

25 April 2014

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

2013 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 2013 is available on the Company's website: www.dolphinci.com.

Hard copies of the 2013 Annual Report and Accounts will be posted to shareholders shortly.

For a hard copy of the 2013 Annual Report and Accounts, please contact:

Eleni Florou: ef@dolphincp.com

For further information, please contact:

Dolphin Capital Partners

Miltos E. Kambourides

miltos@dolphincp.com

Pierre A. Charalambides

pierre@dolphincp.com

Katerina G. Katopis

katerina@dolphincp.com

Eleni Florou

ef@dolphincp.com

Panmure Gordon

(Joint Broker)

+44 (0) 20 7886 2500

Richard Gray / Dominic Morley / Andrew Potts

Edmond de Rothschild Securities

(Joint Broker)

+44 (0) 20 7845 5900

William Marle

w.marle@lcfr.co.uk

John Denby

j.denby@lcfr.co.uk

FTI Consulting, London

Stephanie Highett

+44 (0)20 3727 1000

Will Henderson

dolphincapital@fticonsulting.com

Nick Taylor

Notes to Editors

Dolphin (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 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 m² 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.

* Including Venus Rock

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