

COMPLETED ACQUISITION BY TOPPS TILES PLC OF CERTAIN ASSETS OF TILDIST REALISATIONS LIMITED (FORMERLY CTD TILES LIMITED)

UNDERTAKINGS GIVEN BY TOPPS TO THE COMPETITION AND MARKETS AUTHORITY PURSUANT TO SECTION 73 OF THE ENTERPRISE ACT 2002

Whereas:

- (a) Topps Tiles PLC (**Topps**), through its subsidiary Tiles4less Limited (**Tiles4less**), completed the acquisition of certain assets of Tildist Realisations Limited (formerly CTD Tiles Limited) (**CTD**) on 19 August 2024 (the **Transaction**) such that Topps and CTD ceased to be distinct for the purposes of the Enterprise Act 2002 (the **Act**);
- (b) Under section 22(1) of the Act the Competition and Markets Authority (**CMA**) has a duty to refer a relevant merger situation for a Phase 2 investigation where it believes that it is or may be the case that the creation of that merger situation has resulted or may be expected to result in a substantial lessening of competition within any market or markets in the UK for goods or services;
- (c) Under section 73 of the Act the CMA may, instead of making such a reference and for the purpose of remedying, mitigating or preventing the substantial lessening of competition concerned or any adverse effect which has or may have resulted from it or may be expected to result from it, accept undertakings to take such action as it considers appropriate, from such of the parties concerned as it considers appropriate. In particular, the CMA shall have regard to the need to achieve as comprehensive a solution as is reasonable and practicable to the substantial lessening of competition and any adverse effects resulting from it;
- (d) As set out in the CMA's decision of 17 February 2024 (the **Decision**), the CMA believes that, in the absence of appropriate undertakings, it would be under a duty to refer the Transaction for a Phase 2 investigation;
- (e) The CMA considers that the undertakings given below by Topps are appropriate to remedy, mitigate or prevent the substantial lessening of competition, or any adverse effect which has or may have resulted from the Transaction, or may be expected to result from it, as specified in the Decision; and

- (f) The CMA made an Initial Enforcement Order (**IEO**) applying to Topps and Tiles4Less on 3 October 2024 in respect of the Transaction pursuant to section 72 of the Act for the purposes of preventing pre-emptive action. Pursuant to section 72(6)(b) of the Act, this Initial Enforcement Order ceases to be in force on the acceptance by the CMA of the undertakings given below by Topps.

NOW THEREFORE Topps hereby gives to the CMA the following undertakings for the purpose of remedying, mitigating or preventing the substantial lessening of competition, or any adverse effect which has or may have resulted from it or may be expected to result from it.

1. EFFECTIVE DATE OF THE UNDERTAKINGS

- 1.1 These undertakings shall take effect from the date that, having been signed by Topps, they are accepted by the CMA.

2. DIVESTMENT OF THE DIVESTMENT BUSINESS

- 2.1 Topps shall, using its best endeavours and acting in good faith, as soon as reasonably practicable, effect to the satisfaction of the CMA the divestment of the Divestment Business as a going concern by the end of the Divestment Period to a purchaser approved by the CMA in accordance with the provisions of these undertakings. Topps may divest the stores comprising the Divestment Business either individually or in any combination. With the exception of Edinburgh, Topps undertakes to market the CTD Sites and Topps Sites concurrently, including by communicating the option for potential purchasers to make an offer for one of the CTD Sites and/or alternative suitable Topps Site(s). Topps also undertakes to execute the divestment by way of either assigning an existing lease (or sublease), entering into a new lease (or sublease) and then assigning that lease (or sublease), or by taking all reasonable steps to assist a purchaser (or purchasers) in entering into a lease (or sublease) with the relevant landlord.
- 2.2 Without prejudice to the generality of paragraph 2.1 above, Topps shall use all reasonable endeavours to ensure the transfer of Key Staff with the divestment of the Divestment Business.
- 2.3 Topps shall be deemed to have complied with its obligations at paragraph 2.1 above if, as soon as reasonably practicable and in any event by the end of the Divestment Period, it has entered into a legally binding agreement (or agreements) with a purchaser (or purchasers) approved in advance by the CMA in writing pursuant to these undertakings (or a legally binding agreement (or agreements) conditional on such approval), provided that the completion of the divestment of

the Divestment Business contemplated by such agreement (or agreements), if later than the end of the Divestment Period, takes place:

- (a) within a period not exceeding one month after the approval of the purchaser by the CMA (or within one month of the effective date of these undertakings, as set out in paragraph 1 above, whichever is later); or
- (b) within a period not exceeding 10 Working Days after all the necessary approvals and consents from third parties have been obtained,

whichever is later, provided that in any event, the completion of the divestment of the Divestment Businesses takes place within seven months of the effective date of these undertakings (defined in paragraph 1.1 above).

2.4 Without prejudice to the generality of paragraph 2.1 above, Topps shall take the following measures to the extent they may be necessary in the opinion of the CMA to effect the sale of the Divestment Business in accordance with the provisions of these undertakings:

- (a) the transfer or vesting of property, assets, rights, personnel, liabilities or obligations (including without prejudice any contracts, licences, authorisations, permits or consents);
- (b) the adjustment of contracts, whether by discharge or reduction or assignment of any liability or obligation or otherwise;
- (c) the creation, allotment, transfer, surrender or cancellation of any shares, stock or securities; and
- (d) the formation or winding up of a company.

2.5 Topps shall ensure that the asset purchase agreement entered into for the purposes of paragraph 2.1 and 2.3 above includes:

- (a) a warranty that the purchaser has the financial resources, expertise (including the managerial, operational and technical capability), incentive and intention to maintain and operate the Divestment Business as part of a viable and active business in competition with Topps and other competitors in the market for the sale of tiles and related products required to install tiles for installation in domestic properties (**Retail**) and to professional tradespeople for installation in domestic and commercial properties (**Trade**); and
- (b) a provision making completion conditional on obtaining a legal right under a lease agreement to occupy the relevant Divestment Site(s) from the date of completion.

- 2.6 In the event that Topps fails to divest the Divestment Business in accordance with paragraphs 2.1, 2.2, 2.3 and 2.5 above, the CMA may, whether or not initiating the Trustee Functions as set out in paragraph 3 below, require Topps to divest the Divestment Business as a going concern at no minimum price to a purchaser approved by the CMA.
- 2.7 Topps shall notify the CMA in writing of the identity of each proposed purchaser that makes an offer for the Divestment Business together with the value and terms of such offers as soon as reasonably practicable following the receipt of such offers and in any event within 5 Working Days of receipt of such offers.

3. APPROVAL OF PURCHASER AND TERMS OF DIVESTMENT

- 3.1 For the purposes of the CMA approving a Proposed Purchaser of the Divestment Business in accordance with these undertakings, Topps shall, save as required or permitted by the CMA, satisfy the CMA that:
- (a) the acquisition by the Proposed Purchaser of the Divestment Business, on the terms set out above, remedies, mitigates or prevents the substantial lessening of competition concerned or any adverse effect which has or may have resulted from it, or may be expected to result from it, in particular having regard to the need to achieve as comprehensive a solution as is reasonable and practicable to the substantial lessening of competition and any adverse effects resulting from it;
 - (b) the Proposed Purchaser is independent of and unconnected to Topps and the Group of Interconnected Bodies Corporate to which Topps belongs and any Associated Person or Affiliate of Topps or such Group of Interconnected Bodies Corporate;
 - (c) the Proposed Purchaser has the financial resources, expertise (including the managerial, operational and technical capability), incentive and intention to maintain and operate the Divestment Business as a viable and active business in competition with Topps and other competitors in the market for the supply of tiles and related products required to install tiles to Retail and Trade customers from the date of completion of the divestment of the Divestment Business;
 - (d) the Proposed Purchaser is reasonably to be expected to obtain all necessary approvals, licences and consents from any regulatory or other authority, including (where applicable) landlord's consent to the transfer of any leasehold interest; and

- (e) the acquisition by the Proposed Purchaser of the Divestment Business does not create a realistic prospect of a substantial lessening of competition within any market or markets in the UK.

3.2 The CMA may require Topps to provide it with such information and documentation as it may reasonably require to satisfy the CMA that the Proposed Purchaser will fulfil the requirements in paragraph 3.1 above.

4. APPOINTMENT OF A TRUSTEE

4.1 The provisions of paragraph 4.2 to paragraph 4.7 below shall apply only as long as Topps has not satisfied, or where the CMA has reasonable grounds for believing that Topps will not satisfy, all or any part of the obligation to divest the Divestment Business in accordance with paragraph 2 above.

4.2 Within 5 Working Days of the CMA notifying Topps in writing that it must do so, Topps shall propose to the CMA for approval:

- (a) the names of at least two individuals to exercise the Trustee Functions; and
- (b) the full terms of a mandate in accordance with which the Trustee shall carry out the Trustee Functions.

4.3 Topps and/or any individuals nominated pursuant to paragraph 4.2 shall satisfy the CMA that, save as required or permitted by the CMA:

- (a) such nominated individuals have the necessary qualifications to carry out their mandates, and are employees or partners of an investment bank, retail bank, commercial property agent, building society or law firm or accountancy firm with an established reputation either nationwide or in a substantial part of the UK or in another EU member state;
- (b) such nominated individuals are each independent of Topps and of the Group of Interconnected Bodies Corporate to which Topps belongs and of any Associated Person or Affiliate of Topps or of such Group of Interconnected Bodies Corporate and of any Proposed Purchaser of the Divestment Business to be sold pursuant to these undertakings, and, in the reasonable opinion of Topps, are appropriate to be appointed as Trustee; and
- (c) such nominated individuals neither are, nor are likely to become, exposed, either directly or indirectly, to a conflict of interest that impairs or may be likely to impair their objectivity or independence in discharging the Trustee Functions.

4.4 Within 2 Working Days of the CMA approving, at its discretion, one or more of the persons nominated by Topps and their proposed mandates pursuant to paragraph

4.2 above, and subject to any modifications the CMA deems necessary for the Trustee to carry out the Trustee Functions, Topps shall use its best endeavours to appoint from the persons so approved one person to carry out the Trustee Functions in accordance with the mandate approved by the CMA pursuant to paragraph 4.2 above.

4.5 In the event that:

- (a) Topps fails to propose any person or persons in accordance with paragraph 4.2 above; or
- (b) none of the persons proposed by Topps pursuant to paragraph 4.2 is approved by the CMA; or
- (c) Topps is unable for any reason to appoint within the time limit stipulated in paragraph 4.4 above any such person following approval by the CMA,

Topps shall use its best endeavours to appoint from persons nominated by the CMA one person to carry out the Trustee Functions on the terms of a mandate approved by the CMA. Topps shall use its best endeavours to make such appointment within 5 Working Days of receiving the nominations from the CMA.

4.6 The appointment of the Trustee pursuant to paragraph 4.4 or paragraph 4.5 above shall be irrevocable unless:

- (a) a conflict of interest that impairs or may be likely to impair the objectivity or independence of the Trustee in discharging the Trustee Functions arises;
- (b) the Trustee ceases to perform the Trustee Functions; or
- (c) the CMA is otherwise satisfied that there is good cause for the appointment to be terminated in advance of the satisfactory fulfilment of the Trustee Functions.

4.7 In the event that the appointment of the Trustee is terminated in accordance with paragraph 4.6 above, Topps shall, if requested to do so in writing by the CMA, use its best endeavours to appoint from persons nominated by the CMA one person to carry out the Trustee Functions in accordance with such mandate as is approved by the CMA. Topps shall use its best endeavours to make such appointment within seven Working Days of receiving the nominations from the CMA. Where required by the CMA, the outgoing Trustee shall continue as Trustee until a new Trustee is in place and a full handover of all relevant information has taken place.

5. THE MANDATE

- 5.1 The terms of the mandate proposed by Topps pursuant to 4.2 above shall, as a minimum, contain all provisions necessary to enable the Trustee to carry out the Trustee Functions including, without limitation to the generality of this paragraph:
- (a) an exclusive, irrevocable mandate to sell the Divestment Business as required by paragraph 6.1 below to a purchaser as directed or approved in writing in advance by the CMA at no minimum price and on such reasonable terms and conditions as the Trustee considers appropriate to effect an expedient sale;
 - (b) a mandate to take any other steps necessary for, or incidental to, the Trustee's mandate under sub-paragraph (a) above;
 - (c) a comprehensive power of attorney to the Trustee (including the authority to grant sub-powers of attorney to the Trustee's officers, employees and agents) to enable it to take all steps necessary or appropriate to effect the sale of the Divestment Business;
 - (d) a mandate to comply with any orders and/or directions given by the CMA; and
 - (e) a mandate to appoint at Topps's expense such advisers as the CMA and/or the Trustee reasonably considers necessary or appropriate in connection with the performance of the Trustee Functions.

6. FUNCTIONS OF TRUSTEE

- 6.1 The Trustee shall seek to procure, within such period as may be specified in writing by the CMA, the completion of the sale of the Divestment Business at no minimum price, to a purchaser or purchasers approved by the CMA in accordance with paragraph 6.3 below.
- 6.2 Without prejudice to the generality of paragraph 6.1 above, the Trustee shall take the following measures in relation to the Divestment Business to the extent to which such measures may be necessary to effect the divestment of the Divestment Business in accordance with the provisions of these undertakings:
- (a) the transfer or vesting of property, assets, rights, personnel, liabilities or obligations (including without prejudice any contracts, licences, authorisations, permits or consents);
 - (b) any other transfer of interests that will take effect with the sale;

- (c) the adjustment of contracts, whether by discharge or reduction or assignment of any liability or obligation or otherwise;
- (d) the creation, allotment, transfer, surrender or cancellation of any shares, stock or securities; and
- (e) the formation or winding up of a company.

6.3 The Trustee shall not sell or permit the divestment of the Divestment Business to a Proposed Purchaser unless it has been directed to do so by the CMA or has obtained the CMA's prior written approval in respect of the identity of that Proposed Purchaser. The Trustee shall notify the CMA of the identity of a Proposed Purchaser as soon as reasonably practicable prior to the signing of a legally enforceable agreement and in any event at least 20 Working Days in advance of the proposed completion of the proposed sale and purchase agreement in question.

6.4 Pending the divestment of the Divestment Business pursuant to paragraph 6.1 above, the Trustee shall monitor Topps's compliance with its obligations under paragraph 7.1 and paragraph 7.2 below and shall promptly take such measures as it considers necessary to ensure such compliance, as well as reporting in writing to the CMA, if the Trustee concludes on reasonable grounds that Topps is failing or will fail to comply with such obligations.

6.5 The Trustee may give written directions to Topps to take such steps as may be specified or described in the directions for the purpose of securing Topps's compliance with its obligations under these undertakings or enabling the Trustee to carry out the Trustee Functions. The Trustee may not require Topps to:

- (a) offer any reverse premium or similar inducement to a purchaser; or
- (b) accept any actual or contingent liability towards a purchaser or otherwise in connection with the divestment of the Divestment Business which would be unusual in scope, duration or financially, having regard to the price and usual market practice in relation to similar disposals.

6.6 The Trustee shall, as soon as reasonably practicable, comply at all times with any reasonable instructions or written directions made by the CMA for the purposes of carrying out or securing compliance with the undertakings (or any matter incidental thereto) and shall provide to the CMA such information and reports in relation to the carrying out of the Trustee Functions as the CMA may require. The Trustee shall promptly report in writing to the CMA if the Trustee concludes on reasonable grounds that Topps is failing or will fail to comply with any of its obligations under these undertakings.

- 6.7 For the purpose of fulfilling the Trustee Functions, the Trustee shall not be bound by instructions of Topps nor shall the Trustee Functions be extended or varied in any way by Topps save with the prior express written consent of the CMA.

7. OBLIGATIONS OF TOPPS FOLLOWING APPOINTMENT OF TRUSTEE

- 7.1 Topps shall not give any instruction or request to the Trustee which conflicts with the Trustee Functions.
- 7.2 Topps shall take all such steps as are reasonably necessary to enable the Trustee to carry out the Trustee Functions, including but not limited to:
- (a) complying with such written directions as the Trustee may from time to time give pursuant to paragraph 6.6 above; and
 - (b) providing the Trustee with all such assistance and information as it may reasonably require in carrying out the Trustee Functions.

8. REMUNERATION OF TRUSTEE

- 8.1 Topps shall pay the Trustee a reasonable remuneration for the services it provides in carrying out the Trustee Functions, and shall pay the Trustee in a way that does not impede the independent and effective fulfilment of the Trustee Functions, which shall be set out in the Trustee's mandate referred to in paragraph 5 above.

9. INTERIM ACTION

- 9.1 Pending the completion of the divestment of the Divestment Business to the satisfaction of the CMA in accordance with the provisions of these undertakings, save as otherwise agreed in advance in writing by the CMA (which, for the avoidance of doubt, includes the list of derogations set out in Appendix 2 that shall be treated as exceptions to the general obligations set out in this paragraph 9.1, unless amended or revoked by the CMA at any time), Topps shall minimise as far as possible any risk of loss of competitive potential of the Divestment Sites and in particular ensure that:
- (a) the CTD Sites are carried on separately from the Topps Business and their separate sales or brand identity is maintained;
 - (b) the Divestment Sites are maintained as a going concern and sufficient resources are made available for the development of the Divestment Sites, on the basis of their respective pre-Transaction business plans;

- (c) the CTD Warehouse will continue to be exclusively dedicated to serving the needs of CTD (including the CTD Sites), and the operation of the CTD Sites will continue to be overseen exclusively by the CTD Management Team;
- (d) except in the ordinary course of business, no substantive changes are made to the organisational structure of, or the management responsibilities within, the Divestment Sites;
- (e) the nature, description, range and quality of tiles and related products required to install tiles supplied in the UK by the Divestment Sites are maintained and preserved;
- (f) except in the ordinary course of business for the separate operation of the CTD Sites:
 - (i) all of the assets of the Divestment Sites and CTD Warehouse are maintained and preserved, including facilities and goodwill;
 - (ii) none of the assets of the Divestment Sites and CTD Warehouse are disposed of; and
 - (iii) no interest in the assets of the Divestment Sites and CTD Warehouse is created or disposed of;
- (g) any integration of the information technology supporting the CTD Sites with the information technology supporting the Topps Business shall happen only following (i) a submission to the CMA and the monitoring trustee explaining why any IT integration would not harm the competitive capability of the CTD Sites or enable Topps to access Confidential Information about the CTD Sites, and (ii) written confirmation from the CMA that it is satisfied with the aforementioned submission;
- (h) the software and hardware platforms of the Divestment Business shall remain essentially unchanged, except for (i) routine changes and maintenance, or (ii) changes made as part of any IT integration plan the CMA approves under (g) above;
- (i) to the extent that they are at present, the customer and supplier lists of the CTD Sites shall be operated and updated separately from the Topps Business and any negotiations with any existing or potential customers and suppliers in relation to the CTD Sites will be carried out separately from the Topps Business and for the avoidance of doubt the Topps Business will not negotiate on behalf of the CTD Sites (and vice versa) or enter into any joint agreements with the CTD Sites (and vice versa);

- (j) all existing contracts of the Divestment Sites continue to be serviced by the business to which they were awarded;
- (k) no changes are made to Key Staff of the Divestment Sites;
- (l) no Key Staff are transferred between the CTD Sites and the Topps Business;
- (m) all reasonable steps are taken to encourage all Key Staff to remain with the Divestment Sites; and
- (n) no Confidential Information relating to the CTD Sites or the Topps Business shall pass, directly or indirectly, from the CTD Sites (or any of its employees, directors, agents or affiliates) to the Topps Business (or any of its employees, directors, agents or affiliates), or vice versa, except (i) where strictly necessary in the ordinary course of business (for example, where required for compliance with external regulatory and/or accounting obligations) or for Topps to comply with these undertakings, including the transfer of information necessary for the divestment process, or (ii) where information is exchanged subject to a protocol the CMA has approved by email, provided that, upon divestment of the CTD Sites, any records or copies (electronic or otherwise) of Confidential Information held by Topps in relation to the CTD Sites (or vice versa) shall be returned to the relevant business and any copies destroyed (except as may be necessary for the purposes of compliance with the obligations above).

9.2 At all times, Topps will actively keep the CMA informed of any material developments relating to the Divestment Sites, which includes, but is not limited to:

- (a) details of Key Staff who leave the Divestment Sites;
- (b) any interruption of the Divestment Sites and CTD Warehouse (including without limitation its procurement, production, logistics, sales and employee relations arrangements) that has prevented it from operating in the ordinary course of business for more than 24 hours;
- (c) all substantial customer volumes lost by the Divestment Sites; and
- (d) substantial changes in the Divestment Sites' contractual arrangements or relationships with key suppliers.

9.3 The 17 October 2024 directions issued under the IEO to appoint a monitoring trustee, unless cancelled or revoked by the CMA, shall continue in force until completion of the divestment of the Divestment Business.

10. CONTINUED SEPARATION

- 10.1 Except with the prior written consent of the CMA, for a period of 10 years following the divestment of the Divestment Business pursuant to these undertakings, Topps, or any member of the Group of Interconnected bodies Corporate to which Topps belongs:
- (a) shall not, directly or indirectly, hold, acquire, re-acquire or use:
 - (i) an Interest in the Divestment Business; or
 - (ii) any Interest in any company carrying on or having Control of the Divestment Business (other than any investments made in the ordinary course of the operation of any of the employee benefit and pension schemes of Topps or of any members of the Group of Interconnected Bodies Corporate to which Topps belongs of not more than three per cent in aggregate of the issued equity share capital in any such company, whose shares are listed or dealt with on any recognised investment exchange, which carries no more than three per cent of the voting rights exercisable at meetings of such company); or
 - (iii) other than in the normal course of business, any of the assets of the Divestment Business;
 - (b) shall procure that no employee or director of Topps or any member of the Group of Interconnected Bodies Corporate to which Topps belongs for as long as they are an employee or director of Topps or any member of the Group of Interconnected Bodies Corporate to which Topps belongs holds or is nominated to any directorship or managerial position in the Divestment Business or directorship or managerial position in any company or other undertaking carrying on or having control of the Divestment Business without the CMA's prior written consent;
 - (c) shall not participate in the formulation of, or (other than in the ordinary course of business) influence or attempt to influence, the policy of the Divestment Business or any company or other undertaking carrying on or having control of that Divestment Business; and
 - (d) shall not enter into or carry out any agreement or arrangement with any person, if the carrying out of the agreement or arrangement is intended to result or will result in any Associated Person or Affiliate of Topps or of any member of the Group of Interconnected Bodies Corporate to which Topps belongs directly or indirectly acquiring the Divestment Business or doing any of the things listed in sub-paragraphs 10.1(a), 10.1(b) and 10.1(c) above.

11. COMPLIANCE

- 11.1 Topps shall comply promptly with such written directions as the CMA may from time to time give:
- (a) to take such steps as may be specified or described in the directions for the purpose of carrying out or securing compliance with these undertakings; or
 - (b) to do or refrain from doing anything so specified or described which it might be required by these undertakings to do or to refrain from doing.
- 11.2 Topps shall co-operate fully with the CMA when the CMA is:
- (a) monitoring compliance with the provisions of these undertakings; and
 - (b) investigating potential breaches of the provisions of these undertakings.
- 11.3 Topps shall procure that any member of the same Group of Interconnected Bodies Corporate as Topps complies with these undertakings as if it had given them and actions and omissions of the members of the same Group of Interconnected Bodies Corporate as Topps shall be attributed to Topps for the purposes of these undertakings.
- 11.4 Where any Affiliate of Topps is not a member of the same Group of Interconnected Bodies Corporate as Topps, Topps shall use its best endeavours to procure that any such Affiliate shall comply with these undertakings as if it had given them.

12. PROVISION OF INFORMATION

- 12.1 Topps shall furnish promptly to the CMA such information as the CMA considers necessary in relation to or in connection with the implementation and/or enforcement of and/or the compliance with these undertakings, including for the avoidance of doubt, any Confidential Information.

13. EXTENSION OF TIME LIMITS

- 13.1 The CMA may, in response to a written request from Topps, or otherwise at its own discretion, grant an extension to any time period referred to in these undertakings.

14. SERVICE

- 14.1 Topps hereby authorises Osborne Clarke LLP, whose address for service is [X], One London Wall, City of London, London EC2Y 5EB, to accept service on its behalf of all documents connected with these undertakings (including any

document of any kind which falls to be served on or sent to Topps, or any of its Subsidiaries in connection with any proceedings in Courts in the UK, orders, requests, notifications or other communications connected with these undertakings).

- 14.2 Unless Topps informs the CMA in writing that Osborne Clarke has ceased to have authority to accept and acknowledge service on its or any of its Subsidiaries' behalf, any document, order, request, notification or other communication shall be validly served on Topps if it is served on Osborne Clarke; and service shall be deemed to have been acknowledged by Topps if it is acknowledged by Osborne Clarke or such other nominee.
- 14.3 Paragraph 15.2 above has effect irrespective of whether, as between Topps and Osborne Clarke or other nominees, Osborne Clarke or other nominees has or continues to have any authority to accept and acknowledge service on Topps's or any of its respective Subsidiaries' behalf.
- 14.4 No failure or mistake by Osborne Clarke or other nominees (including a failure to notify Topps of the service of any document, order, request, notification or other communication) shall invalidate any action taken in respect of these undertakings including any proceedings or judgment.
- 14.5 Any communication from Topps to the CMA under these undertakings shall be addressed to Manager, Market and Mergers Remedies Monitoring, Competition and Markets Authority, The Cabot, 25 Cabot Square, London, E14 4QZ or such other person or address as the CMA may direct in writing.

15. EFFECT OF INVALIDITY

- 15.1 Should any provision of these undertakings be contrary to law or invalid for any reason, Topps undertake to continue to observe the remaining provisions.

16. GOVERNING LAW

- 16.1 Topps recognises and acknowledges that these undertakings shall be governed and construed in all respects in accordance with English law.
- 16.2 In the event that a dispute arises concerning these undertakings, Topps undertakes to submit to the courts of England and Wales.

17. TERMINATION

- 17.1 Topps recognises and acknowledges that these undertakings shall be in force until such time as they are varied, released or superseded under the Act.

- 17.2 Topps recognises and acknowledges that the variation, release or supersession of these undertakings shall not affect the validity and enforceability of any rights or obligations that arose prior to such variation, release or supersession.

18. ENFORCEMENT

- 18.1 Topps recognises and acknowledges that section 94 of the Act places a duty on any person to whom these undertakings relate to comply with them. Any person who suffers loss or damage due to a breach of this duty may bring an action. Section 94 of the Act also provides that the CMA can seek to enforce these undertakings by civil proceedings for an injunction or for any other appropriate relief or remedy. Under sections 94AA and 94AB of the Act, the CMA can impose financial penalties in respect of a failure to comply with these undertakings without reasonable excuse as set out in Annex 1 and the [Administrative penalties: Statement of Policy on the CMA's approach \(CMA4\)](#).
- 18.2 Topps recognises and acknowledges that it is a criminal offence under section 117 of the Enterprise Act 2002 for a person recklessly or knowingly to supply to the CMA information which is false or misleading in any material respect. Breach of this provision can result in fines, imprisonment for a term not exceeding two years, or both (Section 117 of the Enterprise Act 2002) or the imposition of financial penalties under section 110(1A), as described in Annex 1 and the [Administrative penalties: Statement of Policy on the CMA's approach \(CMA4\)](#).

19. INTERPRETATION

- 19.1 The Interpretation Act 1978 shall apply to these undertakings as it does to Acts of Parliament.
- 19.2 References in these undertakings to any English law term for any legal status, interest, concept or thing shall in respect of any jurisdiction other than England and Wales be deemed to include what most nearly approximates in that jurisdiction to the English law term.
- 19.3 In these undertakings the word "including" shall mean including without limitation or prejudice to the generality of any description, definition, term or phrase preceding that word and the word "include" and its derivatives shall be construed accordingly.
- 19.4 For the purposes of these undertakings:
- “the Act”** means the Enterprise Act 2002;

“Affiliate” a person is an affiliate of another person if they or their respective enterprises would be regarded as being under common control for the purposes of section 26 of the Act;

“Associated Person” means a person or persons associated with Topps within the meaning of section 127(4) of the Act and includes any Subsidiary of such a person or persons;

“business” has the meaning given by section 129(1) and (3) of the Act;

“CMA” means the Competition and Markets Authority or any successor body;

“Confidential Information” means any business secrets, know-how, commercially sensitive information, intellectual property or any other information of a confidential or proprietary nature;

“Control” shall be construed in accordance with section 26 of the Act, and in the case of a body corporate, a person shall be deemed to Control it if he holds, or has an interest in, shares of that body corporate amounting to 10 per cent or more of its issued share capital or carrying an entitlement to vote at meetings of that body corporate of 10 per cent or more of the total number of votes which may be cast at such meetings;

“CTD” means certain assets (including the right to occupy 30 stores, selected stock, fixtures and fittings, all intellectual property and employees transferred under TUPE regulations) formerly of CTD Tiles Limited;

“CTD Management Team” means (i) Louise Bunting (Head of Sales); (ii) Chris Tate (Retail and Central Trading Director), and Amal Bathia (Finance);

“CTD Sites” means the CTD acquired stores listed in **Appendix 1**;

“CTD Warehouse” means the portion of the Northampton Warehouse, located at ProLogis Park, Pineham, Northampton NN4 9EX, currently being used to supply the CTD Sites;

“Decision” means the CMA’s decision under section 22 of the Act dated 17 February 2025 in connection with the Transaction;

“Divestment Business” means, for each SLC locality either the CTD Site(s) or the Topps Site(s) that corresponds to that locality (as set out in **Appendix 1**), as agreed between Topps and the Proposed Purchaser, with the resulting combination of sites collectively constituting the assets to be divested;

“Divestment Period” means the period of time determined by the CMA and notified in writing to Topps by the CMA;

"Divestment Sites" means the CTD Sites and the Topps Sites;

"enterprise" has the meaning given in section 129(1) of the Act;

"Group of Interconnected Bodies Corporate" has the meaning given in section 129(2) of the Act; references to a Group of Interconnected Bodies Corporate shall be to the Group of Interconnected Bodies Corporate as constituted from time to time;

"Interest" includes shares, an interest in shares and any other interest carrying an entitlement to vote at shareholders' meetings but does not include a contract to acquire shares in the future; and for this purpose "an interest in shares" includes an entitlement by a person other than the registered holder, to exercise any right conferred by the holding of these shares or an entitlement to Control the exercise of such right;

"Key Staff" means staff in positions of executive or managerial responsibility and/or whose performance affects the viability of the Divestment Sites or that are solely dedicated to the Divestment Sites (for the avoidance of doubt, this would include all of the CTD Management Team);

"Proposed Purchaser" means any proposed purchaser for the Divestment Business;

"Subsidiary" shall be construed in accordance with section 1159 of the Companies Act 2006 (as amended), unless otherwise stated;

"Topps" means Topps Tiles Plc (03213782) whose registered address is at Thorpe Way, Grove Park, Enderby, Leicestershire, LE19 1SU;

"Topps Business" means the business of Topps and its Group of Interconnected Bodies Corporate carried on as at 19 August 2024;

"Topps Sites" means Topps Tiles stores listed in **Appendix 1**;

"the Transaction" means the acquisition of CTD, which completed on 19 August 2024;

"Trustee" means the person appointed pursuant to paragraph 4.4, paragraph 4.5 or paragraph 4.7 to carry out the Trustee Functions;

"Trustee Functions" means the functions set out in paragraph 6;

"UK" means the United Kingdom of Great Britain and Northern Ireland;

“Working Day” means any day of the week other than a Saturday or a Sunday or any day that is a public holiday in any part of the United Kingdom under the Banking and Financial Dealings Act 1971;

unless the context requires otherwise, the singular shall include the plural and vice versa.

FOR AND ON BEHALF OF Topps

Signature

Name

Title

Date

DATE ACCEPTED BY THE CMA: Signed by Topps and accepted by the CMA on 24/04/2025.

APPENDIX 1

Divestment Sites

SLC locality	CTD Sites	Topps Sites
Aberdeen	CTD Acquired, Aberdeen	Topps Tiles, Aberdeen Wellington
Inverness	CTD Acquired, Inverness	Topps Tiles, Inverness
Edinburgh	CTD Acquired, Edinburgh Seafield	Alternative suitable Topps site(s)
Dorking	CTD Acquired, Dorking	Topps Tiles, Redhill

APPENDIX 2

Derogations from the IEO

1. Derogation of 3 October 2024.
2. Derogation of 11 November 2024.
3. Derogation of 15 November 2024.
4. Derogation of 25 November 2024.
5. Derogation of 18 December 2024.
6. Derogation of 20 December 2024.
7. Derogation of 20 December 2024.
8. Derogation of 2 January 2025.
9. Derogation of 3 January 2025.
10. Derogation of 23 January 2025.
11. Derogation of 11 February 2025.
12. Derogation of 27 February 2025.