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If you have sold or otherwise transferred all of your ordinary shares in Unitech Corporate Parks Plc (the "Company"), please forward this document and the accompanying form of proxy to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for transmission to the purchaser or transferee. If you have sold or transferred part of your holding, please consult a stockbroker, bank or other agent through whom the sale was made.

UNITECH CORPORATE PARKS PLC

(INCORPORATED IN THE ISLE OF MAN WITH REGISTERED NO. 117626C)

NOTICE OF 2012 ANNUAL GENERAL MEETING AND FORM OF PROXY

Notice of the Annual General Meeting of the Company to be held at the offices of IOMA Fund and Investment Management Limited on Monday 10 September 2012 at 10.30am is set out on page 4 of this document. A form of proxy for use at the Annual General Meeting is also enclosed. Whether or not you propose to attend the Annual General Meeting, you are requested to complete the form of proxy in accordance with the instructions printed thereon and return it to the Company's registered office IOMA Fund and Investment Management Limited either by personal delivery, post, facsimile transmission (+44 (0)1624 681392) or email (hayleyt@iomagroup.co.im), as soon as possible and, in any event, so as to be received not later than 10.30am on Saturday 8 September 2012, being not less than 48 hours before the time fixed for the Annual General Meeting.

A summary of the action to be taken by Shareholders is set out on page 3 of this document and in the notice of the Annual General Meeting set out at the end of this document. The return of one or more completed forms of proxy will not prevent you from attending the Annual General Meeting and voting in person if you wish to do so.

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DEFINITIONS

In this document, unless the context otherwise requires, the following words and expressions have the meanings set out opposite them.

“Annual General Meeting” or “AGM”	the annual general meeting of the Company notice of which is set out on page 4 of this document;
“Board”	the board of directors of the Company;
“Company”	Unitech Corporate Parks Plc;
“Director”	a director (including a person acting as a director) of the Company;
“Ordinary Shares”	ordinary shares of £0.01 each in the capital of the Company; and
“Shareholder”	a holder of Ordinary Shares.

UNITECH CORPORATE PARKS PLC

(incorporated in the Isle of Man with registered no. 117626C)

Directors:

D. Lake (Chairman)
A.J. Adams
A. Chandra
M.Y. Khan
N. Sallnow-Smith

Registered Office:

IOMA House
Hope Street
Douglas
Isle of Man
IM1 1AP

Dear Shareholder,

16 August 2012

2012 ANNUAL GENERAL MEETING

Introduction

I am writing to give you details of the resolutions to be proposed at this year's Annual General Meeting of the Company to be held at the offices of IOMA Fund and Investment Management Limited, IOMA House, Hope Street, Douglas, Isle of Man on Monday 10 September 2012 at 10.30am and which are set out in the notice of Annual General Meeting on page 4 of this document.

Shareholders should read the contents of this document in conjunction with the audited annual accounts of the Company for the financial year ended 31 March 2012, together with the reports of the Directors and Auditors thereon enclosed with this document.

ANNUAL GENERAL MEETING

The following resolutions will be proposed at this year's Annual General Meeting:-

Resolutions numbered 1-7 – 'Ordinary Business'

Resolutions numbered 1-7 to be proposed at the Annual General Meeting are all 'ordinary business' and will each be proposed as an ordinary resolution as follows:

1. the receipt and adoption of the audited annual accounts of the Company for the financial year ended 31 March 2012, together with the reports of the Directors and Auditors thereon;
2. the re-election of Aubrey Adams who retires and, being eligible, offers himself for re-election as a Director at the Annual General Meeting;
3. the re-election of Ajay Chandra who retires and, being eligible, offers himself for re-election as a Director at the Annual General Meeting;
4. the re-election of Mohammad Khan who retires and, being eligible, offers himself for re-election as a Director at the Annual General Meeting;
5. the re-election of Donald Lake who retires and, being eligible, offers himself for re-election as a Director at the Annual General Meeting;
6. the re-election of Nicholas Sallnow-Smith who retires and, being eligible, offers himself for re-election as a Director at the Annual General Meeting;
7. the re-appointment of KPMG Audit LLC as auditors of the Company and the authorisation of the Directors to determine the auditors' remuneration.

RE-ELECTION OF DIRECTORS

The Directors have decided that it is appropriate (and in line with UK Corporate Governance Code best practice) for each of them to retire, and seek re-election, as a Director at the Annual General Meeting.

Biographical details of the Directors

Donald Lake

Mr. Lake is a Fellow of The Royal Institution of Chartered Surveyors, having qualified with Matthews & Goodman in the City of London. Subsequently, he was a director of the property arm of C T Bowring & Co. Limited and for 14 years the sole external member of the property investment committees of Crusader Insurance PLC.

Mr. Lake has many years' experience of commercial and residential development projects in the UK and some European countries. Mr. Lake is also a director of Alpha UK Multi-property Trust PLC (listed on the London Stock Exchange), Business Centre Properties PLC and Healthcare & Leisure Property Limited (both formerly listed in the Channel Islands), and of European Property Investment Portfolio PLC (an open ended fund).

Mr. Lake is the non-executive Chairman of the Company, and of the Company's subsidiaries in Mauritius, and is a member of the Company's Audit Committee.

Aubrey John Adams

Mr. Adams is a Fellow of the Institute of Chartered Accountants in England and Wales and also holds a Masters degree from the University of Cambridge. He is currently a Director of British Land and of the Wigmore Hall Trust.

Mr. Adams worked for PricewaterhouseCoopers in the Audit and Management Consultancy divisions from 1970 to 1979. He was appointed as the Group Chief Executive of Savills Plc in 2000 having previously served as Finance Director (1990-1991) and then Managing Director between 1991 and 2000. Mr. Adams was a non Executive Director of Associated British Ports between 1996 and 2006. He was the Finance Director of Peachey Property Corporation from 1978 to 1989 and was a Council Member of the British Property Federation and Chairman of the Accounting Committee. Mr Adams resigned as Chairman of the Company from 1 March 2012 to provide time for a major role with Royal Bank of Scotland.

Mr. Adams is the Senior Independent Non-Executive Director of the Company and is a member of the Company's Audit Committee.

Ajay Chandra

Mr. Chandra has a Bachelor's degree in Civil Engineering from Cornell University, USA and a Master's degree in Business Administration from the University of North Carolina, USA. He is currently the Managing Director of Unitech Limited, which is the largest listed Real Estate developer in India. He is responsible for all of Unitech Limited's real estate activities in the Eastern, Southern and Western regions of India and also for Unitech Limited's expansion into amusement and entertainment parks across India.

Between 1992 and 1993, Mr. Chandra worked as an equity analyst for Jardine Fleming, an international investment bank, covering both banking and hospitality sectors.

Mr. Chandra is a non-executive Director of the Company.

Mohammad Yousuf Khan

Dr. Khan holds an honorary doctorate degree in Business Management from Burkes University and a degree in Science from the University of Kashmir. He is currently the Chairman of the Banking and Advisory Council for Yes Bank Limited. He is also a director of Bharat Hotels in India and a senior advisor to Berenson & Company.

Previously, Dr. Khan has held the positions of Chairman of J&K Bank, Managing Director of J&K Agro Industries Development Corporation and Managing Director of J&K Tourism Development Corporation.

Dr. Khan has received a number of awards with respect to his contribution to the banking, finance and business sectors in India.

Dr. Khan is a non-executive Director of the Company and is a member of the Company's Audit Committee.

Nicholas Sallnow-Smith

Mr. Sallnow-Smith has a wide-ranging property, finance and management background in Asia and the United Kingdom over the last 30 years, including through his role as chief executive of Hongkong Land Holdings Limited between 2000 and 2007 and regional chief executive, NE Asia, of Standard Chartered PLC until 2008. He is Chairman of The Link Management Limited, investment manager to The Link Real Estate Investment Trust, which is currently Asia's largest REIT. Mr. Sallnow-Smith is also an independent non-executive director of Wynn Macau Limited and both Dah Sing Financial Holdings Limited and Dah Sing Bank Limited.

Mr. Sallnow-Smith is a non-executive Director of the Company and is chairman of the Company's Audit Committee.

ACTION TO BE TAKEN IN RESPECT OF THE ANNUAL GENERAL MEETING

Shareholders will find enclosed with this document a form of proxy for use at the Annual General Meeting. Whether or not you intend to be present at the AGM, you are requested to complete and return the form of proxy so as to reach the Company's registered office at IOMA House, Hope Street, Douglas, Isle of Man IM1 1AP, either by personal delivery, post, facsimile transmission (+44 (0)1624 681392) or email (hayleyt@iomagroup.co.im), as soon as possible and, in any event, not later than 10.30am on Saturday 8 September 2012, being not less than 48 hours before the time appointed for the AGM.

Completion and return of a form of proxy will not, however, prevent you from attending at the Annual General Meeting and voting in person if you should wish to do so.

CONCLUSION

Your Directors are unanimously in favour of resolutions numbered 1–7 (inclusive) to be proposed at this year's Annual General Meeting, which they consider to be in the best interests of the Shareholders as a whole. Accordingly, your Directors unanimously recommend Shareholders to vote in favour of those resolutions at the Annual General Meeting, as they intend to do in respect of their own beneficial shareholdings.

Shareholders who have any questions with respect to the contents of this document may contact the Company Secretary, Philip Scales, on +44 (0)1624 681250.

Yours faithfully,

Donald Lake
Chairman

UNITECH CORPORATE PARKS PLC

(incorporated in the Isle of Man with registered no. 0117626C)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the **ANNUAL GENERAL MEETING** of the Company will be held at IOMA House, Hope Street, Douglas, Isle of Man IM1 1AP at 10.30am on Monday 10 September 2012 for the following purposes:

Ordinary Business

To consider and, if thought fit, to pass the following resolutions, each of which will be proposed as an ordinary resolution:

1. to receive and adopt the Company's annual accounts for the financial year ended 31 March 2012 together with the directors' report and auditors' report on those accounts;
2. to re-elect Aubrey Adams as a director of the Company;
3. to re-elect Ajay Chandra as a director of the Company;
4. to re-elect Mohammad Khan as a director of the Company;
5. to re-elect Donald Lake as a director of the Company;
6. to re-elect Nicholas Sallnow-Smith as a director of the Company;
7. to reappoint KPMG Audit LLC as auditors of the Company to hold office from the conclusion of the meeting to the conclusion of the next meeting at which the accounts are laid before the Company, at a remuneration to be determined by the directors of the Company

By order of the Board

Philip Scales

Company Secretary
16 August 2012

NOTES

1. A member of the Company entitled to attend and vote at the above-mentioned meeting (as provided in Note 5 below) is entitled to appoint another person as his proxy and to attend and to vote in his stead. A proxy need not be a member of the Company.
2. To be effective, completed forms of proxy must be returned to the Company's registered office, IOMA House, Hope Street, Douglas, Isle of Man IM1 1AP either by personal delivery, post, facsimile transmission (+44 (0)1624 681392) or email (hayleyt@iomagroup.co.im), by not later than 10.30am on Saturday 8 September 2012. Completion and return of a form of proxy will not prevent a member from attending the Annual General Meeting and voting in person.
3. As at the close of business on the date immediately preceding this notice, the Company's issued share capital comprised 360 million ordinary shares. Each ordinary share carries the right to one vote at the Annual General Meeting of the Company and, therefore, the total number of voting rights in the Company as at the close of business on the date immediately preceding this notice is 360 million.
4. Copies of the letters of appointment of the Directors will be available for inspection at the registered office of the Company during normal business hours on any weekday (Saturday excepted) from the date of this document until the close of the Annual General Meeting and at the place of the Annual General Meeting for at least 15 minutes prior to and during the Annual General Meeting.
5. The Company, pursuant to Regulation 22 of the Uncertificated Securities Regulations 2005 (Isle of Man), specifies that only those members registered in the register of members of the Company as at 10.30am on Saturday 8 September 2012 (or in the event that the meeting is adjourned, on the register of members 48 hours before the time of any adjourned meeting) shall be entitled to attend or vote at the meeting in respect of the number of ordinary shares registered in their name at that time. Changes to entries on the register of members of the Company after 10.30am on Saturday 8 September 2012 (or, in the event that the meeting is adjourned, on the register of members less than 48 hours before the time of any adjourned meeting) shall be disregarded in determining the rights of any person to attend or vote at the meeting.

UNITECH CORPORATE PARKS PLC

(the "Company")

Form of Proxy for use at 2012 Annual General Meeting

I/We (see note 1) _____

(PLEASE COMPLETE IN BLOCK CAPITALS)

of _____

(PLEASE COMPLETE IN BLOCK CAPITALS)

being a shareholder of the Company hereby appoint the Chairman of the meeting or (see note 2)

as my/our proxy to attend, represent and vote for me/us on my/our behalf at the Annual General Meeting of the Company to be held at IOMA House, Hope Street, Douglas, Isle of Man IM1 1AP at 10.30am on Monday 10 September 2012 and at any adjournment thereof.

I/We direct my/our proxy to vote on the resolutions set out in the notice convening the Annual General Meeting as I/we have indicated below by marking the appropriate box with an 'X'.

If no indication is given, my/our proxy will vote or abstain from voting at his or her discretion and I/we authorise my/our proxy to vote (or abstain from voting) as he or she thinks fit in relation to any other matter which is properly put before the Annual General Meeting or any adjournment thereof.

Please clearly mark the box below to instruct your proxy how to vote.

Ordinary Business	For	Against	Withheld
1. To receive and adopt the annual report and the audited accounts of the Company for the year ended 31 March 2012, together with the Directors' and Auditor's Reports thereon			
2. To re-elect Aubrey Adams as a Director			
3. To re-elect Ajay Chandra as a Director			
4. To re-elect Mohammad Khan as a Director			
5. To re-elect Donald Lake as a Director			
6. To re-elect Nicholas Sallnow-Smith as a Director			
7. To re-appoint KPMG as auditors and to authorise the Directors to determine the auditors' remuneration			

Signature(s) _____ Date _____

NOTES

1. Full name(s) and address(es) to be inserted in BLOCK CAPITALS. The name of all joint holders should be stated.
2. If you wish to appoint a person other than the Chairman of the meeting, you should insert their full name in the box. Such proxy need not also be a member of the Company.
3. This form must (a) in the case of an individual be signed by the appointor or his attorney duly authorised in writing; and (b) in the case of a corporation, be executed under its common seal or signed by an officer or attorney so authorised.
4. In the case of joint holders, where more than one of the joint holders purports to appoint a proxy, only the appointment submitted by the most senior holder will be accepted. Seniority is determined by the order in which the names of the joint holders appear in the Company's register of members in respect of the joint holding (the first-named being the most senior).
5. To be effective, completed forms of proxy must be returned to the Company's registered office, IOMA House, Hope Street, Douglas, Isle of Man IM1 1AP, either by personal delivery, post, facsimile transmission (+44 (0)1624 681392) or email (hayleyt@iomagroup.co.im), as soon as possible but, in any event, by no later than 10.30am on Saturday 8 September 2012. Completion and return of a form of proxy will not preclude a member from attending and voting at the Meeting or at any adjournment thereof in person if he or she wishes to do so.
6. To direct your proxy how to vote on the resolutions, mark the appropriate box with an 'X'. The "Withheld" option is provided to enable you to withhold your vote on any particular resolution. It should be noted that a vote withheld is not a vote in law and will not be counted as a vote "For" or "Against" a resolution.
7. You may appoint more than one proxy provided each proxy is appointed to exercise rights attached to different shares. You may not appoint more than one proxy to exercise rights attached to any one share. To appoint more than one proxy, additional proxy form(s) may be obtained from the Company Secretary at the address set out in note 5.
8. If you submit more than one valid proxy appointment, the appointment received last before the latest time for the receipt of proxies will take precedence.

BUSINESS REPLY SERVICE
Licence No. DO96



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