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PIK GROUP (“The Group” or “PIK”)

PORTFOLIO OF PROPERTIES VALUATION

PIK REPORTS STABLE PORTFOLIO VALUATION

(LONDON, March 09 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 December 31 2010**.

Key highlights

- Total net selling area⁽¹⁾ amounted to approximately to 10.6MM square meters (10.76MM as of July 1 2010), of which 97% is represented by residential area;
- The market value of the remaining portfolio was slightly down to US\$2.4bn (July 1 2010: US\$2.56bn) due to new sales to customers incurred;
- Market portfolio value per square meter equaled US\$227 (July 1 2010: US\$238).
- Market portfolio value per share was at \$4.9 (July 1 2010: US\$5.2)
- Top10 key projects accounted for 64.2% of total market value (July 1 2010: 65.9%)

Note: (1) Net selling area = unsold area

<i>Portfolio of properties by type</i>	Net selling area, PIK share (‘000 sqm)	Unsold area (‘000 sqm)	Value (\$MM)
Properties held as investment	53	16	15
Properties in course of development	5,700	3,017	1,248
Properties held for future development	7,563	7,563	1,142
Total	13,316	10,596	2,405

Source: CB Richard Ellis valuation report

<i>Portfolio of properties by region</i>	Number of properties ⁽¹⁾	Net selling area, PIK share (‘000 sqm)	Unsold area (‘000 sqm)	Value (\$MM)
Moscow	28	1,860	1,196	1,300
Moscow region	24	5,413	3,809	762
Other regions	48	6,043	5,591	343
Total	100	13,316	10,596	2,405

Source: CB Richard Ellis valuation report

(1) I.e. number of projects

<i>Top-10 key projects by value</i>			December 31 2010		July 1 2010	
Project Name	Location	Type	Unsold area (‘000 sqm)	Value (\$MM)	Unsold area (‘000 sqm)	Value (\$MM)
Mantulinskaya St., 7	Moscow	High-end residential/ Commercial	254	339	254	326
Mytishi, Yaroslavsky	Moscow region	Mass market residential	677	231	697	235
Mytnaya, 13 (English Town)	Moscow	High-end residential	34	160	49	307
Khimki, Novokurkino	Moscow region	Mass market residential	286	150	321	163
Kuntsevo	Moscow	High-end residential	150	147	164	168
Kommunarka, plot #27	Moscow region	Mass market residential	1,079	127	1,089	147
Khimki, Sovkhoznaya str.	Moscow Region	Mass market residential	288	115	306	104
Michurinsky pr-t., district 5-6	Moscow	High-end residential	65	101	65	94
Perovskaya str., 66	Moscow	Mass market residential	127	90	139	89
South Chertanovo, districts 17-18	Moscow	Mass market residential	81	83	86	56
Subtotal			3,041	1,543	3,170	1,689
As of total, %			28.7%	64.2%	29.5%	65.9%

Source: CB Richard Ellis valuation report

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

Enquiries:**Investors**

PIK Group
Viktor Szalkay

Tel: +7 495 505 97 33 ext. 1358/1315

Media

PIK Group
Dmitri Ivliev

Tel: +7 495 505 97 33 ext. 1010/1028

Citigate Dewe Rogerson
Tom Baldock

Tel: +44 20 7638 9571