

Topps Tiles PLC
19 December 2025

Topps Tiles plc
(the "Company")

PDMR Transactions

The Company has been notified that on 18 December 2025, Robert Parker, exercised nil-cost share options in respect of 198,224 Ordinary Shares of 3.33 pence each in the capital of the Company in accordance with the rules of the Topps Tiles 2013 Long Term Incentive Plan (the "**Exercise**").

The notification set out in the table 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	Exercising of shares under Topps Tiles 2013 Long Term Incentive Plan							
c)	Price(s) and volume(s)	<table><tr><th>Price</th><th>Volume</th></tr><tr><td>£0.00</td><td>198,224</td></tr><tr><td></td><td>nil cost options</td></tr></table>		Price	Volume	£0.00	198,224		nil cost options
Price	Volume								
£0.00	198,224								
	nil cost options								
	Aggregated information - Aggregated volume - Price	N/A							
e)	Date of the transaction	18 December 2025							
f)	Place of the transaction	Outside a trading venue - nil cost options							

Issued share capital and total voting rights

The Company's total issued share capital, at the date of this announcement, is 196,681,818 ordinary shares with a nominal value of 3 and 1/3 pence each (the "**Ordinary Shares**") with one voting right per share. The Company does not hold any Ordinary Shares in treasury.

The EBT now holds 573,963 Ordinary Shares. These Ordinary Shares will be held by the EBT, which is a discretionary trust for the benefit of Topps Tiles' employees, to meet future obligations arising under the Company's share plans. The EBT has waived its rights to exercise its voting rights and to receive dividends in respect of the Ordinary Shares held by it.

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.

This announcement is made in accordance with DTR 5.6.1R.

For further information please contact:

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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

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