

**Secure Property Development & Investment PLC ('SPDI' or 'the Company')
Shareholding Notification and Director Dealing**

Secure Property Development and Investment PLC (AIM: SPDI), the South Eastern European focused property and investment company, has been notified of the following shareholder ownership change and director dealings:

Badoli Investments Ltd. ("Badoli") a corporate entity in which Lambros Anagnostopoulos, Chief Executive Officer of SPDI, has a majority interest, PM Tsiftis Maritime Trading Ltd, ("PM Tsiftis") a corporate entity of which Michael Petros Beys, Chairman of the Board of SPDI, is the sole director, Harin Thaker and Ian Domaille, both directors of SPDI, have acquired respectively 2,650,000, 1,850,000, 980,000 and 1,779,902 Ordinary Shares of the Company.

Following the acquisition Badoli, PM Tsiftis, Harin Thaker and Ian Domaille will have a beneficial interest respectively in 13,140,240, 5,430,793, 1,277,192 and 2,594,790* Ordinary Shares, representing 10.17, 4.20, 0.99 and 2.01 per cent of the issued share capital of SPDI. Mr. Lambros Anagnostopoulos and Mr. Michael Petros Beys hold an additional 1,001,092 and 679,976 Ordinary Shares in their own name respectively.

The above purchases were made from NR Investments Ltd, which has now sold its entire shareholding of 8,599,802 Ordinary Shares, representing 6.66 per cent of the issued share capital of SPDI.

*Ian Domaille's holding includes a number of 83,196 Ordinary Shares as non-beneficial owner

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them.

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| 1 | Details of the person discharging managerial responsibilities / person closely associated | |
| a) | Name | <ol style="list-style-type: none"> 1. Lambros Anagnostopoulos 2. Michael Petros Beys 3. Harin Thaker 4. Ian Domaille |
| 2 | Reason for the notification | |
| a) | Position/status | <ol style="list-style-type: none"> 1. Chief Executive Officer 2. Chairman 3. Non-Executive Director 4. Non-Executive Director |

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| b) | Initial notification /Amendment | Initial notification |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | |
| a) | Name | Secure Property Development & Investment PLC |
| b) | LEI | 213800G1B6Z65Q2PCS66 |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | |
| a) | Description of the financial instrument, type of instrument Identification code | Ordinary Shares of EURO 0.01 each in the share capital of Secure Property Development & Investment PLC CY0102102213 |
| b) | Nature of the transaction | <ol style="list-style-type: none"> 1. Purchase of Ordinary Shares 2. Purchase of Ordinary Shares 3. Purchase of Ordinary Shares 4. Purchase of Ordinary Shares |
| c) | Price(s) and volume(s) | Price: 4.475p <ol style="list-style-type: none"> 1. Volume: 2,650,000 2. Volume: 1,850,000 3. Volume: 980,000 4. Volume: 1,779,902 |
| d) | Aggregated information | <ol style="list-style-type: none"> 1. N/A 2. N/A 3. N/A 4. N/A |
| e) | Date of the transaction | 22 May 2023 |
| f) | Place of the transaction | London Stock Exchange, AIM Market (XLON) |

**** ENDS ****

This announcement contains inside information for the purposes of Article 7 of EU Regulation 596/2014.

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Notes to Editors

Secure Property Development and Investment plc is an AIM listed property development and investment company focused on the South East European markets. The Company's strategy is focused on generating healthy investment returns principally derived from: the operation of income generating commercial properties and capital appreciation through investment in high yield real estate assets. The Company is focused primarily on commercial and industrial property in populous locations with blue chip tenants on long term rental contracts. The Company's senior management consists of a team of executives that possess extensive experience in managing real estate companies both in the private and the publicly listed sector, in various European countries.