

1 April 2025

**Foxtons Group plc
 ("the Company")**

Grant of Salary Substitute Restricted Share Awards under the Foxtons Group plc 2020 Restricted Share Plan

Notification and public disclosure of transactions by Persons Discharging Managerial Responsibilities ("PDMRs") and persons closely associated with them

On 1 April 2025, the following awards were granted over the Company's Ordinary £0.01 shares under the Foxtons Group plc 2020 Restricted Share Plan ("RSP") to certain directors / persons discharging managerial responsibility ("PDMRs") of the Company. The Executive Directors, Guy Gittins and Chris Hough, have each voluntarily exchanged 10% of their cash salary for the equivalent value in Salary Substitute Restricted Share Awards. These Awards are therefore being made to satisfy the Executive Directors' Salary Substitute Restricted Share Awards.

Name	Position	% of salary exchanged	No of Ordinary Shares under RSP Award	Option Price
Guy Gittins	Chief Executive Officer	10%	76,637	£Nil
Chris Hough	Chief Financial Officer	10%	49,126	£Nil

No consideration was paid for the grant of the RSP Awards which are structured as nil cost options. The number of Ordinary Shares granted under each RSP Award has been calculated using an Ordinary Share price of 61.07 pence per share being the average of the closing share prices over the three Dealing Days preceding the date of grant.

The normal vesting date of the RSP Awards will be 1 April 2028, being the third anniversary of the award date. Once vested, the RSP Awards will normally be exercisable until the day before the tenth anniversary of the award date. The RSP Awards are subject to a two-year holding period commencing on vesting.

The RSP Awards will ordinarily vest after three years subject to the grantee's continued service.

The relevant notifications set out below are provided in accordance with the requirements of Article 19 of the UK Market Abuse Regulation.

For further information contact:

Foxtons Group plc
 Muhammad Patel, Investor Relations
 +44 (0)20 7893 6261
 investor@foxtonsgroup.co.uk

**Foxtons Group plc
 ("the Company")**

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	Guy Gittins
2	Reason for the notification	
a)	Position/status	CEO
b)	Initial notification/Amendment	Initial Notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Foxtons Group plc
b)	LEI	5493001HCMG6R1MYKC59
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 £0.01 each GB00BCKFY513	
b)	Nature of transaction	Grant of nil cost option of Salary Substitute Restricted Share Awards under the Foxtons Group plc 2020 Restricted Share Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	76,637
d)	Aggregated information - Aggregated volume - Price	N/A single transaction	
e)	Date of the transaction	1 April 2025	
f)	Place of the transaction	XLON	

For further information contact:

Foxtons Group plc	
MUFG Corporate Governance Limited Muhammad Patel, Investor Relations	+44 (0)333 300 1932 +44 (0)20 7893 6261

Foxtons Group plc
("the Company")

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	Chris Hough	
2	Reason for the notification		
a)	Position/status	CFO	
b)	Initial notification/Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Foxtons Group plc	
b)	LEI	5493001HCMG6R1MYKC59	
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 £0.01 each GB00BCKFY513	
b)	Nature of transaction	Grant of nil cost option of Salary Substitute Restricted Share Awards under the Foxtons Group plc 2020 Restricted Share Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	49,126
d)	Aggregated information - Aggregated volume - Price	N/A single transaction	
e)	Date of the transaction	1 April 2025	
f)	Place of the transaction	XLON	

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For further information contact:

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