

**The Conygar Investment Company PLC**  
**("Conygar", the "Company" or the "Group")**

**Potential Acquisition of Bristol Site**

The Board of Conygar announces that Conygar Bristol Limited, a joint venture between Conygar and Urban and City Ltd (owned 80% by the Company and 20% by Urban and City Limited), has acquired an option for £450,000 from Wholesale Bristol Fruit Market Limited to acquire the land at St Philips Marsh where the market is currently located. The site comprises 14.7 acres and is located to the east of Bristol Temple Meads railway station. The consideration will be funded by Conygar from existing cash resources.

The acquisition is at Conygar's discretion and is subject to the receipt of planning permission for a number of development options. The conditional contract expires on 31 March 2024 in the event that a planning application has not been made by Conygar Bristol Limited for the development of the site.

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