

THE BOARD OF DIRECTORS RESOLUTIONS

MOSCOW, RUSSIA - April 19, 2013 - HALS-Development (LSE, MICEX: HALS), a major Russian real estate Company, announces the Board of Directors resolution passed at the meeting on 18th of April 2013 (Minutes #15 dated 18/04/2013)

Resolutions:

Approve the transaction – entering into the Agreement on building hypothec № 2624-ДИ between Hals-Development JSC and JSC VTB Bank (further – the “Agreement”).

The Agreement is made for the purposes of security of the Company`s obligations under the Loan agreement № 2624 dd 17/09/2010 including Addendum №1 dd 07/02/2011 and Addendum № 2 dd 19/09/2012 thereto.

Subject of hypothec:

1. Multifunction complex with underground parking, with 26 floors (including 5 underground floors), purpose: nonresidential building, cadastral number: 77-77-12/035/2012-613, inventory number 2157/87 (03408291), total floor space: 49 986,9 sq. m., situated at the address: Moscow, Leningradsky prospect, 39, build. 79 (further – the “Building 1”);
2. Multifunction complex with underground parking, with 26 floors (including 5 underground floors), purpose: nonresidential building, cadastral number: 77-77-12/035/2012-612, inventory number 2157/88 (03408339), total floor space: 49 983,5 sq. m., situated at the address: Moscow, Leningradsky prospect, 39, build. 80 (further – the “Building 2”);

Upon the parties agreement the pledge value of the Subject of hypothec shall be 8 836 175 714,00 rubles, including:

- Building 1 - 4 400 383 932,00 rubles,
- Building 2 - 4 435 791 782,00 rubles.

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.

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.