

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other independent financial adviser who is authorised under the Financial Services and Markets Act 2000 immediately.

If you have sold or otherwise transferred all of your Ordinary Shares in the Company, please send this Circular (but not the accompanying personalised Tender Form) immediately to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for onward transmission to the purchaser or transferee. However, the Circular should not be mailed, distributed, sent, forwarded to or transmitted in or into the United States, Canada, Australia, South Africa or Japan. If you have sold or otherwise transferred only part of your holding of Ordinary Shares in the Company, you should retain the Circular.

The Tender Offer is not being made, directly or indirectly, in the United States, Canada, Australia, South Africa or Japan and neither this Circular nor the accompanying personalised Tender Form may be distributed or sent in or into or from the United States, Canada, Australia, South Africa or Japan and doing so may render invalid any purported tender. Any person (including, without limitation, custodians, nominees and trustees) who may have a contractual or legal obligation to forward this Circular and/or the accompanying Tender Form should read the paragraph headed "Overseas Shareholders" in Part II of this Circular before taking any action.

DRAGON - UKRAINIAN PROPERTIES & DEVELOPMENT PLC

(Incorporated in the Isle of Man with registered number 119018C)

Tender Offer

**to purchase up to 8,331,000 Ordinary Shares
with a maximum aggregate value of US\$5,000,000
at tender prices between 30 pence and 44 pence per Ordinary Share**

Panmure Gordon, which is regulated in the United Kingdom by the Financial Services Authority, is acting for Dragon - Ukrainian Properties & Development plc and for no-one else in connection with the Tender Offer and will not be responsible to anyone other than Dragon - Ukrainian Properties & Development plc for providing the protections afforded to customers of Panmure Gordon or for providing advice in relation to the Tender Offer.

THE TENDER OFFER WILL CLOSE AT 11.00 a.m. ON 22 DECEMBER 2011. Please note that the Record Date for participation in the Tender Offer is 5.00 p.m. on 22 December 2011 and the Tender Offer will only be available to Shareholders resident in, or citizens of, a jurisdiction outside the Restricted Territories on the Register at that time ("Eligible Shareholders").

Eligible Shareholders who wish to tender Ordinary Shares for purchase in the Tender Offer should ensure that their completed Tender Forms are returned either by post to Computershare Investor Services PLC at Corporate Actions Projects, Bristol BS99 6AH or by hand (during normal business hours only) to Computershare Investor Services PLC at The Pavilions, Bridgewater Road, Bristol BS13 8AE before 11.00 a.m. on 22 December 2011. Shareholders who hold their Ordinary Shares in certificated form should also return their share certificate(s) in respect of the Ordinary Shares tendered. Shareholders who hold Ordinary Shares in uncertificated form (that is, in CREST) should return the Tender Form as described above and should also input a TTE Instruction.

If you have any questions about the procedure for tendering Ordinary Shares or you want help in filling in the Tender Form, please telephone Computershare between 9.00 a.m. and 5.00 p.m. Monday to Friday, on 0870 707 4040 or +44 870 707 4040 if calling from outside the United Kingdom.

**IF YOU DO NOT WISH TO TENDER ANY OF YOUR ORDINARY SHARES DO NOT
COMPLETE OR RETURN A TENDER FORM**

CONTENTS

	Page
Expected Timetable for the Tender Offer	2
Definitions	3
Part I - Letter from the Chairman of Dragon - Ukrainian Properties & Development plc	5
Part II – Terms and Conditions of the Tender Offer	10
Part III - UK Tax Considerations	21
Part IV - Additional Information	22

EXPECTED TIMETABLE FOR THE TENDER OFFER

Tender Offer opens	7 December 2011
Latest time and date for receipt of Tender Forms and for settlement of the instructions	by 11.00 a.m. on 22 December 2011
Record Date for the Tender Offer	5.00 p.m. on 22 December 2011
Announcement of results of the Tender Offer	29 December 2011
CREST accounts credited with Tender Offer proceeds and revised holdings of uncertificated Ordinary Shares	30 December 2011
Despatch of cheques for Tender Offer proceeds for certificated Ordinary Shares	30 December 2011
Despatch of balance share certificates for unsold Ordinary Shares and share certificates for unsuccessful tenders	week commencing 3 January 2012

The above times and/or dates may be subject to change and in the event of any such change, the revised times and/or dates will be notified to Shareholders by an announcement through a Regulatory Information Service.

References to times in this Circular are references to GMT, London time, unless otherwise stated.

DEFINITIONS

In this Circular and the Tender Form the following definitions apply unless the context requires otherwise:

"Act" or "Acts"	the Isle of Man Companies Acts 1931 to 2004 (as amended)
"Aggregate Maximum"	US\$ 5,000,000 (or such lesser amount as the Company may in its absolute discretion decide) and such amount in Sterling as shall represent that US dollar amount at the exchange rate prevailing at the Closing Date
"Board" or "Directors"	the board of directors of the Company, whose names are set out in paragraph 2 of Part IV of this Circular
"Buy Back Price"	means the aggregate consideration for the Ordinary Shares tendered under the Tender Offer paid by Panmure Gordon
"certificated" or "in certificated form"	an Ordinary Share which is not in uncertificated form
"Circular"	this document
"Closing Date"	11.00 a.m. on 22 December 2011
"Company" or "DUPD"	Dragon - Ukrainian Properties & Development plc of Standard Bank House, One Circular Road, Douglas, Isle of Man, IM1 1SB
"Computershare"	Computershare Investor Services PLC, Corporate Actions Projects, Bristol, BS99 6AH
"CREST"	the relevant system (as defined in the CREST Regulations) in respect of which Euroclear is the Operator (as defined in the CREST Regulations)
"CREST member"	a person who has been admitted by Euroclear as a system-member (as defined in the CREST Regulations)
"CREST participant"	a person who is, in relation to CREST, a system-participant (as defined in the CREST Regulations)
"CREST Regulations"	the Uncertificated Securities Regulations 2005 of the Isle of Man (as amended)
"CREST sponsor"	a CREST participant admitted to CREST as a CREST sponsor being a sponsoring system-participant (as defined in the CREST Regulations)
"CREST sponsored member"	a CREST member admitted to CREST as a sponsored member
"EGM"	the Extraordinary General Meeting of shareholders of the Company convened by a notice sent to shareholders on 18 November 2011 to be held at 11:25 a.m. on 12 December 2011 or at such later date and time to which such meeting is or may be adjourned
"Electronic Tender"	the inputting and settlement of a TTE instruction in accordance with the procedures set out in Part II of this Circular which constitutes or is deemed to constitute a tender of Ordinary Shares pursuant to, and on the terms of, the Tender Offer as set out in this Circular
"Eligible Shareholders"	Shareholders resident in, or citizens of, a jurisdiction outside the Restricted Territories on the Register at the Record Date
"Escrow Agent"	Computershare Investor Services PLC
"Euroclear"	Euroclear UK & Ireland Limited
"Group"	the Company and its subsidiaries
"Lowest Price Tender"	a tender of Ordinary Shares for sale at the Lowest Tender Price
"Lowest Tender Price"	the lowest Tender Price validly tendered by any Eligible Shareholder under the Tender Offer
"Maximum Price"	44 pence per Ordinary Share
"member account ID"	the identification code or number attached to any member account in CREST
"Minimum Price"	30 pence per Ordinary Share
"NAV per share"	US\$2.49 representing the net asset value of the Company contained in its

	audited consolidated balance sheet as at 30 June 2011 divided by the 117,716,515 Ordinary Shares in issue on that date
"October Tender Offer"	the invitation by the Company to Eligible Shareholders to tender Ordinary Shares for purchase by the Company on the terms and subject to the conditions set out in circular published by the Company on 25 October 2011
"Ordinary Shares"	ordinary shares of 1 pence nominal value each in the share capital of the Company
"Overseas Shareholders"	Shareholders who are citizens or nationals of, or resident in, jurisdictions outside the United Kingdom
"Panmure Gordon"	Panmure Gordon (UK) Limited
"participant ID"	the identification code or membership number used in CREST to identify a particular CREST member or other CREST participant
"pence" or "penny"	one hundredth of £1.00
"Price Range"	the range of prices within which Ordinary Shares may be purchased by the Company pursuant to the terms of the Tender Offer, being 30 pence to 44 pence per Ordinary Share
"Purchase Contract"	the contract in respect of the purchase by the Company of Ordinary Shares tendered to it pursuant to the Tender Offer
"Receiving Agent"	Computershare
"Record Date"	5.00 p.m. on 22 December 2011
"Register"	the register of members of the Company
"Restricted Territories"	United States, Canada, Australia, South Africa and Japan
"Settlement Date"	the date by which the consideration for Ordinary Shares tendered under the Tender Offer will be settled by payment through CREST which is expected to be 30 December 2011 and despatched by cheque to the Eligible Shareholders entitled thereto, which is also expected to be 30 December 2011
"Shareholders"	holders of Ordinary Shares
"Tender Form"	the tender form accompanying this Circular for use in connection with the Tender Offer by Eligible Shareholders
"Tender Offer"	the invitation by the Company to Eligible Shareholders to tender Ordinary Shares for purchase by the Company on the terms and subject to the conditions set out in this Circular and the Tender Form
"Tender Price"	the price at which an Eligible Shareholder tenders some or all of his shares for purchase by the Company under the Tender Offer, which will be between the Minimum Price and the Maximum Price and which, in the absence of specifying a fixed price, will be deemed to be the Lowest Tender Price
"TFE instruction"	a transfer from escrow instruction (as defined by the CREST manual issued by Euroclear)
"TTE instruction"	a transfer to escrow instruction (as defined by the CREST manual issued by Euroclear)
"uncertificated" or "in uncertificated form"	recorded on the Register as being held in uncertificated form in CREST and title to which, by virtue of the CREST Regulations, may be transferred by means of CREST
"United Kingdom" or "UK"	the United Kingdom of Great Britain and Northern Ireland
"United States" or "US"	the United States of America, its territories and possessions, any state of the United States of America, any other areas subject to its jurisdiction and the District of Columbia
"US\$"	United States Dollar, being the currency of the United States of America
"£"	Pounds Sterling being the currency of the UK

PART I

LETTER FROM THE CHAIRMAN OF DRAGON - UKRAINIAN PROPERTIES & DEVELOPMENT PLC

DRAGON - UKRAINIAN PROPERTIES & DEVELOPMENT PLC

Directors:

Aloysius Wilhelmus Johannes van der Heijden (Chairman)
Tomas Fiala
Fredrik Svinhufvud
Boris Erenburg

Registered Office:

Standard Bank House
One Circular Road
Douglas, Isle of Man
IM1 1SB

6 December 2011

To the holders of Ordinary Shares and, for information only, to the holders of share options and warrants over Ordinary Shares

Dear Shareholder

Proposed Tender Offer by Panmure Gordon to purchase up to 8,331,000 Ordinary Shares with a maximum aggregate value of US\$5,000,000 at tender prices between 30 pence and 44 pence per Ordinary Share

Introduction

Following the repurchase by the Company of a total of 24,000 Ordinary Shares at a price of 30 pence per Ordinary Share as a result of the tender offer published by the Company on 25 October 2011, the Board considers that it remains in the best interests of Shareholders for the Company to make further purchases of Ordinary Shares.

While the Board continues to have the authority to buy back Ordinary Shares at prices of up to 35 pence Sterling per share, the value of the Ordinary Shares rose over the period from the notice of extraordinary general meeting which was announced on 18 October 2011 and the closing of the October Tender Offer on 8 November 2011. The middle market price of an Ordinary Share at the close of business on 5 December 2011 (being the latest practicable date prior to the publication of this Circular) was 40 pence.

As a result on 18 November 2011 the Board published a notice convening an EGM to be held at 11:25 a.m. on 12 December 2011 seeking further authority for the Company to purchase up to a maximum of 8,331,000 Ordinary Shares (representing 7.08 per cent. of the 117,692,615 Ordinary Shares in issue on 16 November 2011), at a price per Ordinary Share (exclusive of expenses) of no less than 1 penny (being the nominal amount thereof) and no higher than 25% above the average middle market quotation as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange for the 20 trading days prior to 06 December 2011. The middle market price of an Ordinary Share at the close of business on 16 November 2011 (being the latest practicable date prior to the publication of the notice convening the EGM) was 39.125 pence.

The Board today announces its intention to return up to US\$5,000,000 of cash to Eligible Shareholders by way of a Tender Offer for up to a maximum of 8,331,000 Ordinary Shares at prices of between 30 pence and 44 pence per Ordinary Share. The terms of the Tender Offer are set out in this Circular and the Tender Form and the Tender Offer is conditional on the grant of authority by shareholders at the EGM. On the assumption that exchange rates do not change from the exchange rate prevailing at close of business on 2nd December 2011 (being the latest practicable date prior to the publication of this Circular) which was £1.00 = US\$1.5597 the maximum number of Ordinary Shares which the Company will purchase at the Maximum Price will be 7,285,783, returning approximately US\$5,000,000 to Shareholders. The maximum number of Ordinary Shares which the Company will purchase at the Minimum Price will be 8,331,000, returning US\$3,898,158 to Shareholders. Only tenders made in quarter pence increments in the Price Range can be accepted.

This Circular sets out the background to and reasons for the Tender Offer and why the Board believes the Tender Offer to be in the best interests of the Company and its Shareholders.

Current Trading and Prospects

Ukraine is experiencing political and economic change that has affected, and may continue to affect, the activities of enterprises operating in this environment. Consequently, operations in Ukraine involve risks that do not typically exist in other markets.

On 11 August 2011 the Company announced its interim results for the six month period ended 30 June 2011 which reflect the Directors' current assessment of the possible impact of the Ukrainian business environment on the operations and the financial position of the Group. These showed that the Group's net asset value as at 30 June 2011 stood at US\$292.8 million, compared to US\$295.8 million as at 31 December 2010 while its net asset value per share at 30 June 2011 was US\$2.49, in comparison with US\$2.51 at 31 December 2010.

In spite of this the Directors believe that, as Ukraine's economic recovery continues, the real estate market has begun to strengthen and display less volatility. The Directors believe market activity will reach its pre-crisis level when banks resume mortgage lending on favorable terms to borrowers. When mortgages become more widely available to the public, the Directors believe that the existing severe undersupply of quality residential space should support demand in the medium term, putting upward pressure on prices.

At 30 June 2011 the Group continued to have no bank debt, save in relation to associated companies in which the Company has minority participation, and cash on deposits, held in several leading European banks with top ratings, stood at US\$38.4 million, down from US\$44.9 million as at 31 December 2010, which the Directors believe will allow it to fund its existing commitments and foreseeable operating expenditures over the longer term.

Background to and Reasons for the Tender Offer

Given the Company's strong cash position, the Board believes that now is an appropriate time to return up to US\$5 million of cash to Shareholders by way of the Tender Offer taking advantage of the current market environment where Ordinary Shares are currently being traded at a significant discount to the net asset value per Ordinary Share of the Company. The Company has no borrowings recorded on its balance sheet and continues to have a strong cash position which the Directors believe will allow it to fund its existing commitments and foreseeable operating expenditures over the longer term. The Company's cash balances at 30 June 2011 were US\$38.4 million. In arriving at the level of cash to be returned to Shareholders, the Board has taken account of the levels of funding remaining in the Group to enable it to maintain its financial strength and to allow it to pursue commercial opportunities as they arise.

The Tender Offer

The Board is proposing to return up to US\$5 million of cash through an on market purchase by Panmure Gordon of up to 8,331,000 existing Ordinary Shares from Eligible Shareholders. Once purchased by Panmure Gordon, those Ordinary Shares will be sold to the Company to be cancelled so that such Ordinary Shares will no longer be in issue but the Company's authorised share capital will remain unchanged.

The Tender Offer is being made by Panmure Gordon on the terms and subject to the conditions set out in this Circular and the Tender Form, in respect of up to 8,331,000 Ordinary Shares in issue on the Record Date within the Price Range of 30 pence to 44 pence per Ordinary Share. The Minimum Price of 30 pence represents a discount of approximately 24 per cent. over the average middle market closing price (exclusive of expenses) as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange for the 20 business days ending on 5 December 2011, being the latest practicable date before the publication of this Circular. In addition, the Minimum Price of 30 pence represents a discount of 25 per cent. to the middle market closing price (as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange) of 40 pence per Ordinary Share on 5 December 2011, being the latest practicable date before the publication of this Circular.

The Maximum Price of 44 pence represents a premium of approximately 11 per cent. over the average middle market closing price (exclusive of expenses) as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange for the 20 business days ending on 5 December 2011, being the latest practicable date before the publication of this Circular. In addition, the Maximum Price of 44 pence represents a premium of 10 per cent. over the middle market closing price (exclusive of expenses) as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange of 40 pence per Ordinary Share on 5 December 2011, being the latest practicable date before the publication of this Circular.

The Tender Offer is only available to Eligible Shareholders and in respect of the number of Ordinary Shares registered in those Shareholders' names.

The principal terms of the Tender Offer (which are set out in more detail in Part II of this Circular) are as follows:

- Panmure Gordon is inviting Eligible Shareholders to tender Ordinary Shares (subject to the overall maximum number indicated below) at Tender Prices within the Price Range. **Only tenders made at quarter pence increments in the Price Range can be accepted.**
- Panmure Gordon will purchase existing issued Ordinary Shares for a maximum aggregate purchase value of up to US\$5 million.
- Eligible Shareholders are invited to tender some or all of their holding or Ordinary Shares at a price/prices of such Shareholder's choosing.
- The maximum number of Ordinary Shares that will be purchased by Panmure Gordon under the Tender Offer is 8,331,000, representing approximately 7.08 per cent. of the Company's issued share capital as at 5 December 2011 (assuming full take-up of the Tender Offer).
- Eligible Shareholders who hold Ordinary Shares in certificated form and who wish to participate in the Tender Offer must return a completed Tender Form, together with any shares certificate(s) and/or other document(s) of title so as to be received by the Receiving Agent by no later than 11.00 a.m. on 22 December 2011. Eligible Shareholders who hold their Ordinary Shares in uncertificated form (that is, in CREST) who wish to participate in the Tender Offer should complete a Tender Form and should arrange for any uncertificated Ordinary Shares they wish to tender to be transferred into escrow as described in Part II of this Circular.
- Eligible Shareholders do not have to tender any Ordinary Shares if they do not wish to, but once submitted, a Tender Form and/or a TTE instruction (as appropriate) is irrevocable and cannot be withdrawn. Eligible Shareholders should note that, once tendered, Ordinary Shares may not be sold, transferred, charged or otherwise disposed of.
- All or part of a registered holding of Ordinary Shares may be tendered at different Tender Prices, but only one tender may be made in respect of any single Ordinary Share. The total number of Ordinary Shares tendered by any Eligible Shareholder, even if tendered at various prices within the Price Range, should not exceed the total number of Ordinary Shares held by such Shareholder.
- Subject to receiving sufficient tenders from Eligible Shareholders within the Price Range, Panmure Gordon will purchase a maximum of 8,331,000 Ordinary Shares at an aggregate purchase value not exceeding the Aggregate Maximum, in accordance with the order of priority detailed below.
 - (a) Tendere of Ordinary Shares by Eligible Shareholders will be accepted by the Company in ascending order of Tender Price, starting with Lowest Tender Price.
 - (b) Once tendere of Ordinary Shares by Eligible Shareholders at the Lowest Tender Price have been accepted, the Company will then accept tendere at the next lowest Tender Price and so on, until the tendere for Ordinary Shares having an aggregate Tender Price of up to, but not exceeding, the Aggregate Maximum have been accepted.
 - (c) Acceptance of tendere of Ordinary Shares at the same price (within the Price Range) by Eligible Shareholders may be scaled back pro rata to ensure that the aggregate consideration paid to Shareholders does not exceed the Aggregate Maximum.
- Ordinary Shares will be purchased by way of an on-market transaction from Eligible Shareholders by Panmure Gordon following which an equal number of Ordinary Shares will be sold by way of an on-market transaction by Panmure Gordon to the Company at the Buy Back Price.
- Eligible Shareholders are entitled to tender Ordinary Shares for sale at different prices within the Price Range, but all Ordinary Shares purchased by Panmure Gordon will be purchased in accordance with the order of priority described above.
- An Eligible Shareholder may tender any number of Ordinary Shares that are registered in its name on the Record Date in two ways:
 - (a) tendere may be made at a fixed price or at different fixed prices (in quarter pence increments only within the Price Range) in which case they will only be accepted in accordance with the order of priority described above; or

- (b) tenders may be expressed to be made at the Lowest Tender Price, rather than at a fixed price in pence, in which case the relevant Eligible Shareholder will be treated as having tendered at the lowest price at which any Eligible Shareholder tenders his Ordinary Shares.
- Valid tenders of Ordinary Shares not tendered at a specified Tender Price will be deemed to be tendered at the Lowest Tender Price.
 - If any fractions of Ordinary Shares arise from scaling back, the number of Ordinary Shares accepted will be rounded down to the nearest whole number.
 - To the extent that the total aggregate consideration payable to an Eligible Shareholder under the Tender Offer would require that Eligible Shareholder to be paid a fraction of a penny, the amount of that consideration shall be rounded down to the nearest whole penny to the extent that such fraction is equal to one quarter of a penny or rounded up to the nearest whole penny to the extent that such fraction is equal to one half or three quarters of a penny.
 - The decision of Panmure Gordon, in consultation with the Company, as to the results of the Tender Offer (including, without limitation, the basis on which excess tenders are satisfied) shall be final and binding on all Shareholders.
 - Shareholders should note that Panmure Gordon is entitled not to, and will not, proceed with the Tender Offer, in the circumstances set out in paragraph 1(aa) of Part II of this Circular. This right may only be exercised prior to 4.00 p.m. on 28 December 2011. Shareholders should also note that the Tender Offer is conditional on those matters set out in paragraph 1(a) of Part II of this Circular.
 - The Tender Offer will remain open from 6 December 2011 until 11.00 a.m. on 22 December 2011 (unless extended in accordance with the terms set out in this Circular).
 - Full details of the Tender Offer, including the terms and conditions on which it is made, are set out in Part II of this Circular and, for Shareholders who hold their Ordinary Shares in certificated form, on the Tender Form.
 - Ordinary Shares will be purchased by Panmure Gordon free of commissions and dealing charges.

Overseas Shareholders

The attention of Shareholders who are not resident in the United Kingdom is drawn to paragraph 2 of Part II to this Circular headed "Overseas Shareholders" and, for Shareholders who hold their Ordinary Shares in certificated form, to the relevant provisions of the Tender Form.

Taxation

A summary of the taxation consequences of the Tender Offer for UK resident Shareholders is set out in Part III to this Circular.

Any Shareholder who is in any doubt as to their tax position or who is subject to tax in a jurisdiction other than the United Kingdom should consult an appropriate professional adviser.

Notification of Interests

Pursuant to the Company's articles of association, Shareholders who are or become interested in 3% or more of the Ordinary Shares or whose interest above 3% increases or decreases through any whole percentage point are obliged to notify the Company of their interests in Ordinary Shares. In addition, in accordance with the AIM Rules, the Company is required to notify a Regulatory Information Service of such changes without delay.

Following the Company's proposed purchase of Ordinary Shares in relation to the Tender Offer, a Shareholder's interest in the Company's issued ordinary share capital may change giving rise to an obligation on the Shareholder in question to make a notification or a further notification to the Company within two days of becoming aware of such change.

If Shareholders are in any doubt as to whether they should make a notification to the Company, or as to the form of that notification, they are advised to consult their solicitor or other professional adviser without delay.

Action to be taken

The procedure for tendering your Ordinary Shares depends on whether Ordinary Shares are held in certificated or uncertificated form and is summarised below:

(i) Ordinary Shares held in certificated form

Eligible Shareholders who hold Ordinary Shares in certificated form and who wish to tender all or any of their existing holdings of Ordinary Shares should complete the Tender Form, in accordance with the instructions printed thereon (including a witnessed signature) and in Part II of this Circular, and return it by post to Computershare Investor Services PLC, Corporate Actions Projects, Bristol, BS99 6AH. Eligible Shareholders who hold their Ordinary Shares in certificated form should also return with the relevant Tender Form their share certificate(s) and/or other document(s) of title in respect of the Ordinary Shares tendered. Completed Tender Forms must be received by not later than 11.00 a.m. on 22 December 2011. Further details of the procedures for tendering and settlement are set out in Part II of this Circular and in the accompanying Tender Form.

(ii) Ordinary Shares held in uncertificated form (that is, in CREST)

Eligible Shareholders who hold their Ordinary Shares in uncertificated form and who wish to tender all or any of their existing holdings of Ordinary Shares should also complete the Tender Form and submit a TTE instruction to settle no later than 11.00 a.m. on 22 December 2011. Further details of the procedures for tendering and settlement are set out in Part II of this Circular.

Additional Information

Eligible Shareholders who do not wish to sell any Ordinary Shares under the Tender Offer need take no action in relation to the Tender Form or otherwise.

If you are in any doubt about the completion of the Tender Form or making a TTE instruction, please contact Computershare Investor Services PLC, Corporate Actions Projects, Bristol, BS99 6AH, phone 0870 707 4040 or +44 870 707 4040 if calling from outside the United Kingdom. For legal reasons, Computershare will not be able to give advice on the merits of the Tender Offer or to provide legal, financial or taxation advice, and accordingly for such advice you should consult your stockbroker, solicitor, accountant, bank manager or other independent professional adviser.

Recommendation

The Directors are making no recommendation to Shareholders in relation to participation in the Tender Offer. Whether or not Shareholders decide to tender their Ordinary Shares will depend, amongst other things, on their own individual circumstances, including their own tax position. Shareholders are recommended to consult their duly authorised independent advisers in making their own decisions.

None of the Directors intend to tender any part of their Ordinary Shares pursuant to the Tender Offer.

Yours faithfully

A W J van der Heijden
Chairman

PART II

TERMS AND CONDITIONS OF THE TENDER OFFER

Tender Offer to purchase up to 8,331,000 Ordinary Shares with a maximum aggregate value of US\$5,000,000 at tender prices between 30 pence and 44 pence per Ordinary Share

As the letter from the Chairman of the Company set out in Part I of this document explains, the Board is proposing to return to Eligible Shareholders up to US\$5 million of cash which is currently held by the Company.

Panmure Gordon is offering, as principal, to acquire up to 8,331,000 Ordinary Shares with a maximum aggregate value of US\$5,000,000 from Eligible Shareholders by way of an on-market tender at tender prices between 30 pence and 44 pence per Ordinary Share. Accordingly Panmure Gordon is pleased to invite Eligible Shareholders to tender Ordinary Shares on the terms and subject to the conditions set out in this Circular and the accompanying Tender Form.

Shareholders on the Register at 5.00 p.m. on 22 December 2011 (other than certain Overseas Shareholders, as described in paragraph 2 below headed "Overseas Shareholders" in this Part II) are hereby invited to tender Ordinary Shares for purchase by Panmure Gordon and cancellation by the Company on the terms and subject to the conditions set out in this Circular and, for Shareholders who hold their Ordinary Shares in certificated form, in the accompanying Tender Form.

Panmure Gordon, in consultation with the Company, intends to accept valid tenders, on the terms and subject to the conditions set out below and, for Shareholders who hold their Ordinary Shares in certificated form, in the accompanying Tender Form, of up to 8,331,000 Ordinary Shares, being up to 7.08 per cent. of the Ordinary Shares in issue as at 5 December 2011, being the latest practicable date prior to the publication of this Circular.

1. TERMS AND CONDITIONS OF THE TENDER OFFER

Panmure Gordon hereby offers to purchase Ordinary Shares from Eligible Shareholders on and subject to the following terms and conditions:

- (a) The Tender Offer is conditional on:
- (i) the Tender Offer not having been terminated in accordance with paragraph 1(aa) of this Part II prior to 4.00 p.m. on 28 December 2011; and
 - (ii) the special resolution to be proposed at the EGM being passed by shareholders.

If these Conditions are not satisfied the Tender Offer will lapse and Panmure Gordon will not purchase any Ordinary Shares pursuant to the Tender Offer. The Condition may not be waived.

- (b) Each Ordinary Share may be tendered under the Tender Offer:
- (i) at any price (expressed in whole or quarter pence per Ordinary Share) within the Price Range. Eligible Shareholders may tender their holding of Ordinary Shares at more than one price (expressed in whole or quarter pence per Ordinary Share) within such Price Range, but each Ordinary Share may only be tendered once; or
 - (ii) at the Lowest Tender Price, instead of at a fixed price in pence. In this case Eligible Shareholders will be treated as having tendered at the price at which Lowest Tender Price is ultimately set (see also paragraph 1(k) of this Part II).
- (c) Subject to receiving sufficient tenders from Eligible Shareholders within the Price Range, the Company will purchase the maximum number of Ordinary Shares (not exceeding 8,331,000 Ordinary Shares) which have an aggregate purchase value not exceeding the Aggregate Maximum, in accordance with the order of priority detailed below.
- (d) Tenders of Ordinary Shares by Eligible Shareholders will be accepted by the Company in ascending order of Tender Price, starting with the Lowest Tender Price tendered by any Eligible Shareholder.
- (e) Once tenders of Ordinary Shares by Eligible Shareholders at the Lowest Tender Price have been accepted, the Company will then accept tenders at the next lowest Tender Price and so on, until the tenders for Ordinary Shares having an aggregate Tender Price of up to, but not exceeding, the Aggregate Maximum have been accepted.

- (f) Acceptance of tenders of Ordinary Shares at the same price (within the Price Range) by Eligible Shareholders may be scaled back pro rata to ensure that the aggregate consideration paid to Shareholders does not exceed the Aggregate Maximum.
- (g) Valid tenders of Ordinary Shares not tendered at a specific Tender Price will be deemed to be tendered at the Lowest Tender Price.
- (h) The Tender Offer is only available to Shareholders (other than certain Overseas Shareholders) on the Register on the Record Date, and only in respect of the number of Ordinary Shares registered in their names on that date.
- (i) Subject to the further terms of the Tender Offer set out in this Part II, the lowest price at which tenders can be accepted is the Minimum Price and the highest price at which tenders can be accepted is the Maximum Price. Only tenders made at quarter pence increments in the Price Range can be accepted.
- (j) The Lowest Tender Price will be the lowest price per Ordinary Share validly tendered by an Eligible Shareholder pursuant to the Tender Offer.
- (k) If any fractions arise from scaling back, the number of Ordinary Shares accepted will be rounded down to the nearest whole number.
- (l) To the extent that the total aggregate consideration payable to an Eligible Shareholder under the Tender Offer would require that Eligible Shareholder to be paid a fraction of a penny, the amount of that consideration shall be rounded down to the nearest whole penny to the extent that such fraction is equal to one quarter of a penny or rounded up to the nearest whole penny to the extent that such fraction is equal to one half or three quarters of a penny.
- (m) Tender Forms which have been, or are deemed to be, validly and properly completed and received by the Receiving Agent, by 11.00 a.m. on 22 December 2011 will become irrevocable at such time as they are received.

The Tender Offer will close at 11.00 a.m. on 22 December 2011 and no Tender Forms or TTE instructions received after that time will be accepted in whole or in part, except to the extent that Panmure Gordon, in consultation with the Company, extends the period for tendering under the Tender Offer, in which case a new date for the Tender Offer will be given. **Panmure Gordon, in consultation with the Company, reserves the right, subject to applicable legal and regulatory requirements, to extend the period for tendering under the Tender Offer at any time prior to 11.00 a.m. on 22 December 2011.** Any material change to the expected timetable will be notified to Shareholders by way of an announcement through a Regulatory Information Service. Any such extension will comply with all applicable legal and regulatory requirements including, but not limited to, the duration of such extension.

All or any part of a holding of Ordinary Shares may be tendered. Subject to the satisfaction of the Conditions referred to in paragraph 1(a) above, Ordinary Shares successfully tendered will be purchased by Panmure Gordon fully paid and free from all liens, charges, equitable interests and encumbrances and with all rights attaching to the same and will be cancelled and will not rank for any future dividends or other distributions.

- (n) The aggregate number of Ordinary Shares purchased pursuant to the Tender Offer shall not in any event exceed 8,331,000.
- (o)
 - (i) All tenders in respect of Ordinary Shares held in certificated form must be made on the accompanying Tender Form duly completed in accordance with the instructions set out below and in the Tender Form. Such tenders will only be valid if the procedures contained in this Circular and in the Tender Form are complied with in full.
 - (ii) All tenders in respect of Ordinary Shares held in uncertificated form (that is, in CREST) must be made by the input and settlement of a TTE instruction in CREST in accordance with the instructions set out in this Part II and the relevant procedures in the CREST manual together with an accompanying Tender Form. Such tenders will only be valid when the procedures contained in this Circular and in the relevant parts of the CREST manual are complied with in full.
 - (iii) The Tender Offer and all tenders relating thereto will be governed by and construed in accordance with English law. Delivery of a Tender Form and/or the input of a TTE instruction in CREST, as applicable, will constitute submission to the exclusive jurisdiction of the English courts.

- (p) It is expected that the results of the Tender Offer and, if applicable, the extent to which tenders will be scaled back, will be announced on 29 December 2011.
- (q) All documents and remittances sent by or to Shareholders will be sent at the risk of the Shareholder concerned. If the Tender Offer does not become unconditional and lapses or if in accordance with the terms of the Tender Offer a tender cannot be accepted, share certificates and other documents of title will be returned by post to the person whose name and address (outside the Restricted Territories) is set out in Box 1 of the Tender Form or, if relevant, to the person whose name and address (outside the Restricted Territories) is set out in Box 3 of the Tender Form, in each case by no later than ten Isle of Man business days after the date of such lapse or non-acceptance, or, in the case of Ordinary Shares held in uncertificated form (that is, in CREST), the Escrow Agent will provide instructions to Euroclear to transfer all such Ordinary Shares held in escrow balances by TFE instruction to the original available balances to which those Ordinary Shares relate.
- (r) If part only of a holding of Ordinary Shares is successfully tendered pursuant to the Tender Offer, the relevant Eligible Shareholder will be entitled to receive the following:
 - (i) if Ordinary Shares are held in certificated form - a balance certificate in respect of the unsold Ordinary Shares; or
 - (ii) if Ordinary Shares are held in uncertificated form (that is, in CREST) - the transfer of the unsold Ordinary Shares by the Escrow Agent by TFE instruction to the original registered holder(s) of those unsold Ordinary Shares.
- (s) Further copies of the Tender Form may be obtained on request from Computershare by calling between 9.00 a.m. and 5.00 p.m. Monday to Friday on 0870 707 4040 or +44 870 707 4040 if calling from outside the United Kingdom or at the address of the Computershare set out on page 3 of this Circular.
- (t) The decision of Panmure Gordon, in consultation with the Company, as to the results of the Tender Offer (including, without limitation, the basis on which excess tenders are satisfied) shall be final and binding on all Shareholders.
- (u) Holdings in certificated and uncertificated form under the same name with different designations will be treated as separate shareholdings for the purposes of the application of terms of the Tender Offer and a separate Tender Form will need to be submitted in order to tender each such separate holding.
- (v) Subject to the satisfaction of the Conditions referred to in paragraph 1(a) above, all successfully tendered Ordinary Shares will be purchased by way of an on-market transaction from Eligible Shareholders by Panmure Gordon, following which an equal number of Ordinary Shares will be sold by way of an on-market transaction by Panmure Gordon to the Company at the Buy Back Price.
- (w) All questions as to the number of Ordinary Shares tendered, and the validity, form, eligibility (including the time of receipt) and acceptance for payment of any tender of Ordinary Shares will be determined by Panmure Gordon, in its sole and absolute discretion, which determination shall be final and binding on all of the parties (except as otherwise required under applicable law).

Panmure Gordon, in consultation with the Company, reserves the absolute right to reject any or all tenders it determines not to be in proper form or the acceptance of payment for which may, in the opinion of Panmure Gordon, be unlawful. Panmure Gordon, in consultation with the Company, also reserves the absolute right (subject to paragraph 1(a) above) to waive any of the terms or conditions of the Tender Offer and any defect or irregularity in the tender of any particular Ordinary Shares or any particular holder thereof. No tender of Ordinary Shares will be deemed to be validly made until all defects or irregularities (if any) have been cured or waived. In the event of a waiver, the consideration under the Tender Offer will not be despatched until after the Tender Form is complete in all respects and the share certificates and/or other document(s) of title satisfactory to Panmure Gordon, in consultation with the Company, have been received or until after the relevant TTE instruction has settled (as the case may be).

None of the Company, the Receiving Agent, or any other person is or will be obliged to give notice of any defects or irregularities in tenders and none of them will incur any liability for failure to give any such notice.

- (x) Ordinary Shares will be purchased by the Company under the Tender Offer free of commissions and dealing charges.
- (y) The failure of any person to receive a copy of this Circular or, for a person who holds his Ordinary Shares in certificated form, the Tender Form shall not invalidate any aspect of the Tender Offer. None of

Panmure Gordon, the Receiving Agent or any other person will incur any liability in respect of any person failing to receive this Circular and/or, for a person who holds its Ordinary Shares in certificated form, the Tender Form.

- (z) Panmure Gordon, in consultation with the Company, reserves the right to change the aggregate value of the Tender Offer, based on market conditions and/or other factors, subject to compliance with applicable law and regulatory requirements. Any such revision will require, amongst other things, that new Tender Forms are despatched to Shareholders and may, in certain circumstances, require that the period of the Tender Offer be extended.
- (aa) If at any time prior to 4.00 p.m. on 28 December 2011:
 - (i) the Directors of the Company and Panmure Gordon conclude that the Tender Offer and subsequent purchase of Ordinary Shares by the Company from Panmure Gordon would no longer be in the interests of the Company and/or Shareholders; or
 - (ii) Panmure Gordon has not received sufficient funds to satisfy the Company's obligations in respect of the sale by Panmure Gordon to the Company of the Ordinary Shares to be sold by way of on-market purchase to the Company; or
 - (iii) there shall occur any material adverse change in the national or international, financial, economic, political or market conditions; or
 - (iv) there shall occur any material adverse change in the financial position or prospects and/or circumstances of the Company (including, without limitation, in relation to the distributable profits of the Company),

which, in respect of (iii) and (iv) above, in the reasonable opinion of Panmure Gordon and the Directors of the Company, renders the Tender Offer temporarily or permanently impractical or inadvisable (taking into account the background to and reasons for the Tender Offer), Panmure Gordon shall terminate the Tender Offer and shall, as soon as practicable thereafter, announce the same through a Regulatory Information Service and notify Shareholders in writing.

- (bb) No acknowledgement of receipt of any Tender Form, share certificate(s), other document(s) of title and/or TTE messages (as appropriate) will be given.
- (cc) The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to the agreements arising from the acceptance of the Tender Offer or any collateral agreements relating to the Tender Offer.

2. OVERSEAS SHAREHOLDERS

- (a) The making of the Tender Offer in, or to persons resident in, jurisdictions outside the United Kingdom or custodians, nominees or trustees for persons who are citizens, residents or nationals of jurisdictions outside the United Kingdom may be prohibited or affected by the laws of the relevant overseas jurisdiction. Shareholders who are Overseas Shareholders should inform themselves about and observe any applicable legal or regulatory requirements. It is the responsibility of any such Shareholder wishing to tender Ordinary Shares to satisfy himself as to the full observance of the laws of the relevant jurisdiction in connection therewith, including the obtaining of any governmental, exchange control or other consents which may be required, the compliance with other necessary formalities and the payment of any issue, transfer or other taxes due in such jurisdiction. If you are in any doubt about your position, you should consult your professional adviser in the relevant jurisdiction. Any such Shareholder will be responsible for any such issue, transfer or other taxes by whomsoever payable and Panmure Gordon and any person acting on their behalf shall be fully indemnified and held harmless by such Shareholder for any such issue, transfer or other taxes such person may be required to pay. No steps have been taken to register or qualify the Tender Offer or to authorise the extending of this Tender Offer or the distribution of the Circular, the Tender Form and any related documents in any territory outside the United Kingdom.
- (b) In particular, the Tender Offer is not being made, directly or indirectly, in or into, or by the use of the mails of, or by any means or instrumentality of interstate or foreign commerce of, or any facility of a national securities exchange of the United States or in or into Canada, Australia, South Africa or Japan, and Ordinary Shares cannot be tendered by any such use, means, instrumentality or facility or from within the United States. This includes, but is not limited to, post, facsimile transmission, telex, electronic mail and telephone.

Accordingly, copies of this Circular, the Tender Form and any related documents are not being and must not be mailed or otherwise distributed or sent in, into or from any of the Restricted Territories, including

to Shareholders with registered addresses in any of the Restricted Territories or to persons who are custodians, nominees or trustees holding shares for person in any of the Restricted Territories. Persons receiving such documents (including, without limitation, custodians, nominees and trustees) should not distribute, send or mail them in, into or from, any of the Restricted Territories or use such mails or any such means, instrumentality or facility, in connection with the Tender Offer, and so doing may render invalid any purported tender under the Tender Offer. Persons wishing to tender under the Tender Offer should not use such mails or any such means, instrumentality or facility for any purpose, directly or indirectly, relating to any tender under the Tender Offer. Envelopes containing Tender Forms should not be postmarked in any of the Restricted Territories or otherwise despatched from any of the Restricted Territories and all tendering Shareholders must provide addresses outside the Restricted Territories for the remittance of cash or return of any documents.

- (c) A Shareholder will be deemed not to have tendered Ordinary Shares pursuant to the Tender Offer if (i) such Shareholder is unable to make the representations and warranties set out in paragraph 4 (headed "Effect of Tender") in this Part II; (ii) such Shareholder completes Box 1 of a Tender Form with an address in any of the Restricted Territories or has a registered address in any of the Restricted Territories and in either case such Shareholder does not insert in Box 3 of a Tender Form the name and address of the person or agent outside of any of the Restricted Territories to whom he wishes the consideration to which he is entitled under the Tender Offer to be sent, subject to the provisions of this paragraph and applicable law; or (iii) such Shareholder inserts in Box 3 of a Tender Form the name and address of the person or agent in any of the Restricted Territories to whom he wishes the consideration to which such Shareholder is entitled under the Tender Offer to be sent; or (iv) the Tender Form received from him is in an envelope postmarked in, or which otherwise appears to Panmure Gordon or its agents to have been sent from any of the Restricted Territories. Panmure Gordon reserves the right, in its absolute discretion, to investigate in relation to any acceptance, whether the representations and warranties referred to in subparagraphs (h) and (i) of paragraph 4 (headed "Effect of Tender") in this Part II given by any Shareholder are correct and, if such investigation is undertaken and as a result Panmure Gordon determines (for any reason) that such representation and warranty is not correct, such acceptance shall not be valid.

If, in connection with making the Tender Offer, notwithstanding the restrictions described above, any person (including, without limitation, custodians, nominees and trustees), whether pursuant to a contractual or legal obligation or otherwise, forwards this Circular, the Tender Form or any related documents in, into or from any of the Restricted Territories, such person should:

- (i) inform the recipient of such fact;
 - (ii) explain to the recipient that such action may invalidate any purported acceptance by the recipient; and
 - (iii) draw the attention of the recipient to paragraph 2 headed "Overseas Shareholders" in this Part II.
- (d) The provisions in this paragraph 2 headed "Overseas Shareholders" and/or any other terms of the Tender Offer relating to Overseas Shareholders may be waived, varied or modified as regards a specific Shareholder or on a general basis by Panmure Gordon in its absolute discretion but only if Panmure Gordon is satisfied that such waiver, variation or modification will not constitute or give rise to breach of applicable securities or other laws. References to a "Shareholder" shall include references to the persons executing Tender Forms and, in the event of more than one person executing Tender Forms, the provisions in this paragraph 2 above shall apply to them jointly and severally.

Overseas Shareholders should inform themselves about and observe any applicable legal or regulatory requirements. If you are in any doubt about your position, you should consult your professional adviser in the relevant territory.

3. PROCEDURE FOR TENDERING

(a) *Different procedures for Ordinary Shares in certificated and uncertificated form*

If you hold Ordinary Shares in certificated form, you may only tender such Ordinary Shares by completing and returning the Tender Form in accordance with the instructions set out in paragraph 3(b) below and the instructions printed thereon.

If you hold Ordinary Shares in certificated form but under different designations, you should complete a separate Tender Form, as appropriate, in respect of each designation. Additional Tender Forms are available from Computershare by telephone on 0870 707 4040 (or on +44 870 707 4040 if calling from outside the United Kingdom).

If you hold Ordinary Shares in uncertificated form (that is, in CREST) you may tender such Ordinary Shares by submitting a valid Tender Form together with a TTE instruction in accordance with the procedure set out in-paragraph 3(c) below and, if those Ordinary Shares are held under different member account IDs, you should send a separate TTE instruction and Tender Form for each member account ID.

(b) Ordinary Shares held in certificated form (that is, not in CREST)

To tender your Ordinary Shares held in certificated form you must complete, sign and have witnessed the Tender Form. The completed, signed and witnessed Tender Form should be sent either by post to Computershare, Computershare Investor Services PLC, Corporate Actions Projects, Bristol, BS99 6AH or by hand (during normal business hours only) to Computershare Investor Services PLC at The Pavilions Bridgewater Road, Bristol BS12 8AE, as soon as possible and, in any event, so as to be received not later than 11.00 a.m. on 22 December 2011. No tenders received after that time will be accepted. No acknowledgement of receipt of documents will be given. Any Tender Form received in an envelope postmarked in the United States, Canada, Australia, South Africa or Japan or otherwise appearing to Panmure Gordon or its agents to have been sent from any of those jurisdictions may be rejected as an invalid tender. For further information on Overseas Shareholders, see paragraph 2 (headed "Overseas Shareholders") in this Part II.

The completed and signed Tender Form should be accompanied, where possible, by the relevant share certificate(s) and/or other document(s) of title.

If your share certificate(s) and/or other document(s) of title is/are not readily available (for example, if they are with your stockbroker, bank or other agent) or are lost, the Tender Form should nevertheless be completed, signed and returned as described above so as to be received by the Receiving Agent, Computershare, Computershare Investor Services PLC, Corporate Actions Projects, Bristol, BS99 6AH or by hand to Computershare Investor Services PLC, The Pavilions, Bridgewater Road, Bristol BS13 8AE not later than 11.00 a.m. on 22 December 2011, together with any share certificate(s) and/or documents(s) of title that you may have available with a note of explanation stating that the remaining documents will follow as soon as possible or that you have lost one or more of your share certificate(s) and/or other document(s) of title. The relevant share certificate(s) and document(s) of title should be forwarded as soon as possible thereafter and, in any event, so as to arrive by not later than 11.00 a.m. on 22 December 2011.

In respect of those Ordinary Shares for which your share certificate(s) is/are lost, you should complete a letter of indemnity, which can be obtained by writing to Computershare at the Pavilions, Bridgewater Road, Bristol BS99 6ZZ. This indemnity should be completed and returned so as to be received by the Receiving Agent by not later than 11.00 a.m. on 22 December 2011.

Where you have returned a letter of indemnity in respect of unavailable share certificate(s) and you subsequently find or obtain the relevant share certificate(s), you should immediately send the share certificate(s) by hand during normal business hours only or by post to Computershare, at the address detailed above.

If a Shareholder does not return his share certificate(s) by 11.00 a.m. on 22 December 2011, the Company may deem (in its absolute discretion) that such Shareholder has only tendered the number of Ordinary Shares in respect of which share certificates have been received.

If the Tender Offer does not become unconditional and lapses, Tender Forms, share certificates and other documents of title will be returned to Eligible Shareholders by post not later than 10 business days after the date of such lapse.

(c) Ordinary Shares held in uncertificated form (that is, in CREST)

If the Ordinary Shares which you wish to tender are held in uncertificated form, then to tender such shares you must submit a valid Tender Form to the Receiving Agent, Computershare Investor Services PLC, Corporate Actions Projects, Bristol BS99 6AH or by hand (during normal business hours only) to Computershare Investor Services PLC, The Pavilions, Bridgewater Road, Bristol BS13 8AE and you should take (or procure the taking of) the action set out below to transfer (by means of a TTE instruction) the number of Ordinary Shares which you wish to tender under the Tender Offer to the appropriate escrow account, specifying Computershare Investor Services PLC (in its capacity as a CREST participant under the relevant participant ID(s) and member account ID(s) referred to below) as the Escrow Agent, as soon as possible and in any event so that the TTE instruction settles by no later than 11.00 a.m. on 22 December 2011. Please note that settlement cannot take place on weekends or bank holidays (or other

times at which the CREST system is non-operational) and you should therefore ensure you time the input of any TTE instructions accordingly.

An electronic Tender made in accordance with this sub-paragraph (c) (which has not been validly withdrawn) shall constitute an offer to sell the number of Ordinary Shares at the Tender Price on the terms of the Tender Offer, by transferring such shares to the relevant escrow account as detailed in - paragraph 3(c)(i) below.

If you are a CREST sponsored member, you should refer to your CREST sponsor before taking any action. Your CREST sponsor will be able to confirm details of your participant ID and the member account ID under which your Ordinary Shares are held. In addition, only your CREST sponsor will be able to send the TTE instruction to Euroclear in relation to the Ordinary Shares which you wish to tender.

After settlement of a TTE instruction, you will not be able to access in CREST for any transaction or charging purposes the Ordinary Shares the subject of such TTE instruction, notwithstanding that they will be held by Computershare as the Escrow Agent until completion or lapsing of the Tender Offer. If the Tender Offer becomes unconditional and the relevant tender is accepted, the Escrow Agent will transfer the Ordinary Shares to itself for cancellation, returning any Ordinary Shares not successful in the Tender Offer to you.

You are recommended to refer to the CREST manual published by Euroclear for further information on the CREST procedures outlined below. This can be downloaded off the Internet on the Euroclear website at <http://www.euroclear.com/www.euroclear.com>.

You should note that Euroclear does not make available special procedures, in CREST, for any particular corporate action. Normal system timings and limitations will therefore apply in connection with a TTE instruction and its settlement. You should therefore ensure that all necessary action is taken by you (or by your CREST sponsor) to enable a TTE instruction relating to your Ordinary Shares to settle prior to 11.00 a.m. on 22 December 2011. In this connection you are referred in particular to those sections of the CREST manual concerning practical limitations of the CREST system and timings.

(d) Electronic Tenders

In addition to completing and returning a valid Tender Form to the Receiving Agent to tender Ordinary Shares in uncertificated form you should send (or if you are a CREST sponsored member, procure your sponsor sends) to Euroclear a TTE instruction in relation to such Ordinary Shares. A TTE instruction to Euroclear must be properly authenticated in accordance with Euroclear's specifications for transfers to escrow and must contain the following additional details:

- (i) the number of Ordinary Shares in respect of which you wish to tender and which are to be transferred to an escrow account;
- (ii) your member account ID;
- (iii) your participant ID;
- (iv) the participant ID of the Escrow Agent, Computershare, in its capacity as a CREST receiving agent. This is 3RA37;
- (v) the member account ID of the Escrow Agent, Computershare. For the purposes of the Tender this is DRAGONTE.
- (vi) the corporate action ISIN, which is IM00B1XH2B90;
- (vii) the intended settlement date. This should be as soon as possible and, in any event, not later than 11.00 a.m. on 22 December 2011;
- (viii) input with standard delivery instruction of priority 80;
- (ix) the corporate action number for the Tender Offer. This is allocated by Euroclear and can be found by viewing the relevant corporate action details in CREST; and
- (x) the contact name and telephone number inserted in the shared note field.

An appropriate announcement through a regulatory information service will be made if any of the details contained in this paragraph 3(d)(i) are altered.

(e) *Deposits of Ordinary Shares into, and withdrawals of Ordinary Shares from, CREST*

Normal CREST procedures (including timings) apply in relation to any Ordinary Shares that are, or are to be, converted from uncertificated to certificated form, or from certificated to uncertificated form, during the course of the Tender Offer (whether such conversion arises as a result of a transfer of Ordinary Shares or otherwise). Shareholders who are proposing to convert any such Ordinary Shares are recommended to ensure that the conversion procedures are implemented in sufficient time to enable the person holding or acquiring the Ordinary Shares as a result of the conversion to take all necessary steps in connection with such person's participation in the Tender Offer (in particular, as regards delivery of share certificates and/or other documents of title or transfers to an escrow balance as described above) prior to 11.00 a.m. on 22 December 2011.

If you are in any doubt as to how to complete the Tender Form or as to the procedure for making an Electronic Tender, please telephone Computershare between 9.00 a.m. and 5.00 p.m. Monday to Friday on 0870 707 4040 (or, if calling from outside the United Kingdom, on +44 870 707 4040). For legal reasons, Computershare will not be able to give advice on the merits of the Tender Offer or to provide legal, financial or taxation advice, and accordingly, for such advice you should consult your stockbroker, solicitor, accountant, bank manager or other independent professional adviser.

You are reminded that, if you are a CREST sponsored member, you should contact your CREST sponsor before taking any action.

Shareholders should note that once tendered, Ordinary Shares may not be sold, transferred, charged or otherwise disposed of.

4. EFFECT OF TENDER

Each Shareholder by whom, or on whose behalf, a Tender Form is executed irrevocably undertakes, represents, warrants and agrees to and with Panmure Gordon and the Receiving Agent (so as to bind him, his personal or legal representatives, heirs, successors and assigns) that:

- (a) in respect of an Eligible Shareholder:
- (i) by whom, or on whose behalf, a Tender Form is executed, the execution of the Tender Form and submission of valid share certificate(s) or document(s) that shall constitute an offer to sell to Panmure Gordon at the Tender Price, the number of Ordinary Shares inserted in Box 2 of the Tender Form or deemed to be inserted (or such lesser number of Ordinary Shares as is accepted for purchase pursuant to the Tender Offer), in each case on and subject to the terms and conditions set out and referred to in this Circular and, for Shareholders who hold their Ordinary Shares in certificated form, the relevant Tender Form and that, once lodged, such offer shall be irrevocable;
 - (ii) by whom, or on whose behalf a Tender Form is executed and an Electronic Tender is made, the input of the TTE instruction and submission of the Tender Form shall constitute an offer to sell to Panmure Gordon at the Tender Price, the number of Ordinary Shares specified on the Tender Form, or deemed to be tendered (or such lesser number of Ordinary Shares as is accepted for purchase pursuant to the Tender Offer), in each case on and subject to the terms and conditions set out and referred to in this Circular and that once the Tender Form has been received and the TTE instruction has settled, such tender shall be irrevocable;
- (b) such Shareholder has full power and authority to tender, sell, assign or transfer the Ordinary Shares in respect of which such offer is accepted (together with all rights attaching thereto) and when the same are purchased, Panmure Gordon will acquire such Ordinary Shares with full title guarantee and free from all liens, charges, encumbrances, equitable interests, rights of pre-emption or other third party rights of any nature together with all rights attaching thereto on the Closing Date, including the right to vote the Ordinary Shares and to receive all dividends and other distributions declared, paid or made on or after the Closing Date;
- (c) the execution of the Tender Form and/or the input of the TTE instruction (as appropriate) will, subject to the Tender Offer becoming unconditional, constitute the irrevocable appointment of any director or officer of Panmure Gordon, or other person(s) nominated by Panmure Gordon, as such Shareholder's attorney and/or agent ("attorney") and an irrevocable instruction and authorisation for the attorney to complete and execute all or any instruments of transfer and/or the Purchase Contract and/or other documents at the attorney's discretion in relation to the Ordinary Shares being tendered by that Shareholder in favour of Panmure Gordon and to deliver such instrument(s) of transfer and/or the Purchase Contract and/or other documents at the discretion of the attorney, together with the share

certificate(s) and/or any other document(s) relating to such Ordinary Shares, for registration within 6 months of the Tender Offer becoming unconditional and to do all such other acts and things as may, in the opinion of such attorney, be necessary or expedient for the purpose of, or in connection with the Tender Offer and to vest in Panmure Gordon or its nominee(s) such Ordinary Shares;

- (d) such Shareholder agrees to ratify and confirm each and every act or thing which may be done or effected by such attorney and/or by Panmure Gordon or any of its directors in the proper exercise of its or his or her powers and/or authorities hereunder;
- (e) such Shareholder holding Ordinary Shares in certificated form will deliver to the Receiving Agent their share certificate(s) and/or other document(s) or title in respect of the Ordinary Shares being tendered by that Shareholder or an indemnity acceptable to Panmure Gordon in lieu thereof or will procure that the delivery of such document(s) to such person as soon as possible thereafter and, in any event, before 22 December 2011;
- (f) the provisions of the Tender Form shall be deemed to be incorporated into the terms and conditions of the Tender Offer;
- (g) such Shareholder shall do all such things and acts as shall be necessary or expedient and execute any additional documents deemed by Panmure Gordon to be desirable to complete Panmure Gordon's purchase of the Ordinary Shares and/or to perfect any of the authorities expressly given hereunder;
- (h) such Shareholder, if an Overseas Shareholder, has fully observed and complied with any applicable legal requirements so that the invitation under the Tender Offer may be lawfully made to him under the laws of the relevant jurisdiction;
- (i) such Shareholder is not a resident of the United States, Canada, Australia, South Africa or Japan, does not hold any Ordinary Shares which he has tendered on behalf of a resident of the United States, Canada, Australia, South Africa or Japan and has not received or sent copies or originals of this Circular, the Tender Form or any related document in, into or from the United States, Canada, Australia, South Africa or Japan and has not otherwise utilised in connection with the Tender Offer directly or indirectly, the mails of or any means or instrumentality (including, without limitation, facsimile transmission, telex, telephone and internet) of interstate or foreign commerce of, or any facility of a national securities exchange of, the United States, Canada, Australia, South Africa or Japan, the Tender Form has not been mailed or otherwise been sent in, into or from the United States, Canada, Australia, South Africa or Japan and such Shareholder is tendering Ordinary Shares pursuant to the Tender Offer from outside the United States, Canada, Australia, South Africa or Japan and such Shareholder is not an agent or fiduciary acting on a non-discretionary basis for the principal who has given any instructions with respect to the Tender Offer from within the United States, Canada, Australia, South Africa or Japan;
- (j) the creation of an assured payment obligation in favour of a Shareholder's payment bank in accordance with the CREST assured payment arrangements as referred to in paragraph 5 (headed "Purchase of Ordinary Shares and Settlement") in this Part II will, to the extent of the obligations so created, discharge fully any obligation of Panmure Gordon to pay to such Shareholder the cash consideration to which he is entitled pursuant to the Tender Offer;
- (k) on execution each Tender Form takes effect as a deed;
- (l) in respect of Ordinary Shares held in uncertificated form, by submitting the Tender Form and the input of a TTE instruction constitutes the irrevocable appointment of the Receiving Agent as the Shareholder's attorney and/or agent (with power to delegate to any director of the Receiving Agent) and an irrevocable instruction and authority to the attorney and/or agent (i) subject to the Tender Offer becoming unconditional, to transfer to itself by means of CREST any of the Relevant Shares in respect of which the Tender Offer has been accepted (but not exceeding the number of Ordinary Shares which have been tendered pursuant to the Tender Offer); and (ii) if the Tender Offer does not become unconditional and lapses or has been terminated, or there are Ordinary Shares which have not been accepted under the Tender Offer, to give instructions to Euroclear, as promptly as practicable after the lapsing of the Tender Offer, to transfer all Relevant Shares to the original available balances from which those Ordinary Shares came. "Relevant Shares" means Ordinary Shares in uncertificated form and in respect of which a TTE instruction pursuant to the procedure described in this Part II and where the transfer(s) to escrow was or were in respect of Ordinary Shares held under the same member account ID and participant ID as the member account ID and participant ID relating to the Tender Form concerned (but irrespective of whether or not any Tender Form Reference Number, or a Tender Form Reference Number corresponding to that appearing on the Tender Form concerned, was included in the TTE instruction concerned);

- (m) that, subject to the Tender Offer becoming unconditional, the execution of a Tender Form or the inputting of a TTE instruction (as appropriate), constitutes an irrevocable authorisation and request:
 - (i) if the Ordinary Shares concerned are in certificated form, to Panmure Gordon to procure the despatch by post of a cheque drawn in pounds sterling at a branch of a UK clearing bank for the cash consideration to which a tendering Shareholder is entitled, at the risk of such Shareholder, to the registered holder(s); and
 - (ii) if the Ordinary Shares are in uncertificated form, to Panmure Gordon to procure the creation of an assured payment obligation in favour of the payment bank of the tendering Shareholder in accordance with the CREST assured payment arrangements in respect of the cash consideration to which such Shareholder is entitled;
- (n) that the execution of a Tender Form and/or the input of the TTE instruction (as appropriate) constitutes such Shareholder's submission to the jurisdiction of the courts of England in relation to all matters arising out of or in connection with the Tender Offer or the Tender Form; and
- (o) the execution of the Tender Form constitutes a warranty by such Shareholder that the information given by or on behalf of the Shareholder in the Tender Form will be true in all respects at the time Panmure Gordon purchases the Ordinary Shares referred to in paragraph 4(a) above as if it had been given afresh at such time and shall not be extinguished by such purchase.

A reference in this section headed "Effect of Tender" to a Shareholder includes a reference to the person or persons executing the Tender Form or inputting the TTE instruction and, in the event of more than one person executing a Tender Form or inputting the TTE instruction, the provisions of this paragraph will apply to them jointly and severally.

5. PURCHASE OF ORDINARY SHARES AND SETTLEMENT

Unless the Tender Offer is terminated or is void, the outcome of the Tender Offer and (if applicable) the extent to which tenders will be scaled down will be announced by no later than 8 a.m. on the Isle of Man business day following the Closing Date.

To the extent that the total aggregate consideration payable to an Eligible Shareholder under the Tender Offer would require that Eligible Shareholder to be paid a fraction of a penny, the amount of that consideration shall be rounded down to the nearest whole penny to the extent that such fraction is equal to one quarter of a penny or rounded up to the nearest whole penny to the extent that such fraction is equal to one half or three quarters of a penny.

The payment of any consideration for Ordinary Shares pursuant to the Tender Offer will be made only after the relevant TTE instruction has settled (in the case of CREST transfers) or (as may be the case) timely receipt by the Receiving Agent of share certificate(s) and/or other documents of title, a properly completed and duly executed Tender Form and any other documents required by the Tender Form.

Delivery of cash for the Ordinary Shares to be purchased by Panmure Gordon pursuant to the Tender Offer will be made by the Receiving Agent. The Receiving Agent will act as agent for tendering Shareholders for the purpose of receiving the cash and transmitting such cash to tendering Shareholders. Under no circumstances will interest be paid on the cash to be paid by the Company notwithstanding any delay in making such payment.

If any tendered Ordinary Shares are not purchased by Panmure Gordon pursuant to the terms of the Tender Offer, in the case of Ordinary Shares held in certificated form relevant share certificates evidencing any such Ordinary Shares and/or other documents of title will be returned or sent as promptly as practicable without expense to, but at the risk of, the Shareholders tendering their Ordinary Shares or in the case of Ordinary Shares held in uncertificated form (that is, in CREST), the Escrow Agent will provide instructions to Euroclear to transfer all such Ordinary Shares held in escrow balances by TTE instruction to the original available balances from which those Ordinary Shares came.

Settlement of the consideration to which any Eligible Shareholder is entitled pursuant to valid tenders accepted by the Company will be made as follows:

(a) Ordinary Shares in uncertificated form (that is, in CREST)

Where an accepted tender relates to Ordinary Shares held by Shareholders in uncertificated form, the consideration will be paid in Pounds Sterling through CREST by the Receiving Agent (on behalf of Panmure Gordon) procuring the creation of an assured payment obligation on 29 December 2011 in

favour of the payment banks of tendering Shareholders in accordance with the CREST assured payment arrangements.

Panmure Gordon reserves the right to settle all or any part of the consideration referred to in this paragraph 5(a), for all or any tendering Shareholder(s), in the manner referred to in paragraph 5(b) below if, for any reason, it wishes to do so.

(b) **Ordinary Shares in certificated form**

Where an accepted tender relates to Ordinary Shares held by Shareholders in certificated form, cheques for the consideration will be despatched on 30 December 2011 by the Receiving Agent (on behalf of Panmure Gordon) by first class post, at the risk of registered holder(s). All payments will be made in pounds sterling by cheque, drawn on a branch of a UK clearing bank at the risk of the person(s) entitled thereto.

6. ADDITIONAL PROVISIONS

All powers of attorney and authorities conferred by or referred to in this Circular or the Tender Form are given by way of security for the performance of the obligations of the Shareholders concerned and irrevocable in accordance with section 4 of the Powers of Attorney Act 1971.

7. FURTHER INFORMATION

Your attention is drawn to the additional information set out in Parts III and IV of this Circular.

PART III – UK TAX CONSIDERATIONS

The following summary of the tax treatment in the United Kingdom is intended as a general guide only. It is based on certain aspects of current UK law and HM Revenue & Customs published practice as at the date of this Circular and does not constitute tax advice. The summary relates only to Shareholders who are resident in the United Kingdom for tax purposes (save as expressly provided otherwise), who beneficially own their Ordinary Shares and who hold their Ordinary Shares as investments. It may not be applicable to certain Shareholders, including insurance companies, dealers in securities and Shareholders who are not beneficial owners of the relevant Ordinary Shares, such as trustees.

Any Shareholder who is in any doubt as to his or her tax position or who is subject to tax in a jurisdiction other than the United Kingdom is strongly recommended to consult an appropriate professional adviser.

General

In general, proceeds received by UK tax resident shareholders on the purchase by a company of its own shares will include a distribution element and a capital element.

- The capital element represents the amount that the company originally received by way of share subscription proceeds when it issued the shares which it is purchasing.
- The distribution element is the amount (if any) by which the sale proceeds received by the shareholder on the sale of its shares to the company exceeds the capital element.

However as the Maximum Price is less than the average amount paid up on the Ordinary Shares no part of the proceeds received by a UK tax resident Shareholder should fall to be treated as a distribution for tax purposes. The remainder of the tax guidance in this Part III has been drafted on this basis.

Capital Gains

Individual Shareholders

The sale of Ordinary Shares to the Company under the Tender Offer will constitute a disposal for capital gains tax purposes at a price per Ordinary Share equal to the applicable Tender Price. Whether a loss or a gain arises for a particular Shareholder will depend on the price at which that Shareholder originally acquired the Ordinary Shares.

Corporate Shareholders

The sale of Ordinary Shares to the Company under the Tender Offer will constitute a disposal for corporation tax purposes at a price per Ordinary Share equal to the applicable Tender Price. Whether a loss or a gain arises for a particular Shareholder will depend on the price at which that Shareholder originally acquired the Ordinary Shares being sold.

Stamp Duty

There should be no stamp duty payable on the purchase by the Company of Ordinary Shares under the Tender Offer. In the event that any such duty is or becomes payable the cost will be borne by the Company.

PART IV – ADDITIONAL INFORMATION

1. Registered Office

The Company's registered office is Standard Bank House, One Circular Road, Douglas, Isle of Man IM1 1SB.

2. Directors

The names of the Directors of the Company and their respective positions are as follows:

<i>Name</i>	<i>Position(s)</i>
Aloysius Wilhelmus Johannes van der Heijden	Non executive Chairman
Tomas Fiala	Non executive Director
Fredrik Svinhufvud	Non executive Director
Boris Erenburg	Non-executive Director

3. Directors and other interests

- 3.1 As at 5 December 2011 (being the latest practicable date prior to the publication of this Circular), the interests of the Directors and their immediate families and the interests of persons connected with such Directors in the share capital of the Company (all of which are beneficial unless otherwise stated) and the existence of which is known or could with reasonable diligence be ascertained by that Director were, and immediately following the Tender Offer (assuming the maximum number of Ordinary Shares are tendered pursuant to the Tender Offer, none of the Directors tender any of their Ordinary Shares and that none of the existing options over Ordinary Shares are exercised) will be as follows:

<i>Director</i>	<i>Number of Ordinary shares</i>	<i>Percentage of Share Capital</i>	
		<i>Before Tender Offer</i>	<i>After Tender Offer</i>
Aloysius van der Heijden	200,000	0.17	0.18
Tomas Fiala +	9,804,069	8.33	8.96
Boris Erenburg*	14,874,400	12.64	13.60

+ = Tomas Fiala is the principal shareholder and managing director of Dragon Capital Group which acquired 6,831,500 Ordinary Shares during the first and second share issues. Also Tomas Fiala is a director in Dragon Capital Partners, which has received as settlement of 70% of the performance fee in the form of 1,698,416 newly issued Ordinary Shares.

* = Boris Erenburg is an executive of Spinnaker Capital Group which acquired 14,874,400 Ordinary Shares (12.64%) of the Group during the first and second share issues.

The following options and warrants over Ordinary shares are held by the Directors and others:

	Note	As at 5 December 2011 (number)	Exercise Price (US\$)	Earliest date for Exercise	Latest date for Exercise
Aloysius van der Heijden	A	10,000	2.00	16/05/08	
		15,000	2.00	16/05/09	
		20,000	2.00	16/05/10	
		25,000	2.00	16/05/11	
		30,000	2.00	16/05/12	
Zimmerman Adams International Limited		1,040,000	2.00	01/06/07	31/05/12
Tomas Fiala	B	5,200,000	2.00	01/06/07	16/05/12
		1,831,505	2.73	29/11/07	29/11/12

A = On 16 May 2007 the Company granted share options to subscribe for up to 100,000 ordinary shares to Mr. van der Heijden, Chairman of the Company.

B = Tomas Fiala is a shareholder in Dragon Capital Partners, which, on 16 May 2007, received warrants to subscribe for such number of ordinary shares as is equal to 5% of publicly issued shares from 1 June 2007 and terminating five years thereafter exercisable at the market price of the shares at the date of grant

- 3.2 Save as disclosed above, no Director nor, so far as is known to the relevant Director, any person connected within the meaning of section 252 of the United Kingdom Companies Act 2006 with a Director has any interest in the share capital of the Company or any of its subsidiaries.

- 3.3 As at 5 December 2011 (being the latest practicable date prior to publication of this Circular) all

the options and warrants over Ordinary Shares referred to in clause 3.1 were outstanding representing 6.94 per cent of the issued share capital of the Company as at that date. Assuming that the maximum number of Ordinary Shares are tendered pursuant to the Tender Offer and that none of the options over Ordinary Shares are exercised, the outstanding options over Ordinary Shares will represent 7.52 per cent of the issued share capital of the Company following completion of the Tender Offer.

4. Significant shareholdings

As at 5 December 2011 (being the latest practicable date prior to the publication of this Circular) the Directors are aware of the following persons (other than Directors) who are or will be interested following the Tender Offer (assuming that the maximum number of Ordinary Shares are acquired pursuant to the Tender Offer and none of the Shareholders referred to below tender their Ordinary Shares), directly or indirectly, in three per cent. or more of the issued share capital of the Company:

<i>Name</i>	<i>Number of Ordinary Shares</i>	<i>% of Issued Capital before the Tender Offer</i>	<i>% of Issued Capital after the Tender Offer</i>
Euroclear Nominees Limited	22,795,042	19.4	20.8
Goldman Sachs Securities (Nominees) Limited	16,959,700	14.4	15.5
Morstan Nominees Limited	15,124,400	12.9	13.8
BNY Mellon Nominees Limited	12,656,700	10.8	11.6
Pershing Nominees Limited	8,472,000	7.2	7.7
Vidacos Nominees Limited	5,403,900	4.6	4.9

5. Share Price

The Tender Offer is being made in respect of up to 8,331,000 Ordinary Shares in issue on the Record Date within the Price Range with a maximum aggregate value of US\$5,000,000.

The Minimum Price of 30 pence represents a discount of approximately 24 per cent. over the average middle market closing price (exclusive of expenses) as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange for the 20 business days ending on 5 December 2011, being the latest practicable date before the publication of this Circular. In addition, the Minimum Price of 30 pence represents a discount of 25 per cent. to the middle market closing price (as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange) of 40 pence per Ordinary Share on 5 December 2011, being the latest practicable date before the publication of this Circular.

The Maximum Price of 44 pence represents a premium of approximately 11 per cent. over the average middle market closing price (exclusive of expenses) as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange for the 20 business days ending on 5 December 2011, being the latest practicable date before the publication of this Circular. In addition, the Maximum Price of 44 pence represents a premium of 10 per cent. over the middle market closing price (exclusive of expenses) as derived from the AIM Appendix to the Daily Official List of the London Stock Exchange of 40 pence per Ordinary Share on 5 December 2011, being the latest practicable date before the publication of this Circular.

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you are recommended to seek your own independent financial advice from your stockbroker, bank manager, solicitor, accountant or other appropriately qualified independent financial adviser authorised under the Financial Services and Markets Act 2000 (as amended) if you are in the United Kingdom, or, if not, from another appropriately authorised financial adviser.

This Tender Form should be read in conjunction with the circular relating to the Tender Offer sent to Shareholders of the Company on 7 December 2011 (the "Circular"). Unless the context otherwise requires, the definitions used in the Circular apply to this Tender Form.

If you have sold or otherwise transferred all of your Ordinary Shares, you should pass this document, together with all of the accompanying documents, as soon as possible, to the purchaser or transferee or to the other person through whom the sale or transfer was effected for transmission to the purchaser or transferee. However, such documents should not be forwarded to, or transmitted in or into the United States, Canada, Australia, South Africa or Japan. The attention of Shareholders who are resident in, or citizens, nationals or residents of, territories outside the United Kingdom is drawn to paragraph 2 of Part II of the accompanying Circular.

The Tender Offer is not being made directly or indirectly in or into or by the use of the mails of by any means or instrumentality (including, without limitation, facsimile transmission, telex and telephone) or interstate or foreign commerce, or any facility of a national securities exchange of, the United States, Canada, Australia, South Africa or Japan. Doing so may render invalid any purported acceptance. Accordingly, copies of this document, the Circular and any related documents are not being and must not be mailed or otherwise distributed or sent in, into or from the United States, Canada, Australia, South Africa or Japan, including to Shareholders with registered addresses in the United States, Canada, Australia, South Africa or Japan or to persons who are custodians, nominees or trustees holding Ordinary Shares for persons in the United States, Canada, Australia, South Africa or Japan. Persons receiving such documents (including, without limitations, custodians, nominees and trustees) should not distribute, send or mail them in, into or from the United States, Canada, Australia, South Africa or Japan or use such mails or any such means, instrumentality or facility in connection with the Tender Offer, and doing so will render invalid any purported acceptance of the Tender Offer. If, in connection with making the Tender Offer, notwithstanding the restrictions described above, any person (including, without limitation, custodians, nominees and trustees), whether pursuant to a contractual or legal obligation or otherwise, forwards this document, the Circular or any related documents in, into or from the United States, Canada, Australia, South Africa or Japan or uses the mails of, or any means or instrumentality (including, without limitation, facsimile transmission, telex and telephone) of interstate or foreign commerce of, or any facility of a national securities exchange of the United States, Canada, Australia, South Africa or Japan in connection with such forwarding, such persons should (i) inform the recipient of such fact; (ii) explain to the recipient that such action may invalidate any purported acceptance by the recipient; and (iii) draw the attention of the recipient to paragraph 2 of Part II of the Circular.

Dragon-Ukrainian Properties & Development plc

(Incorporated in the Isle of Man with registered number 119018C)

Tender Form

For use in respect of the Tender Offer

to purchase up to 8,331,000 Ordinary Shares at tender prices between 30 pence and 44 pence per Ordinary Share with a maximum aggregate value of US\$5,000,000

IF YOU DO NOT WISH TO TENDER ANY OF YOUR ORDINARY SHARES IN THE TENDER OFFER, DO NOT COMPLETE OR RETURN THE TENDER FORM

Valid Tenders must be received by 11.00 a.m. (London time) on 22 December 2011

ACTION TO BE TAKEN

- To tender Ordinary Shares you should complete Box 1 and Box 3 (on page 3) of this Tender Form
- Sign Box 2 (on page 3) in the presence of a witness, who must be over 18 years of age and who must also sign and give his/her name and address
- If the Ordinary Shares tendered are held jointly with others, all joint holders must sign
- Complete, if relevant, Box 4, Box 5 and Box 6 (on page 3)
- Return this Tender Form, duly completed and signed together with, if you hold your Ordinary Shares in certificated form, your Share certificate(s) or other document(s) of title, by post to Computershare Investor Services PLC at Corporate Actions Projects, Bristol BS99 6AH or by hand (during normal business hours) to Computershare Investor Services PLC at The Pavilions, Bridgwater Road, Bristol BS13 8AE, as soon as possible and, in any event, so as to be received not later than 11.00 a.m. on 22 December 2011. A reply paid envelope is enclosed for your convenience.

- If you hold your Ordinary Shares in uncertificated form (that is, in CREST), you must complete Box 1, 2 and Box 5 of this Tender Form and return the form to Computershare Investor Services PLC as described above. You must also take the actions set out in paragraph 3(c) of Part II of the accompanying Circular to transfer to escrow the total number of Ordinary Shares which you wish to tender under the Tender Offer. You should ensure that the settlement date for the TTE Instruction is no later than 11.00 a.m. on 22 December 2011.
- If you are a CREST sponsored member you should refer to your CREST sponsor before completing this Tender Form and returning the form to Computershare Investor Services PLC as described above. Your CREST sponsor will be able to confirm details of your participant ID and the member account ID under which your Ordinary Shares are held and only your CREST sponsor will be able to send the necessary TTE Instruction to Euroclear UK & Ireland in order to tender your Ordinary Shares. You should ensure your CREST sponsor is aware that the settlement date for the TTE Instruction should be no later than 11.00 a.m. on 22 December 2011.

Notes

If you hold your Ordinary Shares in certificated form and your Share certificate(s) is/are currently unavailable, complete this Tender Form and forward the Share certificate(s) to Computershare Investor Services PLC at Corporate Actions Projects, Bristol BS99 6AH or by hand (during normal business hours only) to Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol BS13 8AE as soon as possible thereafter and, in any event, by 11.00 a.m. on 22 December 2011.

If you hold Ordinary Shares under different designations, you should complete a separate Tender Form for each designation. You can obtain further Tender Forms from Computershare Investor Services PLC at the address above. Please read Part II of the Circular, which sets out the terms and conditions of the Tender Offer which are deemed to be incorporated in, and form part of, this Tender Form.

A Tender Form returned postmarked in the United States, Canada, Australia, South Africa or Japan, or otherwise appearing to the Company or its agents to have been sent from the United States, Canada, Australia, South Africa or Japan, may not be accepted as a valid tender.

If you have any questions on how to complete this Tender Form, please contact Computershare Investor Services PLC Corporate Actions on 0870 707 4040 (or +44 870 707 4040 if calling from outside the United Kingdom). Please note that for our joint protection calls will be monitored or recorded. Further copies of the Tender Form and the Circular are available from Computershare Investor Services PLC at the address above.

If you are in any doubt as to how to complete this Tender Form, please contact Computershare Investor Services PLC on either of the telephone numbers listed above. For legal reasons, Computershare Investor Services PLC will not be able to provide advice on the merits of the Offer or provide financial advice.

DO NOT DETACH ANY PART OF THIS TENDER FORM

HOW TO COMPLETE THE TENDER FORM ON PAGE 3

The provisions of Part II of the Circular are deemed to be incorporated in and form part of this Tender Form.

1 THE TENDER OFFER

I/We, whose signature(s) appear(s) in Box 2, having received and read the Circular, hereby irrevocably offer to sell to the Company the number of Ordinary Shares inserted in Box 1 at the indicated Tender Price, on the terms and subject to the conditions set out in Part II of the Circular and in this Tender Form, for settlement in cash.

To the extent that my/our Ordinary Shares are held in certificated form and my/our Share certificate(s) is/are readily available, I/we enclose the Share certificate(s) and/or other document(s) of title in respect of the Ordinary Shares tendered.

I/We acknowledge and agree that if I/we do not specify a number of Ordinary Shares, the Company may deem this Tender Form to be invalid without further reference to me/us.

Election to participate in the Tender Offer

If you wish to tender some or all of your Ordinary Shares, please insert the number of Ordinary Shares that you wish to tender and the Tender Price at which you wish to tender any or all of your Ordinary Shares (subject to a minimum price of 30 pence and a maximum price of 44 pence per Ordinary Share and in increments of quarter pence only within these set prices). If you wish to tender some of your Ordinary Shares at different Tender Prices, you will need to request and complete a separate Tender Form in respect of each tender. Each Ordinary Share may only be tendered once.

2 SIGNATURES

If you wish to participate in the Tender Offer you MUST sign Box 2, regardless of which other Box(es) you complete. In the case of a joint holding, all the joint holders must sign.

By signing Box 2 you irrevocably undertake, represent, warrant and agree as provided in paragraph 4 of Part II of the Circular.

Each individual signing must do so in the presence of an independent witness, who must be over 18 years of age and should not be one of the joint registered holders or otherwise have any financial interest in the relevant Ordinary Shares or in the proceeds resulting from the execution of this Tender Form. The witness should state his or her name and address and sign where indicated. The same person may witness each signature of joint holders.

If this Tender Form is not signed by the registered holder(s), insert the name(s) and the capacity (e.g. executor(s)) of the person(s) signing this Tender Form. You should deliver evidence of your authority in accordance with the Notes on page 4.

A company incorporated in England and Wales may affix its common seal, which should also be witnessed in accordance with its articles of association or other applicable regulation. Alternatively, a company to which the Companies Act 2006 applies may execute this Tender Form as a deed by two directors or one director and the company secretary in the execution part of Box 2.

3 FULL NAMES AND ADDRESS(ES)

Complete Box 3 with the full name and address of the sole or first-named registered holder together with the full names and addresses of all other joint holders in BLOCK CAPITALS.

4 ALTERNATIVE ADDRESS FOR CONSIDERATION AND RETURNED DOCUMENT(S)

If you want your consideration and/or other documents to be sent to someone other than the first-named registered holder at the address set out in Box 3 (e.g. your bank manager or stockbroker) you should complete Box 4 (but not with an address in United States, Canada, Australia, South Africa or Japan).

5 ORDINARY SHARES HELD IN CREST: PARTICIPANT ID AND MEMBER ACCOUNT ID

If your Ordinary Shares are held in CREST, please insert your participant ID and member account ID under which such Ordinary Shares are held by you in CREST in Box 5. You must transfer (or procure the transfer of) the total Ordinary Shares inserted in Box 1B to escrow, specifying in the TTE Instruction the Participant ID and the Member Account ID as inserted in Box 5 and the other information specified in paragraph 3(c) of Part II of the Circular. You must ensure that the TTE Instruction settles no later than 11.00 a.m. on 22 December 2011. If the Ordinary Shares which you are tendering are held in CREST under different Member Account IDs, then you must complete a separate Tender Form for each relevant Member Account ID (and each such Tender Form must relate only to Ordinary Shares which you wish to tender which are held under the Member Account ID to which that Tender Form relates). The Participant ID of the Escrow Agent is 3RA37 and the Member Account ID of the Escrow Agent is DRAGONTE.

6 OVERSEAS SHAREHOLDERS

If you are unable to give the representations and warranties required by paragraph 4 of Part II of the Circular, you must put "NO" in Box 6. Unless you put "NO" in Box 6 then, by signing and returning this Tender Form, you will be deemed to have given the representations and warranties required by paragraph 4 of Part II of the Circular. If you put "NO" in Box 6 then you may be deemed

not to have validly accepted the Tender Offer or to have made a valid election thereunder. Your attention is also drawn to Box 4.

Notes:

**PLEASE REMEMBER TO SEND US YOUR VALID DRAGON-UKRAINIAN
PROPERTIES & DEVELOPMENT PLC ORDINARY 1P SHARE CERTIFICATE(S)**



TENDER FORM

IF YOU DO NOT WISH TO TENDER ANY OF YOUR ORDINARY SHARES IN THE TENDER OFFER DO NOT COMPLETE OR RETURN THIS TENDER FORM

1

ELECTION TO PARTICIPATE IN THE TENDER OFFER

If you wish to tender Ordinary Shares, subject to the terms and conditions set out in the Circular and this Tender Form, you should insert the number of Ordinary Shares you wish to tender and the tender price at which you wish to tender in Box 1A.

1A	
Tender Price	Shares to be Tendered
1B- Total Ordinary Shares held on 22 December 2011	

Insert in Box 1B the total number of Ordinary Shares held by you on the Record Date. The total Shares tendered in Box 1A must not exceed the total number of Ordinary Shares held by you on the Record Date.

2

ALL SHAREHOLDERS TO SIGN HERE TO PARTICIPATE IN THE TENDER OFFER. NB ALL SHAREHOLDER SIGNATURE(S) MUST BE WITNESSED.

Execution by individuals Signed and delivered as a deed by:

and address	Holder and Date	Witnessed by Signature	Witness name
1	<input type="text"/>	<input type="text"/>	<input type="text"/>
2	<input type="text"/>	<input type="text"/>	<input type="text"/>
3	<input type="text"/>	<input type="text"/>	<input type="text"/>
address	4	<input type="text"/>	<input type="text"/>

Please enter a daytime telephone number (including STD Code) where you can be reached in the event of a query arising from the completion of the Tender Form

NOTE: The witness must be a person who is over 18 years of age who is not another joint holder and the same witness may witness on behalf of all or any registered holders



Execution by a Company: The common seal was affixed/executed as a deed on behalf of the Company named above in the presence of:

Name of Company

Signature

Name of Director

Signature

Name of *Director/Secretary

*Delete as appropriate

3

FULL NAME(S) AND ADDRESS(ES) (To be completed in BLOCK CAPITALS)

First registered holder Forename(s) (Mr/Mrs/Ms/Title) Surname Address Postcode	Second registered holder Forename(s) (Mr/Mrs/Ms/Title) Surname Address Postcode	Third registered holder Forename(s) (Mr/Mrs/Ms/Title) Surname Address Postcode	Fourth registered holder Forename(s) (Mr/Mrs/Ms/Title) Surname Address Postcode

4

ALTERNATIVE ADDRESS FOR DESPATCH OF

Name & Address (inc Postcode);

5

YOUR CREST DETAILS

Participant ID	
Member Account ID	

6

OVERSEAS SHAREHOLDERS

Please put "NO" in Box 6 if you are unable to give the representations and warranties set out in paragraph 4 of Part II of the Circular.

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Page 4

ADDITIONAL NOTES REGARDING THE COMPLETION OF THIS TENDER FORM

In order to be effective, this Tender Form must, except as mentioned below, be signed by the registered holder or, in the case of a joint holding, by ALL the joint holders or under a power of attorney. A body corporate incorporated in England and Wales may execute this Tender Form under its common seal, the seal being affixed and witnessed in accordance with its articles of association or other regulations. Alternatively, a company to which the Companies Act 2006 applies may execute this Tender Form by a director and the company secretary or by two directors signing this Tender Form and inserting the name of the company above their signatures. Each such person signing this Tender Form should state the office which he/she holds in the relevant company.

In order to avoid inconvenience and delay, the following points may assist you:

- If a holder is away from home (e.g. abroad or on holiday):**
Send this Tender Form by the quickest means (e.g. airmail) to the holder (but not in or into the United States, Australia, Canada, South Africa or Japan) for execution or, if he has executed a power of attorney, have this Tender Form signed by the attorney in the presence of a witness who must also sign this Tender Form. In the latter case, the original power of attorney (or a copy thereof duly certified in accordance with the Powers of Attorney Act 1971 by, for example, a solicitor) must be lodged with this Tender Form. **No other signatures are acceptable.**
- If you have sold or transferred all, or wish to sell or transfer part, of your holding of Ordinary Shares:**
If you have sold or transferred all of your Ordinary Shares, you should send this Tender Form at once to the purchaser or transferee, or to the stockbroker, bank or other agent through whom the sale or transfer was effected for delivery to the purchaser or transferee (but not in or into the United States, Australia, Canada, South Africa or Japan). If your Ordinary Shares are in certificated form, and you wish to sell or transfer part of your holding of Ordinary Shares and to accept the Offer in respect of the balance but are unable to obtain the balance share certificate by 22 December 2011, you should ensure that the stockbroker, bank or other agent through whom you make the sale or transfer obtains the appropriate endorsement or indication, signed on behalf of the Company's Registrars, Standard Bank Trust Company (Isle of Man) Limited, Standard Bank House, One Circular Road, Douglas, Isle of Man, IM1 1SB, in respect of the balance of your holding of Ordinary Shares.
- If the sole holder has died:**
A grant of probate or letters of administration must be obtained in respect of the relevant Ordinary Shares. If the grant of probate or letters of administration has/have been registered with the Registrars, this Tender Form must be signed by the personal representative(s) of the deceased holder each in the presence of an independent witness who must also sign this Tender Form. This Tender Form should then be lodged with Computershare Investor Services PLC at either of the addresses given on the cover page of this Tender Form, together with the relevant share certificate(s) and/or other document(s) of title. If the grant of probate or letters of administration has/have not been registered with the Registrars, the personal representative(s) or the prospective personal representative(s) should sign this Tender Form and forward it to Computershare Investor Services PLC at either of the addresses given on the cover page of this Tender Form, together with the relevant share certificate(s) and/or other document(s) of title. However, once obtained, the grant of probate or letters of administration must be lodged before any consideration due under the Tender Offer can be forwarded to the personal representative(s).
- If one of the joint holders has died:**
This Tender Form is valid if signed by the surviving holder(s) (each in the presence of an independent witness) and, if the Ordinary Shares are held in certificated form, lodged with the share certificate(s) and/or other document(s) of title and, in all cases, death certificate(s), and an office copy grant of probate or letters of administration of the deceased holder. These documents will be returned as directed.
- If your Ordinary Shares are in certificated form and the certificate(s) are held by your stockbroker, bank or other agent:**
 - If your share certificate(s) and/or other document(s) of title is/are with your stockbroker, bank or other agent, you should complete this Tender Form and, if the certificate(s) is/are readily available, arrange for this Tender Form to be lodged by such agent with Computershare Investor Services PLC at either of the addresses given on the cover page of this Tender Form, accompanied by the share certificate(s) and/or other document(s) of title.
 - If the certificate(s) is/are not readily available, lodge this Tender Form with Computershare Investor Services PLC at either of the addresses given on the cover page of this Tender Form, duly completed together with a note saying e.g. "certificate(s) to follow", and arrange for the certificate(s) to be forwarded as soon as possible thereafter. (It will be helpful for your agent, unless he is in the United States, Australia, Canada, South Africa or Japan, to be informed of the full terms of the Tender Offer.)
- If your Ordinary Shares are in certificated form and you have lost any of your share certificate(s) and/or other document(s) of title:**
Complete and execute this Tender Form and lodge it, together with a letter of explanation and any share certificate(s) and/or other document(s) of title which are available, with Computershare Investor Services PLC at the address given on the cover page of this Tender Form. At the same time you should write to, Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol BS99 6ZZ, requesting a letter of indemnity for the lost share certificate(s) and/or other document(s) of title. When completed in accordance with the instructions given, you should return the letter of indemnity to Computershare Investor Services PLC at either of the addresses given on the cover page of this Tender Form.

7. If your Ordinary Shares are in CREST:

You should take the action set out in paragraph 3(c) of Part II of the Circular to transfer your Ordinary Shares which you are tendering to an escrow balance.

If you are a CREST sponsored member, you should refer to your CREST sponsor before completing this Tender Form, as only your CREST sponsor will be able to send the necessary TTE instruction to Euroclear UK & Ireland.

8. If the Tender Form is signed under a power of attorney:

The completed Tender Form, together with any share certificate(s) and/or other document(s) of title, should be lodged with Computershare Investor Services PLC at either of the addresses set out on the cover page of this Tender Form, accompanied by the original power of attorney (or a copy thereof duly certified in accordance with the Powers of Attorney Act 1971 by, for example, a solicitor). The power of attorney will be duly noted by Computershare Investor Services PLC and returned as directed.

9. If your full name or other particulars differ from those appearing on your share certificate:

(a) Incorrect name e.g.:

Name on the certificate(s).....	John Smith
Correct name.....	Jon Smyth

complete this Tender Form with the correct name and lodge it, accompanied by a letter from your bank, stockbroker or solicitor confirming that the person described on the certificate and the person who has signed this Tender Form are one and the same.

(b) Incorrect address: insert the correct address in Box 3 of this Tender Form.

(c) Change of name: lodge your marriage certificate or the deed poll with this Tender Form for noting. These documents will be returned as directed.

10. If you are outside the United Kingdom:

The attention of Overseas Shareholders is drawn to paragraph 2 of Part II of the Circular. Without prejudice to 2 of Part II of the Circular, the Company and/or its agents reserve the right to treat as valid any Tender Form which is not entirely in order or which is not accompanied by the relevant transfer to escrow or (as appropriate) the relevant share certificate(s) and/or other document(s) of title.

11. Payment of Consideration:

The consideration payable under the Offer cannot be sent to you until all relevant documents have been properly completed and sent by post or by hand (during normal business hours) to Computershare Investor Services PLC at either of the addresses set out on the cover page of this Tender Form.