

28 November 2025

BAY CAPITAL PLC

Director Dealing

Bay Capital Plc (LSE: BAY, "Bay" or the "Company"), the Main Market listed acquisition company, announces that Peter Tom CBE, outgoing Chair and Non-Executive Director has disposed of 15,000,000 ordinary shares in the Company, being his entire holding, which was previously held through his investment company Hermco Property Limited.

Following this transaction, Mr Tom no longer holds any interest in the share capital of the Company either directly or indirectly.

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

1	Details of PDMR / person closely associated with them ('PCA')	
a)	Full Name	Hermco Property Limited
2	Reason for the notification	
a)	Position / status	Chairman and Non-Executive Director
b)	Initial notification / amendment	Initial Notification
3	Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor	
a)	Name	Bay Capital Plc
b)	LEI	213800F59868OZQU6E56
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 Identification code	Ordinary shares of 1 pence each in the capital of the Company ISIN: JE00BKVHVW88
b)	Nature of the transaction	Disposal
c)	Price(s) and volume(s)	Price: 5.9 pence Volume: 15,000,000
d)	Aggregated information Aggregated volume and Price	N/A - single transaction

e)	Date of the transaction	28 November 2025
f)	Place of the transaction	London Stock Exchange - Main Market

Enquiries:

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