

9 January 2026

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

Change in notifiable holding by Director of TCS PLC

The Company was notified on 8 January 2026 by Michael Ziff, Non-Executive Director that he has sold a total of 25,000 TCS shares representing 0.06% of the Company’s issued share capital. The sale took place on 8 January 2026.

Following this sale, Michael Ziff’s shareholding in TCS now totals 2,351,103 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 56.6% 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> |
| | | 124.0 pence |
| 4d) | Totals from 4(c): | <u>Aggregated Price</u> |
| | | 124.0 pence |
| 4e) | Date of execution of transaction: | 8 January 2026 |
| 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

www.tcs-plc.co.uk / @TCS PLC
0113 222 1234

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 £280m. 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

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@lse.com or visit www.rns.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHSSEFAAEMSEIF