

19 December 2024

Topps Tiles plc
(the "Company")

PDMR Transaction

The Company has received notice that, on 19 December 2024, Robert Parker, Stephen Hopson, Timothy Tatlock, Simon Robinson and Joanne Shawcroft each a PDMR, were awarded nil-cost share options in respect of ordinary shares of 3.33 pence each in the capital of the Company ("Ordinary Shares") as detailed below, in accordance with the Topps Tiles Plc 2023 Share Plan. The Vesting of each award is subject to the satisfaction of the performance condition that EPS as stated in the Company's accounts for the 2026/27 financial period excluding exceptional items and subject to such adjustments as the Board in its discretion determines are fair and reasonable, is between 3.48 pence per share for vesting at 10% and 7.67 pence per share for vesting at 100%.

The notification set out below is provided in accordance with the requirements of the EU Market Abuse Regulation.

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	<ol style="list-style-type: none">1. Robert Parker2. Stephen Hopson3. Timothy Tatlock4. Simon Robinson5. Joanne Shawcroft
2	Reason for the notification	
a)	Position/status	<ol style="list-style-type: none">1. Chief Executive Officer (PDMR)2. Chief Financial Officer (PDMR)3. Buying Director (PDMR)4. Sales and Operations Director (PDMR)5. HR Director (PDMR)
b)	Initial notification /Amendment	Initial
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	Grant of nil cost options pursuant to the Topps Tiles Plc 2023 Share Plan																			
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>PDMR</th> <th>Price</th> <th>Volume</th> </tr> </thead> <tbody> <tr> <td>Robert Parker</td> <td>£0.00</td> <td>1,036,248</td> </tr> <tr> <td>Stephen Hopson</td> <td>£0.00</td> <td>645,817</td> </tr> <tr> <td>Timothy Tatlock</td> <td>£0.00</td> <td>493,170</td> </tr> <tr> <td>Simon Robinson</td> <td>£0.00</td> <td>493,170</td> </tr> <tr> <td>Joanne Shawcroft</td> <td>£0.00</td> <td>322,333</td> </tr> </tbody> </table>		PDMR	Price	Volume	Robert Parker	£0.00	1,036,248	Stephen Hopson	£0.00	645,817	Timothy Tatlock	£0.00	493,170	Simon Robinson	£0.00	493,170	Joanne Shawcroft	£0.00	322,333
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d)	Aggregated information - Aggregated volume - Price	N/A																			
e)	Date of the transaction	19 December 2024																			
f)	Place of the transaction	Outside of a trading venue																			

PDMR Transaction

The Company has received notice that, on 19 December 2024, Robert Parker and Stephen Hopson, each a PDMR, were awarded nil-cost share options in respect of ordinary shares of 3.33 pence each in the capital of the Company ("Ordinary Shares") as detailed below, in accordance with the Topps Tiles Plc 2023 Share Plan by way of Deferred Bonus Awards.

The notification set out below is provided in accordance with the requirements of the EU Market Abuse Regulation.

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	1. Robert Parker 2. Stephen Hopson
2	Reason for the notification	
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For further information please contact:

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joanne.steer@toppstiles.co.uk

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