

Mears Group PLC
("Mears" or "the Group" or "the Company")

Director/PDMR Shareholding

Grant of Deferred Bonus Share Plan awards

Mears Group PLC, the leading provider of services to the Housing sector in the UK, announces that on 22 April 2025 the following awards over ordinary shares of 1 pence each in the Company ("**Shares**") were granted under the Mears Group Deferred Bonus Share Plan to the following directors and persons discharging managerial responsibilities:

| Director/ PDMR | Position | No. of Shares under award |
|-----------------------|-------------------------|----------------------------------|
| Lucas Critchley | Chief Executive Officer | 25,791 |
| Andrew Smith | Chief Financial Officer | 25,791 |

The awards have been granted in the form of nominal-cost options and will normally become exercisable on 22 April 2028.

Contact information

Ben Westran, Company Secretary

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www.mearsgroup.co.uk

About Mears

Mears is a leading provider of services to the Housing sector, providing a range of services to individuals within their homes. We manage and maintain around 450,000 homes across the UK and work predominantly with Central Government and Local Government, typically through long-term contracts. We equally consider the residents of the homes that we manage and maintain to be our customers, and we take pride in the high levels of customer satisfaction that we achieve.

Mears currently employs over 5,000 people and provides services in every region of the UK. In partnership with our Housing clients, we provide property management and maintenance services. Mears has extended its activities to provide broader housing solutions to solve the challenge posed by the lack of affordable housing and to provide accommodation and support for the most vulnerable.

We focus on long-term outcomes for people rather than short-term solutions and invest in innovations that have a positive impact on people's quality of life and on their communities' social, economic, and environmental wellbeing. Our innovative approaches and market leading positions are intended to create value for our customers and the people they serve while also driving sustainable financial returns for our providers of capital, especially our shareholders.

The information set out below is provided in accordance with the requirements of Article 19(3) of the EU Market Abuse Regulation No 596/2014 (as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018).

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 | Lucas Critchley |
| 2. | Reason for the notification | |
| a. | Position/status | Chief Executive Officer |
| b. | Initial notification /Amendment | Initial notification |
| 3. | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | |
| a. | Name | Mears Group PLC |
| b. | LEI | 213800DHCALLH8IRJV57 |
| 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 Identification code | Ordinary shares of 1p each GB0005630420 | | | | |
| b. | Nature of the transaction | Issue of option under deferred share bonus plan | | | | |
| c. | Price(s) and volume(s) | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>0.01 GBP</td><td>25,791</td></tr></table> | Price(s) | Volume(s) | 0.01 GBP | 25,791 |
| Price(s) | Volume(s) | | | | | |
| 0.01 GBP | 25,791 | | | | | |
| d. | Aggregated information <ul style="list-style-type: none">Aggregated volumePrice | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>0.01 GBP</td><td>25,791</td></tr></table> | Price(s) | Volume(s) | 0.01 GBP | 25,791 |
| Price(s) | Volume(s) | | | | | |
| 0.01 GBP | 25,791 | | | | | |
| e. | Date of the transaction | 22 April 2025 | | | | |
| f. | Place of the transaction | Outside a trading venue | | | | |

| | | | | | | |
|----------|---|--|----------|-----------|----------|--------|
| 1. | Details of the person discharging managerial responsibilities / person closely associated | | | | | |
| a. | Name | Andrew Smith | | | | |
| 2. | Reason for the notification | | | | | |
| a. | Position/status | Chief Financial Officer | | | | |
| b. | Initial notification /Amendment | Initial notification | | | | |
| 3. | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | | | | | |
| a. | Name | Mears Group PLC | | | | |
| b. | LEI | 213800DHCALLH8IRJV57 | | | | |
| 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 | | | | | |
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