

PRESS RELEASE

Eastern Property Holdings Ltd announces the pricing for the upcoming issue and offer of up to 5,050,000 new shares

8 November 2016, Road Town, Tortola, BVI

Eastern Property Holdings Ltd intends to issue and offer up to 5,050,000 new shares (the "Offer Shares") for a consideration equaling the last reported net asset value (as per 30 June 2016) in the amount of USD 38.18 per share.

Referring to the Company's press release dated 1st November 2016, Eastern Property Holdings Ltd. (the "Company") herewith informs that it intends to proceed with the issue and offer of the Offer Shares at a price equaling USD 38.18 per share. The price is the last reported net asset value per share (as per 30 June 2016) and based on the following considerations of the management as well as supported by a majority of the shareholders which expressed willingness to acquire the Company's Offer Shares at mentioned price.

- The net asset value of the Company is based on the market value of the Company's properties;
- Due to the high profile income generating properties in Moscow and the latest acquisition of a property in Germany, the current portfolio demonstrates strong demand and high profitability;
- By investing in predominantly prime rental properties EPH Group is less susceptible to sharp movements in the macro economy or the industry;
- EPH Group has diversified its risk through owning assets across different commercial property sectors (office and retail) with a diversified tenant mix (local and international) and by the acquisition of a property in Germany;
- EPH Group maintains a strong financial position and reliable operating results.

According to the Company's Memorandum and Articles of Association, the Offer Shares shall be firstly offered to the existing shareholders pro-rata to their shareholdings as held on the register of members on 7th November 2016, 5:30pm (Zurich time). Simultaneously, Offer Shares not taken up by existing shareholders pursuant to the subscription rights will be available for allocation to eligible investors by the Company.

Each holder of ordinary shares without par value (ISIN VGG290991014) of the Company as per 7th November 2016, 5:30pm (Zurich time) is entitled to subscribe for one offered Offer Share per 1.0507 ordinary shares held by such shareholder. The Company will not issue fractional shares pursuant to the offer and therefore any fractional entitlement to such Offer Shares shall be rounded down to the nearest whole number of Offer Shares.

The offer of the Offer Shares will take place during 9th November and 5th December 2016. Further information on the offer of the Offer Shares (offering circular and listing prospectus, subscription form etc.) may be received from Valartis Advisory Services SA, St. Annagasse 18, 8001 Zürich (Tel: +41 44 503 5400 / E-Mail: corporatefinance@valartis.ch).

The transaction is authorized pursuant to the resolution of the board of directors of Eastern Property Holdings Limited dated 1st November 2016 and advised by Valartis Advisory Services SA.

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 shares of the Company 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. No public offering will be made outside of Switzerland, including the United States.

Eastern Property Holdings Ltd. is an investment company listed on SIX Swiss Exchange which holds interest in office, residential and retail properties. 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 44 503 5400.