

### Transactions in own shares

Further to the announcements made on 31 July 2025 and 11 August 2025 St. James's Place plc (the **Company**) announces that on 3 October 2025 it has purchased, in accordance with the authority granted by shareholders at the 2025 Annual General Meeting of the Company, the following number of its ordinary shares of 15 pence each on the London Stock Exchange through Merrill Lynch International.

|                                       |                                                     |
|---------------------------------------|-----------------------------------------------------|
| Ordinary Shares:                      | St. James's Place plc - ordinary shares of 15 pence |
| Date of purchase:                     | 3 October 2025                                      |
| Number of ordinary shares purchased:  | 189,300                                             |
| Lowest price per share (pence):       | 1,289.5000                                          |
| Highest price per share (pence):      | 1,301.5000                                          |
| Average price paid per share (pence): | 1,292.7661                                          |

The Company intends to cancel the purchased shares.

Following the cancellation of the repurchased shares, the remaining number of ordinary shares in issue will be 527,221,510

The figure of 527,221,510 may be used by shareholders (and others with notification obligations) 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 Disclosure and Transparency Rules.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 as it applies in the UK (the Market Abuse Regulation), a full breakdown of the individual purchases is attached to this announcement.

### Enquiries:

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| Transaction Date and Time | Volume | Price (GBp) | Trading Venue | Transaction Reference Number |
|---------------------------|--------|-------------|---------------|------------------------------|
| 03/10/2025 08:24:12       | 313    | 1292.0      | XLON          | 04862285769TRLO1             |
| 03/10/2025 08:25:48       | 555    | 1291.5      | XLON          | 04862299046TRLO1             |
| 03/10/2025 08:25:48       | 756    | 1290.5      | XLON          | 04862299047TRLO1             |
| 03/10/2025 08:35:01       | 225    | 1297.5      | XLON          | 04862354389TRLO1             |
| 03/10/2025 08:35:01       | 596    | 1298.0      | XLON          | 04862354388TRLO1             |
| 03/10/2025 08:35:09       | 245    | 1297.0      | XLON          | 04862354901TRLO1             |
| 03/10/2025 08:35:43       | 153    | 1297.0      | XLON          | 04862358035TRLO1             |
| 03/10/2025 08:35:43       | 214    | 1297.0      | XLON          | 04862358033TRLO1             |
| 03/10/2025 08:35:43       | 1,400  | 1297.0      | XLON          | 04862358034TRLO1             |
| 03/10/2025 08:37:55       | 251    | 1296.0      | XLON          | 04862371488TRLO1             |
| 03/10/2025 08:38:06       | 185    | 1295.0      | XLON          | 04862372479TRLO1             |
| 03/10/2025 08:38:06       | 1,400  | 1295.0      | XLON          | 04862372479TRLO1             |

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| 03/10/2025 08:38:06 | 1,190 | 1295.0 | XLON | 04862372484TRLO1 |
| 03/10/2025 08:38:06 | 1,961 | 1295.0 | XLON | 04862372490TRLO1 |
| 03/10/2025 08:38:06 | 2,507 | 1295.5 | XLON | 04862372473TRLO1 |
| 03/10/2025 08:42:57 | 139   | 1292.0 | XLON | 04862402796TRLO1 |
| 03/10/2025 08:42:57 | 1,399 | 1292.0 | XLON | 04862402797TRLO1 |
| 03/10/2025 08:45:07 | 247   | 1291.5 | XLON | 04862415405TRLO1 |
| 03/10/2025 08:45:07 | 988   | 1291.5 | XLON | 04862415406TRLO1 |
| 03/10/2025 08:46:14 | 1,236 | 1291.0 | XLON | 04862421077TRLO1 |
| 03/10/2025 08:50:12 | 622   | 1290.5 | XLON | 04862441747TRLO1 |
| 03/10/2025 09:19:14 | 35    | 1292.5 | XLON | 04862575781TRLO1 |
| 03/10/2025 09:19:14 | 1,277 | 1292.5 | XLON | 04862575780TRLO1 |
| 03/10/2025 09:20:06 | 48    | 1292.0 | XLON | 04862581400TRLO1 |
| 03/10/2025 09:20:06 | 1,298 | 1292.0 | XLON | 04862581399TRLO1 |
| 03/10/2025 09:20:07 | 478   | 1291.5 | XLON | 04862581433TRLO1 |
| 03/10/2025 09:30:00 | 1,220 | 1291.0 | XLON | 04862628306TRLO1 |
| 03/10/2025 09:36:54 | 238   | 1292.5 | XLON | 04862653296TRLO1 |
| 03/10/2025 09:38:02 | 560   | 1291.5 | XLON | 04862656921TRLO1 |
| 03/10/2025 09:38:02 | 699   | 1292.0 | XLON | 04862656920TRLO1 |
| 03/10/2025 09:45:45 | 220   | 1290.5 | XLON | 04862684528TRLO1 |
| 03/10/2025 09:52:29 | 920   | 1290.0 | XLON | 04862707505TRLO1 |
| 03/10/2025 10:15:10 | 181   | 1293.0 | XLON | 04862798627TRLO1 |
| 03/10/2025 10:15:24 | 656   | 1292.5 | XLON | 04862799334TRLO1 |
| 03/10/2025 10:16:25 | 754   | 1292.0 | XLON | 04862802968TRLO1 |
| 03/10/2025 10:22:07 | 675   | 1290.5 | XLON | 04862821773TRLO1 |
| 03/10/2025 10:24:00 | 903   | 1290.0 | XLON | 04862827524TRLO1 |
| 03/10/2025 10:31:27 | 674   | 1289.5 | XLON | 04862853852TRLO1 |
| 03/10/2025 11:48:21 | 886   | 1299.0 | XLON | 04863100779TRLO1 |
| 03/10/2025 11:48:21 | 1,111 | 1299.0 | XLON | 04863100778TRLO1 |
| 03/10/2025 11:48:21 | 1,392 | 1298.5 | XLON | 04863100780TRLO1 |
| 03/10/2025 12:06:40 | 113   | 1301.0 | XLON | 04863164818TRLO1 |
| 03/10/2025 12:06:40 | 514   | 1301.5 | XLON | 04863164815TRLO1 |
| 03/10/2025 12:06:40 | 782   | 1301.0 | XLON | 04863164816TRLO1 |
| 03/10/2025 12:06:40 | 1,135 | 1301.0 | XLON | 04863164817TRLO1 |
| 03/10/2025 12:07:39 | 2,074 | 1300.5 | XLON | 04863173073TRLO1 |
| 03/10/2025 12:10:11 | 898   | 1297.5 | XLON | 04863187146TRLO1 |
| 03/10/2025 12:10:11 | 1,465 | 1298.0 | XLON | 04863187145TRLO1 |
| 03/10/2025 12:11:09 | 1,119 | 1297.0 | XLON | 04863191343TRLO1 |
| 03/10/2025 12:13:28 | 307   | 1295.5 | XLON | 04863201282TRLO1 |
| 03/10/2025 12:13:28 | 370   | 1295.0 | XLON | 04863201293TRLO1 |
| 03/10/2025 12:13:28 | 414   | 1296.0 | XLON | 04863201288TRLO1 |
| 03/10/2025 12:23:44 | 284   | 1293.5 | XLON | 04863237018TRLO1 |
| 03/10/2025 12:24:21 | 298   | 1293.0 | XLON | 04863238803TRLO1 |
| 03/10/2025 12:24:21 | 580   | 1293.0 | XLON | 04863238804TRLO1 |
| 03/10/2025 12:30:48 | 221   | 1294.0 | XLON | 04863256462TRLO1 |
| 03/10/2025 12:30:53 | 387   | 1293.5 | XLON | 04863256741TRLO1 |
| 03/10/2025 13:19:57 | 799   | 1297.0 | XLON | 04863426527TRLO1 |
| 03/10/2025 13:25:28 | 743   | 1296.5 | XLON | 04863449312TRLO1 |
| 03/10/2025 13:25:29 | 72    | 1296.0 | XLON | 04863449329TRLO1 |
| 03/10/2025 13:25:29 | 683   | 1296.0 | XLON | 04863449330TRLO1 |
| 03/10/2025 13:46:19 | 354   | 1297.0 | XLON | 04863531794TRLO1 |
| 03/10/2025 13:52:20 | 34    | 1296.5 | XLON | 04863556215TRLO1 |

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|---------------------|-------|--------|------|------------------|
| 03/10/2025 13:52:20 | 497   | 1296.0 | XLON | 04863556217TRLO1 |
| 03/10/2025 13:52:20 | 552   | 1296.5 | XLON | 04863556216TRLO1 |
| 03/10/2025 13:58:56 | 745   | 1294.5 | XLON | 04863587204TRLO1 |
| 03/10/2025 14:01:17 | 462   | 1294.0 | XLON | 04863598185TRLO1 |
| 03/10/2025 14:05:45 | 397   | 1293.0 | XLON | 04863631626TRLO1 |
| 03/10/2025 14:31:47 | 537   | 1297.0 | XLON | 04863746999TRLO1 |
| 03/10/2025 14:39:08 | 224   | 1297.5 | XLON | 04863784364TRLO1 |
| 03/10/2025 14:39:08 | 498   | 1297.0 | XLON | 04863784365TRLO1 |
| 03/10/2025 14:39:09 | 496   | 1296.5 | XLON | 04863784505TRLO1 |
| 03/10/2025 14:39:11 | 558   | 1296.0 | XLON | 04863784735TRLO1 |
| 03/10/2025 14:39:19 | 310   | 1295.5 | XLON | 04863786301TRLO1 |
| 03/10/2025 14:39:19 | 796   | 1295.0 | XLON | 04863786302TRLO1 |
| 03/10/2025 14:42:35 | 105   | 1296.5 | XLON | 04863810429TRLO1 |
| 03/10/2025 14:42:35 | 1,741 | 1296.5 | XLON | 04863810428TRLO1 |
| 03/10/2025 14:48:20 | 693   | 1296.0 | XLON | 04863838926TRLO1 |
| 03/10/2025 14:48:20 | 1,092 | 1296.0 | XLON | 04863838925TRLO1 |
| 03/10/2025 14:48:45 | 966   | 1295.5 | XLON | 04863841304TRLO1 |
| 03/10/2025 14:48:45 | 3,004 | 1295.5 | XLON | 04863841303TRLO1 |
| 03/10/2025 14:48:58 | 188   | 1295.0 | XLON | 04863842363TRLO1 |
| 03/10/2025 15:04:50 | 1,075 | 1294.5 | XLON | 04863914373TRLO1 |
| 03/10/2025 15:04:50 | 1,602 | 1294.5 | XLON | 04863914372TRLO1 |
| 03/10/2025 15:05:08 | 422   | 1294.5 | XLON | 04863916449TRLO1 |
| 03/10/2025 15:05:08 | 990   | 1294.5 | XLON | 04863916448TRLO1 |
| 03/10/2025 15:05:24 | 193   | 1294.0 | XLON | 04863917926TRLO1 |
| 03/10/2025 15:05:24 | 1,192 | 1293.5 | XLON | 04863917931TRLO1 |
| 03/10/2025 15:08:54 | 1,140 | 1293.0 | XLON | 04863931861TRLO1 |
| 03/10/2025 15:14:12 | 590   | 1291.5 | XLON | 04863957654TRLO1 |
| 03/10/2025 15:17:08 | 276   | 1291.0 | XLON | 04863972595TRLO1 |
| 03/10/2025 15:17:08 | 284   | 1291.0 | XLON | 04863972600TRLO1 |
| 03/10/2025 15:42:50 | 588   | 1292.5 | XLON | 04864124605TRLO1 |
| 03/10/2025 15:44:10 | 803   | 1292.0 | XLON | 04864137957TRLO1 |
| 03/10/2025 15:50:29 | 1,402 | 1290.5 | XLON | 04864186873TRLO1 |
| 03/10/2025 15:50:41 | 78    | 1290.0 | XLON | 04864188498TRLO1 |
| 03/10/2025 15:50:41 | 410   | 1290.0 | XLON | 04864188493TRLO1 |
| 03/10/2025 16:06:29 | 1,157 | 1292.5 | XLON | 04864287376TRLO1 |
| 03/10/2025 16:12:14 | 269   | 1294.5 | XLON | 04864295309TRLO1 |
| 03/10/2025 16:12:14 | 1,126 | 1294.0 | XLON | 04864295337TRLO1 |
| 03/10/2025 16:17:34 | 175   | 1295.0 | XLON | 04864303579TRLO1 |
| 03/10/2025 16:20:23 | 1,423 | 1294.5 | XLON | 04864307166TRLO1 |
| 03/10/2025 16:20:58 | 887   | 1294.0 | XLON | 04864307922TRLO1 |
| 03/10/2025 16:22:38 | 1,165 | 1293.5 | XLON | 04864310124TRLO1 |
| 03/10/2025 16:25:00 | 517   | 1294.5 | XLON | 04864312968TRLO1 |
| 03/10/2025 16:26:06 | 21    | 1293.5 | XLON | 04864314291TRLO1 |
| 03/10/2025 16:26:06 | 821   | 1293.5 | XLON | 04864314290TRLO1 |
| 03/10/2025 16:29:54 | 23    | 1293.5 | XLON | 04864319260TRLO1 |
| 03/10/2025 16:29:54 | 84    | 1293.5 | XLON | 04864319262TRLO1 |
| 03/10/2025 16:29:55 | 664   | 1293.5 | XLON | 04864319377TRLO1 |
| 03/10/2025 16:35:11 | 792   | 1291.5 | XLON | 04864322996TRLO1 |
| 03/10/2025 16:35:11 | 1,021 | 1291.5 | XLON | 04864322995TRLO1 |
| 03/10/2025 16:35:11 | 1,152 | 1291.5 | XLON | 04864322993TRLO1 |

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| 03/10/2025 16:35:11 | 4,771  | 1291.5 | XLON | 04864322986TRLO1 |
| 03/10/2025 16:35:11 | 5,355  | 1291.5 | XLON | 04864322997TRLO1 |
| 03/10/2025 16:35:11 | 6,002  | 1291.5 | XLON | 04864322979TRLO1 |
| 03/10/2025 16:35:11 | 7,130  | 1291.5 | XLON | 04864322973TRLO1 |
| 03/10/2025 16:35:11 | 9,783  | 1291.5 | XLON | 04864322971TRLO1 |
| 03/10/2025 16:35:11 | 77,003 | 1291.5 | XLON | 04864322969TRLO1 |

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