

2008



REVIEW OF THE COMMERCIAL REAL ESTATE IN MINSK IN 2007

The report contains retrospective review of some indicators such as: market volume, prices, demand, supply in the commercial real estate (office and retail) market in Minsk. The report sets out the main trends and factors influencing the market of commercial real estate in Minsk. We give information about main developers in the commercial real estate market. Report contains forecast of the commercial real estate market for 2008.

Table of Contents

List of tables and charts

Section 1. Review of office real estate market

- 1.1. Office space supply
- 1.2. Demand for offices
 - 1.2.1. Presented demand
 - 1.2.2. Realized demand
- 1.3. Rate of return on investments in the office real estate market
- 1.4. Typical conditions of the lease
- 1.5. Major developers in the office real estate market
- 1.6. Forecasts
 - 1.6.1. Changes in demand
 - 1.6.2. Changes in supply

Section 2. Review of retail real estate market

- 2.1. Retail real estate supply
 - 2.1.1. Trading corridors
 - 2.1.2. The availability of retail spaces
- 2.2. Demand for retail real estate
- 2.3. Analysis of rate of return in the retail real estate sector
- 2.4. Typical conditions of the lease
- 2.5. Forecasts

List of Tables

- Table 1. The structure of new building office real estate in a breakdown by location
- Table 2. The structure of new building office real estate in a breakdown by class
- Table 3. The structure of new building office real estate in a breakdown by time of finishing construction.
- Table 4. Summary table of presented demand for the useful office space
- Table 5. The estimated value of the useful office space demand in Minsk
- Table 6. Registered transactions with administrative offices in Minsk for the period of 2004-2007.
- Table 7. Registered lease transactions in Minsk for the period of 2004-2007.
- Table 8. Office sector share construction prices dynamics for the period of 2004-2007.
- Table 9. The dynamics of buying prices in the secondary office market segment (Class "B", "C")
- Table 10. The dynamics of rent fees in the secondary office market segment (Class "B," C")
- Table 11. Rent rates in administrative buildings and business centers in Minsk
- Table 12. Price level in the office segment, acceptable to potential renters / buyers.
- Table 13. Typical conditions for office leasing in business centers
- Table 14. Developers in the office real estate market in Minsk in 2008
- Table 15. Major transactions in the Belarusian market in 2007
- Table 16. Evolution of the trade segment in Minsk
- Table 17. Shopping centers with anchor supermarkets
- Table 18. Rent rates in the existing shopping centers in 2008
- Table 19. The main trade corridors in Minsk as of 01.03.2008

Review of the commercial real estate in Minsk in 2007

Table 20. The largest national trade operators in Belarus as of 01.03.2008

Table 21. Foreign trade network in Belarus as of 01.03.2008

Table 22. Typical conditions of the lease in shopping centers in Minsk in 2008.

This review can be further elaborated and updated to meet individual customer requirements. In addition, we are able to perform custom-tailored market researches concerning commercial and residential real estate.

Our contacts:

The Republic of Belarus, Minsk,
220072,
Nezavisimosti ave. 68-127

Phone(fax): +375 (172) 94 90 38
+375 (172) 84 19 80,
E-mail: nov@t-s.by