



1 April 2026

Dear Sir/Madam,

Foxtons Group plc: Annual Report 2025 and Notice of 2026 Annual General Meeting (“AGM”)

I am pleased to enclose the Foxtons Group plc Annual Report and Accounts for the year ended 31 December 2025 and the Chairman’s Letter and Notice of the 2026 AGM.

AGM Arrangements

The AGM will be held at 10.00am local time on Thursday, 7 May 2026 at the Company’s head office at Building 12, Chiswick Park, 566 Chiswick High Road, London, W4 5AN.

Voting

You may submit your votes electronically using the Share Portal service at www.foxtonsshare.co.uk. If you are not already registered for the Share Portal, you will need your IVC reference, which you can find on your share certificate.

Shareholder Enquiries

If you need help with voting online or require a hard copy form of proxy, please contact our Registrar, MUFG Corporate Markets, on Tel: 0371 664 0300. Calls are charged at the standard geographic rate and will vary by provider. Calls outside the United Kingdom will be charged at the applicable international rate. Lines are open between 09:00 – 17:30, Monday to Friday (excluding public holidays in England and Wales), or by email at shareholderenquiries@cm.mpms.mufg.com.

Thank you for your continued support as a shareholder of Foxtons Group plc.

Yours faithfully,

MUFG Corporate Governance Limited
Company Secretary

Additional shareholder information

Dividend payment options

Re-invest your dividends

A Dividend Re-investment Plan offers a convenient way for shareholders to build-up their shareholding by using dividend money to purchase additional shares. The plan is provided by MUFG Corporate Markets.

For more information and an application pack please call 0371 664 0381 (Calls are charged at the standard geographic rate and will vary by provider. Calls outside the United Kingdom will be charged at the applicable international rate. Lines are open between 09:00 - 17:30, Monday to Friday excluding public holidays in England and Wales). Alternatively, you can email shares.uk@cm.mpms.mufig.com or log on to www.foxtonsshare.co.uk

It is important to remember that the value of shares and income from them can fall as well as rise and you may not recover the amount of money you invest. Past performance should not be seen as indicative of future performance. This arrangement should be considered as part of a diversified portfolio.

Arrange to have your dividends paid direct into your bank account. This means that:

- Your dividend reaches your bank account on the payment date.
- It is more secure – cheques can sometimes get lost in the post.
- You don't have the inconvenience of depositing a cheque.
- You avoid the risk of cheque fraud.

If you have a UK bank account, you can sign up for this service on the Share Portal by clicking on 'your dividend options' and following the on screen instructions.

Shareholder Communications

The majority of shareholders choose to receive Annual Reports and Notices of meetings electronically. This has a number of advantages for the Company and its shareholders. It increases the speed of communication, saves you time and reduces print and distribution costs and our impact on the environment.

- If you would like to receive notifications by email, you can register your email address via the Share Portal www.foxtonsshare.co.uk or write to FREEPOST SAS, MUFG Corporate Markets, Central Square, 29 Wellington Street, Leeds, LS1 4DL (no stamp or further address detail is required. Please write in BLOCK CAPITALS)
- If you would like to receive shareholder information in hard copy form, you can register your request via the Share Portal www.foxtonsshare.co.uk or write to FREEPOST SAS, MUFG Corporate Markets, Central Square, 29 Wellington Street, Leeds, LS1 4DL (no stamp or further address detail is required. Please write in BLOCK CAPITALS)

Please note that you still have the right to request hard copies of shareholder information at no charge.

Please note that if you hold your shares corporately or in a CREST account, you are not able to use the Share Portal to inform us of your preferred method of communication and should instead write to FREEPOST SAS, MUFG Corporate Markets, Central Square, 29 Wellington Street, Leeds, LS1 4DL (no stamp or further address detail is required. Please write in BLOCK CAPITALS).

*The Company reserves the right to send hard copy documents to shareholders where, for example, overseas securities laws do not permit electronic communication or in other circumstances where the Company considers that electronic delivery may not be appropriate.