

8 February 2013

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

Director Shareholding

The Company received notification on 8 February 2013 from Dragon Capital (which together with the Company's Investment Manager Dragon Capital Partners Limited is a part of the Dragon Capital Group) that on 6 February 2013 Dragon Capital acquired 1,707,087 ordinary shares at a price of £0.295 per ordinary share.

Following this share purchase, Dragon Capital Group now holds 18,792,314 shares representing 17.18% 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, and is also a director of Dragon Capital Partners Limited.

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 2021

Panmure Gordon (UK) Limited (Nominated Adviser and Broker)

Richard Gray / Andrew Potts

+44 (0)20 7886 2500