

20 November 2025

Notification of Transactions by Persons Discharging Managerial Responsibilities

Great Portland Estates plc (the Company) has been notified that, on 20 November 2025, William Eccleshare, the Chair of the Company, purchased ordinary shares of 15⁵/₁₉ pence in the Company as set out below.

Name	Number of shares purchased	Purchase price per ordinary share	Date of purchase
William Eccleshare	4,000	309.824p	20 November 2025

The Notification of Dealing Form can be found in the table below.

This announcement is made in accordance with Article 19 of the Market Abuse Regulation (EU) 596/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018.

1.	Details of PDMR/person closely associated with them ("PCA")		
a)	Name	William Eccleshare	
2.	Reason for the notification		
a)	Position/status	Chair	
b)	Initial notification/amendment	Initial notification	
3.	Details of the issuer, emission allowance market participant, action platform, auctioneer or auction monitor		
a)	Name	Great Portland Estates plc	
b)	Legal Entity Identifier	213800JMEDD2Q4N1MC42	
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	Ordinary shares of 15 ⁵ / ₁₉ p ISIN: GB00BF5H9P87	
b)	Nature of the transaction	Purchase of shares	
c)	Price(s) and volume(s)	Price	Volume(s)
		309.824p	4,000
d)	Aggregated information <ul style="list-style-type: none">- Aggregated volume- Aggregated price- Aggregated total	Aggregated volume: 4000 Aggregated price: 309.824p Aggregated total: £12,392.96	
e)	Date of transaction	20 November 2025	
f)	Place of the transaction	London Stock Exchange (XLON)	

Contact:

Great Portland Estates plc

Darren Lennark

General Counsel & Company Secretary

020 7647 3000

LEI Number: 213800JMEDD2Q4N1MC42

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