

2 February 2026

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 2 February 2026 that it purchased ordinary shares of 15⁵/₁₉ pence each on 30 January 2026 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 370.79 pence per Partnership Share, and were allocated for no consideration the number of Matching Shares (purchased by the Trustees at a price of 364.83 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	40	80
D Nicholson	40	80

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	Volume(s)
	Partnership shares	370.79p	40
	Matching shares	Nil cost	80
d)	Aggregated information - Aggregated volume - Aggregated total	Aggregated volume: 120 Aggregated total: £148.32	
e)	Date of transaction	30 January 2026	

f)	Place of the transaction	London Stock Exchange (XLON)
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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	370.79p	40
	Matching shares	Nil cost	80
d)	Aggregated information – Aggregated volume – Aggregated total	Aggregated volume: 120 Aggregated total: £148.31	
e)	Date of transaction	30 January 2026	
f)	Place of the transaction	London Stock Exchange (XLON)	

Contact:

Great Portland Estates plc

Darren Lennark

General Counsel & Company Secretary

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