To: •

Dear Shareholder

As you are aware, our company SECURE Property Development & Investment PLC (SPDI) has effected on 23 April 2025 an Extraordinary General Meeting of the Shareholders during which the shareholders voted for a second successive share capital reduction, with the intention to return such reduced capital to its shareholders in the form of Arcona Property Fund N.V. (APF) shares it currently holds. Such capital reductions have been authorised by the Cyprus court and have been effectively registered in Companies Registrar's records.

As already announced, SPDI intends to repay the reduced capital in the form of APF shares to all Entitled Shareholders. As per relevant announces dated 8 September 2025 and 11 September 2025, the Entitled Shareholders are those that held SPDI shares at close of business on Monday, September 15th 2025 (the "Cut-off Date"). SPDI currently holds 1,152,381 APF shares. Each Entitled Shareholder will receive APF shares pro-rata to their SPDI shareholding on the Cut-off-Date.

Based on the information that the Company's registrar, Computershare Limited, has provided us with, you held as at close of business on 15 September 2025 • shares in SPDI, or • % of the total shareholding of SPDI. This entitles you to the same percentage of the total APF shares that SPDI holds, namely • APF shares.

The Company intends to distribute the APF shares in a dematerialized form sending them to each Entitled Shareholder. In order to do that we ask you to send us the details of your share brokerage account where you wish such shares to be transferred for you, by returning the attached Reply Form duly completed and signed. Please send the Reply Form to the SPDI's registered office address: 16 Kyriakos Matsis Avenue, EAGLE HOUSE, 10th floor, Agioi Omologites, 1082, Nicosia, Cyprus, care of the SPDI Secretary, as well as to the SPDI's e-mail address: *administrator@secure-property.eu*. Please ensure that such complete information reaches SPDI by 30 November 2025 (the Receipt Date).

Following the Receipt Date and after having received the relevant information from all Entitled Shareholders, SPDI will make the relevant transfers, which is planned to happen during December 2025. It is imperative to have all such information by the Receipt Date so that we can transfer all APF shares to the Entitled Shareholders by the end of the current fiscal year.

Should you have any questions or need any clarifications, do not hesitate to reach out to the Company and we will be happy to respond.

Dated: 14 October 2025

Registered Office:

16 Kyriakos Matsis Avenue,
Eagle House, 10th Floor,
1082 Nicosia, Cyprus

By Order of the Board:

Chanteclair Secretarial Limited Company Secretary

REPLY FORM

Name of Shareholder	
Account Institution	
Institution Address	
Account Number	
Institution Contact Name & Tel. Number	
Shareholder Signature	
Name*	

* In case of corporates, please include authority documentation for the signatory

Reply Forms must be lodged with SPDI at: 16 Kyriakos Matsis Avenue, EAGLE HOUSE, 10th floor, Agioi Omologites, 1082, Nicosia, Cyprus, care of the SPDI Secretary, and at SPDI's e-mail address: *administrator@secure-property.eu*.