

23 February 2017

Dragon-Ukrainian Properties & Development plc (the "Company")

#### Director Shareholding

The Company received notification on 23 February 2017 from Dragon Capital (which together with the Company's Investment Manager DCM Limited is a part of the Dragon Capital Group) that on 21 February 2017 Dragon Capital purchased 4,674,460 ordinary shares at a price of £0.13 per ordinary share. The transactions took place in Kyiv, Ukraine.

Following this share purchase, Dragon Capital Group now holds 24,107,589 shares representing 22.04% of the issued share capital of the Company.

Tomas Fiala, one of the Company's directors, is the principal shareholder and managing director of Dragon Capital.

The notification is required under Article 19 of the Regulation (EU) No 596/2014 as the Dragon Capital Group is a person closely associated with Tomas Fiala.

For further information, please contact:

Dragon - Ukrainian Properties & Development plc ([www.dragon-upd.com](http://www.dragon-upd.com))

Tomas Fiala +380 44 490 7120

DCM Limited (Investment Manager)

Eugene Baranov / Volodymyr Tymochko +380 44 492 7977

Panmure Gordon (UK) Limited

Richard Gray / Andrew Potts +44 (0)20 7886 2500

**Notification and public disclosure of transactions by persons discharging managerial responsibilities ("PDMRs") and persons closely associated ("PCA") with them.**

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>	
a)	Name	Dragon Capital
<b>2</b>	<b>Reason for the notification</b>	
a)	Position/status	Investment manager
b)	Initial notification /Amendment	Initial notification
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>	
a)	Name	Dragon-Ukrainian Properties & Development plc
b)	LEI	n/a
<b>4</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1 pence each London Stock Exchange, AIM, DUPD.L

	Identification code	ISIN Code: IM00B1XH2B90.				
b)	Nature of the transaction	Purchase of shares				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>13 pence</td> <td>4,674,460</td> </tr> </tbody> </table>	Price(s)	Volume(s)	13 pence	4,674,460
Price(s)	Volume(s)					
13 pence	4,674,460					
d)	Aggregated information					
	- Aggregated volume	4,674,460 Ordinary Shares				
	- Price	13 pence				
e)	Date of the transaction	[21] February 2017				
f)	Place of the transaction	Kiev, Ukraine				

--	--	--	--