

## Formal Notice

Delta Ashford Property Limited a company incorporated in the Isle of Man under the Companies Act 2006 with registered number 015106V ("Issuer").

This notice complies with the requirements of The International Stock Exchange Authority Limited ("Authority"). It appears for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities in or offered by the Issuer. Applications will only be considered on the basis of the listing document.

Application has been made to the Authority for the admission of (i) £5,856,300 principal amount 10% Fixed Rate Unsecured Tranche A Loan Notes and an unlimited number of Additional Tranche A Notes and up to (ii) £2,404,390 principal amount 10% Fixed Rate Unsecured Tranche B Loan Notes and an unlimited number of Additional Tranche B Notes, to be admitted to the official list of The International Stock Exchange ("Official List"). It is expected that admission to the Official List will be effective and that dealings in the Notes will commence on or around 31 December 2021

The listing document relating to the Issuer's application is available during normal business hours on any business day for a period of 14 days with effect from the date of this notice from the listing sponsor, IQ EQ (Isle of Man) Limited at:

First Names House  
Victoria Road  
Douglas  
Isle of Man  
IM2 4DF

31 December 2021

