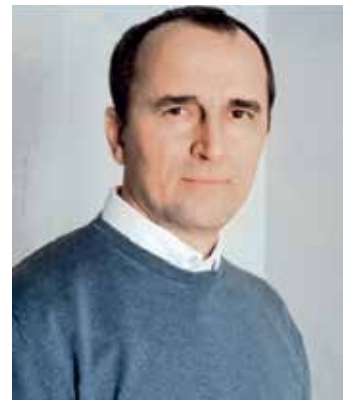




RDI.
Inspired living



I was born in what was then the Soviet Union. My parents worked in the engineering industry and I studied at the Moscow Institute of Physics and Technology. Together with Anvar Kalimov, my fellow student and current business partner, I learned my first income working at summer jobs in the alpine construction industry. Design and construction have always been close to my heart.

When conditions became favourable for business in the country, my aim was clear: I wanted to play a role in building the new Russia. To me, real estate development means creating something of value – for the many rather than the few. Creating new living conditions involves more than constructing housing – it means creating space in which one can truly live. This is my ambition.

My interest and involvement in the arts has also been incorporated into my work. This interest was purely personal at first. But I very rapidly discovered that art is enormously enriching, offering glimpses of the future. Artists are able to express so many desires, hopes and dreams. We regard our involvement in the arts as a means of bringing a little of tomorrow into today's world. Discover the RDI World, our Company and our projects, on the next few pages.

A handwritten signature in black ink, appearing to read 'D. Aksenov'.

Dmitry Aksenov

URNS
INSPIRATION
INTO REAL ESTATE REALITY

The RDI Group designs, develops, builds and manages living space for Russia's new middle class in the Moscow metropolitan area. Working through two divisions - RDI Culture and RDI Development - and inspired by contemporary art and international architecture, RDI creates bold new residential areas based on the principles of the new urbanism to provide suitable space for contemporary living. We do not stop at constructing and implementing our development projects, but feel we must also establish auxiliary businesses to support high-quality living.

Our unique asset portfolio allows us to specialise in contemporary development projects across all segments of the real estate market and foster unique architectural designs and innovative construction technologies. The creative designers and engineers at RDI are developing a total of 2.6 million square metres of urban landscape, providing accommodation for 55,000 residents. RDI is one of the leading players in the Moscow Region's real estate market and undertakes the fully integrated development of large areas with advanced community facilities.

OUTLOOK 2024

INVESTMENTS

495

billion roubles

INVESTMENTS

Investments: more than 143 billion roubles investment in development projects

Outlook 2024: 495 billion roubles in future investments

DEVELOPMENT

Under development: more than 2.6 million sq. m.

Accommodation: for 55,000 residents

Outlook 2024: 9 million sq. m.

OUR AWARDS IN 2013

Annual National Award: Village of the year 2013

- Western Valley Architectural Suburbs

Winner in the categories:

- “The best multi-format village”
- “The best executive level village”

Laureate in the categories:

- “The best concept of a village”
- “Developer of the year”

TWO COMPLEMENTARY DIVISIONS
RDI CULTURE &
RDI DEVELOPMENT

Inspired living means developing real estate that satisfies the urge to live well and makes living more fun.

We work through two complementary divisions - RDI Culture and RDI Development - to achieve this. Together we are more than the sum of our parts. RDI Culture and RDI Development work together to find new solutions to the many challenges of modern life. This allows us to create better, more rewarding and sustainable living environments for Russia's new middle class.

RDI CULTURE

RDI Culture is our window into the future. RDI Culture builds the bridge between future hopes and expectations and today's reality. We acquire knowledge about the trends and demands of modern life through dialogue with our customers, architects and designers, and incorporate new ideas into our daily work.

BEST PRACTICE**MOSKVA**

RDI is the main sponsor and corporate partner for the MOSKVA pavilion at the Biennale di Venezia, the 14th International Architecture Exhibition.

The MOSKVA project at the Biennale Architettura 2014 in Venice shows the past and the present trajectories of Moscow's architectural development.

VIENNAFAIR THE NEW CONTEMPORARY

In 2012, RDI acquired the VIENNAFAIR contemporary art fair and became a member of its Advisory Council. "VIENNAFAIR The New Contemporary" is the most important international platform for contemporary art from Central, Eastern and South-eastern Europe.

TRENDS AND DEMANDS

URNS INTONEW AND TANGIBLE
LIVING ENVIRONMENTS**RDI DEVELOPMENT**

RDI Development turns the trends and demands into new and tangible living environments for the new and expanding Russian middle class. Our experts at RDI Development are creating tomorrow today. RDI Development designs, builds and manages entire urban quarters for inspired living – to high international standards and in accordance with the principles of the new urbanism. RDI offers a range of new services for sustainable, rewarding, optimised community living in urban areas.

BEST PRACTICE**NEW MOLOKOVO ESTATE**

This new neighbourhood – with a well-designed, integrated development concept, modern apartment buildings, a well-developed transportation system, good infrastructure, and all the requisite social and cultural facilities – is located 9 km from the Outer Moscow Ring Road.

WESTERN VALLEY ARCHITECTURAL SUBURBS

The project combines the underlying principles of new urbanism. Located 20 km southwest of Moscow, the project has been developed in collaboration with leading architects Totan Kuzembaev, Vadim Grekov, Anton Mosin, Yuliy Borisov and Andris Trushinsh.

CREATING

MODERN TOWNS
CITIES
AND
NEIGHBOURHOODS

CREATING MODERN TOWNS, CITIES AND NEIGHBOURHOODS WITH SUITABLE AND FULLY FUNCTIONAL INFRASTRUCTURE

COMFORTABLE

A key feature of RDI developments is that the schools, cultural facilities, day care centres, shops, cafes, restaurants and other necessary facilities are located within a short walking distance from home. This ensures a high level of comfort and convenience for residents.

SIMPLE

We believe that the simple approach is almost always the right one, and are guided by this axiom in all our architectural and planning decisions and in determining development strategy.

GREEN

Translated from the Ancient Greek, 'ecology' means 'science of the house and home'. We bear this in mind in our business with individuals and entire neighbourhoods.

SAFE

Our projects are guided by an understanding that there is nothing more important than the safety of one's nearest and dearest.

ACCESSIBLE

We aim to make our property, products and services accessible to the widest range of customers.

3 QUESTIONS ABOUT THE COMPANY'S HISTORY & FUTURE

What has changed since the founding of RDI?

RDI was founded in 2005 to manage real estate. Today 660 employees collaborate in two divisions - RDI Culture and RDI Development - to create innovative forms of living space for Russia's new and expanding middle class. We are developing 2.6 million square metres of urban landscape and have provided living accommodation for 55,000 residents.

What is RDI's core business?

We design, develop and manage new urban quarters that are fun to live in. Through international dialogue with customers, architects and designers, we recognise and discover the trends and demands of modern cities and build comfortable living space for Russia's emerging middle class in accordance with the principles of the new urbanism.

What is the Company's vision?

As shapers of the future, we know that the future always embodies hope. We also understand that growing cities bring their own set of challenges. We meet these challenges with new ideas, new architectural forms and a variety of services associated with the new urban landscapes we develop. Our goal is to create living space that meets all the needs of modern city dwellers.

2005: Founding: the Company is established to manage real estate.

2006: Property development and investment become a central focus of the business.

2007: The Group launches 12 new residential, commercial and industrial real estate projects.

2010: RDI Service, a property management service subdivision, is established. The Company acquires the Golovkovo agribusiness.

2012: RDI Telecom, the Groups telecom subdivision, is established. RDI becomes a member of the Advisory Council of the VIENNAFAIR contemporary art fair.

2014: RDI Culture is established. The mission of the division is to incorporate art and culture into daily development to create unique residential projects and contemporary public spaces.



NEW MOLOKOVO ESTATE

Modern. Comfortable. Well-Balanced.

Situated in the Leninsky District, only 9 kilometres from the Outer Moscow Ring Road, the New Molokovo residential estate will provide living accommodation for more than 6,700 residents on 35 hectares of land. Current plans envision the construction of 13 modern residential blocks with community services and retail facilities, including schools, day care centres, shops, medical facilities and sports clubs intended to make the development self-sufficient, well-balanced and pleasant to live in.

Ground area: 34.94 ha

Total building area: 442 975 m²

Total living space: 238 526 m²

Total commercial space: 14 983 m²

Number of residents: 6 815



ACTIVE HOUSE

Green. Innovative. Efficient.

With an area of 230 sq. m., Active House is the first such project in Russia. Here energy efficiency, comfortable living and aesthetics are not in conflict but constitute aspects of a single integrated system of complementary elements. It is a system that is usually called a “green house” with completely eco-friendly engineering systems and construction materials.

It was inspired by the izba, the traditional Russian country home: The large porch and balcony, A-frame and traditional chimney are borrowed from the izba but all have a modern and very stylish look. This energy-efficient building was developed by RDI. The VELUX solar panels installed on the pitched roof generate energy and transmit it to heat the living space. Each room is equipped with a temperature sensor, humidity sensor and CO2 sensor. Active House is a very forward-looking and innovative product, which will surely set new standards for comfortable living in Russia.

His Royal Highness the Crown Prince Frederik of Denmark participated in the official opening of the house and together with the partners behind the project and Russian officials, he cut the ribbon.

Ground area: 0.23 ha
Total building area: 230 m²



ZAGORODNIY KVARTAL

Urban but close to nature with an international flavour.

The Zagorodniy Kvartal offers an upscale lifestyle and environment in an area of 111 ha, which features wide streets and quiet courtyards, modern architecture and so-phisticated layouts, spacious parks and playgrounds. It was developed by Cal-thorpe Associates, a California company, which focuses on land development pro-jects in the USA, Europe and Asia, and is the joint project of RDI and Limitless, a global real estate developer. The pro-ject concept involves low-rise apartment buildings, townhouses, middle schools, day care centres, clinics, supermarkets, mini-markets, coffee bars, etc. – all the necessities of comfortable ex-urban living.

The first phase of construction has already begun – 14 low-rise apartment buildings and 46 townhouses were ready for occu-pancy in 2013.

Ground area: 111 ha
Total building area: 973 000 m²
Total living space: 541 400 m²
Total commercial space: 38 000 m²
Number of residents: 12 000



WESTERN VALLEY ARCHITECTURAL SUBURBS

Contemporary. Versatile. Stylish.

Focused on quality of life and multi-functionality and groundbreaking in its architecture and quality of construction, West-ern Valley is one of the few multi-format residential developments that can truly claim to capture the spirit of the times. The value of the project has been recognized by many prestigious Russian and inter-national prizes. During the course of the project, RDI collaborated with a number of illustrious architects, including Totan Kuzembaev, Yuliy Borisov, Vadim Grekov, Anton Mosin and Andris Trushinsh. West-ern Valley is located at the 20 km point of Kievskoye Highway southwest of Mos-cow. When complete, the development will boast 125 luxury cottage villas, 857 townhouses and 1,500 apartments with new retail and leisure facilities, a school and day care centres.



Ground area: 75.7 ha
Total building area: 314 800 m²
Total living space: 222 800 m²
Total commercial space: 52 000 m²
Number of residents: 5 347



SOUTHERN VALLEY ARCHITECTURAL SUBURBS

Historical but contemporary. Luxurious.

The Southern Valley Designer Suburbs are a work of art. They were developed with the participation of several leading architects: Totan Kuzembaev, Yulia Borisova, Vadim Grekov, Anton Mosin and Andris Trushinsha. Their individual designs, magnificent landscaping and the cutting-edge architecture will truly delight home buyers. One of the main benefits of the Southern Valley Designer Suburbs is their very convenient location along the Kashirskoye Highway just 9 km from the Outer Moscow Ring Road.

The area's natural bio-diversity, which includes vast and beautiful surrounding woodlands, provides unrivalled ecological quality. Southern Valley will feature a wide range of social and retail facilities and a broad spectrum of options: from apartments in medium high blocks to townhouses to luxury cottage villas.

Total developed area: 86.44 ha

Total building area: 363 762 m²

Total living space: 332 857 m²

Total commercial space: 12 900 m²

Number of residents: 11 000 (involving the construction of some 90 luxury cottage villas, 1,200 townhouses and apartments)



Dmitry Aksenov
Chairman of the Board of Directors



Anvar Kalimov
Member of the Board of Directors



Sergey Korotchenkov
Chief Executive Officer



Vladimir Komar
Chief Financial Officer



Markus Huber
Vice-President International Relations



Vladimir Karpichenko
Asset Management Director



Anna Chin-Go-pin
Business Development Director



Christina Steinbrecher-Pfandt
RDI Culture Director



Michail Zhumazhanov
Project Management Director



Andrey Bogdashkin
RDI Telecom Director



Oleg Borin
RDI Service Director



Dmitry Vlasov
Commercial Director



Inna Ermakova
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