9 February 2026

Palace Capital plc
("Palace Capital" or the "Company")

DISPOSAL UPDATE

The Company has unconditionally exchanged on the sale of its investment property at Broad Street Plaza, Halifax for £9.9 million at a 14.9.% net initial yield ("NIY"). The sale price is 8.7% ahead of the September 2025 valuation. Completion is expected in the next few weeks.

The Company announced in April 2025 the disposal of Units 5&6b, Broad Street Plaza, Halifax, on a long leasehold interest for £4.8 million to Calderdale and Huddersfield NHS Foundation Trust, at a 7.5% NIY. On completion of the disposal announced today, the Company will have disposed of all of its interests in Halifax.

The Company has also exchanged and completed on the sale of unit 3A, St. James' Gate, Newcastle for £0.59 million.

Further updates will be made in due course.

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This announcement contains inside information for the purposes of Article 7 of the UK version of the Market Abuse Regulation (EU) No. 596/2014 as it forms part of UK law by virtue of the European Union (Withdrawal) Act 2018, as amended.

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