

11 May 2020

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

Director/PDMR shareholding

The Company received notification on 8 May 2020 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 8 May 2020 and 30 April 2020, Dragon Capital acquired a total of 4,149,100 ordinary shares in the Company ("Ordinary Shares") at a price of 10 pence per Ordinary Share.

Following these share purchases, Dragon Capital Group now holds 95,488,363 Ordinary Shares, representing approximately 87.31% 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. 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)
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	Purchase of shares	
d)	Price(s) and volume(s)	Price(s)	Volume(s)
		10 pence	2,475,895
		10	1,673,205

		pence	
e)	Aggregated information		
	- Aggregated volume	Price(s)	Volume(s)
	- Price	10 pence	4,149,100
f)	Date of the transactions	8 May 2020	
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