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Dividend Announcement and Trading Update

13.07.22

The Directors of M Winkworth Plc (“Winkworth” or the “Company”) are pleased to announce that the Company will pay a dividend of 2.7p per ordinary share for the second quarter of 2022 (“Q2 2022”) to shareholders.

While gross sales income across the network in H1 2022 was down some 40% on the exceptionally strong H1 2021, when buyers rushed to complete purchases to take advantage of the stamp duty holiday introduced by the Chancellor in July 2020 and extended from June 2021 to September 2021, H1 2022 was almost 50% higher than in H1 2019, the last period to be unaffected by Covid measures.

Gross lettings income showed a 6% improvement on H1 2021 and a marked increase on H1 2019.

The Directors believe that there is a backlog of unfulfilled sales transactions which are being carried over into the second half of the year and are encouraged by the good levels of both sales applications and valuations, which should provide further support to sales volumes in H2 2022. The outlook for lettings continues to be strong.

While the UK economic outlook and confidence in the housing market remain in question, the Directors are pleased with the Company’s performance in H1 2022 and expect that full year pre-tax profits will be in line with the market forecast of £2.1m, marking a substantial increase on the outcome for 2019.

The timetable for the combined dividend is as follows:

Ex-Dividend Date *	21/07/22
Record Date **	22/07/22
Expected Payment Date	17/08/22

* Shares bought on or after the ex-dividend date will not qualify for the dividend

** Shareholders must be on the Winkworth share register on this date to receive this dividend

- ENDS -

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About Winkworth

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