

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>	<u>Volume (s)</u>
		124.0 pence	25,000
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		124.0 pence	25,000
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

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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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