RNS Number: 1975M Topps Tiles PLC 18 December 2025

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 Par	ker	•
2	Reason for the notification			
a)	Position/status	Chief Exec	cutive Officer (PDMR)	
b)	Initial notification /Amendment	Initial notifi	cation	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			auctioneer
a)	Name	Topps Tiles	s PLC	
b)	LEI	2138009N/	A4K1NTLN7Q97	
4	Details of the transaction(s): section to type of transaction; (iii) each date; an conducted	ansaction(s): section to be repeated for (i) each type of instrument; (ii) each ion; (iii) each date; and (iv) each place where transactions have been		
a)	Description of the financial instrument, type of instrument	Ordinary sl	hares of 3.33 pence each	
	Identification Code	GB00B18P	5K83	
b)	Nature of the transaction	Grant of nil Share Plan	cost options pursuant to the Top and sale of shares	ps Tiles 2023
c)	Price(s) and volume(s)			
		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	N/A		
	- Aggregated volume			
	- Price			
e)	Date of the transaction	_	ted on 17 December 2025 on 15 December 2025	
f)	Place of the transaction	Outside a tra	ading venue	
		London Stoo	ck 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, auctionee or auction monitor		
a)	Name	Topps Tiles PLC	
b)	LEI	2138009NA4K1NTLN7Q97	
4	Details of the transaction(s): section to be re type of transaction; (iii) each date; and (iv) e conducted	peated for (i) each type of instrument; (ii) each each place where transactions have been	
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)	Price Volume £0.00 1,685,022 nil cost options	
	Aggregated information  - Aggregated volume  - Price	NA	
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.

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

a)	Name	Sam Bucknall
2	Reason for the notification	
a)	Position/status	Director (PDMR)
)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
1)	Name	Topps Tiles PLC
)	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
o)	Nature of the transaction	Grant of nil cost options subject to the Topps Tiles 2020 Restricted Stock Unit Plan
		THES 2020 NESTHOLEGI STOCK OF ILL FRAN
c)	Price(s) and volume(s)	mes 2020 Nestricted Glock Orne Fran
;)	Price(s) and volume(s)	Price Volume
;)	Price(s) and volume(s)	
c)	Price(s) and volume(s)	Price Volume
;)	Price(s) and volume(s)	Price Volume £0.00 475,771
;)	Price(s) and volume(s)  Aggregated information	Price Volume £0.00 475,771
;)		Price Volume £0.00 475,771 nil cost options
;)	Aggregated information	Price Volume £0.00 475,771 nil cost options
;)	Aggregated information - Aggregated volume	Price Volume £0.00 475,771 nil cost options

1	Details of the person discharging manageria	al 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, auction monitor		 arket participant, auction platform, auctioned
a)	Name	Topps Tiles PLC
b)	LEI	2138009NA4K1NTLN7Q97
4	Details of the transaction(s): section to be re type of transaction; (iii) each date; and (iv) e conducted	peated for (i) each type of instrument; (ii) each place where transactions have been
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)	
υ)		

		£0.00 462,555
		nil cost options
	Aggregated information	N/A
	- Aggregated volume	
	- Price	
e)	Date of the transaction	17 December 2025
f)	Place of the transaction	Outside a trading venue - nil cost options
')	riace of the transaction	Outside a trading vehice - Till Cost options
1	Datails of the person discharging manageria	al responsibilities / person closely associated
_	beams of the person discharging management	in responsibilities/ person closely associated
a)	Name	Simon Robinson
2	Reason for the notification	
a)	Position/status	Sales and Operations Director (PDMR)
<i>'</i>		, ,
b)	Initial notification /Amendment	Initial notification
,		
3	Details of the issuer, emission allowance ma	arket participant, auction platform, auctioneer
	or auction monitor	and paraolpani, adolon plationi, adolono
3/	Name	Topps Tiles PLC
a)	LEI	2138009NA4K1NTLN7Q97
b)	LEI	2136009NA4K INTEN/Q9/
4	Details of the transaction(s): section to be re type of transaction; (iii) each date; and (iv) e conducted	peated for (i) each type of instrument; (ii) each ach place where transactions have been
a)	Description of the financial instrument, type of	Ordinary shares of 3.33 pence each
a)	instrument	Ordinary Shares of 5.55 period each
	Identification Code	GB00B18P5K83
	ide illification code	GB00B TOF SIXOS
b)	Nature of the transaction	Grant of nil cost options subject to the Topps Tiles 2020 Restricted Stock Unit Plan
		Tiles 2020 Restricted Stock Unit Plan
c)	Price(s) and volume(s)	
		Price Volume
		£0.00 674,009
		nil cost options
	Aggregated information	N/A
	- Aggregated volume	
	- Price	
e)	Date of the transaction	17 December 2025
f)	Place of the transaction	Outside a trading venue - nil cost options
'/		Catoriae a trading vertue - fill cost options
<u> </u>		
1	Details of the power discharge	J romondhilition / marrow slare by a service
<u> </u>	Details of the person discharging manageria	al responsibilities / person closely associated
a)	Name	Timothy Tatlock
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1	Details of the person discharging managerial responsibilities / person closely associ	
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, auctioned or auction monitor	
Ļ	h.	

a)	Name	Topps Tiles PLC
b)	LEI	2138009NA4K1NTLN7Q97
4	Details of the transaction(s): section to be re type of transaction; (iii) each date; and (iv) e conducted	peated for (i) each type of instrument; (ii) each ach place where transactions have been
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)	Price Volume £0.00 566,167 nil cost options
	Aggregated information - Aggregated volume - Price	NA
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 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 <a href="https://www.toppsgroup.com">www.toppsgroup.com</a>

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