

2 December 2025

Director/PDMR Shareholding

Notification of monthly investment in the Great Portland Estates plc 2010 Share Incentive Plan ('SIP')

Equiniti Share Plan Trustees Limited (the 'Trustee'), in its capacity as the trustees of the SIP, notified the Company on 1 December 2025 that it purchased ordinary shares of 15⁵/₁₉ pence each on 28 November 2025 under the 'Partnership' and 'Matching' element of the SIP.

Under the terms of the SIP, each participating employee can contribute from their monthly salary to purchase 'Partnership Shares', and the Company matches this by awarding two 'Matching Shares', for no consideration, for every one 'Partnership Share' purchased by the participating employee.

The following Executive Directors purchased the number of Partnership Shares set out against their names below, at a price of 318.94 pence per Partnership Share, and were allocated for no consideration the number of Matching Shares (purchased by the Trustees at a price of 316.33 pence per Matching Share) set out against their names below:

| | Number of Partnership Shares acquired under the SIP for the month | Number of Matching Shares acquired under the SIP for the month |
|-------------|---|--|
| T Courtauld | 48 | 96 |
| N Sanderson | 47 | 94 |
| D Nicholson | 47 | 94 |

The following notifications, made in accordance with the UK Market Abuse Regulation, provide further information:

| | | |
|---------------------------------------|--|--|
| 1. | Details of PDMR/person closely associated with them ("PCA") | |
| a) | Name | Toby Courtauld |
| 2. Reason for the notification | | |
| a) | Position/status | Chief Executive / PDMR |
| 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 | Acquisition of shares through the Great Portland Estates plc 2010 Share Incentive Plan |
| c) | Price(s) and volume(s) | Price |
| | Partnership shares | 318.94p |
| | Matching shares | Volume(s) Nil cost 96 |
| d) | Aggregated information - Aggregated volume - Aggregated total | Aggregated volume: 144 Aggregated total: £153.09 |
| e) | Date of transaction | 28 November 2025 |

| | | |
|----|--------------------------|-----------------------------|
| f) | Place of the transaction | London Stock Exchange (LON) |
|----|--------------------------|-----------------------------|

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|-----------|--|--|-----------|
| 1. | Details of PDMR/person closely associated with them ("PCA") | | |
| a) | Name | Nick Sanderson | |
| 2. | Reason for the notification | | |
| a) | Position/status | Chief Financial & Operating Officer / PDMR | |
| 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 | Acquisition of shares through the Great Portland Estates plc 2010 Share Incentive Plan | |
| c) | Price(s) and volume(s) | Price | Volume(s) |
| | Partnership shares | 318.94p | 47 |
| | Matching shares | Nil cost | 94 |
| d) | Aggregated information - Aggregated volume - Aggregated total | Aggregated volume: 141 Aggregated total: £149.90 | |
| e) | Date of transaction | 28 November 2025 | |
| f) | Place of the transaction | London Stock Exchange (LON) | |

| | | | |
|-----------|--|--|-----------|
| 1. | Details of PDMR/person closely associated with them ("PCA") | | |
| a) | Name | Dan Nicholson | |
| 2. | Reason for the notification | | |
| a) | Position/status | Executive Director / PDMR | |
| 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 | Acquisition of shares through the Great Portland Estates plc 2010 Share Incentive Plan | |
| c) | Price(s) and volume(s) | Price | Volume(s) |
| | Partnership shares | 318.94p | 47 |
| | Matching shares | Nil cost | 94 |
| d) | Aggregated information - Aggregated volume - Aggregated total | Aggregated volume: 141 Aggregated total: £149.90 | |
| e) | Date of transaction | 28 November 2025 | |
| f) | Place of the transaction | London Stock Exchange (LON) | |

Contact:

Great Portland Estates plc

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