

Regulatory Announcement

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Company	Cardiff Property PLC
TIDM	CDFF
Headline	Director/PDMR Shareholding
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Cardiff Property PLC
12 May 2009

CARDIFF PROPERTY PLC ("the Company")

12 May 2009

DIRECTOR'S SHAREHOLDING

The Company has been notified that, on 12 May 2009, Mr J R Wollenberg, Chairman, exercised options over a total of 30,000 ordinary shares of 20p each in the Company ("Shares"). The options, issued under the Company's 1998 Unapproved Share Option Scheme, were exercised as to: 10,000 at 300p per Share; 10,000 at 545p per Share; and 10,000 at 515p per Share.

In addition, the Company has been notified that, on 12 May 2009, Mr Wollenberg transferred for no consideration a total of 1,314 Shares in equal portions of 438 Shares each, into the names of his three daughters. These Shares had previously been held by Mr Wollenberg on behalf of his daughters.

Following the transactions detailed above:

- Mr Wollenberg's interest in the Company comprises 553,634 Shares, representing approximately 34.62 per cent. of the Company's enlarged issued share capital; and
- the total increased holding of Mr Wollenberg and members of his family ("the Concert Party") now comprises 561,886

Shares, representing approximately 35.14% of the Company's enlarged issued shares capital. Pursuant to the waivers granted by the Takeover Panel and approved by Shareholders (excluding the Concert Party) at the Company's Extraordinary General Meeting held on 15 January 2009, 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. A copy of the Company's circular to shareholders containing, inter alia, details of the Concert Party, is available at: www.cardiff-property.com

TOTAL VOTING RIGHTS

Following the exercise of options, the Company has 1,599,007 Shares in issue with voting rights. No Shares are held in treasury therefore the total number of voting rights in the Company is 1,599,007. This figure 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 to their interest in, the Company under the FSA's Disclosure and Transparency Rules.

Enquiries:

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