

10 April 2026

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

Transaction in Own Shares

Foxtons announces that, in accordance with the terms of its share buyback and cancellation programme announced on 8 September 2025 ("Share Buyback Programme"), the Company purchased the following number of its Ordinary Shares of £0.01 each ("Ordinary Shares") through Singer Capital Markets.

| | |
|--|---------------|
| Date of purchase: | 10 April 2026 |
| Aggregate number of Ordinary Shares purchased: | 50,000 |
| Lowest price paid per share (GBP): | 0.425 |
| Highest price paid per share (GBP): | 0.427 |
| Average price paid per share (GBP): | 0.426 |

The purchased shares will be cancelled. After the cancellation of the shares becomes effective, the Ordinary Shares in issue, shares held in treasury and total voting rights of the Company will be as follows:

| | |
|---|-------------|
| Number of Ordinary shares in issue: | 319,224,464 |
| Number of Ordinary shares held in treasury: | 24,709,175 |
| Total voting rights: | 294,515,289 |

The total voting rights figure may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company under the FCA's Disclosure Guidance and Transparency Rules.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 as incorporated into and implemented under English law (the Market Abuse Regulation), the table below contains detailed information of the individual trades made by Singer Capital Markets as part of the Share Buyback Programme.

Individual transactions:

| Number of shares purchased | Time of transaction | Transaction price (per share) |
|----------------------------|---------------------|-------------------------------|
| 25,000 | 16:43:39 | 42.5p |
| 25,000 | 16:09:33 | 42.7p |

This announcement is made in accordance with the requirements of Listing Rule 9.6.6.

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