

31 March 2025

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

Change in notifiable holding by Directors of TCS PLC

The Company was notified on 31 March 2025 by Michael Ziff, Non-Executive Director that as part of his personal estate planning he has sold and immediately repurchased 45,000 TCS Shares. The transactions took place on 31 March 2025.

Following these transfers Michael Ziff's shareholding in TCS now totals 2,376,103 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, the estate of their late mother, their children and a number of trusts of which they are both trustees. The Ziff Concert Party's shareholding in TCS remains the same at 56.9% 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>	<u>Volume (s)</u>
		134.0 pence	45,000
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		134.0 pence	45,000
4e)	Date of execution of transaction:	31 March 2025	
4f)	Place of transaction:	London Stock Exchange (LSE)	

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:	Purchase	
4c)	Price per share (in pence) and volume (number) of shares:	<u>Price</u>	<u>Volume (s)</u>
		134.1 pence	45,000
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		134.1 pence	45,000
4e)	Date of execution of transaction:	31 March 2025	
4f)	Place of transaction:	London Stock Exchange (LSE)	

ENDS

For further information, please contact:

Town Centre Securities PLC

www.tcs-plc.co.uk / @TCS 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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