

Topps Tiles PLC
16 January 2024

Topps Tiles plc
(the "Company")

PDMR Transaction

The Company has been notified that, on 15 January 2024, Richard Carter, who was the Managing Director of Retail and a PDMR, exercised nil-cost share options in respect of 139,090 ordinary shares of 3.33 pence each in the capital of the Company ("Ordinary Shares") in accordance with the rules of the Topps Tiles 2013 Long Term Incentive Plan (the "Exercise"). He has sold on the same date 58,538 Ordinary Shares at a price of £0.454000 per share in order to satisfy associated tax liabilities and dealing costs. He has retained the balance of the Ordinary Shares exercised.

The notification set out below is provided in accordance with the requirements of the EU Market Abuse Regulation (as it forms part of UK law pursuant to the European Union (Withdrawal) Act 2018)

1	Details of the person discharging managerial responsibilities / person closely associated												
a)	Name	Richard Carter											
2	Reason for the notification												
a)	Position/status	Managing Director Retail (PDMR)											
b)	Initial notification /Amendment	Initial notification											
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor												
a)	Name	Topps Tiles PLC											
b)	LEI	2138009NA4K1NTLN7Q97											
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted												
a)	Description of the financial instrument, type of instrument	Ordinary shares of 3.33 pence each											
	Identification Code	GB00B18P5K83											
b)	Nature of the transaction	Exercise of nil cost options and sale of shares											
c)	Price(s) and volume(s)	<table><tr><th>Price</th><th>Volume</th></tr><tr><td>£0.00</td><td>139,090</td></tr><tr><td></td><td>nil cost options</td></tr><tr><td>£0.454000</td><td>58,538</td></tr><tr><td></td><td>Shares sold</td></tr></table>		Price	Volume	£0.00	139,090		nil cost options	£0.454000	58,538		Shares sold
Price	Volume												
£0.00	139,090												
	nil cost options												
£0.454000	58,538												
	Shares sold												
	Aggregated information - Aggregated volume - Price	N/A											
e)	Date of the transaction	15 January 2024											
f)	Place of the transaction	Outside a trading venue - nil cost options London Stock Exchange - shares sold											

For further information please contact:

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Notes to Editors:

Topps Tiles Plc is the UK's largest specialist supplier of tiles and associated products, targeting the UK domestic and commercial markets and serving homeowners, trade customers, architects, designers and contractors from 303 nationwide Topps Tiles stores, a commercial showroom in London and eight customer-facing websites:

www.toppstiles.co.uk, www.parkside.co.uk, www.protilertools.co.uk,
www.northantstools.co.uk, www.premiumtiletrim.co.uk,
www.warmfloorstore.co.uk www.flooringmaterials.co.uk and www.tilewarehouse.co.uk.

Since opening its first store in 1963, Topps has maintained a simple operating philosophy - inspiring customers with unrivalled product choice and providing exceptional levels of customer service. For further information on the Group, please visit www.toppsgroup.com

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