

11 February 2025

**Town Centre Securities PLC
(‘TCS’ or ‘The Company’)**

Change in notifiable holding by Director of TCS PLC

The Company was notified on 10 February 2025 by Michael Ziff, Non-Executive Director that he has sold a total of 30,000 TCS shares representing 0.07% of the Company's issued share capital. The sale took place on 10 February 2025.

Following this sale, Michael Ziff's shareholding in TCS now totals 2,376,103 beneficial shares and 7,443,445 non-beneficial shares. These holdings equate to 5.6% 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, their children and a number of trusts of which they are both trustees. Following this sale, the Ziff Concert Party's shareholding in TCS is 56.9% 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: | Sale |
| 4c) | Price per share (in pence) and volume (number) of shares: | <u>Price</u> |
| | | 118.0 pence |
| 4d) | Totals from 4(c): | <u>Aggregated Price</u> |
| | | 118.0 pence |
| 4e) | Date of execution of transaction: | 10 February 2025 |
| 4f) | Place of transaction: | Outside of trading venue |

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 £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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