

RNS ANNOUNCEMENT

For Immediate Release

30 November 2020

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The Cardiff Property plc (“the company”)

Purchase of own shares

On 27 November 2020, the Company purchased 6,700 of its own ordinary shares of 20 pence each (“Shares”) at a price of £17.87 per share. The Shares will be cancelled.

Following this transaction, the unchanged holding of Mr J R Wollenberg and members of his family (“the Concert Party”) of 561,298 Shares, now represents 47.25% of the Company’s issued share capital. Pursuant to the waiver granted by the Takeover Panel and approved by Shareholders (excluding the Concert Party) at the Company’s Extraordinary General Meeting held on 16 January 2020, there is no obligation on the Concert Party to make an offer under Rule 9 or Rule 37 of the City Code on Takeovers and Mergers.

The number of shares with voting rights in issue following this transaction is 1,187,811. Therefore the total number of voting rights in the Company is 1,187,811 which number may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change in their interest in, the Company under the FCA’s Disclosure and Transparency Rules.

For further information;

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