

31 July 2017

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

Director Shareholding

The Company received notification on 28 July 2017 from Dragon Capital (which together with the Company's Investment Manager DCM Limited is a part of the Dragon Capital Group) that on 25 and 26 July 2017 Dragon Capital purchased 54,500 ordinary shares at a price of £0.15 per ordinary share. The transaction took place in Kyiv, Ukraine.

Following this share purchase, Dragon Capital Group now holds 64,974,508 ordinary shares representing 59.41% of the issued share capital of the Company.

Tomas Fiala, one of the Company's directors, is the principal shareholder and managing director of Dragon Capital.

The notification is required under Article 19 of the Regulation (EU) No 596/2014 as the Dragon Capital Group is a person closely associated with Tomas Fiala.

For further information, please contact:

Dragon - Ukrainian Properties & Development plc (www.dragon-upd.com)

Tomas Fiala +380 44 490 7120

DCM Limited (Investment Manager)

Eugene Baranov / Volodymyr Tymochko +380 44 492 7977

Panmure Gordon (UK) Limited

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

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Names	Tomas Fiala	
2	Reason for the notification		
a)	Position/status	Non-executive director, Dragon-Ukrainian Properties & Development plc	
b)	Initial notification /Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Dragon-Ukrainian Properties & Developments plc	
b)	LEI	213800NH37XZ8YVXF913	
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 1 pence each	
b)	Identification code	IM00B1XH2B90	
c)	Nature of the transactions	Purchase of shares in an open market (AIM)	
d)	Price(s) and volume(s)	Price(s)	Volume(s)
		15 pence	25,000
		15 pence	22,000
		15 pence	7,500

e)	Aggregated information - Aggregated volume - Price	54,500 Ordinary Shares 15 pence
f)	Date of the transactions	25 and 26 July 2017
g)	Place of the transaction	Kyiv, Ukraine

Name of authorised official of issuer responsible for making notification:

Oleg Laska

Chief Financial Officer to Dragon Capital Group