



19 October 2007

Road Town, Tortola, BVI

Eastern Property Holdings Limited announces its intention to offer additional ordinary shares

Eastern Property Holdings Limited announces its intention to conduct an offering by issuing ordinary shares before the end of the year. We have appointed Renaissance Capital, Kempen & Co, and Valartis Bank AG as joint lead managers and joint bookrunners for this offering.

We intend to offer our ordinary shares to the public in Switzerland, and to investors in certain other countries under circumstances not requiring registration or constituting an offer to the public. We have applied to the SWX Swiss Exchange to have the offered shares listed under our ticker symbol, "EPH".

All shareholders who are able to certify compliance with applicable laws will be permitted to subscribe for additional ordinary shares, in proportion to their shareholdings as of a record date to be announced in due course. The subscription rights will not be tradable. Shares not taken up by existing shareholders pursuant to subscription rights will be available for allocation by the joint lead managers.

We expect to receive all of the proceeds of the offering, net of fees and expenses. We intend to use the net proceeds from the offering to fund our current pipeline of real estate development projects.

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Eastern Property Holdings Limited is an SWX listed real estate development and investment company focusing on Russia. We hold interests in office, residential and retail real estate and property developments, principally in Moscow and St. Petersburg. We are 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, or by contacting Terry Olin at Eastern Property Holdings Limited, tel: +41 22 716 1000, e-mail: contact@easternpropertyholdings.com.

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НАСТОЯЩИЙ РЕЛИЗ НЕ ЯВЛЯЕТСЯ ПРЕДЛОЖЕНИЕМ ИЛИ РЕКЛАМОЙ ЦЕННЫХ БУМАГ В РОССИЙСКОЙ ФЕДЕРАЦИИ, РАВНО КАК НЕ ЯВЛЯЕТСЯ ПРЕДЛОЖЕНИЕМ КАКОМУ-ЛИБО ЛИЦУ, ПРОЖИВАЮЩЕМУ, ЗАРЕГИСТРИРОВАННОМУ, УЧРЕЖДЕННОМУ ИЛИ ИМЕЮЩЕМУ ПОСТОЯННОЕ МЕСТОЖИТЕЛЬСТВО (МЕСТОНАХОЖДЕНИЯ) В РОССИЙСКОЙ ФЕДЕРАЦИИ, ИЛИ НАХОДЯЩЕМУСЯ НА ТЕРРИТОРИИ РОССИЙСКОЙ ФЕДЕРАЦИИ (ЛИБО ПРЕДЛОЖЕНИЕМ В ПОЛЬЗУ ТАКОГО ЛИЦА) О ПРОДАЖЕ ЦЕННЫХ БУМАГ, А ТАКЖЕ НЕ ЯВЛЯЕТСЯ ПРИГЛАШЕНИЕМ КОМУ-ЛИБО ИЗ ТАКИХ ЛИЦ (ЛИБО В ПОЛЬЗУ КОГО-ЛИБО ИЗ ТАКИХ ЛИЦ) ДЕЛАТЬ ОФЕРТЫ О ПРИОБРЕТЕНИИ ЦЕННЫХ БУМАГ.

ОН НЕ ПРЕДНАЗНАЧЕН ДЛЯ ПУБЛИЧНОГО РАСПРОСТРАНЕНИЯ И НЕ ДОЛЖЕН ПУБЛИЧНО РАСПРОСТРАНЯТЬСЯ НА ТЕРРИТОРИИ РОССИЙСКОЙ ФЕДЕРАЦИИ.