



ATLAS ESTATES

ATLAS ESTATES LIMITED

SCRIP DIVIDEND OFFER

The Board of Directors of Atlas Estates Limited ("Atlas"), the Central and Eastern Europe property investor and developer, announces that it has today issued a supplementary circular to Atlas shareholders (the "Supplementary Circular"), in relation to the scrip dividend alternative to the further 2007 dividend as announced on 16 May 2008 (the "Further 2007 Dividend"). The Supplementary Circular confirms:

- the reference conversion rate between euro and sterling of £0.7958 = €1 (thus for the purpose of the scrip dividend alternative the Further 2007 Dividend of 16.68 euro cent is equivalent to 13.274 pence); and
- the price at which shares are to be issued fully paid pursuant to the scrip dividend alternative as 224.10 pence.

Each Atlas shareholder on the register at 6 June 2008 is entitled to receive one new scrip share for every 16.883 Atlas ordinary shares rounded down to the nearest whole number of new ordinary shares. No fractions of Atlas shares can be issued and the remaining balance will be paid to shareholders in cash.

The reference conversion rate is the sterling euro exchange rate as stated on Datastream on 9 June 2008. The price at which shares are to be issued fully pursuant to the scrip dividend alternative is the average of the middle market quotations for Atlas shares derived from the London Stock Exchange Daily Official List on the five consecutive dealing days commencing 4 June 2008, the day when Atlas shares were first quoted "ex" the Further 2007 Dividend.

Atlas is also sending to shareholders with the Supplementary Circular a form of election (the "Form of Election") in order for shareholders to accept the scrip dividend alternative. To accept scrip shares shareholders need to return a duly completed Form of Election by 5 p.m. Guernsey time on Thursday 26 June 2008.

The issue of shares pursuant to the scrip dividend alternative is subject to the requisite approvals of Atlas shareholders at the 2008 annual general meeting of the Company.

If the Further 2007 Dividend and the offer of scrip shares is approved by Atlas' shareholders at the forthcoming AGM, the maximum number of new ordinary shares to be issued under the scrip dividend alternative will be announced on 27 June 2008 and all new ordinary

shares admitted to trading on AIM and all new ordinary shares in uncerficated form admitted to trading on WSE on 11 July 2008.

The offer of scrip shares enables shareholders to increase their holdings of Ordinary Shares in the Company without incurring dealing costs. The advantage to Atlas is the benefit of retaining cash which would otherwise be paid out as dividends.

The offer of scrip shares is not underwritten and the right to subscribe for scrip shares is not transferable.

In order to receive their entitlement to the Further 2007 Dividend in scrip shares by returning a duly completed form of election to the Company's registrars Computershare Investor Services (CI) Limited at P.O. Box 83, Ordnance House, 31 Pier Road, St Helier, Jersey JE4 8PW by 5 p.m. (Guernsey time) on Thursday 26 June 2008.

A copy of the Supplementary Circular and a blank Form of Election is also available on Atlas' website:

www.atlasestates.com

The timetable is set out below:

Latest date for receipt of forms of election	5.00 p.m. (Guernsey time) on	26 June 2008
AGM	9.30 a.m. (Guernsey time) on	27 June 2008
Announcement in London and Warsaw of results of AGM and the number of new scrip shares to be issued		27 June 2008
CREST member accounts credited		11 July 2008
KDPW accounts credited		11 July 2008
Dealings commence in scrip shares		11 July 2008
Payment of cash in respect of the Further 2007 Dividend		11 July 2008
Definitive certificates for scrip shares to be dispatched		11 July 2008

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