody's improved its assessment of VAB Bank from "stable" to "positive". In particular, the agency has changed from "stable" to "positive" forecast of the VAB Bank long-term rating "Caa1" on deposits in foreign and local currency, as well as the financial stability rating "E". The Bank's rating is upgraded on national scale from the "Ba2.ua" level to the "Ba1.ua".

Earlier today the agency also withdrew all ratings of Swedbank (Kiev), Ukrainian subsidiary of Swedbank.

Simultaneously, Moody's upgraded to "stable" outlook on the Ukrainian country ceiling rating for foreign currency obligations (B1) and ceiling rating on bank deposits in foreign currency (B3).

As grounds for "stabilization" of the Ukraine's sovereign ratings, Moody's names "improving situation with foreign liquidity" (due to a new loan agreement with the IMF and the recent

successful Eurobonds issue) and restriction of macroeconomic imbalances, reflected in a substantial correction of payment balance and economic growth".

12.10.2010

Rbc.ua

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# NEWS DIGEST

## Parliament extended the moratorium on termination of investment agreements in the residential construction

The Verkhovna Rada of Ukraine prolonged for one year moratorium on termination of investment agreements in the residential construction in case of postponement of completion date. In particular, the document stipulates that the moratorium on termination of investment agreements will not apply if the completion date is postponed for more than 12 months.

Liga Business-Inform

10.09.2010

## Lafarge launched an aggregate factory in the Kyiv Region worth more than €12 million

The French Group Lafarge launched a factory for the production of aggregates with planned capacity of 900 ths. tons per year based on Koscheevsky granite deposit on distance of 10 km from Fastov (Kyiv Region).

The company plans to satisfy companies in the Kyiv Region with aggregates. According to the Lafarge estimates, its share among the aggregates manufacturers in Ukraine is 10%.

Interfax-Ukraine

08.09.2010

## New Water Park with sliding roof is opened in Ivano-Frankivsk

Water Park (total area approximately 6 ths.sq.m.) with a sliding roof was opened in Ivano-Frankivsk.

«I can say with certainty that the water park will be an adornment not only of our city and western region, but of the whole Ukraine. We will have recreational facilities, which are unique for Ukraine

and not only Ukraine”, - said Mr. Ostap Darmogray, CEO of KGD Company – developer of the complex.

According to Mr. Darmogray, the water park is equipped with the latest water purification systems, all water recreational facilities are tested for reliability.

Korrespondent

03.09.2010

## Council of investors is created by the Government of Crimea

The Government of Crimea at the meeting adopted a decision on establishment of the Council of Investors attached to the Council of Ministers of ARC.

As UNIAN reported, the Government of Crimea expects that the Council of investors will promote a favorable investment climate in the autonomy, promotion of investment income, including foreign investments in the priority sectors of the ARC economy.

The Crimean authorities also expect that the Council activities will increase the investment policy efficiency in the autonomy.

Unian.net

01.09.2010

## Dragon Capital invests in commercial real estate

Investment Fund Dragon-Ukrainian Properties & Development Plc (DUPD, created by Investment Company Dragon Capital) announced the purchase for \$30 million of 35% shares in Arricano Trading Company, an owner of four shopping centers and stake (50%-1 shares) in Kiev Sky Mall. The total area of objects is more than 400 ths.sq.m., of which 128 ths.sq.m. are leasable area and will be accomplished in 2011-2013.

This transaction confirms the experts' opinion that the commercial real estate

market begins to recover. “Investors are doing purchases once again”, - notes Arkady Vershebenyuk Director of the Investment Services Department of Colliers International in Ukraine.

SV Development

14.09.2010

## Fantasy Town is opened in Chernivtsi Depot Center

Depot Development Group opened Fantasy Town entertainment center in the Depot Center Shopping Mall, located in Chernovtsi Town on 265-a Holovna Street.

As the company reports, the second stage total area of the Depot Center is 6427 sq.m. and represents entertainment center Fantasy Town.

Fantasy Town is a modern entertainment center, which successfully combines the original architectural solutions and entertainment for the whole family.

Prometr.ua

03.09.2010

# NEWS DIGEST



## Reikartz Hotels & Resorts will open three new hotels before the end of 2010

Until the end of 2010 Reikartz Hotel Management Company will open in Ukraine three new hotels in Dnepropetrovsk, Pochaev and Lvov. With opening of these hotels the hotel chain, which is administrated by Reikartz Hotel Management, will grow up to 9 hotels and the cumulative number of rooms will exceed 600 rooms.

Agent.ua  
28.09.2010

## CB Richard Ellis is named the world's leading real estate consultant in 2010 according to the Euromoney magazine

In Ukraine CB Richard Ellis was recognized by Euromoney the best international consulting company in 2010 in the category of "Real Estate Appraisal" and "Services to corporate clients".

Agent.ua  
28.09.2010

## State Agency of Ukraine on Investments and Innovations developed a unified procedure for the investment projects selection

The Cabinet of Ministers of Ukraine by Decree dated 13.09.2010 # 860, published on 23.09.2010, approved the Procedure, developed by the State Agency of Ukraine on Investments and Innovations, for the investment projects selection, which receive government support within implementation in the real economy.

The procedure is designed to ensure

the common principles of interaction between the central executive bodies during the competitive selection of investment projects in the real economy in order to raise funds for their implementation and provision of state guarantees. Such approach should help to resolve one of the most urgent tasks that are actively discussed by the state: mobilization of investment resources and their use in the projects of strategic importance, which include upgrading and comprehensive restructuring of the domestic economy, introduction of advanced scientific and technological achievements, etc.

Express-release.com  
27.09.10

## Kiev and Kiev region signed a memorandum of cooperation

First Deputy Mayor of Kiev, Alexander Popov and Governor of the Kiev Region, Anatoly Prisyazhnyuk, signed a memorandum of cooperation.

The document includes 22 positions and provides cooperation in social, economic, scientific, technical, humanitarian, cultural and construction spheres.

According to A.Prysyazhnyuk, the signing of the memorandum is "a historical event". "This historic event enables us in the future to freely cooperate between Kiev and Kiev Region. We have lots of issues to resolve and lots of goals to achieve", - he said.

LIGA Business-Inform  
29.09.2010

## National Agency for Euro-2012 is renamed in UkrEvrolnraProekt

The Government has entrusted the National Agency for the preparation and holding of European Football Championship 2012 finals (National Agency for Euro-2012) with preparation and implementation of infrastructure projects for other international sports events.

The Cabinet of Ministers approved this by the Decree (#871) dated 15 September 2010.

Thus, the agency is renamed in the National Agency for preparation and holding of finals of European Football Championship 2012 and implementation of infrastructure projects (UkrEvrolnraProekt).

Interfax-Ukraine  
30.09.2010



## NEWS DIGEST

### First Hotel of Voyage Hotels and Resorts will be opened in Ukraine



According to the Company [www.socmart.com.ua](http://www.socmart.com.ua), an agreement was signed by RosinvestOtel Company for management the four-star hotel in Krivoy Rog, named the Voyage Hotels and Resorts.

Socmart  
16.09.2010

### The Procedure for control of works on land management and land valuation entered into force

On October 04, 2010 entered into force the Procedure for monitoring compliance with licensing conditions of economic activities with respect to carrying out works on land management and land valuation.

Such Procedure is approved by the order of the State Committee of Ukraine on land resources dated 02.07.2010 #511 and is registered in the Ministry of Justice of Ukraine 16.09.2010 #824/18119.

According to the document, the State Committee for Land Resources as the licensing authority by conducting scheduled and unscheduled inspections will monitor work of economic entities on compliance with the licensing conditions of the land management and land valuation.

Comercial Property  
11.10.2010

### Obligatory insurance of building and construction works is cancelled

The Cabinet of Ministers of Ukraine by its decree № 956 dated 20 October 2010 cancelled the provision on obligatory insurance of building and construction works in Ukraine.

The following documents are considered as invalid:

— resolution of the Cabinet of Ministers of Ukraine dated 17 June 2009 № 629 «On approval of the Procedure on conclusion of contracts for construction works obligatory insurance» (Official Newspaper of Ukraine, 2009, № 47, page 1581);

— resolution of the Cabinet of Ministers of Ukraine dated 22 July 2009 № 805 «On approval of Procedure and requirements of obligatory insurance of property risks under the contract on participation in the construction financing fund in accordance with the Law of Ukraine “On financial and credit mechanisms and property management in construction of residential real estate and transactions with real estate».

According to the Minister of Regional Development and Construction of Ukraine Vladimir Yatsuba, the adoption of this decision will reduce the construction period, as well as will improve financial flexibility of construction companies.

Likos.com.ua  
20.10.2010

between the contract and market rate on the loan.

The Ministry of Regional Construction has an intention to provide for this purpose almost 500 million UAH in the budget.

Building.ua  
13.09.2010

### Loan interest rates to the construction companies to be refunded by the state budget

The Verkhovna Rada has changed the mechanism of the construction industry support. At the present the National Bank is released from obligations to refinance the loans of construction companies and to buy out mortgage bonds. Soon the state budget will repay difference

# NEWS OF UKRAINIAN LEGISLATION



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 Member of ALFA International [www.alfainternational.com](http://www.alfainternational.com)  
 Member of State Capital Group [www.statecapitalgroup.org](http://www.statecapitalgroup.org)  
 Member of Mackrell International [www.mackrell.net](http://www.mackrell.net)

**Arzinger** 

## Temporary Regulation on Assignment of Land Plot Cadastre Numbers

On August 18, 2010 with its Resolution No. 749 the Cabinet of Ministers of Ukraine has approved the Temporary Regulation on Assignment of Land Plot Cadastre Numbers.

Pursuant to the Temporary procedure, a cadastre number is an individual digital code (number) of a land plot which is unique on the whole territory of Ukraine and is assigned to a land plot during land plot's state registration.

This number is reserved to the land plot for the whole period of its existence.

The cadastre number is assigned to the land plots irrespectively of their form of ownership. The cadastre number shall not be changed in case of title transfer to a third party, creation of other, but the ownership, property rights to the land plot. At the same time, the cadastre number is subject to alteration in case of partition or merger of the land plots – newly created land plot(s) obtain a new number(s) and the previous number is archived and shall not be used in the future.

After the Regulation becomes effective a unified system for assignment of land plot cadastre number will be created in Ukraine.

The assignment of cadastre numbers is a cost free procedure and will be performed by the local departments of the State Committee for Land Resources. It shall be noted that the Temporary Regulation will become effective simultaneously with the Resolution of the

Cabinet of Ministers of Ukraine as of September 9, 2009 No. 1021 «On Approval of Procedure for Keeping of the Land Records and Book of State Registration of State Acts for the Right of Ownership to the Land Plot, Right of Permanent Use of the Land Plots, Land Lease Agreements».

In general, these documents are of purely technical nature, at the same time they bring the issue of assignment of cadastre numbers to land plots back to legal framework.

It shall be noted that as for today State Committee for Land Resources of Ukraine abolished its decree on approval of the Procedure for Assignment of Land Plot Cadastre Numbers as of February 15, 2010 No. 168 by its decree as of May 14, 2010 No. 370. It means that this issue remains unregulated.

It shall be also considered that pursuant to part 2 Article 377 of the Civil Code of Ukraine (in the wording ascribed by the Law dated November 5, 2009), total area and cadastre number of a land plot, right to which is subject to transfer due to the transfer of title to a residential house, building or construction, are considered to be essential terms of a sales contracts in respect of such objects (except apartment houses). This implies that the sales contracts, which miss the provisions on land plot cadastre number, may be declared uncompleted.

year 2010» authorized the Cabinet of Ministers of Ukraine to regulate the land auction procedure so far the respective law on land auctions in respect of non-agricultural state or municipal lands is adopted.

Therefore the Cabinet of Ministers of Ukraine adopted the Resolution No. 805 dd. 02.09.2010 regulating the Procedure for sale of land plots of non-agricultural use on the land auctions in the year 2010. The act stipulates the procedure of preparation, organization and conduction of land auctions for sale of undeveloped state and municipal lands of non-agricultural use and rights thereto: lease rights or superficies.

## Regulation on Land Auctions in 2010

The norm of Article 80 of the Law «On State Budget of Ukraine for the



# NEWS OF UKRAINIAN LEGISLATION

## Amendments to the Anti-crisis Law

On September 9, 2010 the Parliament of Ukraine has passed the Law «On Introduction of Amendments to the Law of Ukraine «On Prevention of Influence of the World Financial Crisis to Development of the Construction Sphere and Residential Construction» on prolongation of the measures for support of residential construction (Draft Law No. 6687).

Pursuant to the effective wording of the paragraph 4 part 1 Article 3 of the Law «On Prevention of Impact of the World Financial Crisis on the Progress of the Construction Domain and Residential Construction» up to January 1, 2012 the individuals and legal entities are restrained from termination of any contracts on transfer by the developers of finished with construction object (its part) of residential construction in case the price for the object has been fully paid-up, except for cases when such termination is made upon the parties' consent. At the same time, this prohibition shall not apply in case the setting into operation of the object is postponed for more than 18 months.

The passed legislative act prolongs the term of such prohibition up to January 1, 2013. This prohibition shall not apply in case the setting into operation of the object is postponed for more than 12 months after passing of the law.

Pursuant to the law those land lease agreements, which were executed in respect of state and municipal lands for construction of apartment buildings (including with integrated-attached premises) prior to the entry into force of this law, should be renewed for the term needed for completion of the construction and setting the object into operation. A supplementary agreement on renewal of a land lease agreement should be concluded by the lessor and the respective executive or local municipal authority without passing the decision-

making procedure on renewal of a land lease agreement. The supplementary agreement to the land lease agreement on its renewal shall be concluded by the parties within 10 days after submission of respective application by the developer. Rejection, delay or omission of conclusion of a supplementary agreement to the land plot agreement can be contested in court.

The mortgage loans of commercial banks granted to the citizens for completion of residential construction shall be financed by the State mortgage agency through replenishment of their registered capital in the year 2011.

Whereupon, the registered capital may be replenished by means of domestic government loan bonds transferred by the Ministry of Finance of Ukraine to the registered capital of the State mortgage agency and may be subsequently bought out by commercial banks and other economic entities at their nominal value with income in the amount of the discount rate for term of their turnover.

## Clarification on Lease Rights Registration of the Ministry of Justice of Ukraine

With its decree No. 2500/5 as of October 13, 2010 the Ministry of Justice has issued a Clarification as to peculiarities of registration of lease rights to real estate introduced by the Law No. 1878-VI dd. 11.02.2010 (hereinafter – the Law).

The following essential provisions of the Clarification should be highlighted:

- subject to obligatory state registration are lease rights arising out of agreements concluded after coming into force of the Law, i.e. as of 16.03.2010;
- application for state registration of property rights shall be submitted by the acquirer of rights or a person authorized by the acquirer, since such person is interested in recognition and confirmation by the state of its property

right;

- termination of property right due to end of its term according to the provisions of the agreement does not require submission of an application on introduction of respective changes to the Register of Rights. In case of early termination of rights the interested person (owner of the property or its lessee) shall submit an application on introduction of respective changes to the Register;
- provisions of the Law on obligatory state registration of use rights to buildings or any other capital objects shall not apply to legal relations arising out of lease agreements of residential property.

# NEWS OF UKRAINIAN LEGISLATION



## Strengthening of Legislative Guaranteeing of Concessionary's Rights

On October 19, 2010 the Parliament of Ukraine has passed in second reading the Law «On Amendments to Certain Legislative Acts of Ukraine as to Guaranteeing of Concessionary's Rights» (Draft law No. 4674).

The Law introduces amendments to Article 134 of the Land code according to which land plots in state or communal ownership can be transferred into use or ownership of concessionaries to be used for concession activity without conduction of auctions.

The Law also stipulates that in case of location of a concession object on a state or communal land plot powers as to disposal of which are performed by the concessor, such land plot shall be leased to the concessionary along with the concession object for the term of the concession agreement.

The Law «On Concessions» is amended with a new section which determines guarantees for concessionaries at conduction of their concession activity, in particular, in case of legislation change.

## New Rules on Bond Placement

On October 8, 2010 the Parliament of Ukraine has passed in second reading the Law «On Amendments to the Law «On Securities and Stock Market» in order to create conditions for avoidance of «technical» bond defaults (Draft Law No. 5157).

The Law stipulates additional conditions as to issue of special purpose bonds, when performance of obligations thereunder is secured by a unit of residential real estate.

According to amendments introduced to

Article 7 of the Law «On Securities and Stock Market» the following legal entities can act as issuers of such bonds:

- legal entities having ownership rights, lease or permanent use rights to a land plot where a residential building will be located;
- legal entities which concluded a joint activity agreement on construction residential construction with local executive or self-government authorities having ownership right, lease or permanent use rights to a land plot where a residential building will be located.

Article 8 of the Law «On Securities and Stock Market» regulating legal category of bonds of companies is amended with provisions allowing the issuer of bonds to prolong turnover and redemption terms of such securities.

Under the provisions of the Draft Law the issuer of bonds shall have the right to exercise such actions upon repurchase of the whole respective issue (series) of bonds or consent of all owners of such bond issue (series) for prolongation of such terms. In this case duration of the said prolongation of the turnover term cannot exceed the period determined by the bond placement conditions and repeated prolongation shall not be admissible. Detailed procedure for mentioned mechanism shall be stipulated by the State Commission on Securities and Stock Market.

## Simplification of Investment Project Implementation

On October 21, 2010 the Parliament of Ukraine has passed the Law «On Preparation and Implementation of Investment Projects on «One-Stop-Shop» Principle».

The Law is directed at simplification of procedure for provision of services for

investors connected to preparation and implementation of investment projects through introduction of the «one-stop-shop» principle.

The Law, in particular, stipulates:

- main principles for relations connected to preparation and implementation of investment projects on principle of «one-stop-shop»;
- powers and functions of authorized bodies;
- procedure for submission of investors' applications, review of such applications and issuance of documents necessary for implementation of investment projects;
- procedure for interaction between the authorized body and administrative and economic service providers.

Services necessary for preparation and implementation of investment projects on «one-stop-shop» principle shall be provided by authorized bodies. In the opinion of lawmakers, these should be regional centers on investment and development of the State investment and innovation agency which shall assist at the local level by preparation and implementation of investment projects.

Such assistance shall be given through facilitation by authorized bodies of relations with administrative service providers and selection of economic entities which will provide quality services on preparation of investment projects.

At this, non-administrative services shall be provided by authorized bodies free of charge.



# NEWS OF UKRAINIAN LEGISLATION

## Lease and Concession of Communal Centralized Water Supply, Heat Supply and Water Disposal Facilities

On October 21, 2010 the Parliament of Ukraine has passed the Law «On Peculiarities of Lease or Concession of Communal Objects» (Draft law No. 2320).

Pursuant to the Law «centralized water supply, heat supply and water disposal facilities are integral property complexes, systems of integral property complexes which ensure (are designated for) and are sufficient for independent exercise of economic activity in sphere of water supply, heat supply and water disposal, provision of services on heat supply to consumers and property complexes of structural subdivisions of enterprises being sufficient for independent activity in mentioned spheres». Property being a part of the centralized heat supply, water supply and disposal facilities is determined by an agreement. The Law determines requirements to potential lessees and concessionaries, procedure for conduction of auctions for lease or concession rights, essential provisions of agreement to be concluded according to results of such auction.

Pursuant to the law, lease agreements on centralized water supply, heat supply and water disposal facilities concluded for more than 3 years as well as concession agreements on such facilities irrespectively their terms of validity are subject to notarization and registration with the Ministry on housing maintenance and utilities.

The validity term of lease agreements on centralized water supply, heat supply and water disposal facilities shall not be less than two years and shall not exceed ten years, and concession agreements

on such facilities shall be valid for three to fifty years.

## Draft Law on Cancellation of Licensing of Certain Activity Types

The Draft Law No. 6696 envisages to cancel 23 out of 66 types of economic activity subject to licensing pursuant to Article 9 of the Law «On Licensing of Certain Types of Economic Activity», exercising of which is not connected with the threat of the state security, life and health of people, and environment, and which are subject to other means of the state regulation (state standards, construction norms and rules, technical conditions, international quality standards etc.).

Therefore, the Draft Law envisages cancellation of licensing for following types of economic activity:

- mineral search (exploration);
- extraction of minerals from deposits of all national significance and included to the State fund of mineral deposits;
- production of precious metals and stones, organogenic precious stones, and semi precious stones;
- production of jewelry made of precious metals and stones, organogenic precious stones, and semi precious stones, sale of jewellery made of precious metals and stones, organogenic precious stones, and semi precious stones;
- production of pesticides and agrochemicals (only plant growth regulators);
- development, production, use, operation, certification tests, thematic research, expert examination, import, export of cryptosystems and means of cryptographic information protection;
- development, production, certification tests of holographic protection elements;
- development, production,

implementation, service, efficiency study of systems and means for technical information protection, service provision in the sphere of technical information protection;

- disinfection, fumigation and deratization works;
- topographic and geodesic, cartographic works;
- crop dusting works;
- postal transfer, mailing of letters and registered letters, postcards, parcels and packages up to 30 kg;
- travel agency activities;
- health and fitness and sport activity;
- organization and conduction of sport activities for professionals and sport fans;
- training athletes for competitions in different sports recognized in Ukraine;
- planning, construction of new and reconstruction of existing melioration systems;
- customs carrier activity;
- production of perfumes and cosmetics using ethyl alcohol;
- production, storage of brood (genetic) resources;
- activity connected to automobile and bus production;
- activity connected to processing, storage, protection of credit history information;
- production of chemical sources of electric energy, storage and utilization of used chemical sources of electric energy;
- production, storage of fluid oils of biomass and biogas;
- planning, technical maintenance, construction of new and reconstruction of existing gas (methane) recovery systems, coal deposits and separate engineering infrastructure objects, evaluation of safety condition of stated objects.

### Arzinger Head Office

Business Centre Eurasia; 75, Zhylyanska Str., 5<sup>th</sup> Floor; 01032, Kyiv, Ukraine; Tel.: +38 (044) 390 55 33; Fax: +38 (044) 390 55 40

### Lviv Office

6, Generala Chuprynyky Str., 1<sup>st</sup> Floor; 79013, Lviv, Ukraine; Tel.: +38 (032) 242 96 96; Fax: +38 (032) 242 96 95

[www.arzinger.ua](http://www.arzinger.ua)

# REAL ESTATE MARKET OBSERVATION



## Kyiv

Kiev commercial real estate market showed some activities only in the commercial segment, this can't be said about other segments according to the observations in October, where the office premises rent rates increased significantly. Commercial premises, located in the center of Kiev and in Darnitsa District, had the highest popularity in September. In addition, we noticed a tendency to increase of demand for office property in such districts as Obolon and Podol. In its turn, Dnieperovskiy, Desnyanskiy and Svyatoshinskiy districts were less popular. In October, in contrary to September, we can point out Holoseevskiy and Pecherkiy Districts, where the cost has increased significantly.

Rental rates for the majority of tenants in the commercial segment remained stable. While development companies offer discounts for the first 1-2 years of the lease to Ukrainian and foreign brands, which are considered as "anchor" tenants in a particular trade profile.

In September, tenants, while selecting premises, paid big attention to the attitude and loyalty of the owners, while the owners from their part have become more flexible than in summer and much more interested in compromise on price and terms of the

rent.

New operators don't appear on the market due to the shortage of quality premises, but not the general economic situation. Most commercial objects, announced to be accomplished in 2010, are to be finished in 2011. Shortage of premises confirms the low vacancy rate of free premises, which is 3% for quality shopping centers.

In September rent rates in the A and B business class segments remained stable. In addition, in connection with more acceptable rent rates and slight difference between rates for A and B class office premises, tenants will continue to consider the possibilities of moving to higher quality buildings with the best location. Nevertheless, the amount of available premises is rather high (170 ths.sq.m.). Stable demand on the background of the little amount of new accomplished office premises had led to a decrease in the proportion of vacant space in the market to 14.9%. In October there was a tendency to rent rates increase for office premises by 3.5%.

On the residential real estate market the cost per square meter fell by 2% in September, and by 0.2% in October, which is associated with lack of buyers' activities.

There was a positive dynamics of the price increase on the cottage market of Kiev

region: cottages increased by 1.2%, land plots by 2%; in October the prices have fallen for cottages on 0.6% and land plots on 0.4%.



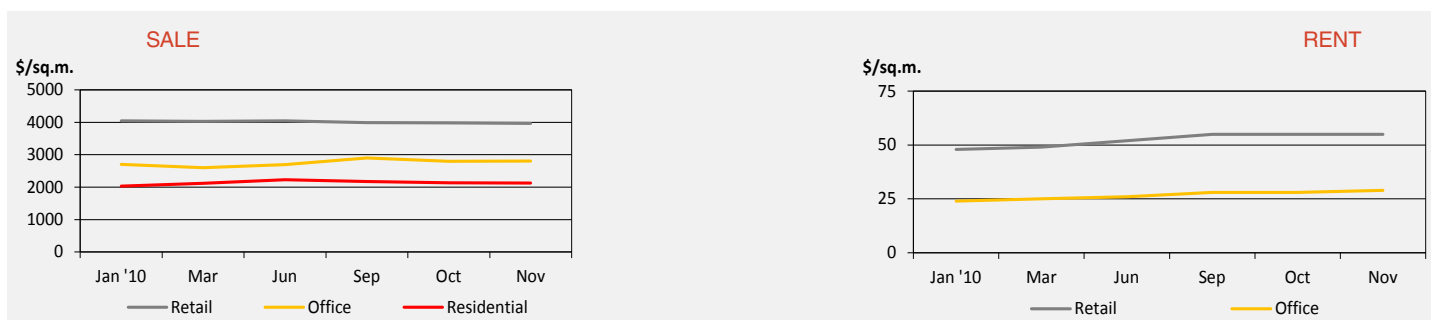
# REAL ESTATE MARKET OBSERVATION

The Dynamics of 1 sq.m Valuation Changes in the Sectors of Commercial and Residential Property

Kyiv (on avarege)

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	3 980	3 970
Office	2 800	2 809
Residential	2 131	2 126
<b>Rent</b>		
Retail	55	55
Office	28	29

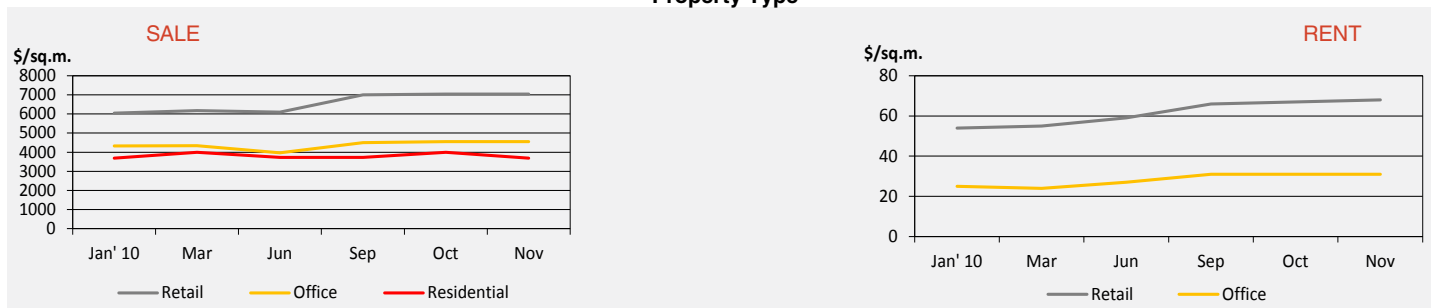
Property Type



Centre

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	7 035	7 035
Office	4 550	4 555
Residential	3 990	3 690
<b>Rent</b>		
Retail	67	68
Office	31	31

Property Type



# REAL ESTATE MARKET OBSERVATION

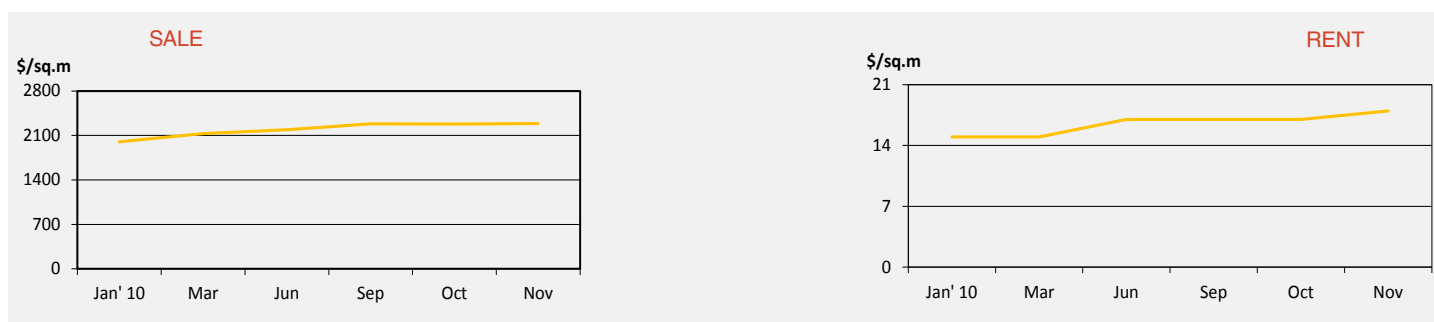


## The Dynamics of 1 sq.m Valuation Changes in the Sectors of Commercial Property

East Kyiv (Solomyanka)

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Office	2 280	2 286
<b>Rent</b>		
Office	17	18

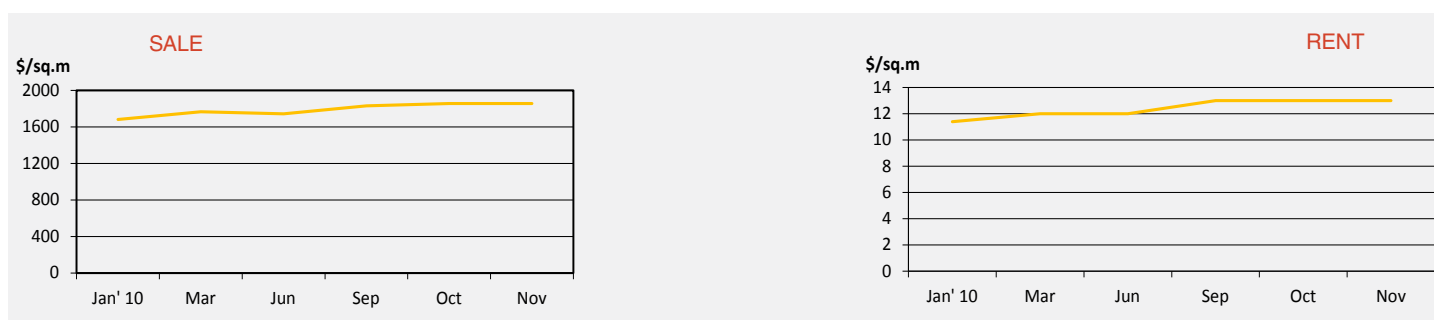
Property Type



West Kyiv (Svyatoshin)

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Office	1 855	1 855
<b>Rent</b>		
Office	13	13

Property Type





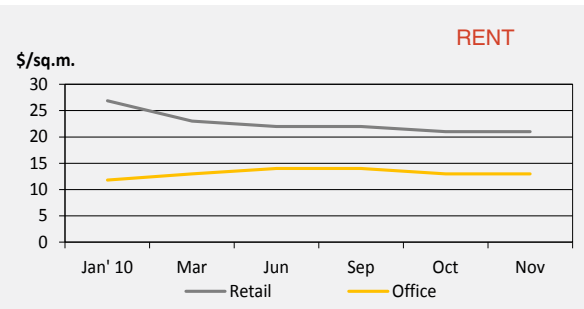
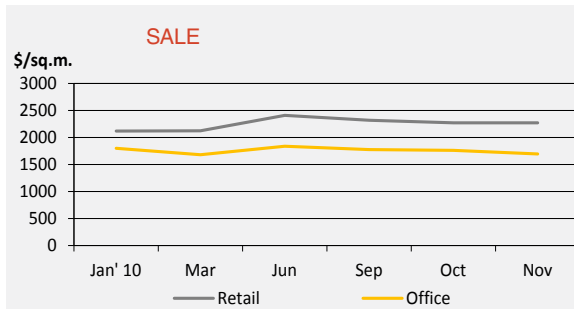
# REAL ESTATE MARKET OBSERVATION

The Dynamics of 1 sq.m Valuation Changes in the Sectors of Commercial Property

Left bank

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	2 270	2 270
Office	1 760	1 697
<b>Rent</b>		
Retail	21	21
Office	13	13

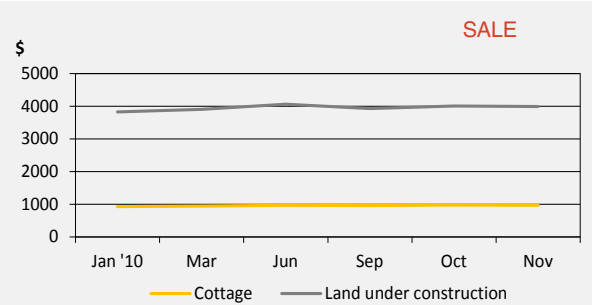
Property Type



Kyiv region

Property Type	Price, USD	
	01.10.10	01.11.10
<b>Sale</b>		
Cottage, sq.m	973	967
Land, 100 sq.m	4 010	3 993

Property Type



# REAL ESTATE MARKET OBSERVATION

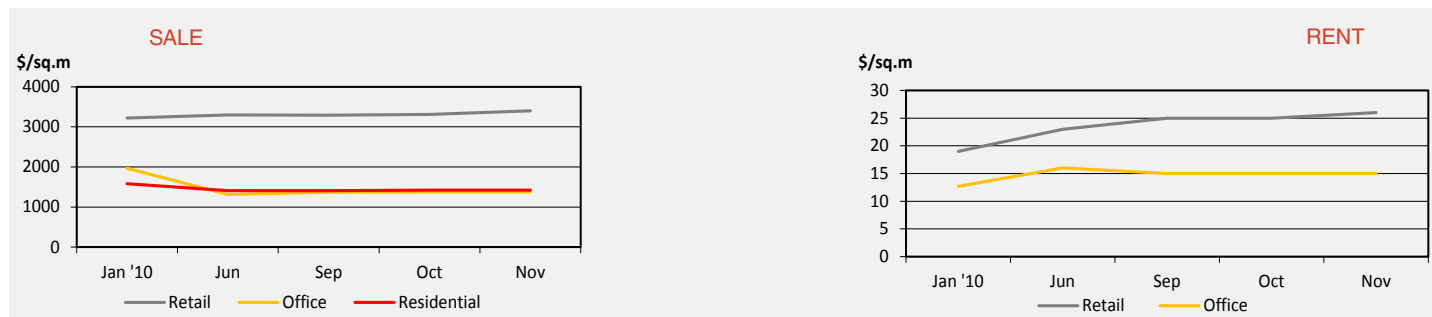


The Dynamics of 1 sq.m Valuation Changes in the Sectors of Commercial and Residential Property  
The regions of Ukraine

Lviv

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	3 310	3 402
Office	1 375	1 375
Residential	1 420	1 425
<b>Rent</b>		
Retail	25	26
Office	15	15

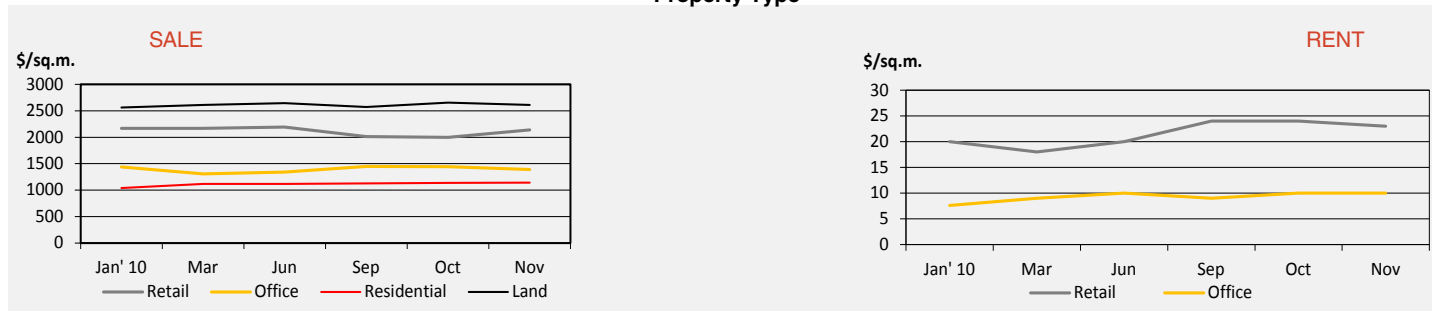
Property Type



Dnepropetrovsk

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	2 000	2 139
Office	1 441	1 388
Residential	1 137	1 141
Land	2 657	2 612
<b>Rent</b>		
Retail	24	23
Office	10	10

Property Type





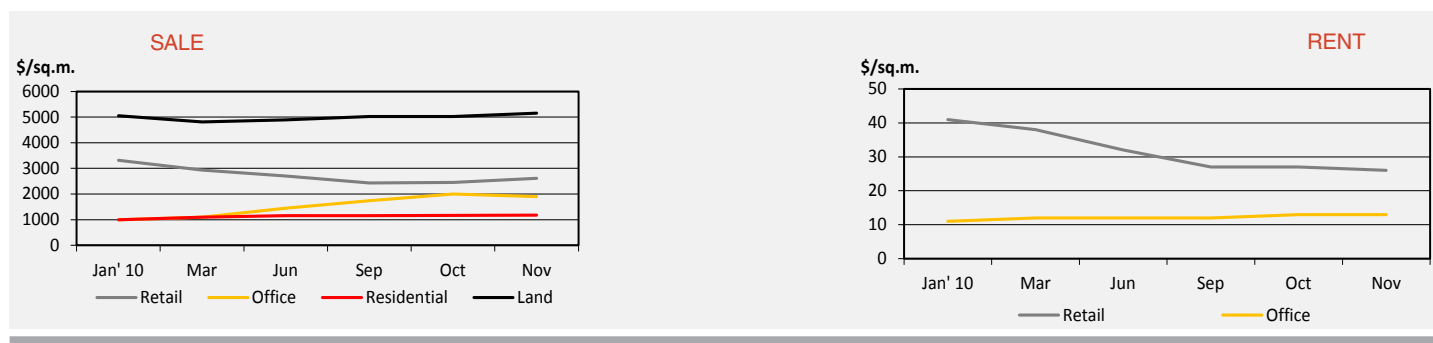
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The Dynamics of 1 sq.m Valuation Changes in the Sectors of Commercial and Residential Property  
The regions of Ukraine

## Donetsk

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	2 450	2 610
Office	2 000	1 900
Residential	1 170	1 174
Land	5 023	5 148
<b>Rent</b>		
Retail	27	26
Office	13	13

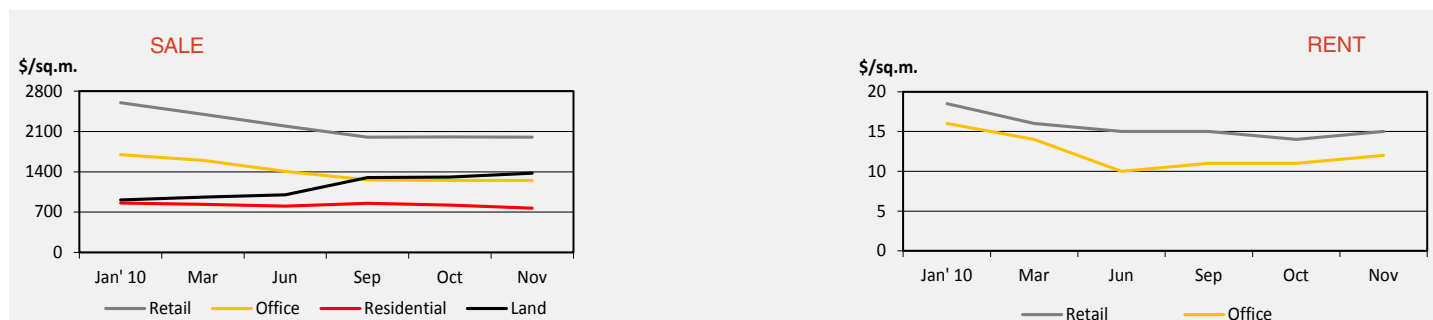
Property Type



## Zaporozhia

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	2 005	2 000
Office	1 250	1 250
Residential	820	767
Land	1 309	1 374
<b>Rent</b>		
Retail	14	15
Office	11	12

Property Type



# REAL ESTATE MARKET OBSERVATION

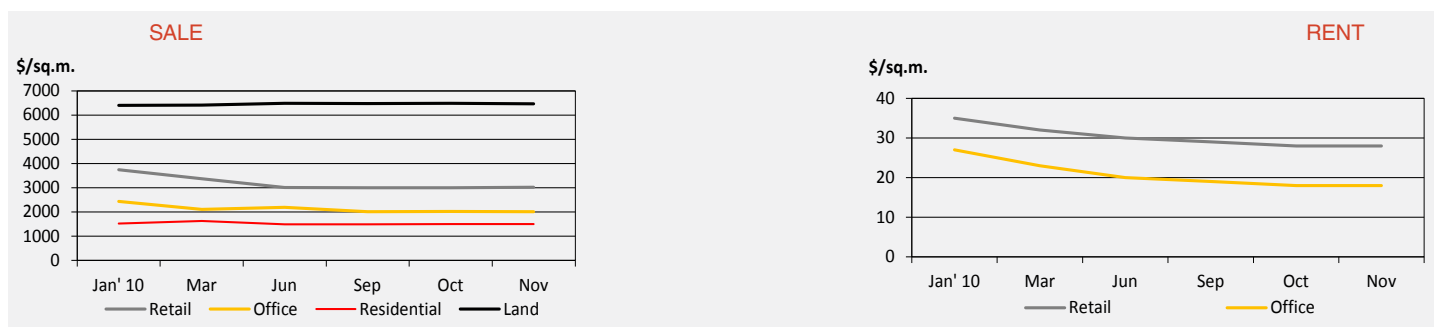


The Dynamics of 1 sq.m Valuation Changes in the Sectors of Commercial and Residential Property  
The regions of Ukraine

## Odessa

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	3 000	3 020
Office	2 020	2 012
Residential	1 500	1 500
Land	6 481	6 463
<b>Rent</b>		
Retail	28	28
Office	18	18

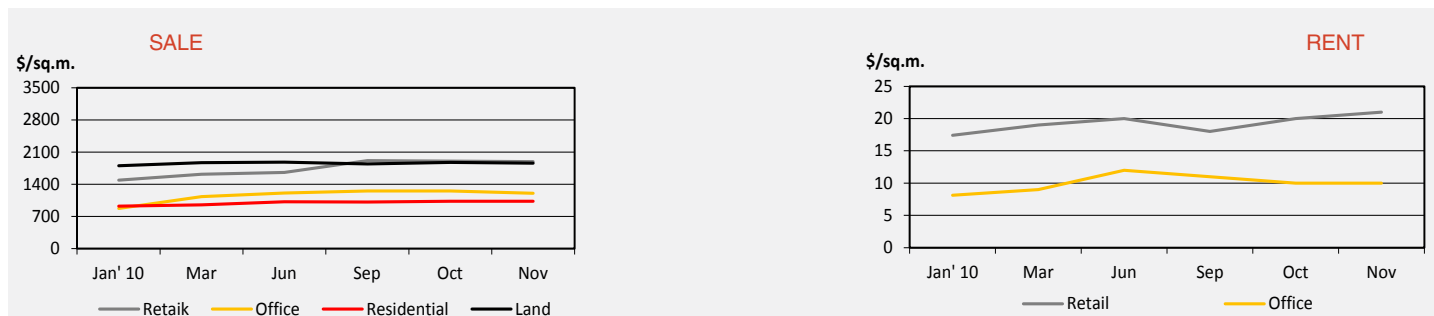
Property Type



## Kharkiv

Property Type	Price, USD/1 sq.m	
	01.10.10	01.11.10
<b>Sale</b>		
Retail	1 900	1 890
Office	1 250	1 200
Residential	1 026	1 030
Land	1 873	1 860
<b>Rent</b>		
Retail	20	21
Office	10	10

Property Type

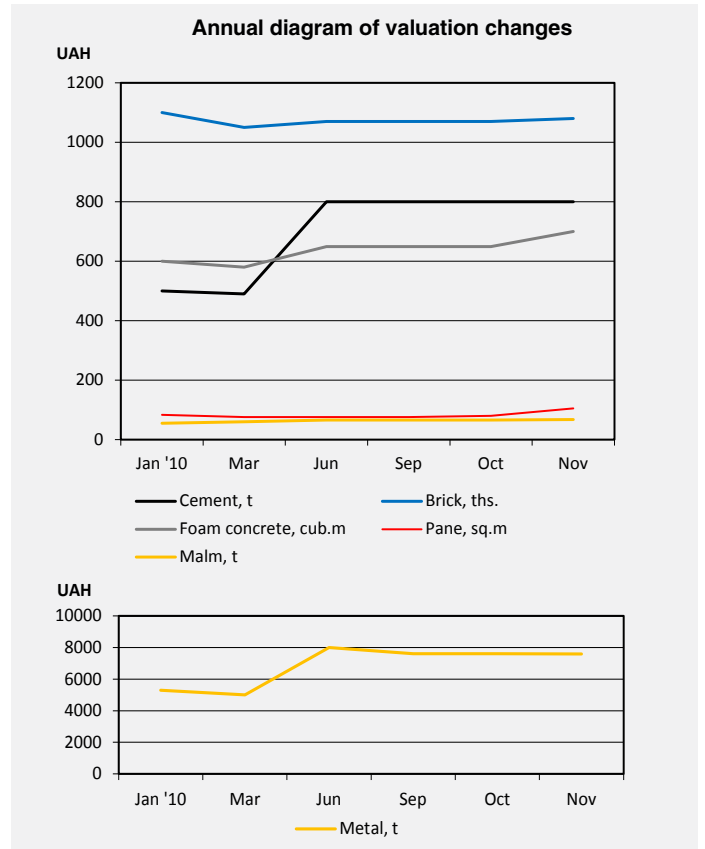


# REAL ESTATE MARKET OBSERVATION



The Dynamics of Valuation Changes of sales for building materials

Name	Price, UAH	
	01.10.10	01.11.10
Cement, t	800.0	800.0
Brick, ths.	1 070	1 080
Foam concrete, cub.m	649.0	700.0
Pane, sq.m	80.0	105.0
Malm, t	66.0	68.0
Metal, t	7 600	7 580



# CONTACTS

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**9, Lesya Ukrainka Blvd,  
Kyiv, 01133, Ukraine  
Telephone: +38 044 585 10 80  
Fax: +38 044 585 10 79  
E-mail: [inbox@unidevelop.com](mailto:inbox@unidevelop.com)**

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## Yuriy Stetskiv

CFO

Telephone: +38 044 585 10 82

E-mail: [stetskiv@unidevelop.com](mailto:stetskiv@unidevelop.com)

## Olga Ivanish

PA to CFO

Telephone: +38 044 585 10 82

E-mail: [o.ivanish@unidevelop.com](mailto:o.ivanish@unidevelop.com)

## Vita Voznyak

Leading Real Estate Analyst

Telephone: +38 044 585 10 80

E-mail: [voznyak@unidevelop.com](mailto:voznyak@unidevelop.com)

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The following internet resources were used during the analysis of the statistic data for this bulletin:  
[SvDevelopment.com](http://SvDevelopment.com), [Realty.ua](http://Realty.ua), [Domik.net](http://Domik.net), [Kanzas.ua](http://Kanzas.ua), [Aviso.ua](http://Aviso.ua), [Agent.ua](http://Agent.ua) etc.