



EASTERN PROPERTY HOLDINGS ANNOUNCES EXERCISE OF WARRANTS

Roadtown, Tortola, BVI, 21 November 2006 – Eastern Property Holdings (EPH) announces the issuance of 77,005 new shares due to the exercise of warrants ahead of their expiration on 10 November.

A total of 1,000,000 warrants were issued to subscribers to EPH's initial share offering in November 2003, in which subscribers received two warrants for each share purchased. With ten warrants, the holder could exercise to purchase one EPH share for US\$73.08 until the 10 November 2006 expiration date. Until their expiration, the warrants traded on the SWX Swiss Exchange under the ticker EPHO.

Prior to the expiration of the warrants, all but 2,450 were exercised, resulting in the issue of 99,755 new shares since November 2003. Of this number, 22,750 shares were issued prior to 30 June 2006, as reflected in the company's 2006 Semi-annual Review. Issuance of the remaining 77,005 shares will be reflected in the 2006 Annual Report.

EPH now has 3,396,535 shares in issue, of which 3,390,132 are outstanding, and 6,403 shares are held as treasury shares.

EPH has no additional securities or derivatives outstanding that may result in the issuance of additional shares. Hence, the company's next financial report will not differentiate between Basic and Diluted Earnings Per Share

EPH has been listed on the real estate segment of the SWX Swiss stock exchange since November 2003 (ticker: EPH) and invests in real estate and real estate development in Russia and the Commonwealth of Independent States ("CIS"). EPH owns Berlin House in central Moscow, Petrovsky Fort in St. Petersburg, is co-owner of a number of development projects in Moscow and other Russian cities, and is a shareholder in the "Mosmart" hypermarket chain.

The market capitalization of EPH at current trading prices is approximately US\$330 million.

Further Information

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