

Secure Property Development & Invest PLC / Index: AIM / EPIC: SPDI / Sector: Real Estate

Secure Property Development & Investment PLC ("SPDI" or "the Company")

Sale of Romanian Logistics Portfolio

Secure Property Development and Investment Limited (AIM: SPDI), the South Eastern European focused property company, is pleased to announce that it has sold its interest in the logistics platform it has in Romania (the "Logic" portfolio) to Mymes Limited, a Cyprus registered company owned by eleven investors / legal entities, including four of SPDI's directors, Michael Beys, Harin Thaker, Ian Domaille and Lambros Anagnostopoulos, who in aggregate own 37% of the company.

The consideration paid to SPDI for the Logic portfolio is €2,250,000, which has been fully received and used to repay most of SPDI's current liabilities (including the 2018 Bond).

The Logic portfolio consists of a 50% interest in a special purpose vehicle ("SPV") called SEC-NESS LOGICO PROPERTIES LIMITED ("SEC-NES"), which will be the owner of two logistics terminals under development in Oradea and Costanta, both let to RetuRO srl, as well as the income generating Innovations Terminal. The remaining 50% of SEC-NES is owned by the 50/50 SPV joint venture partner, Myrian Nes Ltd ("MNL") (as announced on 26 August 2022).

As was noted in the Company's H1 2025 interim results, and as part of this transaction, the Company sold 50% of its interest in the Innovations Terminal to MNL earlier in 2025, which in turn has contributed it into SEC-NES (alongside SPDI's remaining 50% share). SPDI has already received part payment of €750,000 from MNL for the disposal of this 50% stake in the Innovations Terminal, with a further €750,000 to be deferred into 2026 as part of the agreement.

Related Party Transaction

The sale of the Company's interest in the Logic portfolio is regarded as a related party transaction for the purposes of AIM Rule 13 of the AIM Rules for Companies due to the collective interest that four of the Company's directors own in Mymes Limited. Accordingly, the Independent Director, being Antonios Kaffas, considers, having consulted with Strand Hanson Limited, the Company's Nominated Adviser, that the terms of the sale are fair and reasonable in so far as the Company's shareholders are concerned.

Schedule Four Disclosure

As at 30 June 2025, SPDI attributed a NAV to the assets making up the Logic portfolio of, in aggregate, approximately €4 million. During H1 2025, the assets making up the Logic portfolio generated a loss before tax of, in aggregate, approximately €40k. All figures are currently unaudited.

Disposal of Ukrainian land asset

The Company also announces that, earlier this week, it sold SC SECURE Capital Ltd., the company owning the Rozhny land asset outside Kiev for a consideration of 255,000. Such payment is to be received in two tranches, 70% of it to be received next week and the remaining 30% in 2026.

SPDI Chairman of the Board, Michael Beys, commented, "The Logic sale, that includes both a standing asset and two properties under development, reflecting SPDI's 50% of such portfolio generates a substantial capital inflow for SPDI to be able to address a number of existing liabilities and follows an extended effort by the Company to monetise said properties. Despite the construction risk associated with the two properties under development, as well as the cash flow delays experienced in the income generating asset of the portfolio, I am pleased to announce the final sale generates further value for our shareholders."

The information contained within this announcement is deemed by the Company to constitute inside information as

stipulated under the Market Abuse Regulation (EU) No. 596/2014 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended by virtue of the Market Abuse (Amendment) (EU Exit) Regulations 2019.

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