

1 April 2026

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

Change in notifiable holding by Directors of TCS PLC

The Company was notified on 31 March 2026 by Michael Ziff, Non-Executive Director that as part of his personal estate planning, he has transferred a total of 51,282 TCS shares to his three sons, representing 0.1% of the Company's issued share capital. The transfers took place on 31 March 2026.

Following these transfers Michael Ziff's shareholding in TCS now totals 2,299,821 beneficial shares and 7,443,445 non-beneficial shares. These holdings equate to 5.5% 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. The Ziff Concert Party's shareholding in TCS remains the same at 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:	Transfer (reduction in holding)	
4c)	Price per share (in pence) and volume (number) of shares:	<u>Price</u>	<u>Volume (s)</u>
		117.0 pence	51,282
4d)	Totals from 4(c):	<u>Aggregated Price</u>	<u>Volume (s)</u>
		117.0 pence	51,282
4e)	Date of execution of transaction:	31 March 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

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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