

22 December 2025

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

Arcona Share Distribution

Secure Property Development & Investment PLC (AIM: SPDI), the South Eastern European focused property and investment company, announces that following the Shareholder Letter and associated Reply Form, sent to all entitled Shareholders in relation to the distribution of the Arcona Property Fund N.V. ("APF"), as announced on 14 October 2025, the Company is still in the process of collecting the relevant shareholder responses. SPDI expects to distribute the APF shares in the first quarter of 2026.

The Company requests that those entitled Shareholders holding their SPDI shares with a nominee, broker, and/ or custodian institution, who are registered as being the named holders on the share register of the Company, should contact them directly, to ensure that the Reply Form is sent to the Company by their authorised representative.

****ENDS****

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

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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.