



## PRESS RELEASE

# Eastern Property Holdings Limited announces pricing of its offering of up to USD 140'000'000 5.5% Bonds 2014 – 2023

13 August 2014, Road Town, Tortola, BVI

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Following Eastern Property Holdings Limited's announcement dated 28 July 2014 of its launch of a bond issuance denominated in US Dollars, Eastern Property Holdings Limited confirms that the offering will be structured as follows:

USD 140'000'000 5.5% Bonds due 2023, with an issue price of 100% of the principal amount.

The closing of the offer period is currently expected on 18 August 2014, 15:00 CET, in line with the Swiss market practice. The bonds will be issued by Eastern Property Holdings Limited, a business company under the laws of the British Virgin Islands.

Please, refer to the attached EPH term sheet for further information.

The issuance is authorized pursuant to the resolution of the board of directors of Eastern Property Holdings Limited dated 28 July 2014 and lead managed by Valartis Bank AG.

*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the securities of the Company.*

*This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The Bonds have not been registered under the U.S. Securities Act and may not be offered or sold in the United States absent registration or an applicable exemption from the registration requirements of the U.S. Securities Act. A public offering of securities will be made in Switzerland solely by means of a prospectus. Such prospectus will contain detailed information about the Company making the offer and its management and financial statements. No public offering will be made outside of Switzerland, including the United States.*

**Eastern Property Holdings Ltd.** is an SIX Swiss Exchange-listed real estate development and investment company focusing on Russia. The company holds interests in office, residential, retail and parking properties and developments, principally in Moscow and St. Petersburg. EPH is managed by Valartis International Ltd. a wholly-owned subsidiary of Valartis Group AG.

Additional information on Eastern Property Holdings is available by contacting Anna Bernhart Tel: +41 43 336 8111.

## EASTERN PROPERTY HOLDINGS LIMITED (EPH)

c/o Blenheim Trust (BVI) Ltd., R.G. Hodge Plaza, Wickhams Cay I, PO Box 3483, Road Town, Tortola,  
British Virgin Islands

5.5% p.a. Fixed Income Bond 2014 – 2023 of up to USD 140'000'000

Preliminary Prospectus dated 13 August 2014

Issuer	Eastern Property Holdings Limited (EPH)
Nominal Amount	up to USD 140'000'000
Denomination	USD 10'000 nominal and multiples thereof
Form / Delivery	Permanent Global Bond in accordance with Art. 973b of the Swiss Code of Obligations  Bondholders do not have the right to request the printing and delivery of definitive Bonds
Interest Rate	5.5% p.a. payable semi-annually on 31 March and 30 September, for the first time on 31 March 2015.
Issue Price	at par (100% of nominal amount)
Offer Period	14 August 2014 until 18 August 2014, 15:00 CET
Payment Date	21 August 2014
Reopening	The Issuer reserves the right to reopen this issue according to the terms and conditions of the Bonds
Redemption	30 September 2023, at par

Early Redemption	Early Redemption for tax reasons, at the option of the Issuer in case of a Spin off Event and at the option of the Bondholders (after 3 and 6 years)
Covenants	Pari Passu Clause, Negative Pledge (with exemptions), Cross Default (with exemptions) (each covenant in accordance with the Terms and Conditions of the Bonds)
Payments in another Currency	The Issuer reserves the right to deliver the respective amounts required for interest payments or redemption in any other world currency as accepted by SIX Swiss Exchange instead of US\$ at the Swiss National Bank's spot rate of exchange prevailing between US\$ and the other currency on 09:00 CET of the respective Interest Payment Date or the Maturity Date
Listing	Bond standard of SIX Swiss Exchange
Lead Manager and Principal Paying Agent	Valartis Bank AG, Zurich
ISIN	CH0249865368
Securities Number	24986536
Restrictions	In particular U.S.A., U.S. persons, United Kingdom, European Economic Area, Russian Federation, British Virgin Islands
Governing Law	Switzerland
Jurisdiction	Zurich

Please, contact Mr. Alexander Pozenel, Valartis Bank AG, under e-mail [a.pozenel@valartis.ch](mailto:a.pozenel@valartis.ch) or phone +41 43 336 83 35 regarding further information.

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*This document does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The Bonds have not been registered under the U.S. Securities Act and may not be offered or sold in the United States absent registration or an applicable exemption from the registration requirements of the U.S. Securities Act. A public offering of securities will be made in Switzerland solely by means of a prospectus. Such prospectus will contain detailed information about the Company making the offer and its management and financial statements. No public offering will be made outside of Switzerland, including the United States.*

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