

25 November 2025

Town Centre Securities PLC
(The 'Group' or the 'Company')

Results of the AGM

The Directors of Town Centre Securities are pleased to announce that at its Annual General Meeting held on Tuesday 25 November 2025, all of the proposed resolutions as set out in the Notice of Annual General Meeting were passed on a poll of votes. Total votes received from shareholders by the Company either in advance of or as voted for at the meeting, were as set out below:

Resolution	Votes for	%	Votes against	%	Total shares for and against	% of total voting rights *	Votes withheld **
1 Receive and adopt the financial statements for the financial year ended 30 June 2025	20,511,344	100.00%	0	0.00%	20,511,344	48.65%	24,676
2 Approve the Directors' Remuneration Report (excluding Directors' Remuneration Policy) for the financial year ended 30 June 2025	20,381,266	99.41%	121,142	0.59%	20,502,408	48.63%	10,612
3 Re-elect M Ziff as a non-executive Director	20,451,149	99.71%	60,195	0.29%	20,511,344	48.65%	1,676
4 Re-elect I Marcus as a non-executive Director	20,430,496	99.61%	80,816	0.39%	20,511,312	48.65%	1,708
5 Re-elect P Huberman as a non-executive Director	20,428,781	99.60%	82,531	0.40%	20,511,312	48.65%	1,708
6 Re-elect E Ziff as an executive Director	20,402,447	99.47%	108,897	0.53%	20,511,344	48.65%	1,676
7 Re-elect B Ziff as an executive Director	20,451,149	99.71%	60,195	0.29%	20,511,344	48.65%	1,676
8 Re-elect S MacNeill as an executive Director	20,504,515	99.99%	1,829	0.01%	20,506,344	48.64%	6,676
9 Re-elect C Burrow as an executive Director	20,504,515	99.99%	1,829	0.01%	20,506,344	48.64%	6,676
10 Appoint Grant Thornton as auditors of the Company	20,486,344	99.99%	2,000	0.01%	20,488,344	48.59%	1,676
11 Authorise the Directors to determine the remuneration of the auditor	20,511,344	100.00%	0	0.00%	20,511,344	48.65%	1,676
12 Authorise the Directors to make political donations	20,406,931	99.60%	82,412	0.40%	20,489,343	48.60%	23,677
13 Authorise the Board to allot shares	20,483,490	99.93%	13,489	0.07%	20,496,979	48.61%	16,041
14 Authorise the Board to Disapply Pre-emption Rights	20,454,290	99.72%	57,054	0.28%	20,511,344	48.65%	1,676
15 Authorise the Directors to disapply pre-emption rights for purposes of	20,454,290	99.72%	57,054	0.28%	20,511,344	48.65%	1,676

	acquisitions or capital investments							
16	Authorise the Company to purchase own shares	20,453,513	99.72%	57,831	0.28%	20,511,344	48.65%	1,676
17	Authorise the convening of general meetings on 14 clear days' notice	20,443,740	99.73%	54,539	0.27%	20,498,279	48.62%	14,741

* As at the date of the Annual General Meeting, the total number of shares with voting rights in the Company is 42,162,679

** A 'vote withheld' is not a vote in law and cannot be counted in the calculation of the votes for and against a resolution

Notice of half year results

The Company intends to announce its half year results for the six months ending 31 December 2025 no later than March 2026. A further announcement will be made to shareholders when a specific date is confirmed.

ENDS

For further information, please contact:

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PLC**

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