

DEVELOP NORTH PLC
(the "Company" or "DVNO")

Total Voting Rights

In accordance with the FCA's Disclosure Guidance and Transparency Rule 5.6.1R, the Company would like to notify the market that as at 31 December 2023 its issued capital comprised the following:

Number of issued Ordinary Shares	26,924,063
Number of Ordinary Shares held in treasury	1,256,207
Total number of voting rights	25,667,856

Shareholders should use 25,667,856 as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in the Company under the FCA's Disclosure Guidance and Transparency Rules.

2 January 2024

For further information regarding the Company (Ticker: DVNO) (LEI: 213800EXPWANYN3NEV68) please call:

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Notes to Editors:

Develop North PLC is a closed-end investment company listed on the main market of the London Stock Exchange and specialises in providing finance to the residential and commercial property sector.

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