

**RNS ANNOUNCEMENT
For Immediate Release**

10 December 2025

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The Cardiff Property plc ("the company")

Purchase of own shares

On 9 December 2025, the Company purchased 11,300 of its own ordinary shares of 20 pence each ("shares") at £26.00 per share. The shares will be cancelled.

Following this transaction the unchanged holding of JR and Mrs LS Wollenberg of 559,984 ordinary shares now represents 56.44% of the company's issued share capital.

The number of shares with voting rights in issue following this transaction is 992,200. Therefore, the total number of voting rights in the Company is 992,200 which number may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change in their interest in, the Company under the FCA's Disclosure and Transparency Rules.

For further information:

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