

29 April 2013

**DOLPHIN CAPITAL INVESTORS LIMITED**  
("Dolphin" or the "Company")

**2012 Annual Report and Accounts**

Dolphin, a leading global investor in the residential resort sector in emerging markets and one of the largest real estate investment companies listed on AIM in terms of net asset value, announces that the Annual Report and Accounts for the financial year ending 31 December 2012 is available on the Company's website: [www.dolphinci.com](http://www.dolphinci.com).

Hard copies of the 2012 Annual Report and Accounts will be posted to shareholders shortly.

***For a hard copy of the 2012 Annual Report and Accounts, please contact:***

Eleni Florou: [ef@dolphincp.com](mailto:ef@dolphincp.com)

***For further information, please contact:***

**Dolphin Capital Partners**

Miltos E. Kambourides

[miltos@dolphincp.com](mailto:miltos@dolphincp.com)

Pierre A. Charalambides

[pierre@dolphincp.com](mailto:pierre@dolphincp.com)

Katerina G. Katopis

[katerina@dolphincp.com](mailto:katerina@dolphincp.com)

Eleni Florou

[ef@dolphincp.com](mailto:ef@dolphincp.com)

**Panmure Gordon**

(Broker)

+44 (0) 20 7886 2500

Richard Gray / Dominic Morley / Andrew Potts

**Grant Thornton Corporate Finance**

+44 (0) 20 7383 5100

(Nominated Adviser)

Philip Secrett

**FTI Consulting, London**

+44 (0)20 7831 3113

Stephanie Highett

[stephanie.highett@fticonsulting.com](mailto:stephanie.highett@fticonsulting.com)

Will Henderson

[will.henderson@fticonsulting.com](mailto:will.henderson@fticonsulting.com)

Daniel O'Donnell

[daniel.o'donnell@fticonsulting.com](mailto:daniel.o'donnell@fticonsulting.com)

**Notes to Editors**

Dolphin ([www.dolphinci.com](http://www.dolphinci.com)) is a leading global investor in the residential resort sector in emerging markets and one of the largest real estate investment companies quoted on AIM in terms of net assets. Dolphin seeks to generate strong capital growth for its shareholders by acquiring large seafront sites of striking natural beauty in the eastern Mediterranean, Caribbean and Latin America and developing sophisticated leisure-integrated residential resorts.

Since its inception in 2005, Dolphin has raised €948 million of equity, has become one of the largest private seafront landowners in Greece and Cyprus and has partnered with some of the world's most recognised architects, golf course designers and hotel operators.

Dolphin's portfolio is currently spread over approximately 63 million m<sup>2</sup> of prime coastal developable land and comprises 14 large-scale, leisure-integrated residential resorts under

development in Greece, Cyprus, Croatia, Turkey, the Dominican Republic and Panama and a 49.8% strategic participation in Aristo Developers Ltd, the largest developer and private land owner in Cyprus.

Dolphin is managed by Dolphin Capital Partners, an independent real estate private equity firm.

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