

4 September 2024

The Conygar Investment Company PLC

Director/PDMR Shareholding

The Conygar Investment Company PLC (the "Company"), the property investment and development group, was notified on 3 September 2024 that 1,250,000 ordinary shares in the capital of the Company held jointly by Robert Ware, Chief Executive Officer and his spouse, Deborah Ware have been transferred to Deborah Ware. Following the transfer, Robert Ware's notifiable interest in the Company remains at 4,856,050 ordinary shares (including ordinary shares held by his wife), representing 8.14% of the existing issued share capital of the Company.

| 1 | Details of the person discharging managerial responsibilities / person closely associated | | | | | | | | | | | | | |
|----------|---|--|----------|-----------|-----|-----------|--|--|----------|-----------|-----|-----------|--|--|
| a) | Name | 1) Robert Ware and Deborah Ware 2) Deborah Ware | | | | | | | | | | | | |
| 2 | Reason for the notification | | | | | | | | | | | | | |
| a) | Position/status | Robert Ware: Chief Executive Officer Deborah Ware: PCA - Robert Ware's spouse | | | | | | | | | | | | |
| b) | Initial notification /Amendment | Initial Notification | | | | | | | | | | | | |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | | | | | | | | | | | | | |
| a) | Name | The Conygar Investment Company PLC | | | | | | | | | | | | |
| b) | LEI | 213800WAVVOPS85N2205 | | | | | | | | | | | | |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | | | | | | | | | |
| a) | Description of the financial instrument, type of instrument Identification code | Ordinary shares of 5p each ISIN: GB0033698720 | | | | | | | | | | | | |
| b) | Nature of the transaction | Shares held jointly by Robert Ware and Deborah Ware transferred to Deborah Ware. | | | | | | | | | | | | |
| c) | Price(s) and volume(s) | <table><tr><th>Price(s)</th><th>Volume(s)</th></tr><tr><td>Nil</td><td>1,250,000</td></tr><tr><td></td><td></td></tr></table> <p>Sales of shares by Robert Ware and Deborah Ware:</p> <p>Purchase of shares by Deborah Ware:</p> <table><tr><th>Price(s)</th><th>Volume(s)</th></tr><tr><td>Nil</td><td>1,250,000</td></tr><tr><td></td><td></td></tr></table> | Price(s) | Volume(s) | Nil | 1,250,000 | | | Price(s) | Volume(s) | Nil | 1,250,000 | | |
| Price(s) | Volume(s) | | | | | | | | | | | | | |
| Nil | 1,250,000 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Price(s) | Volume(s) | | | | | | | | | | | | | |
| Nil | 1,250,000 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | n/a - single transaction | | | | | | | | | | | | |
| e) | Date of the transaction | 3 September 2024 | | | | | | | | | | | | |
| f) | Place of the transaction | London Stock Exchange | | | | | | | | | | | | |

information, please contact ms@seg.com or visit www.ms.com.

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