

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

Declaration of Interim Dividend and Withdrawal of Final Dividend

The Company announces today that, following its 2025 AGM where a resolution to approve the final dividend was not included, it has withdrawn its recommendation to pay the 2025 final dividend of 2.5p per share.

In substitution, the Directors have declared an interim dividend of 2.5p per share to replace the withdrawn 2025 final dividend. This will be paid on 8 January 2026 to shareholders on the register of members on 19 December 2025. This interim dividend will not impact on the Directors decision to declare any interim dividend in March 2026 nor any proposed final dividend for approval at the 2026 AGM of the Company.

ENDS

For further information, please contact:

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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 £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

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