

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 consequent director dealing:

Badoli Investments Ltd. ("Badoli") a corporate entity in which Lambros Anagnostopoulos, Chief Executive Officer of SPDI, has a majority interest, has acquired 1,447,159 Ordinary Shares of the Company.

Following the acquisition, Badoli will have a beneficial interest in 14,587,399 Ordinary Shares, representing 11.29 per cent of the issued share capital of SPDI. Mr. Lambros Anagnostopoulos holds an additional 1,001,092 Ordinary Shares in his own name.

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

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Lambros Anagnostopoulos
2	Reason for the notification	
a)	Position/status	Chief Executive Officer
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: 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	Purchase of Ordinary Shares
c)	Price(s) and volume(s)	Price: 3p Volume: 1,447,159
d)	Aggregated information	N/A
e)	Date of the transaction	27 May 2025
f)	Place of the transaction	Off market

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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.