

28 May 2026

THE PROPERTY FRANCHISE GROUP PLC
("TPFG", the "Company" or the "Group")

AGM Trading Update

The Property Franchise Group PLC (AIM: TPFG), the UK's largest multi-brand property franchisor, issues the following trading update ahead of its Annual General Meeting to be held at 10:00am today.

TPFG continues to trade in line with the Board's expectations, with the Group benefiting from a resilient, highly cash generative business model underpinned by substantial recurring revenues across both its franchise and licensing divisions. This strong level of recurring income provides good visibility over future earnings and helps mitigate the impact of shorter-term cyclical movements in the housing market.

The Board expects the implementation of the Renters' Rights Act in May 2026 to increase the regulatory and operational burden on self-managed landlords, creating a meaningful opportunity for professionally managed operators such as TPFG. The Group is already seeing encouraging levels of enquiries from self-managed landlords seeking support with compliance and property management, and the Board believes this represents an attractive medium-term growth opportunity for the Group's franchise network.

The Group has also continued to make strategic progress against its platform development strategy. During the year to date, TPFG has completed the acquisition of Smart Advice Financial Solutions Ltd, further strengthening the Group's financial services capabilities. The Group has also made an investment in Meridian HoldCo Limited, the parent of Legal & General Surveying Services Limited, a highly complementary business which broadens the Group's exposure across the wider property transaction ecosystem. The Board remains encouraged by the strategic opportunities created through the continued development of the platform model and believes this will support long-term earnings quality and diversification, whilst retaining a resilient balance sheet.

The Board remains confident in the Group's long-term positioning and its ability to deliver on strategic opportunities, whilst continuing to adopt a measured and disciplined approach in light of the broader macroeconomic environment.

Ben Dodds, CFO discusses the update in the following video:

0:00 / 2:17



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About The Property Franchise Group PLC

The Property Franchise Group PLC (AIM: TPGF) is the UK's largest multi-brand property franchisor, with a network of over 1,900 outlets delivering high quality services to residential clients, combined with an established Financial Services business.

The Company was founded in 1986 and has since strategically grown to a diverse portfolio of 18 brands operating throughout the UK, comprising longstanding high-street focused brands and two hybrid brands. The Property Franchise Group is also a member of two leading mortgage networks through its mortgage brokers, Brook Financial (MAB) and The Mortgage Genie (Primis).

TPFG's brands are: Belvoir, CJ Hole, Country Properties, Ellis & Co, EweMove, Fine & Country, Hunters, Lovelle, Martin & Co, Mr and Mrs Clarke, Mullucks, Newton Fallowell, Nicholas Humphreys, Northwood, Parkers, The Guild of Property Professionals and Whitegates.

Headquartered in Bournemouth, the Company was listed on AIM on the London Stock Exchange in 2013 and entered the AIM 100 in July 2024.

More information is available at www.propertyfranchise.co.uk

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