

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

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

The Company has been notified that the following transactions took place under the LSL Share Incentive Plan (SIP) on 7 November 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), and receive allocations of matching free Ordinary Shares (Matching Shares). The SIP also acquires shares pursuant to LSL's dividend re-investment plan (DRIP) (Dividend Shares).

Following the payment of the interim dividend on 7 November 2025 and pursuant to the DRIP, the Company was notified on 10 November 2025 that the SIP Trustees (MUFG Corporate Markets Trustees Limited) acquired a total of 10,502 Dividend Shares at a price of £2.50 per share, with a total cost of £26,255. The Dividend Shares were acquired by purchase in the market and allocated to employees participating in the SIP, including the Directors/PDMRs detailed below. As the purchase of shares was pursuant to the DRIP, no Matching Shares were awarded.

The Company was further notified on 10 November 2025 of an acquisition of 2,104 shares at a price of £2.50 and on 12 November 2025 of an acquisition of 420 shares at a price of £2.55 per share on behalf of Adam Castleton arising from a reinvestment of dividends on shares held outside the SIP.

Director/PDMR details	Number of Dividend Shares	Number of Matching Shares	Total shareholding post transaction (including shares held by the SIP on behalf of the director/PDMR) as at 7 November 2025.
Adam Castleton, Group CEO	143 (SIP) 2,524 (non-SIP)	-	172,625
Paul Hardy, PDMR	99	-	57,844 <sup>1</sup>
Saad Hassanuddin, Group CRO	3	-	391
Steve Goodall, PDMR	3	-	148

<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@slsps.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	Adam Castleton
<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	Ordinary shares of 0.2p each in LSL Property Services plc
	Identification code	GB00B1G5HX72

b)	Nature of transaction	Purchase of Dividend Shares under the LSL Property Services Share Incentive Plan's Dividend Reinvestment Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		i) £2.50	i) 143
		ii) £2.55	ii) 420
		iii) £2.50	iii) 2,104
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.508	2,667
e)	Date of the transaction	i) 7 November 2025	
		ii) 7 November 2025	
		iii) 7 November 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 of Dividend Shares under the LSL Property Services Share Incentive Plan's Dividend Reinvestment Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.50	99
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.50	99
e)	Date of the transaction	7 November 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	Saad Hassanuddin	
<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	Ordinary shares of 0.2p each in	

	Instrument	LSL Property Services plc	
	Identification code	GB00B1G5HX72	
b)	Nature of transaction	Purchase of Dividend Shares under the LSL Property Services Share Incentive Plan's Dividend Reinvestment Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.50	3
d)	Aggregated information	Price	Aggregate Volume
	- Aggregated volume		
	- Price	£2.50	3
e)	Date of the transaction	7 November 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	Steve Goodall	
<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 of Dividend Shares under the LSL Property Services Share Incentive Plan's Dividend Reinvestment Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.50	3
d)	Aggregated information	Price	Aggregate Volume
	- Aggregated volume		
	- Price	£2.50	3
e)	Date of the transaction	7 November 2025	
f)	Place of the transaction	London Stock Exchange	

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