Topps Tiles PLC

15 December 2025

Topps Tiles plc

(the "**Company**")

PDMR Transactions

The Company has been notified that on 11 December 2025, Robert Parker, Chief Executive Officer and a PDMR, sold 100,000 ordinary shares of 3.33 pence each in the capital of the Company ("**Ordinary Shares**") at a price of £0.47 per Ordinary Share.

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

1	**Details of the person discharging managerial responsibilities / person closely associated**	
a)	Name	Robert Parker
2	**Reason for the notification**	
a)	Position/status	Chief Executive 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	Sale of shares
c)	Price(s) and volume(s)	

Price	Volume
£0.47 per share	100,000

	Aggregated information - Aggregated volume - Price	N/A
e)	Date of the transaction	11 December
f)	Place of the transaction	London Stock Exchange - shares sold

For further information please contact:

Joanne Steer, Company Secretary, Topps Tiles Plc

0116 2828000

Joanne.steer@toppstiles.co.uk

Notes to Editors:

Topps Tiles Plc is the UK's largest specialist supplier of tiles and associated products, targeting the UK domestic, commercial and housebuilder markets and serving homeowners, trade customers, contractors, architects and designers from 297 nationwide Topps Tiles stores, a commercial showroom in London, the CTD store estate and nine customer-facing websites: www.toppstiles.co.uk, www.parkside.co.uk, www.protilertools.co.uk, www.northantstools.co.uk, www.premiumtiletrim.co.uk, www.warmfloorstore.co.uk www.flooringmaterials.co.uk, www.tilewarehouse.co.uk and www.ctdtiles.co.uk.

Since opening its first store in 1963, Topps has maintained a simple operating philosophy ‐ inspiring customers with unrivalled product choice and providing exceptional levels of customer service. For further information on the Group, please visit www.toppsgroup.com

END

DSHGZMMZKKZGKZM