

20 February 2025

**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 17 February 2025, a person closely associated with Michelle Brook, Executive Director, sold 8,788 ordinary shares of 1p each in the Company ("**Ordinary Shares**") at a price of 438.5p per share, reducing her beneficial holding to 200,180 Ordinary Shares.

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

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	A Person Closely Associated with Michelle Brook					
2	Reason for the notification						
a)	Position/status	Executive Director					
b)	Initial notification /Amendment	Initial					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	The Property Franchise Group plc					
b)	LEI	2138008J5PTJ8C77I535					
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 1 penny each					
	Identification code	ISIN: GB00BH0WFH67					
b)	Nature of the transaction	Sale of ordinary shares					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>438.5p</td><td>8,788 ordinary shares</td></tr></table>		Price(s)	Volume(s)	438.5p	8,788 ordinary shares
Price(s)	Volume(s)						
438.5p	8,788 ordinary shares						
d)	Aggregated information	N/A - single transaction					
	- Aggregated volume						
	- Price						
e)	Date of the transaction	17 February 2025					
f)	Place of the transaction	London Stock Exchange, AIM					

**For further information, please contact:**

**The Property Franchise Group PLC**  
Gareth Samples, Chief Executive Officer  
Ben Dodds, Chief Financial Officer

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**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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