

Topps Tiles PLC
11 July 2025

Topps Tiles plc
(the "Company")

PDMR Transaction and Total Voting Rights

PDMR Transaction

The Company has been notified that, on 10 July 2025, Stephen Hopson, the Company's Chief Financial Officer and a PDMR, exercised nil-cost share options in respect of 111,272 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 52,294 Ordinary Shares at a price of £0.383500 per share in order to satisfy associated tax liabilities and dealing costs. He has retained the balance of the Ordinary Shares exercised.

Total Voting Rights

The Company's total issued share capital, at the date of this announcement, is 196,681,818 Ordinary Shares with one voting right per share. The Company does not hold any Ordinary Shares in treasury.

To satisfy the above Exercise by Stephen Hopson, The Topps Tiles Employee Benefit Trust (the "EBT") was requested to transfer 111,272 Ordinary Shares. Following this transfer the EBT holds 69,644 Ordinary Shares and has waived its right to exercise its voting rights and to receive dividends in respect of these Ordinary Shares. Accordingly, the total number of voting rights in the Company will be 196,612,174. This figure may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company under the FCA's Disclosure and Transparency Rules.

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

| 1 | Details of the person discharging managerial responsibilities / person closely associated | | | | | | | | |
|-----------|---|---|--|-------|--------|-------|-----------------------------|-----------|-----------------------|
| | | | | | | | | | |
| a) | Name | Stephen Hopson | | | | | | | |
| 2 | Reason for the notification | | | | | | | | |
| a) | Position/status | Chief Financial Officer (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>111,272 nil cost options</td></tr><tr><td>£0.383500</td><td>52,294 Shares sold</td></tr></table> | | Price | Volume | £0.00 | 111,272 nil cost options | £0.383500 | 52,294 Shares sold |
| Price | Volume | | | | | | | | |
| £0.00 | 111,272 nil cost options | | | | | | | | |
| £0.383500 | 52,294 Shares sold | | | | | | | | |
| | Aggregated information | N/A | | | | | | | |

| | | |
|----|--------------------------|---|
| | Aggregated information | |
| | - Aggregated volume | |
| | - Price | |
| e) | Date of the transaction | 10 July 2025 |
| f) | Place of the transaction | Outside a trading venue - nil cost options London Stock Exchange - shares sold |

Enquiries: Topps Tiles plc, Joanne Steer, Company Secretary 0116 282 8000

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