

29 June 2017

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Dragon-Ukrainian Properties & Development plc

("DUPD" or the "Company" and together with its subsidiaries, the "Group")

Publication of Offer Document by Dragon Capital Investments Limited

The independent directors of DUPD (being Mark Iwashko and Aloysius Wilhelmus Johannes van der Heijden) (the "Independent Directors") note the announcement earlier today by Dragon Capital Investments Limited ("DCI"), part of Dragon Capital Group, regarding the publication of the offer document in relation to the mandatory cash offer for the entire issued and to be issued share capital of the Company not already owned by Dragon Capital Group and the increase in the mandatory cash offer to 15 pence per ordinary share (the "**Offer Document**").

The Independent Directors will be writing to DUPD shareholders with its formal response to the Offer Document in due course and by no later than 10 July 2017.

DUPD shareholders are strongly advised to take no action for the time being. Further announcements will be made as and when appropriate.

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Panmure Gordon (UK) Limited, which is authorised and regulated in the United Kingdom by the Financial Conduct Authority, is acting exclusively for DUPD and the Independent Directors and no one else in connection with the Possible Offer and will not be responsible to anyone other than DUPD and the Independent Directors for providing the protections afforded to its clients or for providing advice in relation to the Offer or any other matters referred to herein.