INTERESTED PARTY GUARANTEE AGREEMENT

MOSCOW, RUSSIA - April 24, 2015 - HALS-Development (LSE, MICEX: HALS), a major Russian real estate Company, announces about execution of interested party transaction on the 24th of April, 2015 - the Guarantee agreement (further the Agreement) between Hals-Development JSC (further the Guarantor) and Limited liability company "Yunika Home" (further the Creditor).

Subject of the Agreement: the Guarantor undertakes to be liable before the Creditor for performance by Closed joint stock company "Hals-Tekhnopark", hereinafter referred to as the "Debtor", of its possible future obligation (further – "Obligation") before the Creditor on return of funds paid by the Creditor to the Debtor under the Agreement on sale of future thing # 28/13/15 dd March 30, 2015 made between the Creditor and the Debtor, due to termination of mentioned Agreement on sale of future thing # 28/13/15 dd March 30, 2015. The responsibility of the Guarantor to the Creditor is subsidiary. The amount of guarantee is limited by sum equal to 1 179 019 571,74 RUR.

The Guarantor is liable only within the mentioned limit and it is not liable for payment of interest, reimbursement of court expenses on claim for debt and other expenses and loss of profit of the Creditor, caused by non-performance or improper performance of Obligations by the Debtor.

Term of guarantee: the Guarantee shall be valid till September 28, 2019.

Amount of transaction: 1 179 019 571,74 RUR, that is 1.23% of the book value of the assets of the Company on the end date of the reporting period (quarter, year) preceding the settlement of transaction in the amount of 95 948 174 thousands rubles (RAS).

Hals-Development ("the Company") is the fastest growing developing company, specializing in commercial and residential real estate; it controls all stages of development project: from making conception till the following management of the built object.

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 Exchange.

Starting operations in 1994, Hals-Development has successfully completed about 40 projects with a total area over 400,000 square meters. Hals-Development is currently developing such projects as the "Central Children's Shop on Lubyanka", development of hotel "Peking", building of Land Plot No. 11, MIBC "Moscow-City", selling of residential premises of Wine House", "Nasledie", "Teatral`nyi Dom" and other projects in Moscow and regions. In 2011-2014 the Company put into operation more than 450 thousand sq.m., this is 6 large projects – trade center "LETO" (116 thousand sq. m.), business-center Sky-Light (110 thousand sq. m.), residential complex "Solnce" (60 thousand sq.m.) and resort "Camelia" in Sochi (53 thousand sq.m.), residential complex "Literator" (67 thousand sq.m.), "Central Children's Shop on Lubyanka" (73 thousand sq.m.). The total value of development projects of HALS-Development is 1.6 mio sq.m.

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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.