

## NEWS

### SISTEMA-HALS PROFIT FOR 2007 TO BE REINVESTED IN DEVELOPMENT PROGRAMME

The board of directors of Sistema-Hals has decided, instead of paying a dividend for 2007, to reinvest the net profit for 2007 in the company in order to finance its core investment and development activity, with a view to ensuring its ability to build a solid and diverse project portfolio.

### SISTEMA-HALS ENTERS INTO AGREEMENT WITH ITALIAN ARCHITECTURAL FIRM

Sistema-Hals has entered into an agreement with a leading Italian architectural firm, Giugiaro Architettura, part of the Italdesign group of companies. Under the terms of the agreement Giugiaro Architettura will design and develop the interior of serviced apartments on Milyutinsky Lane in Moscow. The firm will design 15 different interiors for the apartments and communal areas, based on three distinct architectural styles – classic modern, art-deco and Giugiaro style. Built in 1903 and with a total area of 11,241 square meters, the building, which is one of Moscow's early 20th century architectural landmarks, will contain 47 serviced apartments. Renovation work is scheduled to begin in 2008.

## PROJECTS UPDATES

### Diplomat Residential Complex

- 39A Michurinsky Avenue
- Cast-in-place construction nearing completion
  - Walling under way on 9th and 10th floors
  - Internal engineering works under way
  - External utilities being set up

### Primavera Residential Complex

- 4 Nakhimovsky Avenue
- Cast-in-place construction completed
  - Installation of external utilities nearing completion
  - Facade work and window installation under way
  - Interior finishing work under way
  - Internal engineering works being carried out

### Residential building

- 25A Dnepropetrovskaya St.
- Cast-in-place construction completed
  - Installation of external utilities nearing completion
  - Facade work and window installation under way
  - Interior finishing work under way
  - Internal engineering works being carried out

### Office and shopping complex

- 2nd subdivision of Airport residential district, Krasnoyarsk
- New architectural scheme developed
  - Designs undergoing approval by Krasnoyarsk's architecture department
  - Installation of external utilities under way

### Multi-use complex

- Vrublevsky Spusk, Shevchenkovsky District, Kiev
- Agreement concluded for the design and surveying work with respect to site planning and utilities
  - Designs undergoing approval by Kiev City Administration's main department for the preservation of cultural heritage
  - Design works under way with respect to levelling and grading, on-site transportation and pedestrian traffic

## VIEWS



*Diplomat Residential Complex, 39A Michurinsky Avenue*



*Primavera Residential Complex, 4 Nakhimovsky Avenue*



*Multi-use complex, Kiev*



*Office and shopping complex, Krasnoyarsk*



*Residential Building, 25A Dnepropetrovskaya St.*



Shares and GDR: London / MICEX  
Indices: RTS / MICEX

## SISTEMA-HALS IN MEDIA

"This year the company intends to focus on building Class A offices and retail centres. Sistema-Hals is developing this area of its business in co-operation with its French partner Apsys. By 2012, the developer plans to rebalance its projects so that Class A commercial properties comprise 70% of its portfolio. By implementing its stated investment programme, the company intends to grow by at least 60% by the end of this year."

**RBC TV, 29 April 2008**

"Companies like the MIAN Group, Sistema-Hals and Capital Group are developing their businesses in several areas at once. In recent years the developers have firmly established themselves in the office and retail segments of the construction industry, with the possible exception of logistics, and now they are even showing an interest in hotel construction, which was hardly the case a few years ago. "One obstacle, however, might be the term of return on investment," Irina Zharova-Rait points out. In the current situation, only large financial groups can afford to build hotels. Those kinds of resources can currently be found among such powerful players as Inteko, Sistema-Hals, Itera and Gazprom.

**Mir i Dom.City. No. 5, 2008**

"Property developer Sistema-Hals plans to invest around USD 400 million in the construction of "Gaudi Park", a Catalan-style single-family housing development in the Naro-Fominsky district, 23 kilometers from the Moscow ring road along the Kievskoye Shosse. The luxury development is to be built in a Catalan architectural style reminiscent of Barcelona's Park G ell. The development will measure a total of 232,000 square meters, including 170,000 square meters of housing: around 83 townhouses and 40 plots for individual construction, each measuring 2,500 square meters."

**Vedomosti, 14 May 2008**

## CONTACTS

35/4, B.Tatarskaya, st., Moscow, 115184, Russia.

### Anton Klimenko,

Head of corporate communications  
Telephone: +7 [495] 785-7742 (3350)  
Fax: +7 [495] 785-7743  
klimenko@sistema-hals.ru

### Anna Zavialova, PR manager

Telephone: +7 [495] 785-7764  
zavialova@sistema-hals.ru