

**PRESS RELEASE**  
**2013 Year End Results**

14 April 2014, Road Town, Tortola, BVI

Eastern Property Holdings reports a net loss of \$34.84 million for 2013, compared to a net profit of \$11.10 million in 2012. The most significant factors responsible for the significant decrease were: fair value adjustments, loan impairments and exchange rate fluctuation.

The loss per share for 2013 was \$8.11, compared to earnings per share in 2012 of \$2.80.

As per 31 December 2013, the net asset value of EPH amounted to US\$ 254.22 million, representing a decrease of US\$ 34.65 million compared to the previous year (2012: US\$ 288.87 million). The NAV per share amounted to US\$ 59.64 (-12% compared to a value of USD 67.77 as per 31 December 2012).

Our annual report, including full financial statements, is available on the company's website, [www.eaternpropertyholdings.com/Reporting/](http://www.eaternpropertyholdings.com/Reporting/)

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**CONFERENCE CALL WITH MANAGEMENT**

Please join management for a conference call to discuss EPH's 2013 results today,

**Monday, 14 April 2014 at 17:30 (CET)**

**Dial in: +41 58 262 07 22**

**Access Code: 764467**

A presentation for the call will be posted on the company's website shortly before the call, [www.easternpropertyholdings.com](http://www.easternpropertyholdings.com)

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**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.