

**For filings with the FSA include the annex
For filings with issuer exclude the annex**

TR-1: Notifications of Major Interests in Shares

1. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached:	Town Centre Securities plc
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2. Reason for notification (yes/no)	
An acquisition or disposal of voting rights	Yes
An acquisition or disposal of financial instruments which may result in the acquisition of shares already issued to which voting rights are attached	No
An event changing the breakdown of voting rights	No
Other (please specify): _____	No

3. Full name of person(s) subject to notification obligation:	Edward Max Ziff
4. Full name of shareholder(s) (if different from 3):	Marjorie Ester Ziff
5. Date of transaction (and date on which the threshold is crossed or reached if different):	16 February 2005
6. Date on which issuer notified:	24 February 2009
7. Threshold(s) that is/are crossed or reached:	3% and every % point above

8: Notified Details							
A: Voting rights attached to shares							
Class/type of shares If possible use ISIN code	Situation previous to the triggering transaction		Resulting situation after the triggering transaction				
	Number of shares	Number of voting rights	Number of shares	Number of voting rights		Percentage of voting rights	
				Direct	Indirect	Direct	Indirect
Ordinary	26,925,015	26,925,015	28,812,109	20,800,079	8,012,030	39.1	15.1

B: Financial Instruments				
Resulting situation after the triggering transaction				
Type of financial instrument	Expiration date	Exercise/ conversion period/date	No. of voting rights that may be acquired (if the instrument exercised/converted)	Percentage of voting rights

Total (A+B)	
Number of voting rights	Percentage of voting rights
28,812,109	54.2%

9. Chain of controlled undertakings through which the voting rights and /or the financial instruments are effectively held, if applicable:

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Proxy Voting:	
10. Name of proxy holder:	N/A
11. Number of voting rights proxy holder will cease to hold:	N/A
12. Date on which proxy holder will cease to hold voting rights:	N/A

13. Additional information:	The above disclosure is made in respect of 1,887,094 ordinary shares over which a power of attorney has been granted jointly to Edward Ziff and Michael Ziff for personal estate management reasons of the donor
14 Contact name:	The Company Secretary
15. Contact telephone number:	0113 222 1234

For notes on how to complete form TR-1 please see the FSA website.