

22 May 2026

**Foxtons Group plc
 ("the Company")**

Notification and public disclosure of transactions by Persons Discharging Managerial Responsibilities ("PDMRs") and persons closely associated with them

Following the vesting of awards over the Company's Ordinary £0.01 shares granted on 1 April 2022 and 1 April 2023 under the Foxtons Group plc 2020 Restricted Share Plan ("Vesting"), Guy Gittins was entitled to receive a total of 1,810,265 ordinary shares. However, 850,825 ordinary shares were withheld to satisfy tax liabilities arising from Vesting.

The awards are being satisfied by releasing the net number of shares from treasury and no shares will be sold in the market. Accordingly, 959,440 ordinary shares are being released from treasury and delivered to Guy Gittins.

The relevant notifications set out below are provided in accordance with the requirements of Article 19 of the UK Market Abuse Regulation.

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	Guy Gittins	
2	Reason for the notification		
a)	Position/status	CEO	
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	
4A	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	Ordinary shares of £0.01 each	
	Identification code	GB00BCKFY513	
b)	Nature of transaction	Vesting of awards under the Foxtons Group plc 2020 Restricted Share Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	1,810,265
d)	Aggregated information		
	- Aggregated volume	N/A single transaction	
	- Price		
e)	Date of the transaction	21 May 2026	
f)	Place of the transaction	Outside a trading venue	
4B	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	Ordinary shares of £0.01 each	

	Identification code	GB00BCKFY513	
b)	Nature of transaction	Withholding of ordinary shares to satisfy tax liabilities arising on vesting of share awards (net settlement)	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	850,825
d)	Aggregated information	N/A single transaction	
	- Aggregated volume		
	- Price		
e)	Date of the transaction	21 May 2026	
f)	Place of the transaction	Outside a trading venue	

For further information contact:

Foxtons Group plc

MUFG Corporate Governance Limited, Company Secretary +44 (0)333 300 1932

Muhammad Patel, Investor Relations +44 (0)20 7893 6261

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHSEMFMEEMSESI