

## **ADDENDUM AGREEMENT TO THE GENERAL CONTRACTOR CONTRACT**

**Moscow, Russia – 26 October 2012 – HALS-Development (LSE, MICEX: HALS)**, a major Russian real estate company, announces that addendum agreement to the general contractor contract #ГП-ДМ-0208/10 dated 02.08.2010 (the Contract) has been concluded between Company's subsidiary – Lubyanka-Development OJSC (the Customer) and Association Ingeokom CJSC (General contractor).

The subject of the agreement relates to:

- 1) the changes of the architectural and planning concept of project «LETO»;
- 2) the execution of additional works on the detailed design, construction water drawdown, strengthening of foundations, drainage works and maintenance of the building area,

as well as is aimed at increase of the Contract price from RUR **4 421 395 179,37** to RUR **4 854 401 538,28**.

The term of the execution of obligations under the Contract for the Customer – not later than **30 September 2014**.

The total Contract price is 130,28% of the book value of the assets of Lubyanka-Development JSC on the end date of the reporting period (quarter, year) preceding the settlement of transaction in the amount of 3 726 269 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 and the Moscow Stock 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 450,000 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 "Detsky Mir" on Lubyanka; constructing LETO shopping center in Saint Petersburg; 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.

### **For further information please contact:**

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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.*