

28 August 2026

DEVELOP NORTH PLC

(the "Company" or "DVNO" or "Develop North")

(LEI: 213800EXPWANYN3NEV68)

Dividend Declaration

Develop North PLC, the North East England-based investment company, is pleased to announce that the Directors have declared a second interim dividend for the year ending 30 November 2026 in an amount of 1.00 pence per Ordinary share.

The interim dividend will be payable on Friday, 25 September 2026 to holders of Ordinary shares on the register at the close of business on Friday, 11 September 2026 (ex-dividend Thursday, 10 September 2026).

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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 estimated 12,000 jobs with a gross development value of more than £280 million.