

[10] November 2011

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

RESULT OF TENDER OFFER

Further to the announcement dated 25 October 2011, and also to the passing of the resolution at the Company's Extraordinary General Meeting, the Directors of the Company announce the results of the tender offer for up to a maximum of 9,061,090 Ordinary Shares at a price of between 1 pence and 35 pence per Ordinary Share.

The total number of shares tendered amounted to 24,000 at the price of 30 pence. The total value of tendered shares was GBP 7,200. The Board, through written resolution, has approved the buyback of all tendered shares. All of the tendered shares will be cancelled immediately, and cheques will be despatched on or about 11 November 2011.

For further information, please contact:

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

Tomas Fiala +380 44 490 7120

Dragon Capital Partners Limited (Investment Manager)

Chris Kamtsios +380 44 490 7120

Panmure Gordon (UK) Limited

Richard Gray / Andrew Potts / Abhishek Majumdar +44 20 7459 3600