

2 November 2007

Dolphin Capital Investors Limited (“Dolphin”)

DOLPHIN ANNOUNCES FIRST TWO INVESTMENTS IN TURKEY IN PARTNERSHIP WITH KEMER

Dolphin Capital Investors, currently the leading investor in the Residential Resort sector in the Eastern Mediterranean and the largest real estate investment company listed on AIM, today announces its first two investments in Turkey following the creation of a strategic partnership (the “Partnership”) with Kemer Group (“Kemer”), one of Turkey’s leading real estate developers.

Highlights:

- Dolphin is committing at least €50 million to the Partnership with Kemer dedicated to investing in residential resort developments along Turkey’s Mediterranean coast.
- Almost €30 million of equity will be invested in Port Kundu and LaVanta, in the region of Antalya, in southern Turkey. These first two projects will comprise approximately 650 units.
- Dolphin’s remaining commitment will be utilised to fund land acquisitions and early development expenses in a pipeline of deals in southern Turkey over the course of the next year.

Dolphin is managed by Dolphin Capital Partners (“DCP”).

Miltos Kambourides, Managing Partner of DCP, commented:

“We are delighted to have completed our first two investments in Turkey, as part of our strategic partnership with Kemer, a pioneering Turkish residential resort developer. These investments represent a significant step in our ambitions to establish a market leading position within the fast-expanding Turkish holiday home market, which we believe offers considerable potential to create substantial value for our shareholders.”

Further Details:

Dolphin has entered into two of Kemer’s initiated investments in the Antalya region of South Turkey. Specifically:

- Dolphin has invested €3.2 million to acquire 80% of the holding company that owns Phase I of the Port Kundu water villas project (“Port Kundu”) from Kemer and is expected to invest a further €20 million in additional phase land acquisitions and the funding of early development expenses. Upon completion of all phases, Port Kundu is expected to become a residential resort, comprising more than 450 villas surrounded by water canals along the banks of the Aksu River. Port Kundu is located 20km from Antalya city centre, 15km from Antalya International Airport, 1.5km from the beach and 15 minutes from the Belek area, a popular tourism centre with internationally accredited golf courses and luxury hotels. The project is at an advanced permitting stage and is expected to be launched in early 2008.

- Dolphin has agreed to invest €2.4 million to acquire 60% of the holding company of the LaVanta villa complex project (“LaVanta”), through a capital increase, with a further €3 million to be invested to fund early development expenses. LaVanta, which is currently 100 per cent controlled by Kemer, is being developed as a residential resort comprising close to 200 villas and townhouses overlooking the Aegean Sea. The project is located 2km from the town centre of Kalkan and is a 1.5 hour drive from Dalaman International Airport. A number of spectacular beaches are located within a 10km, drive, including Kalamar beach (1km), Kaputas beach (7km) and Patara beach (10km). LaVanta is also located one hour from the Greek island of Kastelorizo. The fully permitted LaVanta has already achieved more than 25 units of pre-sales, only two months into construction.

The Partnership with Kemer, announced as part of Dolphin’s Interim Results statement of 18 September 2007, forms part of Dolphin’s drive to expand its presence in new important markets. It is dedicated to investing in residential resort developments along Turkey’s Mediterranean coast. Dolphin is committing a minimum of €50 million of capital for investments expected to be executed over the course of the next year. As part of its exclusive Partnership with Dolphin, Kemer will co-invest in and undertake the development management of the Partnership’s identified projects.

Kemer is a pioneer in leisure-integrated residential resort developments in Turkey, having sold over 1,000 homes to date. Kemer’s flagship development, the Kemer Golf & Country Club outside Istanbul, is Turkey’s premier social, sports and golf club, offering a vast range of facilities including an 18-hole internationally accredited golf course, restaurants, sports facilities, equestrian competition courses, spas, social and cultural event facilities and personal development programmes in a unique natural setting.

For further information, please contact:

Dolphin Capital Partners

Miltos Kambourides / Pierre Charalambides
miltos@dolphincp.com / pierre@dolphincp.com

Grant Thornton Corporate Finance

(Nominated Adviser)
Philip Secrett

Tel: +44 (0) 20 7383 5100

Panmure Gordon

(Broker)
Richard Gray / Dominic Morley / Andrew Potts

Tel: +44 (0) 20 7459 3600

Financial Dynamics

(Public Relations)
Stephanie Highett / Lauren Mills / Nicole Marino

Tel: +44 (0) 20 7831 3113

Kemer Group Website

www.kemergroup.com
www.kemermediterranea.com

Notes to Editors

Dolphin Capital Investors

Dolphin, currently the largest real estate investment company listed on AIM, seeks to provide shareholders with strong capital growth combined with a low risk profile through investing in early-stage, large-scale, leisure-integrated residential resorts mainly in Southeast Europe in partnership with world leading designers and operators. Dolphin's shares commenced trading on AIM in December 2005 raising £70.7 million (€104 million) at an issue price of 68p, followed by a £202.7 million (€300 million) secondary offering at a price of 93p per share in October 2006. In June 2007, Dolphin raised a further £303 million (€450 million) in a follow-on issuance priced at 170p per common share.

With these two investments in South Turkey, Dolphin has in total invested €411 million and committed €614 million to various projects in Greece, Cyprus, Croatia and Turkey. Dolphin is also the 85% owner of Aristo Developers Plc, one of the region's largest and most experienced holiday home developers.

Dolphin Capital Partners

DCP is an independent investment management business founded in 2004 by Miltos Kambourides and Pierre Charalambides after leaving Soros Real Estate Partners.

The DCP professionals combine extensive local knowledge and contacts with expertise gained at some of the world's leading financial institutions. They specialise in providing capital to rigorously selected real estate developments mainly in the eastern Mediterranean, typically through joint ventures with local developers. DCP cooperates with an international and sophisticated network of operators, designers, master-planners and marketing agents for each of its developments.