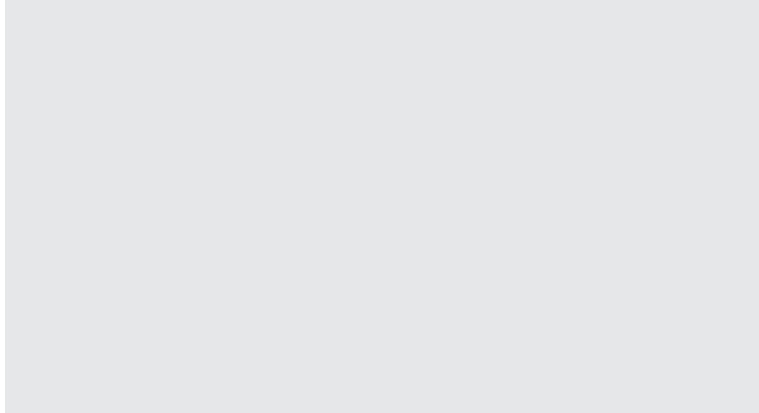


Attendance Card

Town Centre Securities PLC – Annual General Meeting

You may submit your proxy electronically using the Share Portal services at www.capitaregistrars.com/shareholders.
 If not already registered for the Share Portal, you will need your Investor Code below.

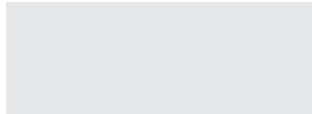


To be held at Town Centre House, The Merrion Centre, Leeds LS2 8LY on Thursday 19 November 2009 at 3.30 p.m.

If you wish to attend this meeting in your capacity as a holder of ordinary shares, please sign this card and on arrival hand it to the Company's registrars. This will facilitate entry to the meeting.

Signature of person attending

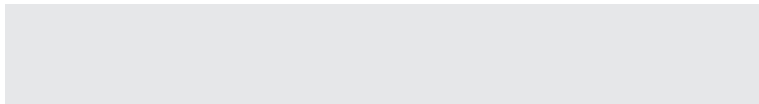
Barcode:



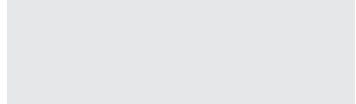
Investor Code:

Form of Proxy

Town Centre Securities PLC – Annual General Meeting 19 November 2009



Barcode:



Investor Code:

Event Code:

I/We being (a) holder(s) of ordinary shares of the above-named Company hereby appoint Edward Ziff (a Director of the Company) whom failing John Nettleton (a Director of the Company) or (see Note 1)

Name of proxy

Number of shares proxy appointed over

to act as my/our proxy and to vote for me/us on my/our behalf at the Annual General Meeting of the Company to be held on 19 November 2009 and at any adjournment thereof. I have indicated with an "X" how I/we wish my/our votes to be cast on the following resolutions:
 If you wish to appoint multiple proxies please see note 2 overleaf. Please also tick here if you are appointing more than one proxy.

Resolutions

Please mark "X" to indicate how you wish to vote

	For	Against	Abstain		For	Against	Abstain
1 Receive and adopt the financial statements for the year ended 30 June 2009.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7 To authorise the Directors to fix the remuneration of the auditor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Approve the Directors' Remuneration Report for the year ended 30 June 2009.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8 Authorise the Directors to allot shares.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Declare the final dividend recommended by the Directors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9 Authorise the Directors to allot shares otherwise than on a pre-emptive basis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Elect Howard Stanton as a Director.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Authorise the Company to purchase its own shares.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Re-elect Bob Bigley as a Director.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11 Authorise the convening of general meetings on 14 clear days' notice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Re-appoint PricewaterhouseCoopers LLP as auditor of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12 Approval of new Articles of Association of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

To assist with arrangements, if you intend attending the meeting in person please place an "X" in the box opposite.

Signature

Date

NOTES

1. Every holder has the right to appoint some other person(s) of their choice, who need not be a shareholder as his proxy to exercise all or any of his rights, to attend, speak and vote on their behalf at the meeting. If you wish to appoint a person other than the Chairman, please insert the name of your chosen proxy holder in the space provided (see overleaf). If the proxy is being appointed in relation to less than your full voting entitlement, please enter the number of shares in relation to which they are authorised to act as your proxy. If left blank your proxy will be deemed to be authorised in respect of your full voting entitlement (or if this Proxy Form has been issued in respect of a designated account for a shareholder, the full voting entitlement for that designated account).
2. To appoint more than one proxy you may photocopy this form. Please indicate the proxy holder's name and the number of shares in relation to which they are authorised to act as your proxy (which, in aggregate, should not exceed the number of shares held by you). Please also indicate if the proxy instruction is one of multiple instructions being given. All forms must be signed and should be returned together in the same envelope.
3. The right to appoint a proxy does not apply to persons whose shares are held on their behalf by another person and who have been nominated to receive communication from the Company in accordance with Section 146 of the Companies Act 2006 ("nominated persons"). Nominated persons may have a right under an agreement with the registered shareholder who holds shares on their behalf to be appointed (or to have someone else appointed) as a proxy. Alternatively, if nominated persons do not have such a right, or do not wish to exercise it, they may have a right under such an agreement to give instructions to the person holding the shares as to the exercise of voting rights.
4. The "Vote Withheld" option is provided to enable you to abstain on any particular resolution. However, it should be noted that a "Vote Withheld" is not a vote in law and will not be counted in the calculation of the proportion of the votes "For" and "Against" a resolution.
5. Pursuant to regulation 41 of the Uncertificated Securities Regulations 2001, entitlement to attend and vote at the meeting and the number of votes which may be cast thereat will be determined by reference to the Register of Members of the Company at 6 p.m. on the day which is two days before the day of the meeting or adjourned meeting. Changes to entries on the Register of Members after that time shall be disregarded in determining the rights of any person to attend and vote at the meeting.
6. The completion and return of this form will not preclude a member from attending the meeting and voting in person. If you attend the meeting in person, your proxy appointment will automatically be terminated.
7. The Form of Proxy must arrive at Capita Registrars, The Registry, 34 Beckenham Road, Beckenham, Kent BR3 4TU during usual business hours accompanied by any power of attorney under which it is executed (if applicable) no later than 48 hours before the time set for the meeting.
8. If you prefer, you may return the Proxy Form to the registrar in an envelope addressed to FREEPOST MB 122, Capita Registrars, Proxies Department, 34 Beckenham Road, Beckenham, Kent BR3 4BR.

Business Reply
Licence Number
MB122



Capita Registrars
Proxies Department
P0 Box 25
Beckenham
Kent
BR3 4BR