

Regulatory Announcement

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Company	Cardiff Property PLC
TIDM	CDFP
Headline	Transaction in Own Shares
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Cardiff Property PLC
12 January 2009

The Cardiff Property plc ("the company")

Purchase of own shares

On 9 January 2009, the Company purchased 97,000 of its own ordinary shares of 20 pence each ("Shares") at a price of £5.25 per share. The Shares acquired are to be cancelled.

Following this transaction, the unchanged holding of Mr J R Wollenberg and members of his family ("the Concert Party") of 531,886 Shares, now represents 33.90% of the Company's issued Shares. 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 10 January 2008, 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 1,569,007. Therefore the total number of voting rights in the Company is 1,569,007 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 FSA's Disclosure and Transparency Rules.

For further information:

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