

27 July 2015

**Secure Property Development & Investment PLC ('SPDI' or 'the Company')
Exercise of warrants and extension of warrant exercise period**

Secure Property Development & Investment PLC, the AIM quoted property company focused on Emerging Europe, announces that it has received valid notices of exercise from holders of 8,785,580 of the 18,028,294 warrants (48.73%) that were issued as part of the consideration for the purchase of certain assets as announced on 11 June 2015. Each warrant entitles the warrant holder to purchase one ordinary share in SPDI at an exercise price of 10 pence per warrant.

Valid notices of exercise have been received, inter alia, from: Ionian Equity Participations Limited, a substantial shareholder in the Company, in respect of 2,995,360 warrants; an entity in which Lambros Anagnostopoulos (the CEO and a director of the Company) has a majority stake in respect of 716,014 warrants; and, Constantinos Bitros (the CFO of the Company) in respect of 98,010 warrants.

The Company also announces that, as a result of prevailing Greek capital controls preventing certain of the warrant holders from being able to lodge funds pursuant to valid exercise, the Board of SPDI has agreed to extend the date by which these warrants may be exercised from 25 July 2015 to 6 August 2015.

The warrants referred to above form part of the consideration issued to purchase a series of property assets as described in the Company's announcement of 21 May 2015. As noted in the Company's announcement of 8 June 2015, assuming full exercise of all the warrants and conversion of the Redeemable Convertible Preference Shares (which were issued as part of such consideration) the blended issuance price of all equity instruments forming the total consideration for the purchase of the series of assets is 45 pence per share.

Application will be made for the new 8,785,580 ordinary shares to be admitted to trading on AIM ("Admission") and it is expected that Admission will be effective on 31 July 2015. Following Admission, the Company will have a total of 84,475,676 ordinary shares in issue. The new ordinary shares will be 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.

**** ENDS ****

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

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Notes

Secure Property Development and Investment plc is an AIM listed property development and investment company focussed on the East and Southeast European markets. The Company's strategy is focussed 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 focussed 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.