

2 April 2024

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

Change in notifiable holding by Directors of TCS PLC

The Company was notified on 28 March 2024 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 0.1% of the Company's issued share capital and that he sold and immediately repurchased 54,280 TCS Shares. The transfers took place on 26 March 2024 and the transactions took place on 27 March 2024.

Following these transfers Michael Ziff's shareholding in TCS now totals 2,472,255 beneficial shares and 7,443,445 non-beneficial shares. These holdings equate to 5.9% and 17.7% 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, the estate of their late 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 57.1% 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:	Price	Volume (s)
		138.0 pence	43,476
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		138.0 pence	43,476
4e)	Date of execution of transaction:	26 March 2024	
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:	Price	Volume (s)
		134.5 pence	54,280
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		134.5 pence	54,280
4e)	Date of execution of transaction:	27 March 2024	
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:	Price	Volume (s)
		134.6 pence	54,280
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		134.6 pence	54,280
4e)	Date of execution of transaction:	27 March 2024	
4f)	Place of transaction:	London Stock Exchange (LSE)	

ENDS

For further information, please contact:

Town Centre Securities PLC

Edward Ziff, Chairman and Chief Executive

Stewart MacNeill, Group Finance Director

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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 £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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