

## Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

[This form is required for disclosure of transactions under Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation)]

1	Details of the person discharging managerial responsibilities/person closely associated					
a)	Name	<i>Teleios Capital Partners LLC</i>				
2	Reason for the notification					
a)	Position/status	<i>A person closely associated with a person discharging managerial responsibilities. Max Steinebach Non-executive Director</i>				
b)	Initial Notification Amendment	<i>Initial notification</i>				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Glenveagh Properties plc				
b)	LEI	635400QUQ2YYGMOAK834				
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	<i>Glenveagh Properties plc Ordinary Shares of €0.001 each ISIN: IE00BD6JX574</i>				
b)	Nature of the transaction	<i>Sale of shares</i>				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td><i>Euro 1.77</i></td><td><i>28,381,760</i></td></tr> </tbody> </table>	Price(s)	Volume(s)	<i>Euro 1.77</i>	<i>28,381,760</i>
Price(s)	Volume(s)					
<i>Euro 1.77</i>	<i>28,381,760</i>					
d)	Aggregated information - Aggregated volume - Price	<i>Not applicable - single sale</i>				
e)	Date of the transaction	<i>8 October 2025</i>				
f)	Place of the transaction	<i>Dublin</i>				
g)	Additional Information	<a href="https://www.londonstockexchange.com/news-article/market-news/result-of-secondary-placing-in-glenveagh/17268143">https://www.londonstockexchange.com/news-article/market-news/result-of-secondary-placing-in-glenveagh/17268143</a>  <b>RESULTS OF PLACING OF ORDINARY SHARES IN GLENVEAGH PROPERTIES PLC</b> <i>Further to the announcement released on 07 October 2025 in relation to a</i>				

proposed secondary sale of ordinary shares (the "**Placing Shares**") in Glenveagh Properties Plc ("**Glenveagh**" or the "**Company**"), Teleios Capital Partners LLC, acting through Teleios Global Opportunities Master Fund, Ltd. (the "**Seller**") announces that, subject to completion, it has sold in aggregate 28,381,760 ordinary shares at the price of €1.77 per share. The Placing Shares represent approximately 5.3% of Glenveagh's issued share capital.

Following the completion of the Placing, the Seller will hold 85,515,525 ordinary shares corresponding to approximately 16.1% of Glenveagh's entire issued share capital. These shares are subject to a 150-day lock-up undertaking (subject to certain customary exceptions).

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