

## Conditional Grant of Share Options

17.07.25

M Winkworth Plc (“Winkworth” or the “Company”) announces that on 16 July 2025 it has granted options (the “Options”) over 75,000 ordinary shares of £0.005 each in the capital of the Company (“Ordinary Shares”) to Thuang Lin “Tara” Tan, the Company’s Chief Operating Officer and a person discharging managerial responsibilities (“PDMR”), under the M Winkworth Plc EMI Share Option Plan 2025 (the “Plan”). The Options carry an exercise price of £0.005 per Ordinary Share and are intended to qualify as EMI share options.

The Options will vest in full on the second anniversary of the date of grant, subject to Tara’s continued employment within the Company, and will lapse if she ceases employment before that date (other than in limited circumstances). Unless previously exercised or lapsed, the Options will be exercisable at any time thereafter until the tenth anniversary of the date of grant. Exercise is subject to a performance condition that the closing mid-price per Ordinary Share on the London Stock Exchange on the dealing day immediately prior to exercise must be at least £2.50. The Board may, in its absolute discretion, waive this condition in the event of a change of control of the Company or other exceptional circumstances.

The Plan is being introduced to replace the expired M Winkworth Plc EMI Share Option Plan and support the Company’s strategy of incentivising, retaining and rewarding eligible employees and directors through equity participation. It permits the grant of tax-advantaged EMI options within the limits and conditions set out in Schedule 5 to the Income Tax (Earnings and Pensions) Act 2003, as well as non-tax advantaged options. Options granted under the Plan may be subject to vesting and performance conditions determined at the time of grant and are exercisable within a ten-year option period. The Plan also contains an overall dilution cap of 5 per cent of the Company’s issued share capital in any rolling ten-year period.

The Company intends that the adoption of the Plan will be subject to shareholder approval at the Company’s annual general meeting to be held in 2026 (the “2026 AGM”). In the event that shareholder approval is not obtained at the 2026 AGM, the Options shall lapse in full.

In aggregate, options outstanding over Ordinary Shares now amount to 461,777, representing approximately 3.58 per cent of the Company’s issued share capital.

Including the above grant of Options, Tara will hold options over 75,000 Ordinary Shares. In addition, Tara holds 3,522 Ordinary Shares in the Company, representing approximately 0.03 per cent of the Company’s issued share capital.

The information contained within this announcement is deemed to constitute inside information as stipulated under the UK Market Abuse Regulation. Upon publication of this announcement, this inside information is now considered to be in the public domain.

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### For further information please contact:

**M Winkworth PLC**  
Tel: 020 7355 0206

Dominic Agace (Chief Executive Officer)  
Andrew Nicol (Chief Financial Officer)

**Shore Capital** (NOMAD and Broker)  
Tel: 020 7408 4090

David Coaten / Henry Willcocks / George Payne

**Milbourne** (Financial PR)  
Tel: 07921 881800

Charlotte McMullen

### About Winkworth

Winkworth is the leading London franchisor of residential real estate agencies with a pre-eminent position in the

## M WINKWORTH PLC PRESS RELEASE

Press Office 020 7355 0220

pressoffice@winkworth.com

80 The Strand

London

WC2R 0DT

mid to upper segments of the sales and lettings markets. The franchise model allows entrepreneurial real estate professionals to provide the highest standards of service under the banner of a long-established brand name and to benefit from the support and promotion that Winkworth offers.

Winkworth is admitted to trading on the AIM Market of the London Stock Exchange.

For further information please visit: [www.winkworthplc.com](http://www.winkworthplc.com)

The FCA notification, made in accordance with the requirements of the UK Market Abuse Regulation, is appended below.

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

<b>1.</b>	<b>Details of PDMR / person closely associated with them ('PCA')</b>		
a)	Name	Thuang Lin "Tara" Tan	
<b>2.</b>	<b>Details of PDMR / person closely associated with them ('PCA')</b>		
a)	Position / status	Chief Operating Officer	
b)	Initial notification / amendment	Initial notification	
<b>3.</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	M Winkworth plc	
b)	LEI	213800W7G6NJ2PRNUM27	
<b>4.</b>	<b>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</b>		
c)	Description of the financial instrument	Options over ordinary shares of 0.5p each in the capital of M Winkworth plc. ISIN: GB00B4TT7L53	
d)	Nature of the transaction	Grant of options over ordinary shares of 0.5p each in the capital of M Winkworth plc	
e)	Price and volume	Price (Pence)	Volume
		0.5	75,000
f)	Aggregated information	As above	
	Aggregated volume		
	Price		
g)	Date of the transaction	16 July 2025	
h)	Place of the transaction	Off market	

**Winkworth**