RNS Number : 2996B
RentGuarantor Holdings PLC
30 September 2025

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RentGuarantor Holdings PLC

(the "**Company**" or "**RentGuarantor**")

Conversion of Loan Notes and Total Voting Rights

RentGuarantor (AIM: RGG), a provider of rent guarantee services to prospective tenants across the socio-economic spectrum wishing to rent property in the UK[1] private rental sector, announces that further to its announcement on 16 September 2025, the Company has issued a total of 194,443 new ordinary shares of 10 pence each ("**Ordinary Shares**") at an issue price of 18 pence per Ordinary Share in settlement of the conversion requests for £35,000 of the Company's convertible loan notes (the "**Conversion Shares**").

Further details are provided below in accordance with the requirements of the UK Market Abuse Regulation.

Application has been made for the Conversion Shares to be admitted to trading on the AIM market of the London Stock Exchange ("**Admission**"). It is anticipated that Admission will occur on or around 1 October 2025.

From Admission, the Company's issued Ordinary Share capital will comprise 124,918,149 Ordinary Shares, with one voting right each. The Company does not hold any Ordinary Shares in treasury. Therefore, the total number of Ordinary Shares and voting rights in the Company is 124,918,149.

From Admission, the above figure may be used by shareholders in the Company 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 share capital of the Company under the FCA's Disclosure Guidance and Transparency Rules.

To engage with this announcement on our **Investor Hub**, please use the following link:
https://investorhub.rentguarantor.com/link/eW3XAe

For more information, please contact:

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About RentGuarantor

RentGuarantor provides a rent guarantee service to tenants wishing to rent property in the UK[1] (currently excluding Northern Ireland) from the Private Rental Sector ("PRS"). It is an online service where applications are managed on a secure and bespoke digital platform designed and built by the Company. The goal is to make the process as simple as possible, with applications only taking a few minutes and RentGuarantor seeking to complete the application on the same day.

1 *Currently excluding Northern Ireland.*

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	1. Graham Duncan 2. Kieron Becerra 3. Syritta Ltd
2.	**Reason for the Notification**	
a)	Position/status	1. PDMR (Non-Executive Chairman) 2. PDMR (Chief Financial Officer) 3. Syritta Ltd is a person closely associated with PDMR David Cliff (Non-Executive Director)
b)	Initial notification/Amendment	Initial Notification
3.	**Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor**	
a)	Name	RentGuarantor Holdings Plc
b)	LEI	2138003DCB4A9L6GVK13
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 10 pence each ISIN: GB00BSVJ8W91
b)	Nature of the transaction	Conversion of Loan notes
b)	Price(s) and volume(s)	Price(s): 1. 18 p; 2. 18 p; 3. 18 p Volume(s): 1. 83,333; 2. 55,555; 3. 55,555
d)	Aggregated information: - Aggregated volume - Price	 N/A (single transactions) N/A (single transactions)
e)	Date of the transaction	29 September 2025

f)	Place of the transaction	Outside a trading venue

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