

Company News -

Date: 14 May 2007

YATRA CAPITAL LIMITED ("YATRA")

€ 10.60

Real Estate Market Cap: € 106 m

YATRA CAPITAL LIMITED INVESTS € 21.6 M FOR A 49% HOLDING IN A REAL ESTATE DEVELOPMENT VENTURE IN INDIA.

Amsterdam (news wire) – Euronext listed Yatra Capital Limited has completed its first transaction with a Euro 21.6 million investment for a 49% holding in a Real Estate Joint Venture Development Company which will initially focus on Pune, the second largest city in the state of Maharashtra.

Yatra's joint venture partner is a leading and very well established developer with considerable experience in real estate development in Pune and with a focus on the residential sector.

The joint venture will initially develop three separate residential projects spread over 78 acres collectively and a total development of approximately 2.9 million square feet. All three localities are within the key corridors of growth in Pune and are located next to the commercial and technology related developments.

The construction activity of this Joint Venture is expected to commence later this year.

Yatra Capital limited

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Yatra Capital Limited announces its first investment in Real Estate in India.

Press Release

Date: 14 May 2007

On behalf of: Yatra Capital Limited

YATRA CAPITAL LIMITED

- **Announces its first investment in Indian real estate**
- **To invest € 21.6 million for a 49% holding in a Real Estate Development company.**

Yatra Capital Limited ("Yatra") the first Euronext quoted Indian real estate company is pleased to announce its first investment in Indian real estate.

Yatra has committed up to € 21.6 million in equity for a 49% stake in a joint venture which will initially develop three residential sites in Pune, Maharashtra. All three localities are within the key corridors of growth in Pune and located next to the commercial and technology related developments. This investment in Pune underlines Yatra's stated strategy of investing in fast growing Indian cities where the board believes there is the greatest opportunity to deliver growth and subsequent shareholder value.

Yatra's joint venture partner is a leading and well established real estate development company, Kolte Patil ("Kolte Patil") Developers Limited. Kolte Patil was incorporated in 1991 and since then has focused on Pune and Bangalore. At December 31st 2006 Kolte Patil had developed and constructed 25 projects, of which 22 have been in Pune and three have been in Bangalore. The sectorial composition of these 25 projects is as follows:

- 16 Residential Complexes
- 4 Commercial Complexes
- 3 Mixed Use Complexes, residential and commercial.
- 2 Information Technology Parks

Kolte Patil has a strong management team which is led by Mr. Rajesh Patil. Kolte Patil is an ISO 9001 certified Development company and received the Government of Maharashtra's First Prize for "Best IT Infrastructure in the State of Maharashtra" for their landmark GigaSpace IT Park project in Viman Nagar, Pune.

Saffron Capital Advisors Limited, sourced, evaluated and advised on this joint venture. Saffron has a highly experienced and talented team specializing in Indian real estate investments. Yatra through its subsidiary K2 entered into an Investment Advisory Agreement with Saffron Capital Advisors in August 2006.

Following this investment, Yatra Capital Limited will have invested € 21.6 million of the € 100 million that it raised in December 2006

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YATRA CAPITAL

Commenting on this investment, Sir Nigel Broomfield, Chairman, Yatra Capital Limited, said, "We are very pleased to announce our first investment in India which is a joint venture with a leading, experienced and internationally accredited real estate partner, Kolte Patil Developers. This opens our investment account in India and is in alignment with our strategy of partnering experienced developers to create shareholder value for Yatra."

Commenting on this investment, Mr. Rajesh Patil, Chairman & Managing Director, Kolte Patil Developers Limited, said, "This is a key milestone in the growth of Kolte Patil Developers Limited. Yatra Capital Limited through its advisor Saffron Capital Advisors is a highly well informed and networked partner that creates value not only through equity investments but also through its extensive knowledge on quality real estate development. We are looking forward to working closely with Yatra Capital Limited to develop several projects within Pune and other cities."

Commenting on this investment, Mr. Ajoy Veer Kapoor, Managing Director, Saffron Asset Advisors, said, "Pune fits perfectly with our stated investment strategy and is exactly the type of Indian city we will continue to focus on. It has a rapidly growing economy which is creating demand across all segments of real estate to satisfy an increasingly affluent and expanding population which demands a higher quality of living than is currently available. Pune has the added advantage that its growth is also underpinned by its long standing status as the automobile hub of western India".

Pune

Pune, located south east of Mumbai is the eighth largest city in India with a population of 4.2 million (as per 2001 census). Pune is referred to as "The Cultural Capital of Maharashtra", "The Queen of Deccan" and "The Oxford of Maharashtra". All the above have been some of the key reasons why Pune has seen substantial annual growth over the last few years.

Pune is known for its salubrious climate, skilled human resource, large industrial base, defense establishment and software technology. Earlier focused on industrial activities, Pune is now developing as one of the fastest information technology destinations in India. HSBC, IBM, Aviva, Accenture are just some of the multinationals with a large presence in Pune.

The city is also the automobile hub of western India and as such, automobile and auto ancillary companies have a large presence. Daimler Chrysler and Tata Motors to name but two.

This engineering and automobile hub of western India has also emerged as a major IT centre, with high quality software parks. Software exports from Pune increased by 48 % touching USD 2 Billion.

Pune is one of the fastest growing cities in India receiving both state and central governments support on large investments dedicated for its infrastructure.

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Notes to Editors:

- In December 2006, Yatra raised € 100 m to invest in Indian real estate.
- Yatra is the first company listed on Euronext, Amsterdam with a strategy to invest in the Indian real estate market.
- This is the first investment to be announced by Yatra. As a result of this announcement Yatra will have € 21.6 Million invested in Indian real estate.
- Yatra invests in India through the advice it receives from the investment committee of K2, a subsidiary of Yatra and Saffron Capital Advisors. Saffron is one of the leading Indian real estate advisory fund managers and has a highly experienced and talented team specializing in Indian real estate investments. Yatra through its subsidiary K2 entered into an Investment Advisory Agreement with Saffron Capital Advisors in August 2006.
- Yatra focuses on investing in opportunities that create high value for its shareholders with a focus on tier 2 and tier 3 cities. Yatra also has a keen focus on tier 1 cities, subject to the value based acquisitions.
- Yatra trades on Euronext, ticker Yatra, and has a current capitalization of € 106 million.
- Further information on Yatra is available from the website www.yatracapital.com.

NOTE – All figures regarding complex sizes are approximations and all figures related to investment size are accurate on the date of this news release and may change subject to exchange rates.

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