

11 February 2025

essensys plc

("essensys" or the "Group")

Grant of Options

essensys plc (AIM:ESYS), the leading global provider of software and technology to the flexible workspace industry, announces that, on 10 February 2025, it granted a total of 1,855,000 options (the "Options") over ordinary shares of 0.25 pence each ("Ordinary Shares") under the Group's existing Long-Term Incentive Plan (the "LTIP") to the following essensys Directors and PDMRs:

Name	Position	Number of Options over Ordinary Shares
Mark Furness	Chief Executive Officer	700,000
James Lowery	Chief Operating Officer	500,000
Greg Price	Chief Financial Officer	300,000
James Shannon	Chief Product & Technology Officer	355,000

These Options are all subject to performance conditions, details of which will be disclosed in the next annual report. They have an exercise price of 0.25 pence per share and will become exercisable between 10 February 2028 and 10 February 2035.

Mark Furness is treated as acting in concert with other shareholders, being Barry John Clark, Ian Bryn Sadler, Michael John Guest, Michael Grant and Liam Joachim Kavanagh (the "Concert Party"). The Concert Party holds in aggregate 24,447,680 Ordinary Shares in the Company, representing 37.79% of the issued share capital of the Group. Mr Furness has undertaken to the Company that he will not exercise his award over 700,000 Options should such exercise cause either Mr Furness individually or the Concert Party collectively to make a mandatory offer for the Company pursuant to Rule 9 of the City Code on Takeovers and Mergers.

Following these grants, the Group has a total of 5.2 million share options outstanding, representing 8.0% of the existing issued share capital of the Group.

For further information, please contact:

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Mark Furness (*Chief Executive Officer*)
Greg Price (*Chief Financial Officer*)

Singer Capital Markets (nominated adviser and broker) +44 (0)20 7496 3000

Peter Steel / James Fischer

FTI Consulting (public relations adviser) +44 (0)20 3727 1000

Jamie Ricketts / Eve Kimmatzis / Usama Ali

About essensys plc

essensys is the leading global provider of software and technology for flexible, digitally-enabled spaces, buildings and portfolios. The essensys Platform simplifies and automates the delivery and management of next generation, flexible, multi-tenant real estate.

The real estate industry is transforming - it must be flexible to changing market demands, accommodate hybrid working styles, provide move-in ready spaces and deliver frictionless experiences and on-demand services. The office sector is becoming an increasingly digital-first landscape - driven by end-user demand and delivering digitally enabled spaces is key to success. Our software and technology is designed and developed to help solve the complex operational challenges faced by landlords and flexible workspace operators as they grow and scale their operations. We help our customers to deliver a simple, secure and scalable proposition, respond to changing occupier demands in a hybrid world, provide seamless occupier experiences, and realise smart building and ESG ambitions.

Founded in 2006 and listed on the AIM market of the London Stock Exchange since 2019, essensys is active in the UK, Europe, North America and APAC.

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. Mark Furness 2. James Lowery 3. Greg Price 4. James Shannon																
2	Reason for the notification																	
(a)	Position/status	1. Chief Executive Officer 2. Chief Operating Officer 3. Chief Financial Officer 4. Chief Product & Technology Officer																
(b)	Initial notification /Amendment	Initial Notification																
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor																	
(a)	Name	essensys PLC																
(b)	LEI	2138002MSI4WKYNOBS73																
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 0.25 pence each GB00BJL1ZF49																
(b)	Nature of the transaction	Grant of share options under essensys' existing LTIP Scheme																
(c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th></th><th>Price (pence)</th><th>Quantity</th></tr> </thead> <tbody> <tr> <td>1</td><td>0.25</td><td>700,000</td></tr> <tr> <td>2</td><td>0.25</td><td>500,000</td></tr> <tr> <td>3</td><td>0.25</td><td>300,000</td></tr> <tr> <td>4</td><td>0.25</td><td>355,000</td></tr> </tbody> </table>			Price (pence)	Quantity	1	0.25	700,000	2	0.25	500,000	3	0.25	300,000	4	0.25	355,000
	Price (pence)	Quantity																
1	0.25	700,000																
2	0.25	500,000																
3	0.25	300,000																
4	0.25	355,000																
(d)	Aggregated Information, Aggregated volume Prices	N/A - Single transactions																
(e)	Date of the transaction	10 February 2025																
(f)	Place of the transaction	Outside of a trading venue																

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