

23 April 2025

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

Change in notifiable holding by Directors of TCS PLC

The Company was notified on 22 April 2025 by Benjamin Ziff, Executive Director that as part of his personal estate planning he has sold and immediately repurchased 29,900 TCS Shares. The transactions took place on 22 April 2025.

Following these transactions Benjamin Ziff's shareholding in TCS now totals 780,826 Shares. This holding equates to 1.85% 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. 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:	Benjamin 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:	Sale
4c)	Price per share (in pence) and volume (number) of shares:	<u>Price</u>
		134.0 pence
4d)	Totals from 4(c):	<u>Aggregated Price</u>
		134.0 pence
4e)	Date of execution of transaction:	22 April 2025
4f)	Place of transaction:	London Stock Exchange (LSE)

1	Details of the PDMR/person closely associated	
	Name:	Benjamin 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:	Z1380UXKCH9RW2R1ZD/9	
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:	<u>Price</u>	<u>Volume (s)</u>
		134.1 pence	29,900
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		134.1 pence	29,900
4e)	Date of execution of transaction:	22 April 2025	
4f)	Place of transaction:	London Stock Exchange (LSE)	

ENDS

For further information, please contact:

Town Centre Securities PLC www.tcs-plc.co.uk / @TCS PLC

Edward Ziff, Chairman and Chief Executive 0113 222 1234
Stewart MacNeill, Group Finance Director

MHP Communications 020 3128 8100
Reg Hoare / Matthew Taylor tcs@mhpgroup.com

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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