

SHARES PLEDGE AGREEMENT

MOSCOW, RUSSIA – April 23, 2013 – HALS-Development (LSE, MICEX: HALS), a major Russian real estate Company announces about execution of the Addendum № 2 to the Shares pledge agreement № 2623-ДЗ dd 14/03/2011 with VTB Bank (to ensure performance of obligations of its subsidiary company – CJSC “Hals-Tekhnopark” (borrower) under the loan agreement № 2623 dd 14/03/2011 made between the borrower and the bank).

Value of transaction:

1. 189 100 000,00 rubles – pledge price of 1 891 000 common shares of CJSC “Hals-Tekhnopark” determined by the parties of the Shares pledge agreement № 2623-ДЗ dd 14/03/2011 (that is 0,21% of the book value of Company's assets on the end date of the reporting period (quarter, year) preceding the settlement of transaction in the amount of 88 020 529 thousands rubles (RAS);
2. 756 370 000,00 rubles – pledge price of 1 891 000 common shares of CJSC “Hals-Tekhnopark” determined in accordance with the data of accounting records of Hals-Development JSC (that is 0,86% of the book value of Company's assets on the end date of the reporting period (quarter, year) preceding the settlement of transaction in the amount of 88 020 529 thousands rubles (RAS);

Hals-Development ("the Company") is one of the leading diversified companies on the Russian real estate market.

The Company was the first Russian property developer to list its shares on the main market of the London Stock Exchange. The Company's shares are also listed on the Moscow Interbank Currency Exchange, the Moscow Stock Exchange and the Moscow Exchange.

Main shareholder of Hals-Development is Bank VTB (51.24%); free float is about 21,16%.

Starting operations in 1994, Hals-Development has successfully completed about 40 projects with a total area over 400,000 square meters, including several residential complexes in Kuntsevo, the headquarters of DaimlerChrysler company, the Hals Tower office building, the headquarters of the Trubnaya Metallurgical Company, the hotel for the MaMaison chain (Orco Property Group).

Hals-Development is currently developing the SkyLight complex in Moscow; reconstructing the building of the “Central Children’s Shop on Lubyanka”; developing the Project «Multi-function complex with a transport terminal as part of the Moscow International Business Center «Moscow-City», and fulfils several other projects.

Hals-Development has assembled a balanced and diversified portfolio of assets in fast-growing sectors of the market. The Company's strategy is focused on building Class A and B office space, multifunctional retail and office complexes, business-class residential buildings.

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The information in the press release may contain forward-looking statements regarding future events or the future financial performance of Hals-Development. You can identify forward looking statements by terms such as "expect", "believe", "anticipate", "estimate", "intend", "will", "could", "may" or "might" the negative of such terms or other similar expressions. We wish to caution you that these statements are only predictions and those actual events or results may differ materially. We do not intend to update these statements to reflect events and circumstances occurring after the date thereof or to reflect the occurrence of unanticipated events.