

22 October 2025

Foxtons Group Plc
("the Company")

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them.

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| 1 | Details of the person discharging managerial responsibilities/person closely associated | |
| a) | Name | Annette Andrews |
| 2 | Reason for the notification | |
| a) | Position/status | PDMR |
| 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 | Purchase of ordinary shares in Foxtons Group plc |
| c) | Price(s) and volume(s) | Price(s) Volume(s) |
| | | £0.54796 187 |
| d) | Aggregated information - Aggregated volume - Price | N/A single transaction |
| e) | Date of the transaction | 14 October 2025 |
| f) | Place of the transaction | XLON |

For further information contact:

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| Foxtons Group plc | |
| MUFG Corporate Governance Limited, Company Secretary Muhammad Patel, Investor Relations | Foxtons@cm.mpms.mufg.com +44 (0) 333 300 1932 +44 20 7893 6261 |

LEI: 5493001HCMG6R1MYKC59

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