

12 August 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 additional valid notices of exercise from holders of 5,539,047 of the 18,028,294 warrants that were issued as part of the consideration for the purchase of certain assets as announced on 11 June 2015. The total number of exercised warrants including those announced on 27 of July 2015 is 14,324,627 (79.45%). Each warrant entitles the warrant holder to purchase one ordinary share in SPDI at an exercise price of 10 pence per warrant. The exercise period in respect of these warrants has now expired.

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. On the basis of the above number of warrants exercised and assuming full exercise of the remaining warrants and conversion of the Redeemable Convertible Preference Shares (both instruments being 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 47 pence per share.

Application will be made for the new 5,539,047 ordinary shares to be admitted to trading on AIM ("Admission") and it is expected that Admission will be effective on 17 August 2015. Following Admission, the Company will have a total of 90,014,764 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 ****

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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.