

19 December 2019

**Dragon-Ukrainian Properties & Development plc
("DUPD" or the "Company" and together with its subsidiaries, the "Group")**

Director/PDMR shareholding

The Company received notification on 17 December 2019 from Dragon Capital Investments Limited (which, together with the Company's Investment Manager, DCM Limited, is a part of the Dragon Capital Group) that on 16 December 2019 Dragon Capital sold 1,394,691 ordinary shares at a price of £0.1112 per ordinary share.

Following this share sale, Dragon Capital Group now holds 65,507,463 ordinary shares, representing approximately 59.90% 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:

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Mark Iwashko (Chairman) +380 (50) 381 8811

DCM Limited (Investment Manager)
Volodymyr Tymochko + 380 (44) 490 7120

Panmure Gordon (UK) Limited (Nominated Adviser)
Atholl Tweedie +44 (0)20 7886 2500

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

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Names	Dragon Capital Investments Limited	
2	Reason for the notification		
a)	Position/status	PCA of Tomas Fiala, Non-executive director of Dragon-Ukrainian Properties & Development plc	
b)	Initial notification /Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Dragon-Ukrainian Properties & Developments plc	
b)	LEI	213800NH37XZ8YVXF913	
4	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		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 1 pence each	
b)	Identification code	IM00B1XH2B90	
c)	Nature of the transactions	Sale of shares	
d)	Price(s) and volume(s)	Price(s)	Volume(s)
		11.17764	1,394,691

		pence	
e)	Aggregated information - Aggregated volume - Price	N/A – single transaction	
f)	Date of the transactions	16 December 2019	
g)	Place of the transaction	London Stock Exchange	

Name of authorised official of issuer responsible for making notification:

Oleg Laska

Chief Financial Officer of DCM Limited