

1 April 2026

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

Grant of Awards under the Foxtons Group plc 2020 Restricted Share Plan

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

On 1 April 2026, the following awards were granted over the Company's Ordinary £0.01 shares under the Foxtons Group plc 2020 Restricted Share Plan ("RSP") to certain directors / persons discharging managerial responsibility ("PDMRs") of the Company. These Awards are in respect of the annual Restricted Share Plan grant as set out in the Remuneration Policy approved by shareholders.

Name	Position	Number of Ordinary Shares under RSP Award	Option Price
Guy Gittins	Chief Executive Officer	1,073,394	£Nil
Chris Hough	Chief Financial Officer	688,073	£Nil

No consideration was paid for the grant of the RSP Awards which are structured as nil cost options. The number of Ordinary Shares granted under each RSP Award has been calculated using an Ordinary Share price of 43.60 pence per share being the average of the closing share prices over the three Dealing Days preceding the date of grant.

The normal vesting date of the RSP Awards will be 1 April 2029, being the third anniversary of the award date. Once vested, the RSP Awards will normally be exercisable until the day before the tenth anniversary of the award date. The RSP Awards are subject to a two-year holding period commencing on vesting.

The RSP Awards will ordinarily vest after three years subject to the grantee's continued service and a discretionary underpin that allows the Remuneration Committee to make adjustments to the level of vesting if the Committee believes due to business performance, individual performance or wider Company considerations that the vesting should be adjusted.

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

For further information contact:

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

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

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	
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	Ordinary shares of £0.01 each	
	Identification code	GB00BCKFY513	
b)	Nature of transaction	Grant of nil cost option under the Foxtons Group plc 2020 Restricted Share Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	1,073,394
d)	Aggregated information	N/A single transaction	
	- Aggregated volume		
	- Price		
e)	Date of the transaction	1 April 2026	
f)	Place of the transaction	Outside a trading venue	

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	Chris Hough	
2	Reason for the notification		
a)	Position/status	CFO	
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	Ordinary shares of £0.01 each	
	Identification code	GB00BCKFY513	
b)	Nature of transaction	Grant of nil cost option under the Foxtons Group plc 2020 Restricted Share Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	688,073
d)	Aggregated information	N/A single transaction	
	- Aggregated volume		

	- Price	
e)	Date of the transaction	1 April 2026
f)	Place of the transaction	Outside a trading venue

For further information contact:

Foxtons Group plc

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