

18 December 2024

**THE PROPERTY FRANCHISE GROUP PLC**  
("TPFG", the "Company" or the "Group")

**Director/PDMR Shareholding**

The Property Franchise Group Plc (LON:TPFG) has been notified that on 18 December 2024, a person closely associated with David Raggett, Chief Financial Officer, purchased 5,000 ordinary shares of 1p each in the Company ("Ordinary Shares") at a price of 402p per ordinary share, increasing his beneficial holding to 458,077 Ordinary Shares.

Further information is provided below in accordance with Article 19(3) of the UK Market Abuse Regulation No 596/2014:

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>					
a)	Name	A person closely associated with David Raggett				
<b>2</b>	<b>Reason for the notification</b>					
a)	Position/status	Chief Financial Officer				
b)	Initial notification /Amendment	Initial				
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>					
a)	Name	The Property Franchise Group plc				
b)	LEI	2138008J5PTJ8C77I535				
<b>4</b>	<b>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.</b>					
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1 penny each				
	Identification code	ISIN: GB00BH0WFH67				
b)	Nature of the transaction	Purchase of ordinary shares				
c)	Price(s) and volume(s)	<table border="1"><thead><tr><th>Price(s)</th><th>Volume(s)</th></tr></thead><tbody><tr><td>402p</td><td>5,000 shares</td></tr></tbody></table>	Price(s)	Volume(s)	402p	5,000 shares
Price(s)	Volume(s)					
402p	5,000 shares					
d)	Aggregated information - Aggregated volume - Price	N/A - single transaction				
e)	Date of the transaction	18 December 2024				
f)	Place of the transaction	London Stock Exchange, AIM				

**For further information, please contact:**

**The Property Franchise Group PLC**  
Gareth Samples, Chief Executive Officer  
David Raggett, Chief Financial Officer

01202 405 549  
[company.secretary@propertyfranchise.co.uk](mailto:company.secretary@propertyfranchise.co.uk)

**Canaccord Genuity Limited** (Nominated Adviser and Joint Broker)  
Max Hartley  
Harry Rees

**Singer Capital Markets** (Joint Broker)  
Rick Thompson  
James Fischer

**About The Property Franchise Group PLC:**

The Property Franchise Group PLC (AIM: TPFG) is the UK's largest multi-brand property franchisor, with a network of over 1,946 outlets delivering high quality services to residential clients, combined with an established Financial Services business.

The Company was founded in 1986 and has since strategically grown to a diverse portfolio of 18 brands operating throughout the UK, comprising longstanding high-street focused brands and two hybrid brands. The Property Franchise Group is also a member of two leading mortgage networks through its mortgage brokers, Brook Financial (MAB) and The Mortgage Genie (Primis).

TPFG's brands are: Belvoir, CJ Hole, Country Properties, Ellis & Co, EweMove, Fine & Country, Hunters, Lovelle, Martin & Co, Mr and Mrs Clarke, Mullucks, Newton Fallowell, Nicholas Humphreys, Northwood, Parkers, The Guild of Property Professionals and Whitegates.

Headquartered in Bournemouth, the Company was listed on AIM on the London Stock Exchange in 2013 and entered the AIM 100 in July 2024.

More information is available at [www.propertyfranchise.co.uk](http://www.propertyfranchise.co.uk)

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