

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

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

The Company was notified on 6 February 2026 that the following transactions, relating to Directors and Persons Discharging Managerial Responsibilities (PDMRs), took place under the LSL Share Incentive Plan (SIP) on 5 February 2026.

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). Employees are also allocated additional free Ordinary Shares (Matching Shares) under the plan.

On 5 February 2026, the SIP Trustees (MUFG Corporate Markets Trustees Limited) acquired a total of 5,017 Partnership Shares at a price of £2.74 per share, with a total cost of £13,746.58. These shares were purchased on the market and allocated to participating employees, including the Directors/PDMRs listed below.

On the same date, the SIP Trustees also allocated 1,006 Matching Shares at nil cost to employees, including the Directors/PDMRs as detailed in the table below.

Director/PDMR details	Number of Partnership Shares	Number of Matching Shares	Total shareholding post transaction (including shares held by the SIP on behalf of the director/PDMR) as at 5 February 2026.
Adam Castleton, Group CEO	55	11	172,827
Paul Hardy, PDMR	54	11	58,046 ¹
Saad Hassanuddin, Group CRO	55	11	594

¹ 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@slps.co.uk

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

1	Details of the person discharging managerial responsibilities/ person closely associated	
a)	Name	Adam Castleton
2	Reason for notification	
a)	Position/Status	Group Chief Executive Officer
b)	Initial notification/Amendment	Initial notification
3	Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor	
a)	Name	LSL Property Services plc
b)	LEI	213800T4VM5VR3C7S706
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 Identification code	Ordinary shares of 0.2p each in LSL Property Services plc GB00B1G5HX72
b)	Nature of transaction	Purchase and allocation of Partnership and Matching Shares (no consideration), respectively, under the LSL Property Services Share Incentive Plan.
c)	Price(s) and volume(s)	Price(s) Volume(s) £2.74 55

		12.14	33
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.283	66
e)	Date of the transaction	5 February 2026	
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

1	Details of the person discharging managerial responsibilities/ person closely associated		
a)	Name	Paul Hardy	
2	Reason for notification		
a)	Position/Status	PDMR	
b)	Initial notification/Amendment	Initial notification	
3	Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor		
a)	Name	LSL Property Services plc	
b)	LEI	213800T4VM5VR3C7S706	
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 Identification code	Ordinary shares of 0.2p each in LSL Property Services plc GB00B1G5HX72	
b)	Nature of transaction	Purchase and allocation of Partnership and Matching Shares (no consideration), respectively, under the LSL Property Services Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.74	54
		Nil	11
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.276	65
e)	Date of the transaction	5 February 2026	
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

1	Details of the person discharging managerial responsibilities/ person closely associated		
a)	Name	Saad Hassanuddin	
2	Reason for notification		
a)	Position/Status	PDMR	
b)	Initial notification/Amendment	Initial notification	
3	Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor		
a)	Name	LSL Property Services plc	
b)	LEI	213800T4VM5VR3C7S706	
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 0.2p each in LSL Property Services plc	

	Identification code	GB00B1G5HX72	
b)	Nature of transaction	Purchase and allocation of Partnership and Matching Shares (no consideration), respectively, under the LSL Property Services Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£2.74	55
		Nil	11
d)	Aggregated information - Aggregated volume - Price	Price	Aggregate Volume
		£2.283	66
e)	Date of the transaction	5 February 2026	
f)	Place of the transaction	London Stock Exchange	

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