

28 March 2023

**Town Centre Securities PLC
('TCS' or 'The Company')**

Change in notifiable holding by Directors of TCS PLC

The Company was notified on 24 March 2023 by Michael Ziff, Non-Executive Director that as part of his personal estate planning he has transferred a total of 43,476 TCS shares to his three sons, representing 0.09% of the Company's issued share capital and that he sold and immediately repurchased 14,500 TCS Shares. The transfers and transactions took place on 24 March 2023.

Following these transfers Michael Ziff's shareholding in TCS now totals 2,515,731 beneficial shares and 7,443,445 non-beneficial shares. These holdings equate to 5.2% and 15.4% respectively of the total issued share capital.

The Ziff Concert Party, the composition of which has previously been agreed with the Takeover Panel, comprises three Directors, Edward Ziff, Michael Ziff and Benjamin Ziff, and Edward's and Michael's immediate families including their sister, their mother, their children and a number of trusts of which they are both trustees. The Ziff Concert Party's shareholding in TCS remains the same at 54.8% of the total issued share capital.

1 Details of the PDMR/person closely associated		
	Name: Michael Ziff	
2 Reason for the notification		
2a)	Job title/role of PDMR: Non-executive Director	
2b)	Status of this notification: Initial notification	
3 Details of the issuer		
a)	Name: Town Centre Securities Plc	
b)	LEI: 213800XRCH9RW2RIZD79	
4 Details of the transaction(s)		
4a)	Type of instrument: Ordinary shares of 25 pence each ISIN: GB0003062816	
4b)	Nature of the transaction: Transfer (reduction in holding)	
4c)	Price per share (in pence) and volume (number) of shares: 138.0 pence	<u>Price</u>
		43,476
4d)	Totals from 4(c): 138.0 pence	<u>Aggregated Price</u>
		43,476
4e)	Date of execution of transaction: 24 March 2023	
4f)	Place of transaction: Outside of trading venue	

1 Details of the PDMR/person closely associated		
	Name: Michael Ziff	
2 Reason for the notification		
2a)	Job title/role of PDMR: Non-Executive Director	
2b)	Status of this notification: Initial notification	
3 Details of the issuer		

a)	Name:	Town Centre Securities Plc	
b)	LEI:	213800XRCH9RW2RIZD79	
4 Details of the transaction(s)			
4a)	Type of instrument:	Ordinary shares of 25 pence each ISIN: GB0003062816	
4b)	Nature of the transaction:	Sale	
4c)	Price per share (in pence) and volume (number) of shares:	<u>Price</u>	<u>Volume (s)</u>
		138.0 pence	14,500
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		138.0 pence	14,500
4e)	Date of execution of transaction:	24 March 2023	
4f)	Place of transaction:	London Stock Exchange (LSE)	

1	Details of the PDMR/person closely associated		
	Name:	Michael Ziff	
2 Reason for the notification			
2a)	Job title/role of PDMR:	Non-executive Director	
2b)	Status of this notification:	Initial notification	
3 Details of the issuer			
a)	Name:	Town Centre Securities Plc	
b)	LEI:	213800XRCH9RW2RIZD79	
4 Details of the transaction(s)			
4a)	Type of instrument:	Ordinary shares of 25 pence each ISIN: GB0003062816	
4b)	Nature of the transaction:	Purchase	
4c)	Price per share (in pence) and volume (number) of shares:	<u>Price</u>	<u>Volume (s)</u>
		138.2 pence	14,500
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		138.2 pence	14,500
4e)	Date of execution of transaction:	24 March 2023	
4f)	Place of transaction:	London Stock Exchange (LSE)	

ENDS

For further information, please contact:

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Notes to Editors:

Town Centre Securities PLC (TCS) is a Leeds, Manchester, Glasgow and London based property investment and car parking operator with assets of over £300m. With more than 60 years' experience, a commitment to sustainable development and a reputation for quality and innovation, TCS create mixed use developments close to transport hubs in major cities across the UK.

For more information visit www.tcs-plc.co.uk

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