

CAPITAL & COUNTIES PROPERTIES PLC (the "Company")

Transactions in own shares

The Company announces that it has purchased the following number of its ordinary shares of 25 pence each from Peel Hunt LLP, in accordance with the authority granted by shareholders at the Company's annual general meeting on 28 June 2022 and as part of its share repurchase programme of up to 1,468,393 ordinary shares of 25 pence each, announced on 7 November 2022.

Date of purchase:	10 November 2022
Aggregate number of ordinary shares purchased:	329,184
Trading venue:	London Stock Exchange
Lowest price paid per share (p):	107.10
Highest price paid per share (p):	114.30
Volume weighted average price paid per share (p):	111.1677

The Company intends to cancel the purchased shares.

In accordance with Rule 2.9 of the Takeover Code, following the above transaction, the Company confirms that it holds no ordinary shares in treasury and has 851,629,590 ordinary shares of 25p each in issue. This is the figure which should be used by shareholders as the denominator when determining whether they are required to notify their interest in, or a change to their interest in the Company under the Financial Conduct Authority's Disclosure Guidance and Transparency Rules.

In accordance with the UK Market Abuse Regulations, a full breakdown of the individual trades made by Peel Hunt LLP as part of the buyback programme is detailed below:

Transaction details

Shares purchased: Capital & Counties Properties PLC
ISIN: GB00B62G9D36
LEI: 549300TTXXZ1SHUI0D54

Date of purchases: 10 November 2022

Intermediary Peel Hunt LLP

Number of shares purchased	Transaction price (per share)	Time of transaction	Market
530	109.4	08:01:01	XLON
673	109.4	08:01:10	XLON
270	109.4	08:01:10	XLON
1,402	109.1	08:03:04	XLON
1,560	109.1	08:07:44	XLON
177	108.6	08:10:08	XLON

250	108.6	08:10:08	XLON
145	108.6	08:10:11	XLON
984	108.6	08:10:15	XLON
1,445	108.2	08:14:44	XLON
1,049	108	08:22:55	XLON
592	108	08:22:55	XLON
1,393	108	08:30:06	XLON
1,507	108.4	08:41:30	XLON
861	108.4	08:41:32	XLON
375	108.4	08:41:32	XLON
382	108.4	08:41:45	XLON
7	108.1	08:45:03	XLON
700	108.1	08:45:03	XLON
672	108.1	08:45:03	XLON
1,445	107.8	08:50:46	XLON
1,413	107.5	08:59:13	XLON
830	107.6	09:00:25	XLON
281	107.6	09:05:50	XLON
312	107.6	09:05:50	XLON
1,498	108.1	09:29:37	XLON
24	108.1	09:29:37	XLON
1,417	107.9	09:31:20	XLON
1,377	108.2	09:42:02	XLON
1,651	107.9	09:42:58	XLON
765	107.7	09:50:36	XLON
326	107.7	09:50:36	XLON
572	107.7	09:50:36	XLON
466	107.4	09:54:20	XLON
1,012	107.4	09:54:23	XLON
158	107.4	09:54:30	XLON
1,089	107.4	09:57:57	XLON
389	107.4	09:58:00	XLON
90	107.4	09:58:00	XLON

490	107.7	10:11:31	XLON
933	107.7	10:11:31	XLON
1,156	107.5	10:12:34	XLON
230	107.5	10:14:39	XLON
1,210	107.6	10:16:02	XLON
328	107.6	10:16:02	XLON
1,425	107.5	10:20:23	XLON
201	107.5	10:20:23	XLON
1,156	107.4	10:36:02	XLON
280	107.4	10:36:03	XLON
1,628	107.3	10:42:23	XLON
375	107.2	10:43:02	XLON
1,021	107.2	10:43:02	XLON
467	107.1	10:49:30	XLON
1,393	107.6	11:00:11	XLON
168	107.5	11:00:33	XLON
1,423	107.5	11:00:33	XLON
1,315	107.2	11:00:41	XLON
99	107.2	11:00:41	XLON
465	107.5	11:23:10	XLON
1,121	107.5	11:23:10	XLON
1,553	107.5	11:28:06	XLON
1,374	107.4	11:34:35	XLON
50,000	107.9	12:12:28	XLON
1,402	107.7	12:23:40	XLON
1,379	107.7	12:31:48	XLON
232	107.7	12:35:58	XLON
1,489	107.7	12:40:12	XLON
1,447	107.6	13:23:41	XLON
1,652	109.3	13:31:03	XLON
128	109.2	13:31:05	XLON
1,125	109.2	13:31:05	XLON
136	109.2	13:31:05	XLON

1,492	109.1	13:31:13	XLON
1,534	109.4	13:31:19	XLON
1,522	109.2	13:31:21	XLON
1,390	109	13:31:29	XLON
44	109	13:31:29	XLON
1,489	109.2	13:31:36	XLON
157	109.2	13:31:36	XLON
319	109	13:31:37	XLON
915	109	13:31:37	XLON
217	109	13:31:37	XLON
711	108.8	13:31:41	XLON
21	108.8	13:31:43	XLON
787	108.8	13:31:44	XLON
682	109	13:32:05	XLON
600	109	13:32:08	XLON
160	109	13:32:08	XLON
1,615	109	13:32:09	XLON
447	108.9	13:32:12	XLON
1,043	108.9	13:32:12	XLON
1,375	108.9	13:32:21	XLON
184	108.9	13:32:21	XLON
1,485	108.9	13:32:44	XLON
1,584	110.2	13:34:59	XLON
1,467	110.1	13:35:03	XLON
400	110.5	13:41:03	XLON
1,078	110.5	13:41:03	XLON
654	110.6	13:52:22	XLON
887	110.6	13:52:22	XLON
1,639	111	13:55:50	XLON
1,589	110.9	14:00:47	XLON
250	110.9	14:06:54	XLON
1,000	110.9	14:06:54	XLON
191	110.9	14:06:54	XLON

1,364	110.8	14:07:53	XLON
1,423	110.7	14:18:17	XLON
1,509	111.4	14:31:29	XLON
1,559	111.2	14:31:50	XLON
1,572	111.1	14:33:03	XLON
250	111.2	14:36:20	XLON
1,000	111.2	14:36:20	XLON
118	111.2	14:36:20	XLON
1,557	111.3	14:46:16	XLON
1,519	112.2	14:51:16	XLON
1,587	112.8	15:03:15	XLON
983	112.9	15:06:13	XLON
471	113.2	15:07:32	XLON
371	113.2	15:07:32	XLON
629	113.2	15:07:32	XLON
1,488	113.4	15:16:37	XLON
1,517	113.8	15:21:57	XLON
1,358	113.8	15:22:26	XLON
99	113.8	15:22:26	XLON
1,578	113.8	15:25:03	XLON
1,550	114	15:31:01	XLON
1,158	114.2	15:34:55	XLON
459	114.2	15:34:55	XLON
438	114.3	15:38:50	XLON
1,153	114.3	15:39:16	XLON
1,394	114.2	15:40:00	XLON
1,444	114.1	15:40:06	XLON
1,542	114.2	15:48:28	XLON
63	114.3	15:48:46	XLON
250	114.3	15:48:46	XLON
18	114.3	15:48:46	XLON
1,147	114.3	15:48:46	XLON
1,472	114.2	15:49:18	XLON

1,576	114.1	15:50:03	XLON
350	114	16:01:28	XLON
879	114	16:01:28	XLON
196	114	16:01:28	XLON
4	113.8	16:03:06	XLON
182	113.8	16:04:55	XLON
199	113.8	16:04:55	XLON
144	113.8	16:04:55	XLON
483	113.8	16:15:26	XLON
436	113.8	16:15:26	XLON
1,482	113.7	16:18:04	XLON
20	113.8	16:25:23	XLON
1,079	113.8	16:25:23	XLON
296	113.8	16:25:23	XLON
150,000	113.3	16:36:13	XLON

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Important notices

In accordance with Rule 26.1 of the Takeover Code, a copy of this announcement will be available at <http://www.capitalandcounties.com/investors/investor-information/merger-shaftesbury-plc> by no later than 12 noon (London time) on the business day following the date of this announcement. For the avoidance of doubt, the content of the website referred to above is not incorporated into and does not form part of this announcement.

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