

EXPAT HOUSING **OVERVIEW**

COVID-19 PERIOD

RUSSIA
H1 2021

Tenant Profile



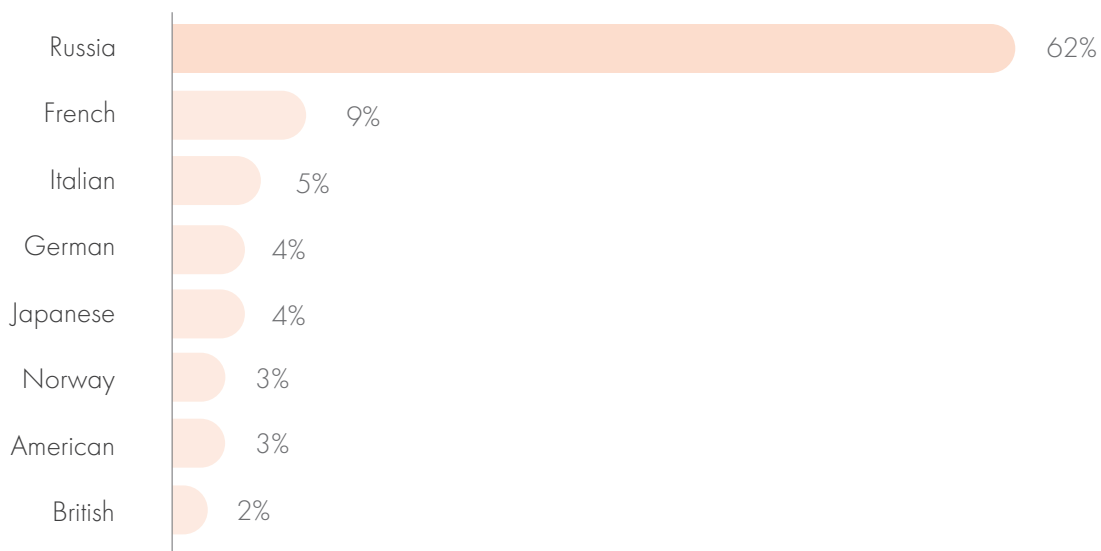
NATIONALITIES

60% of all requests from potential tenants, over H1 2021, were made by Russians. The remaining 40% of the requests were from foreigners. The largest number of requests from foreign tenants' were from citizens of France, Italy, Germany, and Great Britain.

SINGLE / FAMILIES

Nowadays we have observed that many families tend to move from the regions of Russia to Moscow as an alternative to living abroad. Also, people within the age range of 35 to 49 years were predominantly interested in prime apartments.

Chart 1.1 Analysis of the nationalities of tenants of the prime real estate



Supply

Chart 2.1 **Dynamics of the supply of the rental market of prime apartments in Moscow**

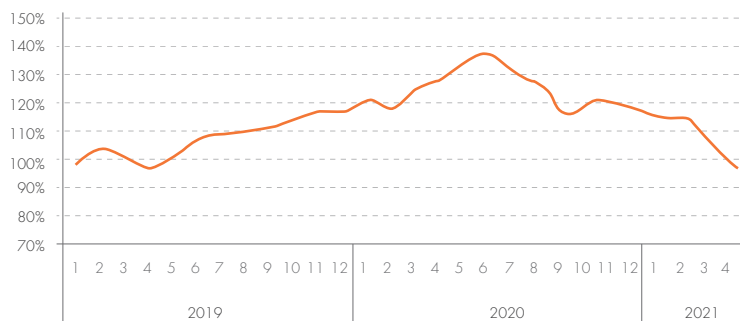
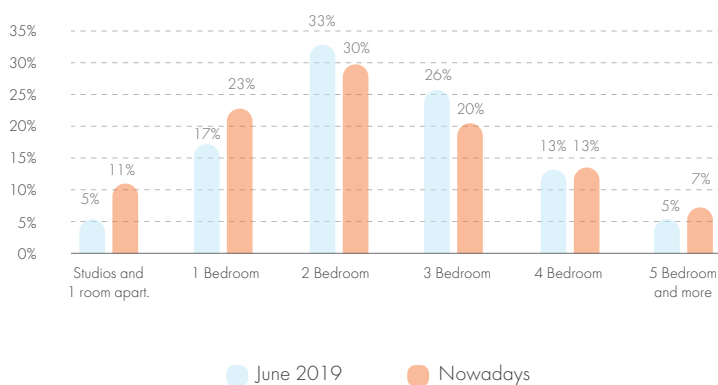


Chart 2.2 **Changing the structure of supply**



There is a decline in the volume of liquid offers including those for the most popular apartments. For example, for the past 2 years, the share of lots with two and three bedrooms decreased by 9% - from 59% to 50%.

THE SUPPLY OF HIGH-PRICED APARTMENTS DECREASED BY 18% FROM THE BEGINNING OF THE YEAR.

Over the course of the first six months in 2021, the volume of apartments supplied has decreased by 10% and, when compared with the same period a year ago, has decreased by 32%.

The maximum number of prime rental apartments on the market this year was observed in January. The last time a higher figure occurred was in May last year.

TOP 5

Top 5 districts for supply H1 2021

- Tverskaya-Kremlin
- Arbat-Kropotkinskaya
- Krasnopresnenskaya
- Lubyanka-Kitay-Gorod
- Leningradsky Prospekt and Leninsky prospect (equal)

It is worth highlighting the offers for renting a "suburban type" of apartment located within Moscow. Such places are a great alternative for moving out of town and are in high demand especially now, in the summer. However, such offers are unique in Moscow - the share of houses for rent accounts for only 5% of all the offers of high-budget apartments in the real estate market in the capital.



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