

**FOR IMMEDIATE RELEASE**

17 June 2008

Road Town, Tortola, BVI

**EASTERN PROPERTY HOLDINGS RELEASES RESULTS OF AN INDEPENDENT VALUATION OF ITS PROJECT PORTFOLIO**

Eastern Property Holdings (EPH) has engaged international property consultant DTZ Debenham Zadelhoff (DTZ) to determine the value of its portfolio of development projects.

DTZ has valued 100% of the thirteen development projects in which EPH owns between 50% and 100% at over US\$ 899 million as of 31 March 2008. The value of the projects upon their completion will be approximately US\$ 2.67 billion.

After adjustments for project co-owners and existing agreements, the 31 March 2008 value which can be attributed to EPH shareholders is over US\$ 571 million.

The value of these projects on EPH's year-end 2007 financial statements, adjusted for expenditures up to 31 March is US\$ 189 million. The total net asset value of EPH on 31 December 2007, including investment properties, financial investments, cash, and the project portfolio at cost, was US\$ 527 million.

EPH's Net Asset Value per share as of 31 December 2007 was US\$ 107.82, with all projects kept at cost. Though it remains EPH's policy not to recognize profits from its projects until they have been sold or completed, if the Company was to revalue its project portfolio in accordance with the 31 March appraisal the total adjustment would add approximately US\$ 78 per share.

DTZ has done the valuation in accordance with the appropriate sections of the Practice Statements ("PS") and United Kingdom Practice Statements ("UKPS") contained within the RICS Valuation Standards, 6th Edition (the "Red Book"). Assumptions regarding costs, timing, rents, and that all planning and construction permits are in place for the proposed developments, have been made. In case any of these assumptions to prove incorrect, the valuation can be affected severely.

The valuation report is available to analysts, shareholders and qualified investors upon request.

The closing price for EPH on the SWX Swiss Exchange on 16 June 2008 was US\$ 68.25.

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**Eastern Property Holdings Limited** (EPH) is an SWX Swiss Exchange-listed real estate development and investment company focusing on Russia. The company holds interests in office, residential, retail and parking real estate and property developments, principally in Moscow and St. Petersburg. EPH is managed by Eastern Property Management Limited, a real estate management company that is a wholly-owned subsidiary of Valartis Group AG. Additional information on Eastern Property Holdings is available on the company website ([www.easternpropertyholdings.com](http://www.easternpropertyholdings.com)) or by contacting Terry Olin, Tel: +41 22 716 1035 Email: [contact@easternpropertyholdings.com](mailto:contact@easternpropertyholdings.com)

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**Valartis Group AG** is an SWX Swiss Exchange-listed banking group active in Asset Management in Private and Public Equity as well as Real Estate, Investment Banking and Private Wealth Management. VALARTIS GROUP has offices in Geneva, Zurich, Vienna, Luxembourg, London, Moscow and St. Petersburg. [www.valartis.ch](http://www.valartis.ch)