

06 February 2025

Secure Property Development & Investment PLC ('SPDI' or 'the Company')

Transfer of Ukrainian property asset to Arcona Property Fund N.V.

Secure Property Development and Investment PLC (AIM: SPDI), the South Eastern European focused property company, is pleased to announce the transfer of a 100% interest in the Kiyanovskiy Residence, a 0.55Ha freehold and leasehold land property near to Kyiv city centre (the 'Kiyanovskiy Residence'), to Arcona Property Fund N.V. ('Arcona') in exchange for c.€1,05 million in cash and the issue to SPDI of 68,782 new shares in Arcona ('the Transfer').

Based on the latest announced Net Asset Value of Arcona's shares on 30 September 2024, the Transfer values the interest in the Kiyanovskiy Residence at c.€1,8 million.

The Kiyanovskiy Residence asset is part of Stage Two of the previously announced transfer to Arcona of SPDI's property portfolio, in exchange for new shares and warrants in Arcona, to create a larger Central and South Eastern European focused investment vehicle (the 'Arcona Transaction').

****ENDS****

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About Secure Property Development and Investment PLC

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.