

21 August 2013

Dragon-Ukrainian Properties & Development PLC
("DUPD" or the "Company")

Henryland Group Limited

Dragon-Ukrainian Properties & Development plc has been informed today, that Dragon Capital Investments Limited, an affiliate of DUPD's investment manager, Dragon Capital Partners Limited, has acquired East Capital's 50.45% shareholding in Henryland Group Ltd ("Henryland") for US\$13.77 million.

Henryland owns and develops big box retail centres in Ukraine, with three operational centres out of 6 sites. DUPD acquired a 38% shareholding in Henryland in July 2007. Dragon Capital Investments Limited's acquisition price equates to a company value of US\$27.3 million for Henryland, which represents a 6.4% discount to the value attributed to Henryland based on DUPD's carrying value for its 38% interest, being US\$11.08 million as of 31 December 2012.

Following the acquisition, Dragon Capital will hold a 62% shareholding in Henryland.

For further information, please contact:

Dragon Ukrainian Properties & Development Plc (www.dragon-upd.com)	
Tomas Fiala	+380 44 490 7120
Dragon Capital Partners Limited (Investment Manager)	
Chris Kamtsios	+ 380 44 490 7120
Panmure Gordon (UK) Limited	
Richard Gray / Andrew Potts	+44 (0)20 7886 2500