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# Agenda



- 1. 1H 2013 Financial Results
- 2. Market update
- 3. LSR Group today

Appendix



### 1H 2013 Results Highlights

### **Financial Highlights**

- Revenue increased by 21%, up to RUB 27,508m
- EBITDA increased by 13%, up to RUB 5,280m, EBITDA margin was 19%
- Total comprehensive income increased by 289%, up to RUB 1,000m
- Net debt/EBITDA ratio was 2.77

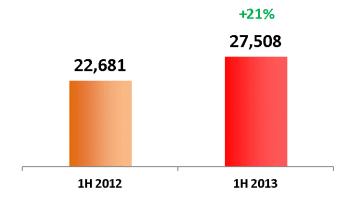
### **Operational Highlights**

- New contract sales 283 th m<sup>2</sup> (+43%). Value of the contracts RUB 23bn (+35%)
- Construction volume increased by 16%, up to 371 th m<sup>2</sup>
- As of March 2013 our new brick plant achieved 100% capacity utilisation ratio of its 1st production line.
- 2nd production line to manufacture clinker ceramic items launched at our new brick plant.
- Full-scale **reinforced concrete manufacturing complex** with a capacity of **330 th m<sup>3</sup> launched** in Gatchina (the Leningrad region).

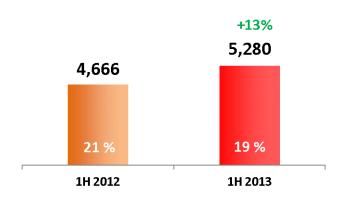
# Key financials



Sales (RUB m)



### EBITDA (RUB m) and EBITDA margin (%)



#### 1H 2013 sales revenue and EBITDA breakdown<sup>1</sup>



Note: 1) Before inter-group eliminations, unallocated amounts and other operations

2) Including Reinforced Concrete in St. Petersburg, previously accounted in Construction

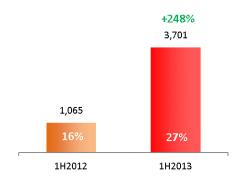


### Real estate development

### Revenue<sup>1</sup> and New contract sales (RUB m)



### EBITDA<sup>1</sup> (RUB m) and EBITDA margin (%)



### Completions ('000 m<sup>2</sup>) Transfers ('000 m<sup>2</sup>)

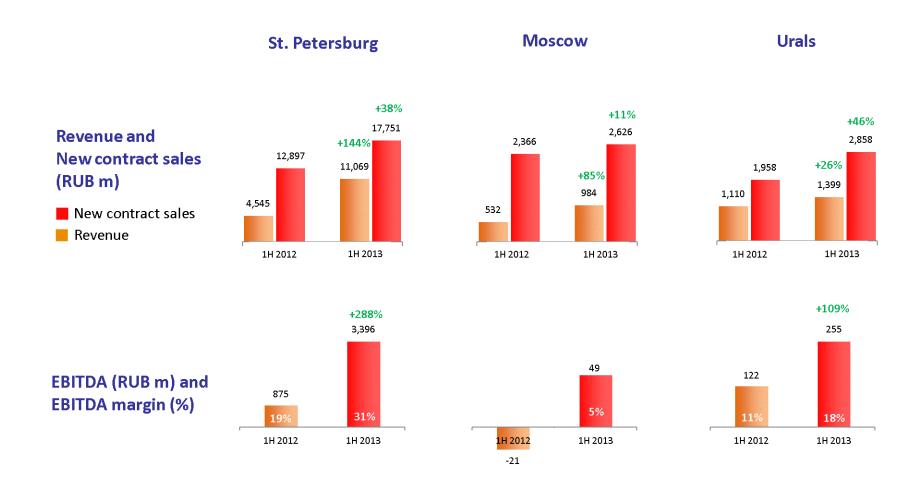




- New contract sales in 1H 2013: up 53% in St, Petersburg, up 8% in Moscow and up 45% in Urals.
- 500 th m<sup>2</sup> of NSA launched to the market in 1H 2013.



# Real estate development



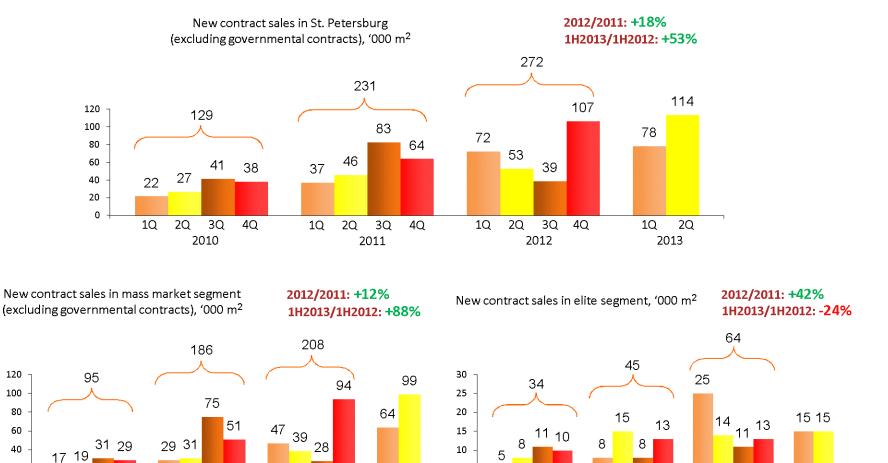


# Real estate development: sales in St. Petersburg

1Q 2Q 3Q 4Q

1Q 2Q 3Q 4Q

1Q 2Q 3Q 4Q



1Q 2Q 3Q 4Q

1Q 2Q

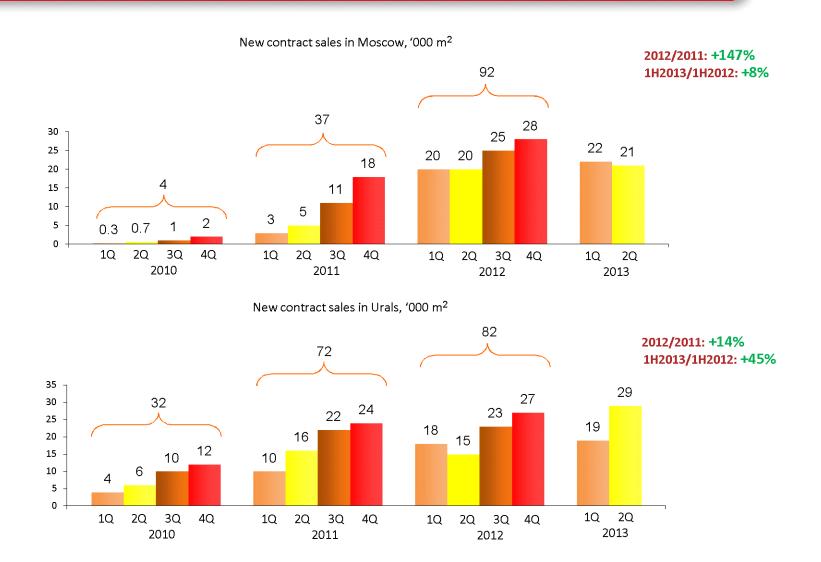
1Q 2Q 3Q 4Q

1Q 2Q 3Q 4Q

1Q 2Q



# Real estate development: sales in Moscow and Urals



### LSR Group

# New project launches 2013

# Novaya Okhta 806 th m<sup>2</sup>



in April



Sofiya launched 307 th m<sup>2</sup> in June



Kalina-Park 347 th m<sup>2</sup>

launched in February



launched 103 th m<sup>2</sup> in February



**Europe City** launched 117 th m<sup>2</sup> in June



House on Dvoryanskaya launched 6.4 th m<sup>2</sup> in February



Kvartet launched 107 th m<sup>2</sup> in April

# 2013 total new supply $-700 \text{ th } \text{m}^2$

**Yekaterinburg** 

St. Petersburg



launched Michurinsky 232 th m<sup>2</sup> in March



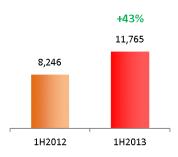
Berezovaya Roshcha launched 63 th m<sup>2</sup> in January



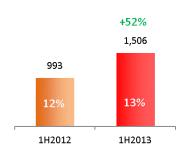


### Revenue<sup>1</sup> (RUB m)

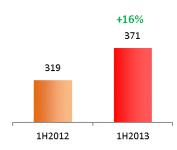
Construction



### EBITDA<sup>1</sup> (RUB m) and **EBITDA margin (%)**



### Transferred to customers, '000 m<sup>2</sup>





- RUB 2.8 bn modernisation programme of our prefab factory in St. Petersburg completed. Capacity increased up to 500 th m<sup>2</sup> per annum.
- RUB 359 m modernisation programme of our prefab factory in Urals started in 2013. Capacity will increase up to 250 th m<sup>2</sup> per annum.

Note: 1) Before inter-group eliminations, unallocated amounts and other operations

### Construction







### **Building materials**

# Revenue<sup>1</sup> (RUB m) EBITDA<sup>1</sup> (RUB m) and EBITDA margin (%) -4% 9,258 8,888 1,945 1,562 21% 18% 1H2012 1H2013



Note: 1) Before inter-group eliminations, unallocated amounts and other operations



- As of March 2013 our new brick plant achieved 100% capacity utilisation ratio of its 1<sup>st</sup> production line.
- 2nd production line to manufacture clinker ceramic items launched at our new brick plant.
- Full-scale reinforced concrete manufacturing complex with a capacity of 330 th m<sup>3</sup> launched in Gatchina (the Leningrad region).









### Key technical data

equipment

Brick line 120m nf & special clinker

**Production capacity** ceramic items line 25-40m nf (depending on the type of brick

produced)

**Construction period** 2007 – 2013

Stage of the project Launched in 2012

**Supplier of** Clay preparation line – Handle

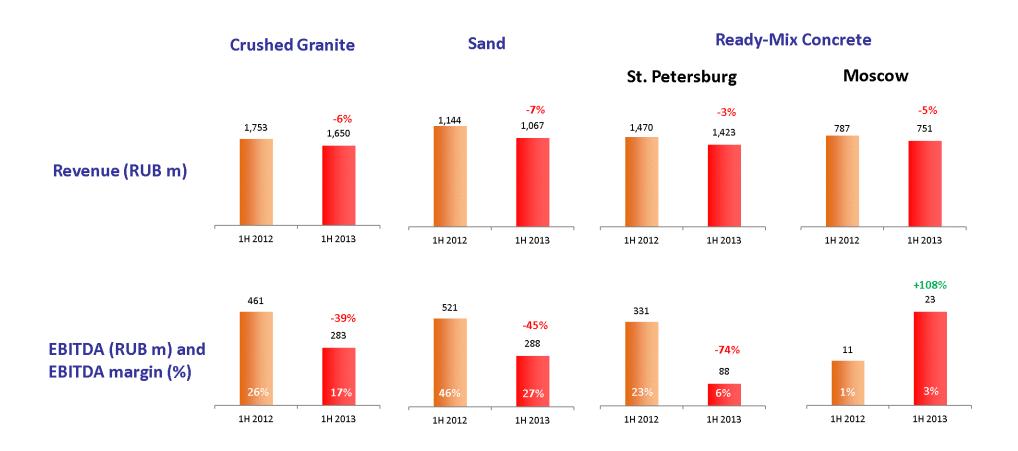
Line 120m nf – Lingl Line 25-40m nf – Tecton

**Total investment** RUB 8.4 bn incl. VAT to be reimbursed



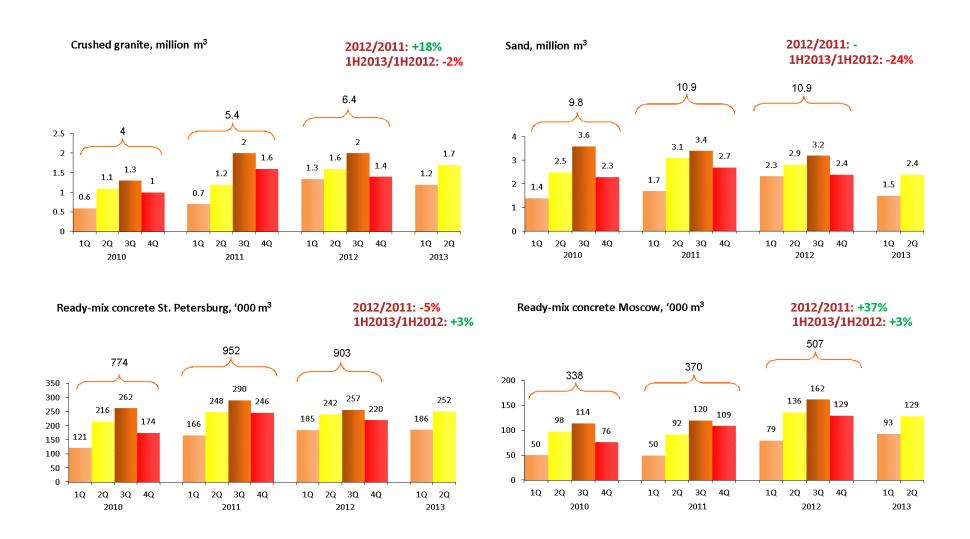


### Building materials: Aggregates and Ready-Mix Concrete



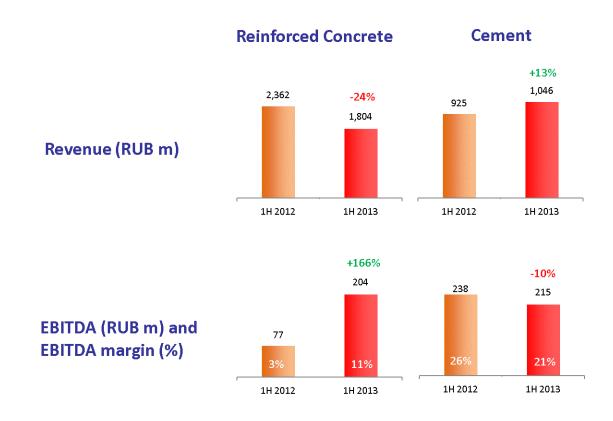


# Building materials sales volumes: Aggregates and Ready-Mix Concrete



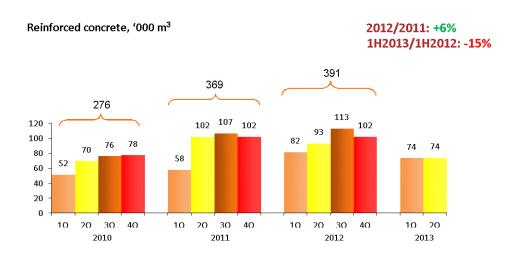


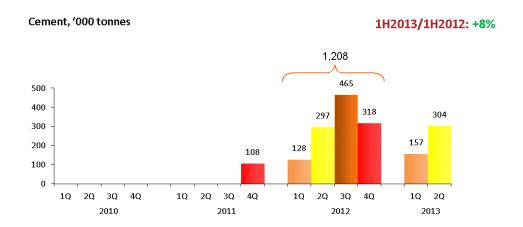
### **Building materials: Reinforced Concrete and Cement**





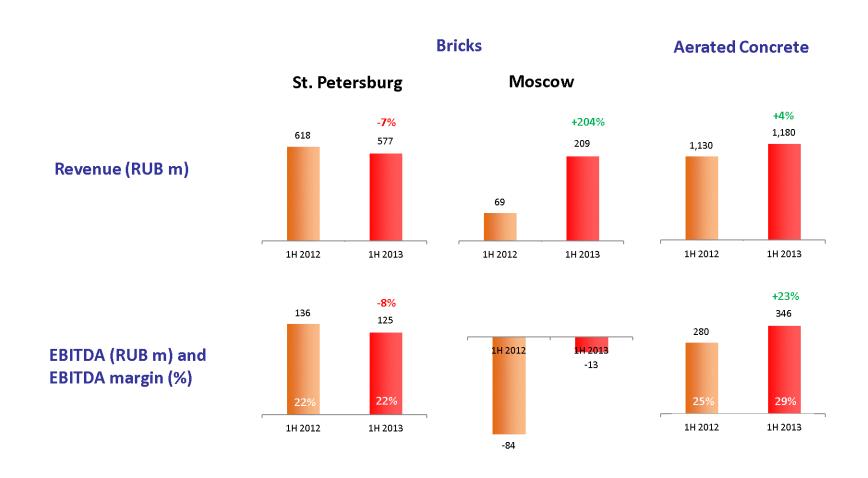
### Building materials sales volumes: Reinforced Concrete and Cement





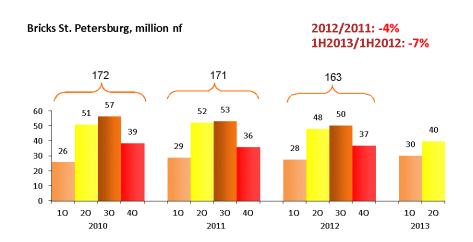


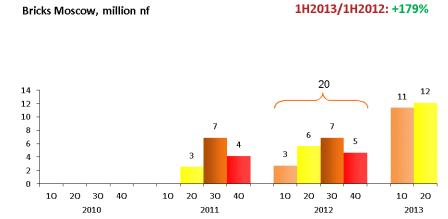
### **Building materials: Bricks and Aerated Concrete**

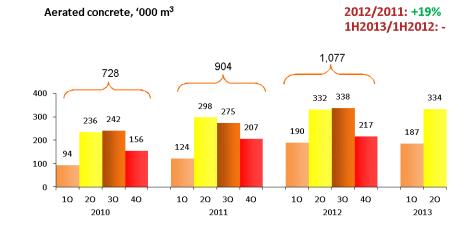


# Building materials sales volumes: Bricks and Aerated Concrete





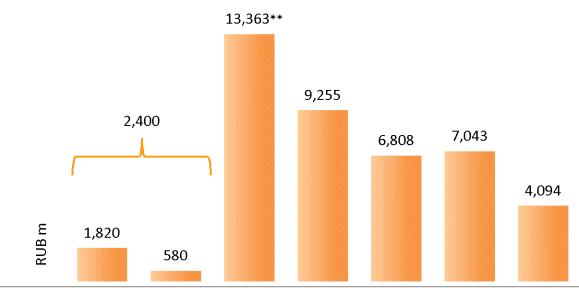






# Debt maturity profile as of 30 June 2013

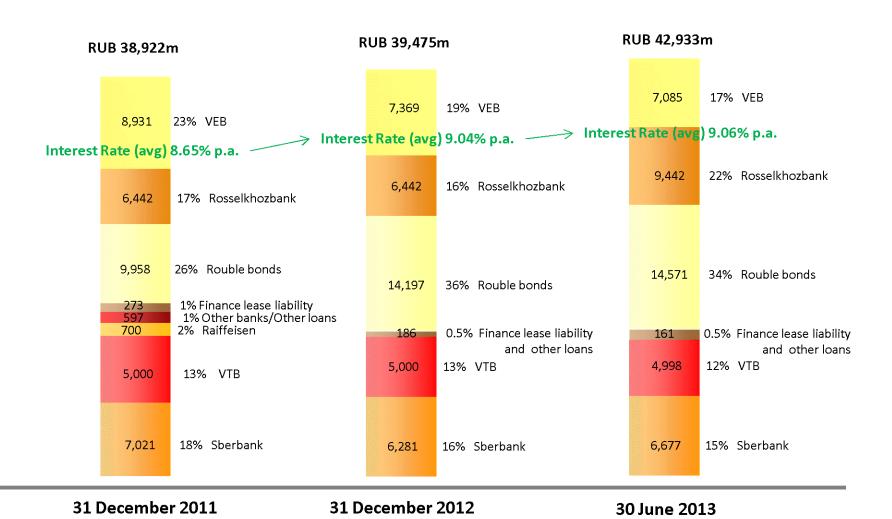
Total debt: RUB 42,962m\*



	3Q 2013	4Q 2013	2014	2015	2016	2017	2018>	Total	Total, %
RUB m	1,820	136	12,473	8,352	5,905	6,141	2,741	37,567	87%
USD m	0	14	27	28	28	28	41	165	13%
Total RUB m	1,820	580	13,363	9,255	6,808	7,043	4,094	42,962	100%



### Gross debt by source as of 30 June 2013



Note: 1) excluding finance lease liability and other loans Source: Company

# Agenda



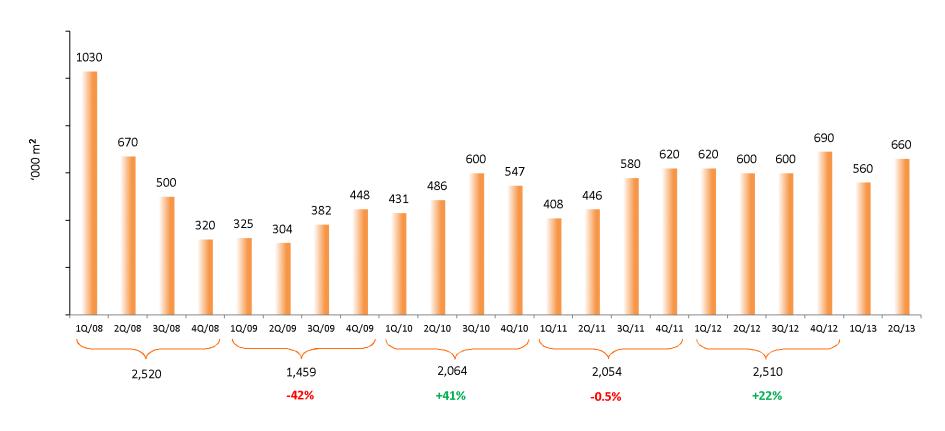
- 1. 1H 2013 Financial results
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Appendix



# Sales of new apartments

### Sales of new apartments in St. Petersburg

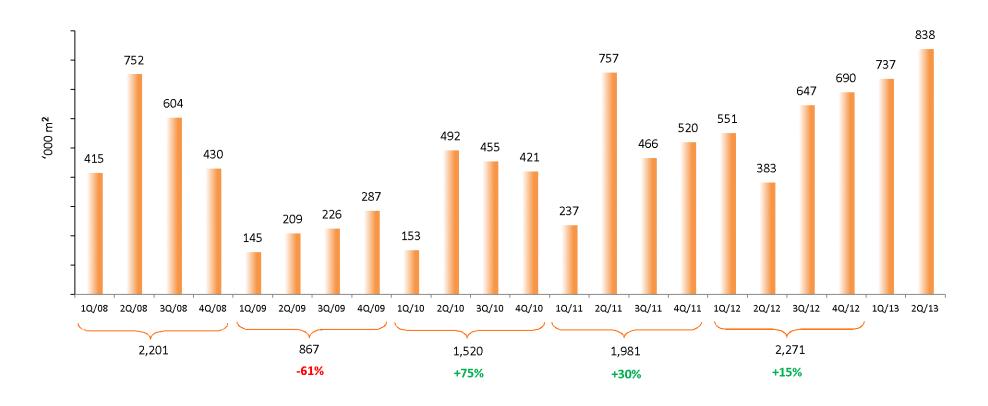


Source: SPb Realty



# Supply of new apartments

### Supply of new apartments in St. Petersburg

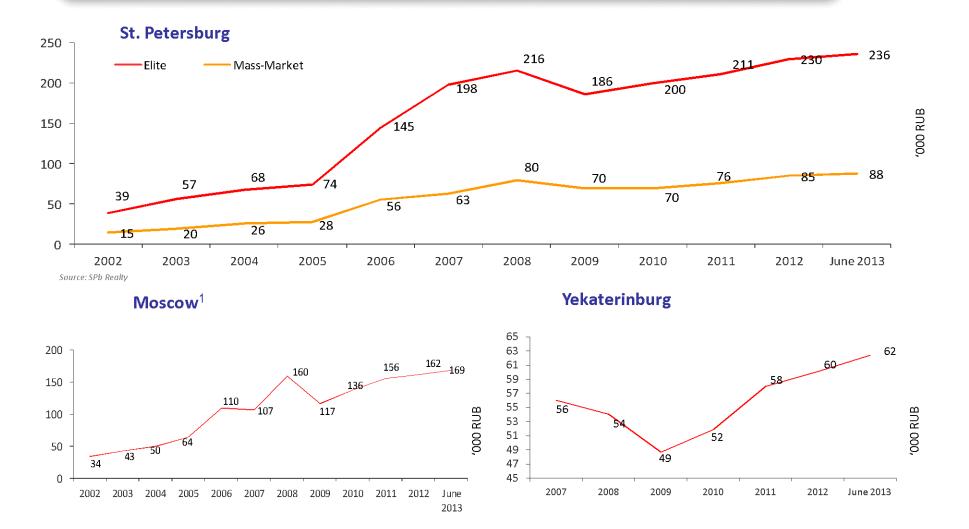


Source: SPb Realty

Note: Supply of new housing (apartments) represents residential projects at different stages of development which are offered for sale for the first time during the reported period

# New residential real estate price development in St. Petersburg, Moscow and Yekaterinburg





Source: Company

Notes: Prices as of the end of the respective periods

1) IRN Index is calculated on the basis of prices in both primary and secondary markets

Source: IRN

### Mortgage lending

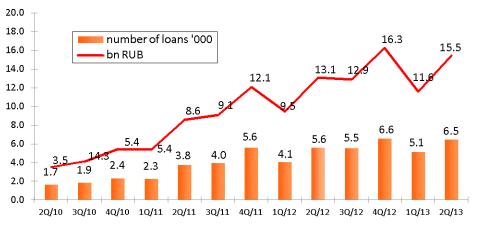


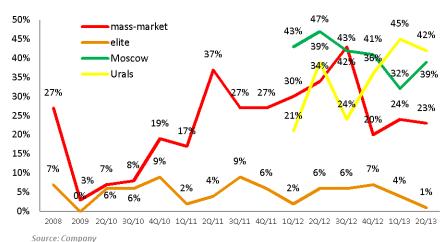


Average mortgage rates in Russia 15.00% loans in RUB 14.00% 13.5% 13.4% loans in foreign currency 12.8% 12.7% 13.1% 13.00% 12.4% 12.2% 12.1% 12.1% 12.00% 11.9% 11.1% <sub>11.1%</sub> <sub>11.0%</sub> 11.00% 10.6% 9.7% <sup>9.8%</sup> <sup>10.0%</sup> 10.00% 9.5% 9.6% 9.7% 9.6% 9.00% 2Q/103Q/104Q/101Q/112Q/113Q/114Q/111Q/122Q/123Q/124Q/121Q/132Q/13 Source: CBR

#### Mortgage lending in St. Petersburg

LSR mortgage sales in Regions by number of deals

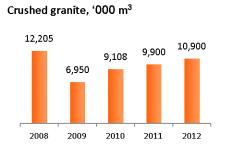


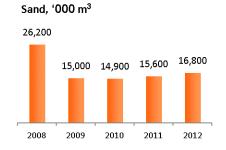


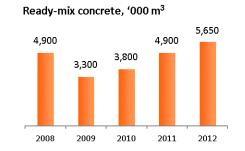
Source: SPb Mortgage Agency



# Building materials market volumes in St. Petersburg and the Leningrad region







873

515

595

665

730

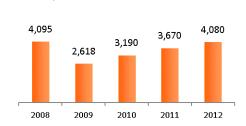
2008

2009

2010

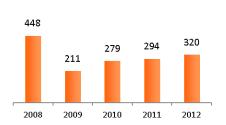
2011

2012

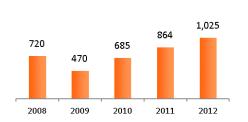


Cement, '000 tonnes

Aerated concrete, '000 m<sup>3</sup>



Bricks, million nf



# Agenda



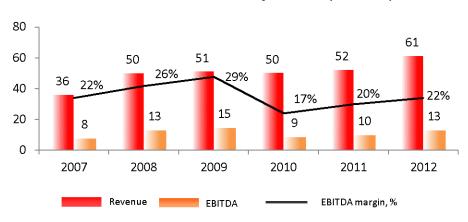
- 1. 1H 2013 Financial Results
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Appendix



### LSR Group: business with strong growth history

### Sales and EBITDA dynamics (RUB bn)



Source: Audited consolidated IFRS financial statements

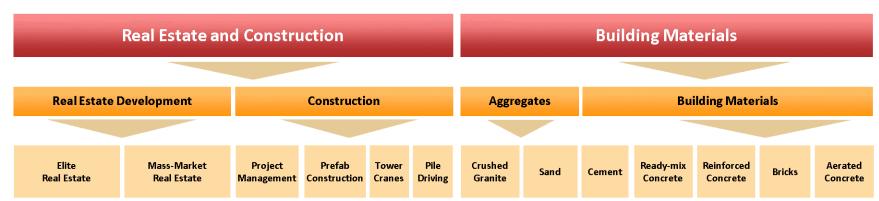
#### **Real Estate and Construction**

- Residential Real Estate Development market leader in St.
   Petersburg with a growing presence in Moscow/the Moscow region and Urals
- Focus on Mass-Market and Elite segments of residential real estate
- 3 pre-fabricated housing factories

#### **Building Materials**

- Leading supplier of building materials in Russia
- Wide range of products and related services: reinforced, ready-mix and aerated concrete, bricks, crushed granite, sand, construction services
- Substantial proven raw materials reserves

### **Integrated Business Model Proven in Challenging Market Conditions**





# Development

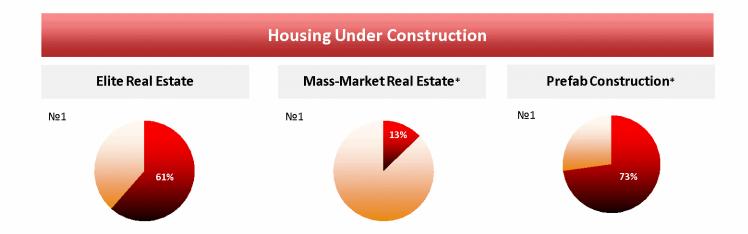
LSR Group is one of the leading Russian real estate companies. The portfolio of real estate development projects of LSR Group includes 8.6 million square metres of net sellable area and RUB 116.2 billion of market value of residential and commercial properties.\*

	St. Petersburg	Moscow	Yekaterinburg
Elite			
Net sellable/leasable area, m <sup>2</sup>	173,055	12,099	
Market Value, RUB m	27,411	2,285	
Business			
Net sellable/leasable area, m <sup>2</sup>	210,149	136,386	2,160
Market Value, RUB m	7,983	8,784	304
Mass market			
Net sellable/leasable area, m <sup>2</sup>	6,448,941	958,169	699,522
Market Value, RUB m	50,284	14,224	4,972
Total			
Net sellable/leasable area, m²	6,832,145	1,106,654	701,682
Market Value, RUB m	85,677	25,293	5,276

<sup>\*</sup>Source: Cushman & Wakefield valuation as of 31.12.2012



# Real estate market positions in St. Petersburg in 2012





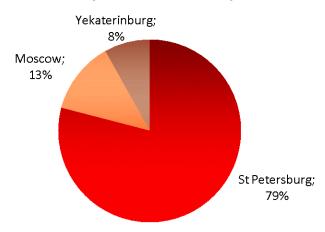
Source: SPb Realty

Note: \*Excluding social housing

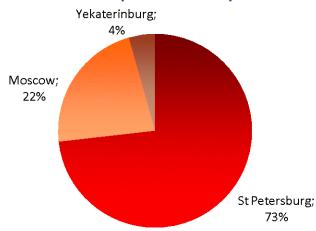


### Real estate portfolio by region

# Breakdown of portfolio by region (Net Sellable Area)



# Breakdown of portfolio by region (Market Value)

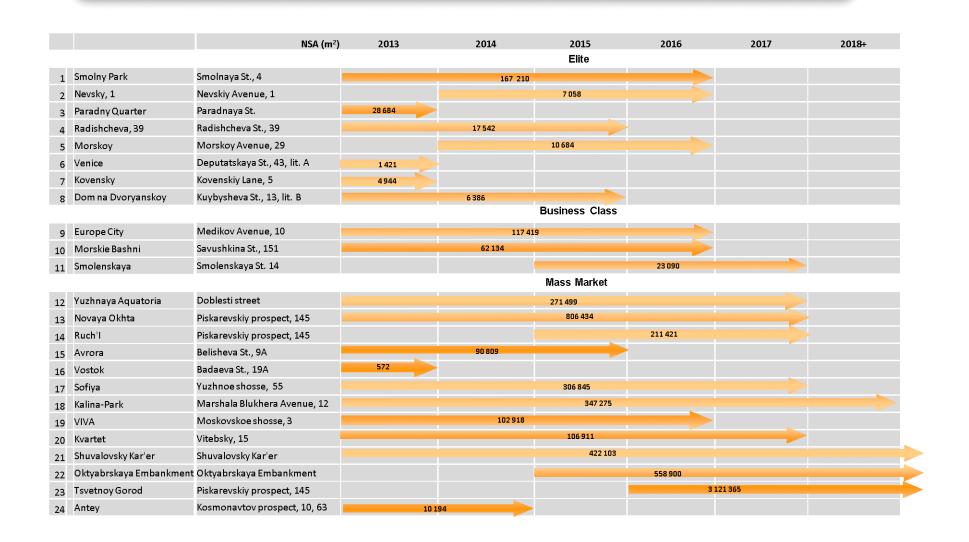


Region	<b>NSA</b> ('000 m <sup>2</sup> )	% of total	MV (RUB m)	% of total
St. Petersburg and Leningrad region	6,847	79%	87,811	73%
Moscow and Moscow region	1,110	13%	26,835	22%
Yekaterinburg	702	8%	5,276	4%
Total	8,659	100%	119,921	100%
Book value of the land plots*			27,013	

Largest part of our real estate portfolio is located in our home market of St. Petersburg within the boundaries of the city



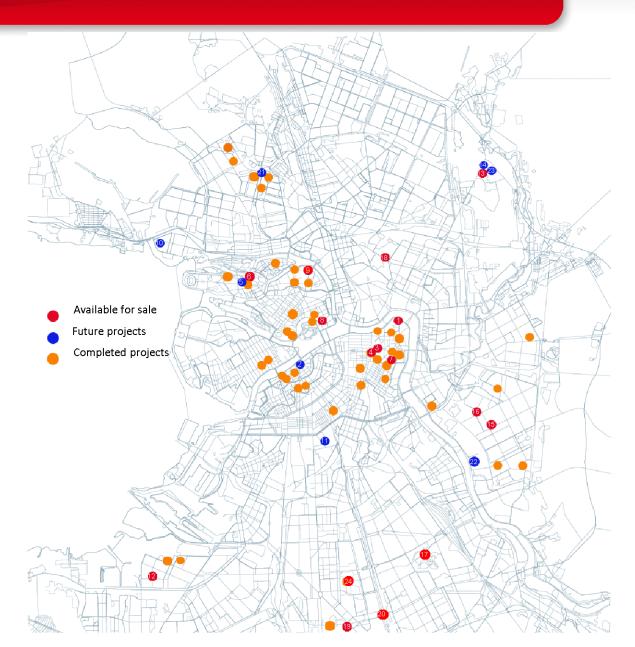
### LSR real estate projects pipeline – St. Petersburg





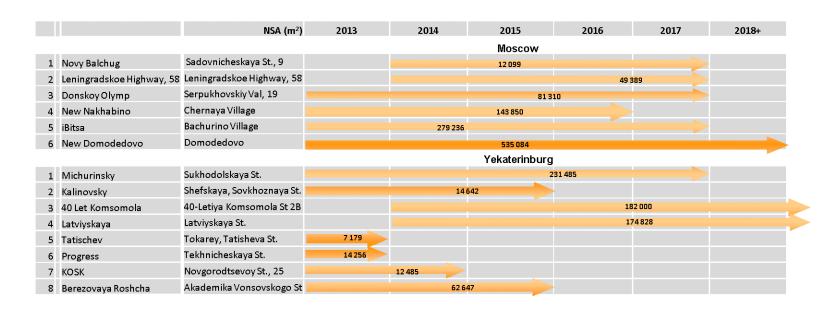
# LSR project map

### St. Petersburg



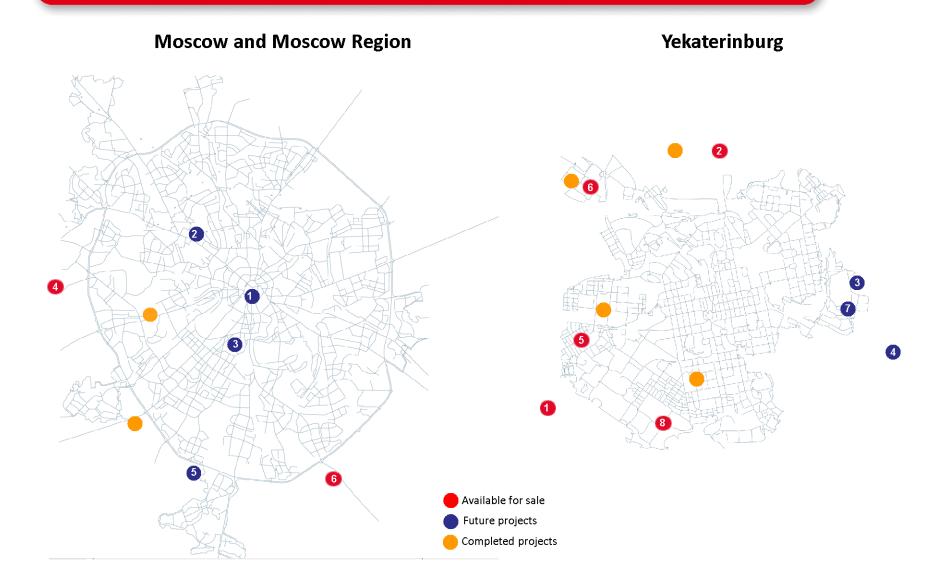








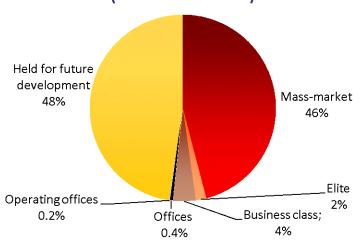
# LSR project map



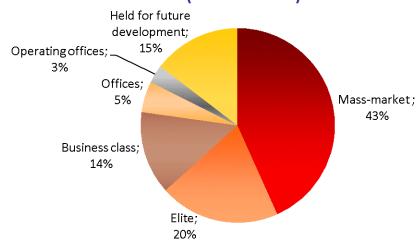


### Real estate portfolio by segment





# Breakdown of portfolio by segment (Market Value)



Segment of property	<b>NSA</b> ('000 m <sup>2</sup> )	% of total	MV (RUB m)	% of total
Mass-market	3,978	46%	51,921	43%
Elite*	160	2%	24,057	20%
Business class	341	4%	16,594	14%
Offices	32	0.4%	6,116	5%
Operating offices	18	0.2%	3,675	3%
Held for future development	4,129	48%	17,558	15%
Total	8,659	100%	119,921	100%
Book value of the land plots*			27,013	

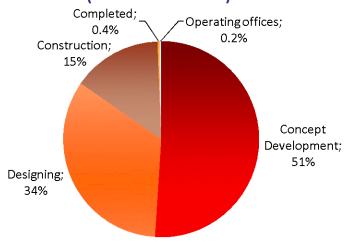
<sup>\*</sup> Elite segment of property is calculated including Gated communities

#### Well-balanced portfolio with focus on mass-market residential housing

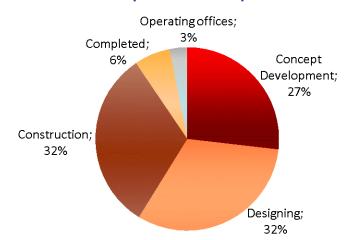


### Real estate portfolio by stage of development

# Breakdown of portfolio by stage of development (Net Sellable Area)



# Breakdown of portfolio by stage of development (Market Value)



Stage of development	<b>NSA</b> ('000 m <sup>2</sup> )	% of total	MV (RUB m)	% of total
Concept Development	4,416	51%	32,126	27%
Designing	2,922	34%	38,425	32%
Construction	1,267	15%	38,053	32%
Completed	36	0.4%	7,641	6%
Operating offices	18	0.2%	3,675	3%
Total	8,659	100%	119,921	100%
Book value of the land plots*			27,013	

We aim to match the stages of development of our portfolio with the levels of demand for real estate



# Construction

	St. Petersburg	Moscow	Yekaterinburg
Prefab housing construction	Capacity: 500,000 m <sup>2</sup> •largest pre-fabricated housing	Capacity: 220,000 m <sup>2</sup> •"EuroPa", 111 and 222 series of	Capacity: 200,000 m <sup>2</sup> •full cycle of construction of
	factory in the North-West of Russia;  •full cycle of construction of residential buildings of 3 to 25 storeys high on a "turnkey" basis;	pre-fabricated panel housing;  •own design department;  •can produce custom products in accordance with client's layout.	residential housing of 2 to 25 storeys high from reinforced-concrete panels on "turnkey" basis;  •combines factory itself, design department and construction division;
	<ul> <li>combines factory itself, design department and construction division;</li> </ul>		
	•first in St. Petersburg to introduce "seamless" facade fitout technology.		
Construction services	Tower cranes services 174 cranes Pile driving services	Tower cranes services 52 cranes	
General contractor services	<ul> <li>All projects are carried out on a</li> <li>Relatively low margin but high v</li> <li>Services can be provided in any</li> </ul>	region of Russia; onstruction of large industrial and	



### **Building Materials**

#### LSR Group is № 1

In Russia and Ukraine – in production of aerated concrete

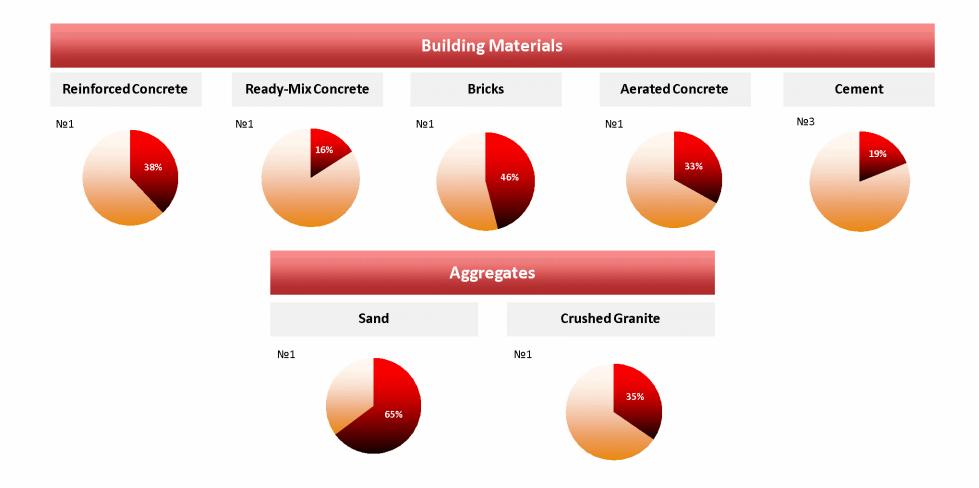
In Russia – in production of ready-mix concrete and extraction of sand

In Northwest Russia – in production of reinforced concrete and extraction of crushed granite

	St. Petersburg	Moscow	Ukraine
Building Materials			
Ready-mix concrete	5 plants	4 plants	
	1,440,000 m <sup>3</sup> capacity	$800,000\mathrm{m}^3\mathrm{capacity}$	
Bricks	3 plants	1 plant	
	235 million bricks capacity	63 million bricks capacity	
Aerated concrete	1 plant		2 plants
	375,000 m <sup>3</sup> capacity		730,000 m <sup>3</sup> capacity
Cement	1 plant		
	1.86 million tonnes capacity		
Reinforced concrete	3 plants		
	$540,000\mathrm{m}^3$ capacity		
Aggregates			
Sand	12 quarries		
	267 million m <sup>3</sup> of reserves (24 years of operation)		
Crushed granite	9 quarries		
	569 million m <sup>3</sup> of reserves (88 years of operation)		

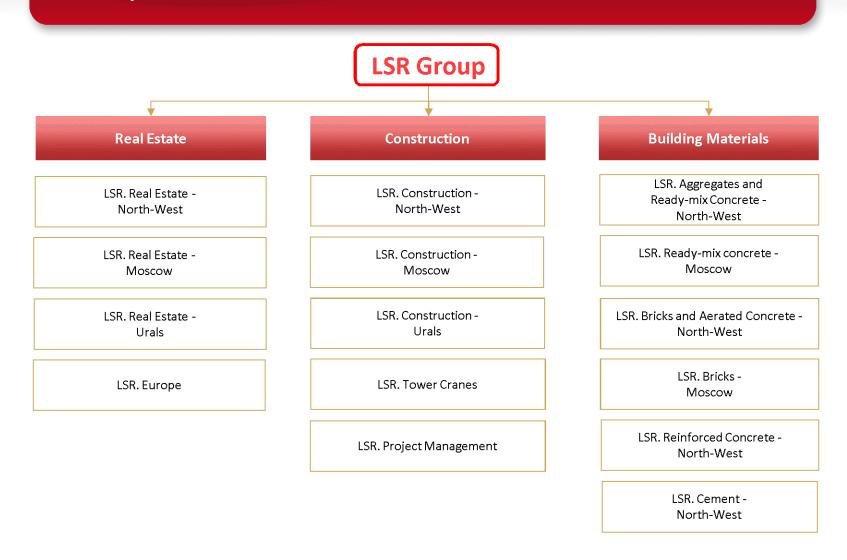
# Building materials market positions in St. Petersburg and the Leningrad region in 2012







### Group structure



#### LSR Group

# Robust corporate governance – Board of Directors



Andrey Molchanov Chairman



**Dmitri Gontcharov**Managing Director of
LSR Europe GmbH



Elena Tumanova

Advisor to the Chairman of the Board of Directors



Mikhail Romanov

Advisor to the Chairman of the Board of Directors



Olga Sheikina
Head of LSR Group Moscow office



**Kirill Androsov**Altera Capital, Managing Partner



VEB, Director of national resources department



URALSIB Capital, CEO



Sergey Skaterschikov
CA Capital, CEO



### **Experienced And Committed Management**

#### **Executive Committee: Solid experience within the industry**



CEO

Alexander Vakhmistrov



Advisor to the Chairman of the Board of Directors



CFO



Deputy CEO, **Managing Director** Cement, Aggregates & Ready-mix Concrete -North-West

Vasily Kostritsa

16

13



Deputy CEO, business development



**Executive Director Head of Corporate functions** 

Years in the industry

Years with LSR

38 2

Elena Tumanova 20

20

Dmitry Kutuzov 8

8

Vladimir Loginov

10 10 Galina Volchetskaya

20

3



**Managing Director** Moscow



**Managing Director** Urals



Director of **Investor Relations** 



**Managing Director** Real Estate -North-West



**Managing Director Bricks & Aerated** concrete -North-West

Sergei Begoulev



Head Project Management

Lev Vinnik

4

Years in the industry

Years with LSR

Ivan Romanov 20

13

10

Kliment Falaleev 10

Yuri Ilyin 10 8

**Dmitry Khodkevich** 19

13

18 15 15



### Key Investment Highlights

#### **1** Attractive market

- Strong long-term fundamentals
- Growing Mass-Market segment
- St. Petersburg and Moscow leading real estate markets in Russia

#### Tangible growth drivers

- Development of Mass-Market business
- High quality real estate portfolio
- Launch of new cement and brick plants and modernization projects
- Focus on key growth markets
- Participation in infrastructure projects as a supplier of building materials
- New business contracting and engineering services

#### Market leadership



- Leader in Elite and Mass-Market segments in St. Petersburg
- Leader in construction of housing in St. Petersburg
- Leader across key segments in Building Materials & Aggregates in St. Petersburg
- Strong reputation among customers

#### Strong business platform



- Vertically integrated business model
- Successful navigation through financial crisis
- Robust financial performance
- Strong corporate governance
- Experienced and committed management team at all levels of organization



# Housing construction technologies

Traditional panel	LSR prefab technology	Poured concrete
Short construction period	Short construction period	Shorter construction period increases costs, higher labour costs
Industrial production	Industrial production	Production process at the construction site requires strict quality control
Standardized housing, individual projects limited	Flexibility of architectural and facade solutions	Flexibility of architectural and facade solutions
	Seamless technology allows improved insulation (+30% as	
Poor façade insulations	compared to the traditional technology).	Allows almost seamless technology
Mass market segment	Mass market, upper mass market and business class	Upper mass market and business class
No seasonality	No seasonality	Construction works during the cold season (low temperature conditions) are limited
5-17-storeyed high	Both low-rise(2-3-storeyed), and high-rise(25-storeyed and higher)	Both low-rise(2-3-storeyed), and high-rise(25-storeyed and higher)







Traditional panel LSR prefab technology Poured concrete

# Agenda



- 1. 1H 2013 Financial Results
- 2. Market update
- 3. LSR Group today

Appendix



# Key financials

RUB m	1H 2012	1H 2013
Revenues	22,681	27,508
EBITDA	4,666	5,280
EBITDA margin	21%	19%
Operating profit	2,306	3,763
Operating profit margin	10%	14%
Profit for the year	260	945
Gross cash flow	3,498	5,323
Operating cash flow	4,528	939
Capitalised capital expenditure	4,070	2,132
	31.12.12	30.06.13
Total debt	39,475	42,933
Net debt	35,508	38,862
Net debt/EBITDA	2.65	2.77



# Statement of Comprehensive Income

DIID	FV 2011	EV 2012	1112012	1112012
RUB m	FY 2011	FY 2012	1H 2012	1H 2013
Sales revenue	51,910	61,122	22,681	27,508
Cost of sales	(37,247)	(42,225)	(16,195)	(19,150)
Gross profit	14,662	18,896	6,486	8,358
Distribution, G&A and other expenses	(6,959)	(9,261)	(4,180)	(4,596)
Changes in fair value of investment property (non-cash)	152	(10)	-	-
Write-down of inventory	-	-	-	-
Operating profit / (loss)	7,855	9,626	2,306	3,763
Net financial expenses	(4,121)	(3,205)	(1,845)	(2,346)
Profit / (loss) before income tax	3,734	6,421	461	1,417
Income tax expense	(1,302)	(1,507)	(201)	(471)
Profit for the year	2,432	4,914	260	945
Total comprehensive income	2,439	4,914	257	1,000
EBITDA	10,135	13,392	4,666	5,280
EBITDA margin	20%	22%	21%	19%
Depreciation & amortisation	2,432	2,724	1,217	1,517



### **Financial Position**

RUB m	31.12.12	30.06.13
ASSETS		
Non-current assets		
Property, plant and equipment	39,907	40,251
Investment property under development	153	153
Investment property	676	676
ntangible assets	4,949	4,904
Other investments	147	4
Deferred tax assets	1,732	2,257
rade and other receivables	133	145
Restricted cash	477	91
Total non-current assets		
	48,173	48,481
Current assets		
Other investments	192	257
nventories	66,497	70,302
Income tax receivable	147	170
Trade and other receivables	18,802	21,175
Cash and cash equivalents	3,967	4,072
Restricted cash		9
Assets classified as held for sale	-	-
Total current assets	89,605	95,985
Total assets	137,778	144,465
EQUITY AND LIABILITIES		
Equity		
Share capital	35	35
Share premium	26,408	26,408
Additional paid in capital	16,698	16,705
Foreign currency translation reserve	(6)	49
Retained earnings	13,434	12,294
Total equity attributable to shareholders of the Company	56,569	55,490
Non-controlling interest	133	(13)
Fotal equity		
Non-current liabilities	56,701	55,477
Loans and borrowings	33,949	33,525
Deferred tax liabilities	1,447	1,400
Trade and other payables	185	60
Provisions	16	20
Total non-current liabilities	35,598	35,005
Current liabilities		
Bank overdraft	-	-
oans and borrowings	5,526	9,409
ncome tax payable	901	360
Trade and other payables	38,709	44,014
Provisions	343	201
Liabilities classified as held for sale	•	······ <del>·</del>
Fotal current liabilities	45,479	53,983
Total equity and liabilities	137,778	144,465



# Cash flow

RUB m	1H 2012	1H 2013
Net Income	260	945
Depreciation & amortization	1,217	1,517
Net finance costs	1,845	2,346
Other, net	176	514
Operating profit before changes in working capital and provisions	3,498	5,323
Change in Inventories	(3,274)	(3,735)
Change in Trade and Other Receivables	(6,054)	(2,438)
Change in Trade and Other Payables	12,761	5,670
Increase/ decrease in provisions	27	(139)
Cash flow from operations before income taxes and interest paid	6,958	4,680
Income Taxes Paid	(506)	(1,572)
Interest Paid	(1,924)	(2,169)
Cash flow from (utilised by) operating activities	4,528	939
Capital Expenditures	(4,220)	(2,071)
Acquisitions	(243)	
Disposals	198	104
Other	68	184
Cash flow from (utilised by) investing activities	(4,197)	(1,782)
Debt issued (repaid)	129	2,961
Dividends paid	(2,070)	(2,061)
Cash flow from (utilised by) financing activities	(1,942)	900
Net change in cash	(1,611)	57
Cash at beginning of period	5,195	3,967
Exchange rate fluctuations	97	48
Cash and end of period	3,682	4,072

### Contacts



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