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PIK GROUP (“The Group” or “PIK”)

PORTFOLIO OF PROPERTIES VALUATION

PIK REPORTS GROWING PORTFOLIO VALUATION

(LONDON, 13 September 2011) - PIK Group (LSE: PIK), one of leading Russian residential real estate developers, today announces the results of a revaluation of its properties, conducted by the independent appraiser CB Richard Ellis **as of June 30 2011**.

Key highlights

- Total net selling area⁽¹⁾ amounted to approximately to 10.1mn square meters (10.6mn as of December 31 2010), of which 99% is represented by residential area;
- Market portfolio value per square meter increased by 18.5% to US\$269 (December 31 2010: US\$227) due to growing market values of underlying projects in Moscow metropolitan area;
- The market value of property portfolio showed 12.5% increase to US\$2.7bn (December 31 2010: US\$2.4bn);
- Market portfolio value per share was at \$5.5 (December 31 2010: US\$4.9)
- Top10 key projects accounted for 65.8% of total market value (December 31 2010: 64.2%)

Note: (1) Net selling area = unsold area

Portfolio of properties by type	Net selling area, PIK share (‘000 sqm)	Unsold area (‘000 sqm)	Value (\$MM)
Properties held as investment	101	21	34
Properties in course of development	5,639	2,968	1,347
Properties held for future development	7,143	7,120	1,343
Total	12,883	10,109	2,724

Source: CB Richard Ellis valuation report

Portfolio of properties by region	Number of properties ⁽¹⁾	Net selling area, PIK share (‘000 sqm)	Unsold area (‘000 sqm)	Value (\$MM)
Moscow	27	1,729	1,019	1,398
Moscow region	25	5,338	3,668	979
Other regions	48	5,911	5,422	347
Total	100	12,883	10,109	2,724

Source: CB Richard Ellis valuation report

(1) I.e. number of projects

Top-10 key projects by value			December 31 2010		June 30 2011	
Project Name	Location	Type	Unsold area (‘000 sqm)	Value (\$MM)	Unsold area (‘000 sqm)	Value (\$MM)
Mantulinskaya St., 7	Moscow	High-end residential	254	339	122	360
Mytischki, Yaroslavsky	Moscow region	Mass market residential	677	231	660	264
Khimki, Sovkhoznyaya str.	Moscow Region	Mass market residential	288	115	340	193
Kuntsevo	Moscow	High-end residential	150	147	151	177
Khimki, Novokurkino	Moscow region	Mass market residential	286	150	277	167
Kommunarka, plot #27	Moscow region	Mass market residential	1,079	127	1,079	161
Mytnaya, 13 (English Town)	Moscow	High-end residential	34	160	26	130
Michurinsky pr-t., district 5-6	Moscow	High-end residential	65	101	64	129
Perovskaya str., 66	Moscow	Mass market residential	127	90	139	114
Varshavskoe highway, own. 141	Moscow	Mass market residential	115	78	130	105
Subtotal			3,041	1,543	2,988	1,800
As of total, %			28.7%	64.2%	29.6%	65.8%

Source: CB Richard Ellis valuation report

Additional information is available at the Group's website: www.pik-group.com, Investors section.

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