

24 October 2024

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

Transfer of shares by Directors of TCS / PDMR Dealing

The Company was notified on 24 October 2024 by Edward Ziff, Executive Director, that the Estate of Dr Marjorie Ziff has transferred a total of 649,278 TCS shares to the Marjorie and Arnold Ziff Charitable Foundation, representing 1.5% of the Company's issued share capital. The transfer took place on 23 October 2024. Both the Estate of Dr Marjorie Ziff and the Marjorie and Arnold Ziff Charitable Foundation are included within the non-beneficial shareholdings of both Edward Ziff and Michael Ziff, Non-Executive Director.

Following this transfer, Edward Ziff's shareholding in TCS remains at 5,496,926 beneficial shares and 10,853,427 non-beneficial shares. These holdings equate to 13.0% and 25.7% respectively of the total issued share capital.

Following this transfer Michael Ziff's shareholding in TCS remains at 2,452,255 beneficial shares and 7,443,445 non-beneficial shares. These holdings equate to 5.8% 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 56.9% of the total issued share capital.

1	Details of the PDMR/person closely associated		
	Name:	Edward Ziff	
2	Reason for the notification		
2a)	Job title/role of PDMR:	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 from Estate of Dr Marjorie Ziff (reduction in non-beneficial holding)	
4c)	Price per share (in pence) and volume (number) of shares:	Price	Volume (s)
		140.0 pence	649,278
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		140.0 pence	649,278
4e)	Date of execution of transaction:	23 October 2024	
4f)	Place of transaction:	Outside of trading venue	

1	Details of the PDMR/person closely associated	
	Name:	Edward Ziff
2	Reason for the notification	
2a)	Job title/role of PDMR:	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 to Marjorie and Arnold Ziff Charitable Foundation (increase in non-beneficial holding)	
4c)	Price per share (in pence) and volume (number) of shares:	Price	Volume (s)
		140.0 pence	649,278
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		140.0 pence	649,278
4e)	Date of execution of transaction:	23 October 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:	Transfer from Estate of Dr Marjorie Ziff (reduction in non-beneficial holding)	
4c)	Price per share (in pence) and volume (number) of shares:	Price	Volume (s)
		140.0 pence	649,278
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		140.0 pence	649,278
4e)	Date of execution of transaction:	23 October 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	

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 to Marjorie and Arnold Ziff Charitable Foundation (increase in non-beneficial holding)	
4c)	Price per share (in pence) and volume (number) of shares:	Price	Volume (s)
		140.0 pence	649,278
4d)	Totals from 4(c):	Aggregated Price	Volume (s)
		140.0 pence	649,278
4e)	Date of execution of transaction:	23 October 2024	
4f)	Place of transaction:	Outside of trading venue	

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For further information, please contact:

Town Centre Securities PLC

PLC

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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 £290m. 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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