

14 October 2025

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

Arcona Share Distribution: Shareholder Letter

Secure Property Development & Investment PLC, the AIM quoted South Eastern European focused property company, announces that it has today sent a Letter and associated Reply Form to all the entitled shareholders in relation to the distribution of the Arcona Property Fund N.V. shares it currently holds, pursuant to the decisions of the Extraordinary General Meeting of the Shareholders on 23 April 2025, and the update provided to shareholders on 11 September 2025. A copy of a template form of the Letter and the Reply Form can also be found on the Company's website at <http://www.secure-property.eu/investor-relations/company-documents/>.

Those Shareholders holding their shares in SPDI with a nominee, broker, and/ or custodian institution, which are registered as being the named holders on the share register of the Company, are strongly advised to contact them and make relevant arrangements with respect to responding to the Letter, as relevant instructions should come from those institutions.

****ENDS****

For further information please visit www.secure-property.eu or contact:

Lambros Anagnostopoulos	SPDI	Tel: +357 22 030783
Rory Murphy	Strand Hanson Limited	Tel: +44 (0) 20 7409 3494
Ritchie Balmer		
David Asquith		
Jon Belliss	Novum Securities Limited	Tel: +44 (0) 207 399 9400
Susie Geliher	St Brides Partners Ltd	Tel: +44 (0) 20 7236 1177
Will Turner		

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.