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SECURE PROPERTY Development & Investment

(“the Company”)

Proposed placing to raise \$16 million (the “Placing”)

SECURE PROPERTY Development & Investment (formerly AISI Realty Public Limited), a South Eastern European focused property and investment company, today announces its intention to raise not less than US\$16 million (approximately £10.1 million) via a placing of new ordinary shares of €0.01 each in the capital of the Company (the “**Placing Shares**”) to new and existing investors at £0.74 per Placing Share (the “**Placing Price**”).

Commitments to subscribe in the Placing have already been received from five institutional investors for \$16 million (approximately £10.1 million) at the Placing Price. The Placing Price represents a premium of 15,6 per cent to the closing price of the Company’s ordinary shares on 23 January 2013.

The majority of the Placing Shares have been subscribed for by two prominent businessmen, Peter Munk and Ned Goodman via Dundee Corporation. Peter Munk is Chairman and founder of mining company Barrick Gold, the world's largest gold producer. He also has extensive experience in real estate, including as co-founder of TriGránit Development Corporation in Budapest, one of the leading property developers in Central and Eastern Europe. Ned Goodman is President and CEO of Dundee Corporation, an independent publicly traded Canadian asset management company.

Following the recapitalisation and restructuring of the Company in August 2011 and the successful completion of various stabilising initiatives during 2012, the Placing represents the Company’s first step towards the implementation of its strategic plan for growth. The Company is aiming to increase its income generating capacity by enhancing its asset base through the acquisition of core income producing commercial properties. A number of potential investment opportunities have already been identified and are under exclusive negotiations the first of which can be funded with the Placing proceeds.

Another part of the Company’s strategy for growth is to broaden its activities in the South Eastern European region beyond its existing properties in the Ukraine, to become multi-country focused, whilst maintaining its emphasis on efficient asset management and deriving the greatest possible value from its existing assets.

The Placing follows the shareholder approval which was obtained at the Company’s annual general meeting held on 26 November 2012 for the issuance of up to 100 million additional new ordinary shares in the capital of the Company to accommodate further investments and fundraisings in the future in order to maximize fund utilisation.

The Placing Shares will be issued credited as fully paid and will rank pari passu with the existing ordinary shares, including the right to receive all dividends and other distributions declared in respect of such shares after the date of their issue. The Placing is conditional upon, inter alia, admission of the Placing Shares to trading on AIM, a market operated by the London Stock Exchange, becoming effective.

Those existing shareholders who would like to participate in the Placing and the Company's investment program are invited to contact the Company directly, further details of which are set out in the appendix to this announcement.

The appendix to this announcement (the "**Announcement**"), which forms part of the Announcement sets out further details of the Placing.

Lambros Anagnostopoulos, the Company's Chief Executive Officer, commented: "To have received commitments for \$16 million of additional funds from a number of new investors, particularly such well-respected businessmen as Peter Munk and Ned Goodman, backing the Company and its strategy, reflects extremely positively on our success in restructuring the Company and gives a vote of confidence to our plans for future growth. The Company is now strongly positioned to pursue both a number of exciting acquisition targets that we have already identified, and attract further investment. Our aim is to build on these successes, by continuing to grow the Company and create value for our shareholders."

- Ends -

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Notes to Editors:

About Secure Property Development & Investment plc

Secure Property Development & Investment ("Secure Property"), a trading name of SPDI-SECURE PROPERTY Development & Investment plc, is a South Eastern European focused property company incorporated in Cyprus. The Company's portfolio comprises the Terminal Brovary logistics park in Kiev (Gross Leasable Area of circa 50,000 sqm), and four development projects at different stages of progression, which have a combined value of €33 m.

Established in 2005, Secure Property employs a team of 15 experienced professionals operating across three countries. In August 2011, following a transaction with Narrowpeak Consultants Ltd a new internalised management team was introduced to settle the Company's liabilities and create and execute a strategy for growth. Secure Property's shares are publicly traded on the AIM market of the London Stock Exchange.

About South East Continent Unique Real Estate Management (SECURE)

South East Continent Unique Real Estate (SECURE) Management ("SECURE") is a private equity platform that manages property investment and development vehicles in South East Europe. SECURE Investments I and II, have invested in residential and mixed-use developments totalling circa 300,000 sqm in Bulgaria, Romania and Serbia. SECURE is domiciled in the European Union with offices in Cyprus and Romania and has an active presence in Bulgaria and Ukraine.

With €250m worth of Assets Under Management (AUM) SECURE employs a team of 16 full time professionals, working across five countries, with a wealth of international experience and a strong track record in the real estate development, investment and finance sectors. SECURE was established in 2007 and, through a conservative and risk management focused approach, has managed to steer its clients through the difficult global economic crisis whilst continuing to add value, having even achieved an increase in the Net Asset Value for its Investment Vehicles since inception.

IMPORTANT INFORMATION

This announcement has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 ("FSMA"). Reliance on the information contained in this announcement for the purposes of engaging in any investment activity may expose the investor to a significant risk of losing all of the property or assets invested. Any person who is in any doubt about the investment to which this announcement relates should consult a person duly authorised for the purposes of FSMA who specialises in the acquisition of shares and other securities.

This announcement does not constitute or form part of any offer or invitation to sell, or any solicitation of any offer to purchase or subscribe for or otherwise acquire, any securities in the Company or any other body corporate in any jurisdiction in which such offer or solicitation is unlawful or an invitation or an inducement to engage in investment activity under section 21 of FSMA, nor shall it or any part of it form the basis of or be relied on in connection with any contract therefor. This announcement does not constitute an invitation to effect any transaction with the Company or to make use of any services provided by the Company. No reliance may be placed for any purpose whatsoever on the information contained in this announcement or any assumptions made as to its completeness. No representation or warranty, express or implied, is given by the Company, any of its subsidiaries or any of its advisers, officers, employees or agents, as to the accuracy, reliability or completeness of the information or opinions contained in this announcement or of any other written or oral information made or to be made available to any interested party or its advisers. No responsibility is accepted for any errors, misstatements in or omissions from this announcement or for any loss howsoever arising, directly or indirectly, from any use of this announcement or its contents.

The announcement contains no offer of transferable securities to the public within the meaning of section 85 of FSMA or otherwise and, accordingly, the announcement has not been pre-approved by the Financial Services Authority pursuant to section 85 and should not be distributed or passed on to the general public in the United Kingdom. Distribution of this announcement outside the UK may be restricted by law and therefore persons outside the United Kingdom into whose possession this announcement comes should inform themselves about and observe any restrictions as to the contents contained within and the distribution of this announcement.

APPENDIX: DETAILS OF THE PLACING

The Placing Shares have not been and will not be offered generally to existing shareholders whether on a pre-emptive basis or otherwise. The Company is of the view that the Placing should achieve a fundraising in a timescale that would not be possible if the Company sought to undertake a pre-emptive issue which would require a prospectus to be published and which would be much more costly, and which would, in its opinion, have presented greater uncertainty as to the Placing Price and completion of the Placing that was likely to be achieved.

However, the Company recognises the dilutionary impact that the Placing will likely have on shareholders' interests in the Company. Accordingly, the Company is making participation in the placing available to existing shareholders who may lawfully be invited to participate by the

Company. Existing shareholders who wish to apply for their pro rata entitlement to Placing Shares under the Placing are requested to contact Lambros Anagnostopoulos, Chief Executive Officer or Constantinos Bitros, Chief Financial Officer, on +30 210 722 6470 by no later than 4.00 p.m. (UK time) on 07 February 2013.

No offering document or prospectus has been or will be published in relation to the Placing and placees' commitments will be made solely on the basis contained in this Announcement (including this Appendix) released by the Company today, and subject to the further terms set forth in the subscription letter to be provided to individual prospective placees.