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For release on 30 April 2026

DEVELOP NORTH PLC
LEI: 213800EXPWANYN3NEV68

(the 'Company' or 'DVNO')

Quarterly Net Asset Value as at 28 February 2026

The Company announces that its unaudited Net Asset Value ("NAV") per share as at 28 February 2026 on a cumulative basis was 77.60 pence, an increase of 0.12 pence per share as compared to the NAV per share as at 30 November 2025.

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Notes to Editors:

Develop North PLC's investment objective is to provide shareholders with a consistent and stable income and the potential for an attractive total return over the medium to long term, through a diversified portfolio of investments predominantly in the North East of England.

The Company has the financial strength, credibility and professionalism expected of a business listed on the London Stock Exchange, while also offering the flexibility, creativity and common sense of an approachable, local business.

Since the Company's IPO in 2017, it has invested almost £90 million of capital into the North of England and Scotland and has helped support an estimate 12,000 jobs with a gross development value of more than £280 million.

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