

18 December 2025

Topps Tiles plc
(the "Company")

PDMR Transaction

The Company has received notice that, on 17 December 2025, Robert Parker, a PDMR, was awarded nil-cost share options in respect of ordinary shares of 3.33 pence each in the capital of the Company ("Ordinary Shares") as detailed below, in accordance with the Topps Tiles Plc 2023 Share Plan by way of Deferred Bonus Awards. On 15 December 2025, he sold 176,457 Ordinary Shares at a price of £0.488500 per share in order to satisfy tax liabilities and dealing costs.

The notification set out below is provided in accordance with the requirements of the EU 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	Grant of nil cost options pursuant to the Topps Tiles 2023 Share Plan and sale of shares							
c)	Price(s) and volume(s)	<table><tr><th>Price</th><th>Volume</th></tr><tr><td>£0.00 per share</td><td>197,669 Nil cost options</td></tr><tr><td>£0.48</td><td>176,457 (shares sold to pay for tax on an LTIP exercise)</td></tr></table>		Price	Volume	£0.00 per share	197,669 Nil cost options	£0.48	176,457 (shares sold to pay for tax on an LTIP exercise)
Price	Volume								
£0.00 per share	197,669 Nil cost options								
£0.48	176,457 (shares sold to pay for tax on an LTIP exercise)								
	Aggregated information - Aggregated volume - Price	N/A							
e)	Date of the transaction	Shares granted on 17 December 2025 Shares sold on 15 December 2025							
f)	Place of the transaction	Outside a trading venue London Stock Exchange - shares sold							

PDMR Transaction

The Company has received notice that, on 17 December 2025, Alexandra Jensen, a PDMR, was awarded nil-cost share options in respect of ordinary shares of 3.33 pence each in the capital of the Company ("Ordinary Shares") as detailed below, in accordance with the Topps Tiles Plc 2023 Share Plan. The Vesting of the award is subject to the satisfaction of the performance condition that EPS as stated in the Company's accounts for the 2027/28 financial period excluding exceptional items and subject to such adjustments as the Board in its discretion determines are fair and reasonable, is between 4.27 pence per share for vesting at 10% and 9.25 pence per share for vesting at 100%.

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

1	Details of the person discharging managerial responsibilities / person closely associated							
a)	Name	Alexandra Jensen						
2	Reason for the notification							
a)	Position/status	Chief Executive Officer, Designate (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	Grant of nil cost options pursuant to the Topps Tiles 2023 Share Plan						
c)	Price(s) and volume(s)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Price</th> <th>Volume</th> </tr> </thead> <tbody> <tr> <td>£0.00</td> <td>1,685,022</td> </tr> <tr> <td></td> <td>nil cost options</td> </tr> </tbody> </table>	Price	Volume	£0.00	1,685,022		nil cost options
Price	Volume							
£0.00	1,685,022							
	nil cost options							
	Aggregated information - Aggregated volume - Price	N/A						
e)	Date of the transaction	17 December 2025						
f)	Place of the transaction	Outside a trading venue - nil cost options						

PDMR Transaction

The Company has received notice that, on 17 December 2025, Timothy Tatlock, Simon Robinson, Sam Bucknall and Joanne Shawcroft, each a PDMR, were awarded nil-cost share options in respect of ordinary shares of 3.33 pence each in the capital of the Company ("Ordinary Shares") as detailed below, in accordance with the Topps Tiles 2020 Restricted Stock Plan Unit Rules as amended, and the Vesting of each award is subject to the satisfaction of the rules therein.

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

1	Details of the person discharging managerial responsibilities / person closely associated	

a)	Name	Sam Bucknall				
2	Reason for the notification					
a)	Position/status	Director (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	Grant of nil cost options subject to the Topps Tiles 2020 Restricted Stock Unit Plan				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price</th> <th>Volume</th> </tr> </thead> <tbody> <tr> <td>£0.00</td> <td>475,771 nil cost options</td> </tr> </tbody> </table>	Price	Volume	£0.00	475,771 nil cost options
Price	Volume					
£0.00	475,771 nil cost options					
	Aggregated information - Aggregated volume - Price	N/A				
e)	Date of the transaction	17 December 2025				
f)	Place of the transaction	Outside a trading venue - nil cost options				

1	Details of the person discharging managerial responsibilities / person closely associated			
a)	Name	Joanne Shawcroft		
2	Reason for the notification			
a)	Position/status	Human Resources Director (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	Grant of nil cost options subject to the Topps Tiles 2020 Restricted Stock Unit Plan		
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price</th> <th>Volume</th> </tr> </thead> <tbody> </tbody> </table>	Price	Volume
Price	Volume			

		£0.00	462,555 nil cost options				
	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	17 December 2025					
f)	Place of the transaction	Outside a trading venue - nil cost options					
1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Simon Robinson					
2	Reason for the notification						
a)	Position/status	Sales and Operations Director (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	Grant of nil cost options subject to the Topps Tiles 2020 Restricted Stock Unit Plan					
c)	Price(s) and volume(s)	<table><tr><th>Price</th><th>Volume</th></tr><tr><td>£0.00</td><td>674,009 nil cost options</td></tr></table>		Price	Volume	£0.00	674,009 nil cost options
Price	Volume						
£0.00	674,009 nil cost options						
	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	17 December 2025					
f)	Place of the transaction	Outside a trading venue - nil cost options					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Timothy Tatlock
2	Reason for the notification	
a)	Position/status	Buying Director (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	Grant of nil cost options subject to the Topps Tiles 2020 Restricted Stock Unit Plan				
c)	Price(s) and volume(s)	<table><tr><th>Price</th><th>Volume</th></tr><tr><td>£0.00</td><td>566,167 nil cost options</td></tr></table>	Price	Volume	£0.00	566,167 nil cost options
Price	Volume					
£0.00	566,167 nil cost options					
	Aggregated information - Aggregated volume - Price	N/A				
e)	Date of the transaction	17 December 2025				
f)	Place of the transaction	Outside a trading venue - nil cost options				

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.premiur.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

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