

**LSL Property Services plc ('LSL' or 'the Company')**

**Director/PDMR Shareholding  
All Employee Share Scheme - Share Incentive Plan (SIP) Purchase.**

The Company was notified on 8 April 2025 that the following transactions, relating to Directors and Persons Discharging Managerial Responsibilities (PDMRs), took place under the LSL Share Incentive Plan (SIP) on 7 April 2025.

The SIP is an all-employee trust arrangement approved by HM Revenue & Customs, allowing employees to purchase ordinary shares of 0.2p each in LSL (Ordinary Shares) using deductions from their salary (Partnership Shares). Employees are also allocated additional free Ordinary Shares (Matching Shares) under the plan.

On 7 April 2025, the SIP Trustees (Link Market Services Trustees Limited) acquired a total of 5,056 Partnership Shares at a price of £2.54698 per share, with a total cost of £12,877.53. These shares were purchased on the market and allocated to participating employees, including the Directors/PDMRs listed below.

On the same date, the SIP Trustees also allocated 1,000 Matching Shares at nil cost to employees, including the Directors/PDMRs as detailed in the table below.

Director/PDMR details	Number of Partnership Shares	Number of Matching Shares	Total shareholding post transaction (including shares held by the SIP on behalf of the director/PDMR) as at 8 April 2025.
David Stewart, Group CEO	59	12	168,260
Adam Castleton, Group CEO Designate	59	12	165,447
Paul Hardy, PDMR	58	12	57,158 <sup>1</sup>

<sup>1</sup> Total combined number of shares held by Paul Hardy and his Persons Closely Associated (PCAs).

The notification forms pursuant to Article 19 of the UK Market Abuse Regulation can be found below.

For further information, please contact:  
Debbie Fish, Group Company Secretary  
Tel: 07483 147659  
investorrelations@lsips.co.uk

**Notes on LSL**

LSL is one of the largest providers of services to mortgage intermediaries and estate agent franchisees.

Over 2,700 advisers representing over 11% of the total purchase and remortgage market.

Its 62 estate agency franchisees operate in 310 territories.

LSL is also one of the UK's largest providers of surveying and valuation services, supplying seven out of the ten largest lenders in the UK.

For further information please visit LSL's website: [lsips.co.uk](https://lsips.co.uk)

**Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them**

<b>1</b>	<b>Details of the person discharging managerial responsibilities/ person closely associated</b>	
a)	Name	David Stewart
<b>2</b>	<b>Reason for notification</b>	
a)	Position/Status	Group Chief Executive Officer
b)	Initial notification/Amendment	Initial notification
<b>3</b>	<b>Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor</b>	
a)	Name	LSL Property Services plc
b)	LEI	213800T4VM5VR3C7S706
<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  Identification code	Ordinary shares of 0.2p each in LSL Property Services plc  GB00B1G5HX72	
b)	Nature of transaction	Purchase and allocation of Partnership and Matching Shares (no consideration), respectively, under the LSL Property Services Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.54698	59
		Nil	12
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.117	71
e)	Date of the transaction	7 April 2025	
f)	Place of the transaction	London Stock Exchange	

**Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them**

1	Details of the person discharging managerial responsibilities/ person closely associated		
a)	Name	Adam Castleton	
2	Reason for notification		
a)	Position/Status	Group Chief Executive Officer Designate	
b)	Initial notification/Amendment	Initial notification	
3	Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor		
a)	Name	LSL Property Services plc	
b)	LEI	213800T4VM5VR3C7S706	
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 0.2p each in LSL Property Services plc	
	Identification code	GB00B1G5HX72	
b)	Nature of transaction	Purchase and allocation of Partnership and Matching Shares (no consideration), respectively, under the LSL Property Services Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.54698	59
		Nil	12
d)	Aggregated information <ul style="list-style-type: none"><li>- Aggregated volume</li><li>- Price</li></ul>	Price	Aggregate Volume
		£2.117	71
e)	Date of the transaction	7 April 2025	
f)	Place of the transaction	London Stock Exchange	

**Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them**

<b>1</b>	<b>Details of the person discharging managerial responsibilities/ person closely associated</b>	
a)	Name	Paul Hardy
<b>2</b>	<b>Reason for notification</b>	
a)	Position/Status	PDMR
b)	Initial notification/Amendment	Initial notification
<b>3</b>	<b>Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor</b>	
a)	Name	LSL Property Services plc
b)	LEI	213800T4VM5VR3C7S706
<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 0.2p each in LSL Property Services plc

	Identification code	GB00B1G5HX72	
b)	Nature of transaction	Purchase and allocation of Partnership and Matching Shares (no consideration), respectively, under the LSL Property Services Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.54698	58
		Nil	12
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.11	70
e)	Date of the transaction	7 April 2025	
f)	Place of the transaction	London Stock Exchange	

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