

## TERM SHEET

### Warrant to purchase shares in the capital of Arcona Property Fund N.V. in the amount of EUR 900,085

<b>Issuer:</b>	Arcona Property Fund N.V.
<b>Initial holder:</b>	Secure Property Development and Investment PLC, which is entitled to purchase the below stated number of Warrant Shares
<b>Number of shares:</b>	76,085 (the <b>Warrant Shares</b> )
<b>Issue Date:</b>	29 March 2022
<b>Exercise Date:</b>	the trading day immediately following the tenth (10 <sup>th</sup> ) trading day on which the Shares have traded on a regulated market (or system comparable to a regulated market) and for which the volume-weighted average price of a Share was € 7.20 or higher.
<b>Expiration Date:</b>	29 March 2027
<b>Exercise period:</b>	From the Exercise Date until 18:00 CET on the Expiration Date
<b>Payment of Warrant Shares:</b>	Warrant Shares will be paid-up at the change of the Company's share premium reserve or other freely distributable reserve
<b>Transferability of the Warrant</b>	The holder may transfer all or part of the Warrant to any other transferee, by execution of a deed of assignment.
<b>Applicable law and competent court:</b>	The warrant shall be governed by and construed in accordance with the laws of the Netherlands. All disputes related to or arising in connection with the warrant will be submitted to the courts of Amsterdam, the Netherlands.