

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

Purchase of TCS Shares by TCS Trustees Limited

The Company announces that TCS Trustees Limited, the Trustee for the All Employee Share Incentive Plan, purchased 100,000 Town Centre Securities Plc shares on 29 July 2025 at a price of £1.36 per share.

The shares were purchased in order to cover the on-going requirements of the Company's All Employee Share Incentive Plan (SIP) scheme. Following the above purchase, the All Employee Share Incentive Plan holds a total of 157,863 Ordinary Shares.

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For further information, please contact:

Town Centre Securities 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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