11 August 2026

Secure Property Development & Investment PLC

Company Update

Adven Transaction and associated loans

Further to the announcements of 7 April 2026, 23 April 2026 and 19 June 2026, Secure Property Development & Investment PLC ("SPDI" or the "Company") provides the following update regarding the proposed transaction with AdvEn Industries Inc. ("AdvEn") and AdvEn Inc. UK Ltd ("Adven UK") (the "Proposed Transaction").

As previously announced, SPDI has provided loan financing to AdvEn comprising an initial secured loan of €250,000 (with such capital amount repayable previously increased to €295,000) and a second secured loan of €250,000 (the "Secured Loans"). SPDI has agreed to extend the loan terms to 31st October 2026 in consideration for an additional fee of €25,000 on each loan.

During this extension period, Adven is restructuring its debt and balance sheet which is expected to improve its position for investment and eventual AIM listing, through the Proposed Transaction. SPDI is working with Adven's Board of Directors and management as well as other Adven interested parties to assist this restructuring, having agreed to commit an additional capital amount of not more than £100,000 and being in the final stages of agreeing a relevant term sheet, which it believes will improve the value proposition of the Proposed Transaction to be offered to SPDI shareholders post Adven restructuring. Closing of the Proposed Transaction is expected to take place late in September or in October 2026.

Related Party Transaction

In order to ensure the extension of the second secured loan, the Company requested and the lending party agreed, to extend the €245,000 loan it had previously provided to SPDI (so that SPDI could advance to Adven the second secured loan) to 31 October 2026. Badoli Investments Ltd. ("Badoli"), the lender, is a company in which the Company's CEO exercises control.

There were no other changes to the terms of the loan (as further details in the Company's 5 November 2025 RNS) provided by Badoli or fees payable to Badoli.

The Company entering into the loan extension with Badoli constitutes a related party transaction for the purposes of AIM Rule 13 of the AIM Rules. Accordingly, the Independent Directors, being Michael Beys, Harin Thaker, Ian Domaille and Antonios Kaffas, consider, having consulted with

Strand Hanson Limited, the Company's Nominated Adviser, that the terms of such extension are fair and reasonable insofar as the Company's shareholders are concerned.

SPDI Chairman of the Board, Michael Beys, commented, "The Proposed Transaction, agreed with Adven in mid-2025, when it was selected among other less potentially attractive options, offers a route to generate further capital for our shareholders now that all the Company's property assets have been sold or transferred out of it. We are working with Adven's management and directors so as to prepare the ground with a view to execute such Proposed Transaction in the best possible conditions, even if this means a slight delay in our plans."

Further updates will be provided as and when appropriate. The Company reserves all rights in respect of enforcing its rights under the loan agreements.

****ENDS****

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

Lambros Anagnostopoulos	SPDI	Tel: +357 22 030783
Rory Murphy Ritchie Balmer	Strand Hanson Limited	Tel: +44 (0) 20 7409 3494
Jon Belliss	AlbR Capital Limited	Tel: +44 (0) 20 7469 0930
Susie Geliher	St Brides Partners Ltd	Tel: +44 (0) 20 7236 1177

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.