

17 January 2018

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

Shareholder Loan

Secure Property Development and Investment PLC (AIM: SPDI), the South Eastern European focused property and investment company, announces that PM Capital Inc. ("PM Capital"), one of the Company's largest shareholders with a direct shareholding of 9.44%, has lent the Company €1m (the "Loan") to be used for general working capital purposes and for staged payments towards the proposed acquisition of up to a 50% interest in a portfolio of fully let logistics properties in Romania (the "Olympians Portfolio" – see the Company's RNS dated 10 October 2017).

The Loan has a six-month duration, attracts interest initially at a rate of 8,5% until the end of Q1 2018, and then increases to 11% until term expiry.

The Loan is secured against 5.9 million SPDI ordinary shares owned by Narrowpeak Consultants Limited ("Narrowpeak"), another of SPDI's largest investors with a holding of 9,710,698 SPDI ordinary shares, representing a 9.37% interest in the Company. As previously announced, PM Capital has an interest in Narrowpeak, through which it has an indirect interest in a further 2,006,636 SPDI ordinary shares. PM Capital's aggregate direct and indirect shareholding in the Company is therefore 11,783,975 SPDI ordinary shares, representing a 11.31% interest in the Company. The beneficial owner of PM Capital is Peter Munk. As announced on 9 January 2018, Lambros Anagnostopoulos, CEO of SPDI, had an indirect interest in Narrowpeak of 7.69%.

Accordingly, PM Capital is classified as a substantial shareholder of the Company and therefore the Loan is deemed a related party transaction pursuant to the AIM Rules for Companies. The directors of the Company, other than Mr. Lambros Anagnostopoulos, having consulted with the Company's Nominated Adviser, Strand Hanson Limited, consider that the terms of the Loan arrangement are fair and reasonable insofar as independent shareholders are concerned.

**** ENDS ****

This announcement contains inside information for the purposes of Article 7 of EU Regulation 596/2014.

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

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Notes to Editors

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