

Eastern European Property Fund Limited

Registered in Guernsey with Registration number 44424

PO Box 650, 1st Floor Royal Chambers, St Julian's Avenue,

St Peter Port, Guernsey, GY1 3JX

Tel: +44 (0)1481 810100

21 October 2022

Dear Shareholder

Expression of interest to purchase shares

Elysium has been notified of an interest by an existing EEP shareholders in acquiring up to 500,000 EEP Ordinary Shares, at an offer price of 10p per share. Any shareholder wishing to sell at this price should contact Elysium using the details below, stating how many shares they wish to sell and the registered name in which their holding is held. Shareholders are alerted to an announcement released on the members' area of this website on 21 October 2022 giving the latest update on the Markiz, the last remaining asset held by EEP.

The Manager

Elysium Fund Management Limited

elysium@elysiumfundman.com

Tel: +44 (0)1481 810100

Company website: www.eepfl.com