

7 April 2025

LSL Property Services plc ("LSL" or "the Company")

Transaction in own shares

LSL Property Services plc (the "Company") announces that it has purchased the following number of ordinary shares in the capital of the Company on the London Stock Exchange, through the Company's broker Numis Securities Limited ("Deutsche Numis"):

Ordinary shares

| | |
|--|--------------|
| Date of purchase | 7 April 2025 |
| Total number of shares purchased: | 10,000 |
| Average price paid per share : | GBP 254.1102 |
| Highest price paid per share : | GBP 255.0000 |
| Lowest price paid per share : | GBP 250.0000 |

Such purchases form part of the Company's existing share buyback programme and were effected pursuant to the instructions issued to Deutsche Numis by the Company on 30 April 2024, as announced on that date.

The repurchased shares will be held in treasury. Following the repurchase of these ordinary shares, the Company holds 1,673,761 of its ordinary shares in treasury and has 103,485,189¹ ordinary shares in issue (excluding treasury shares) with voting rights. To the extent that further ordinary shares are repurchased under the programme, these will also be held in treasury.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 (the Market Abuse Regulation), the detailed breakdown of individual trades made by Deutsche Numis on behalf of the Company as part of the share buyback programme is set out below.

For further information, please contact:

Debbie Fish, Company Secretary

investorrelations@lspls.co.uk

| Number of ordinary shares purchased | Transaction price (GBP share) | Time of transaction (UK Time) | Transaction reference number | Trading venue |
|--|--------------------------------------|--------------------------------------|-------------------------------------|----------------------|
| 45 | 255.00 | 12:53:29 | 00074675569TRLO0 | XLON |
| 1515 | 255.00 | 12:53:29 | 00074675570TRLO0 | XLON |
| 1000 | 255.00 | 13:20:31 | 00074676634TRLO0 | XLON |
| 382 | 255.00 | 13:20:31 | 00074676635TRLO0 | XLON |
| 303 | 255.00 | 13:20:39 | 00074676665TRLO0 | XLON |
| 1000 | 255.00 | 13:20:39 | 00074676666TRLO0 | XLON |
| 50 | 255.00 | 13:20:39 | 00074676667TRLO0 | XLON |
| 19 | 255.00 | 15:35:20 | 00074686275TRLO0 | XLON |
| 1987 | 255.00 | 15:35:20 | 00074686276TRLO0 | XLON |
| 137 | 253.00 | 09:58:56 | 00074668064TRLO0 | XLON |
| 1858 | 253.00 | 10:32:40 | 00074669895TRLO0 | XLON |
| 1204 | 253.00 | 14:56:27 | 00074681540TRLO0 | XLON |

| | | | | |
|-----|--------|----------|------------------|------|
| 335 | 250.00 | 08:28:05 | 00074663083TRL00 | XLON |
| 147 | 250.00 | 08:28:05 | 00074663084TRL00 | XLON |
| 18 | 250.00 | 08:28:05 | 00074663085TRL00 | XLON |

- 1 This figure may be used by shareholders 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 Company under the FCA's Disclosure Guidance and Transparency Rules.

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