

MJ GLEESON plc
Incorporated in England and Wales
Registration number: 09268016
LEI: 21380064K7N2W7FD6434
ISIN: GB00BRKD9Z53

24 October 2025

MJ Gleeson Plc **("the Company")**

LTIP Options to Directors and PDMRs

The Company announces that on 23 October 2025 under the Company's Long Term Incentive Plan (the "Plan"), that the Directors and Persons Discharging Management Responsibilities ("PDMR") listed below were granted nil-cost share options (each an "Option") over Ordinary Shares of 2p each in the Company ("Shares") as follows:

DIRECTOR / PDMR	Number of Shares subject to Option
Graham Prothero (Chief Executive Officer)	247,099
Stefan Allanson (Chief Financial Officer)	153,654
Leanne Johnson (Company Secretary)	15,297
Simon Topliss (Chief Operating Officer, Gleeson Homes)	30,453

Each Option was granted pursuant to the Plan approved by shareholders in December 2016 and amended by the Board in accordance with paragraph 19.2 of the Plan, in September 2023.

No consideration was paid for the grant of the Options. The number of Shares subject to each Option was calculated based on a share price of 353p, being the mid-market closing price, as derived from the London Stock Exchange daily Official List, for dealings on 22 October 2025.

For Graham Prothero and Stefan Allanson, vesting of each Option is conditional upon achieving certain performance targets over the three-year performance period ending 30 June 2028 and continued service (save for good leaver treatment) through to the assessment of the performance targets. Full details of the performance targets are disclosed in the Company's FY25 Annual Report and, to the extent they become vested, the Options will normally become exercisable when Company announces its financial results for the financial year ending 30 June 2030.

For the PDMRs the Options are subject to a performance underpin condition and a continued service requirement through to the time vesting of the Options. To the extent they become vested, the Options will normally become exercisable when Company announces its financial results for the financial year ending 30 June 2028.

Enquiries:

Leanne Johnson
Head of Legal and Company Secretary
MJ Gleeson plc

Tel: 01142 612 900

The Notification of Dealing Forms set out below are provided in accordance with the requirements of the UK Market Abuse Regulation.

1. Details of PDMR / person closely associated with them ('CAP')	
a) First Name	Graham
b) Last Name	Prothero
2. Reasons 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)	Full name of the entity	MJ Gleeson Plc						
b)	Legal Entity Identifier code	21380064K7N2W7FD6434						
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 Identification Code	Ordinary Shares of £0.02 each GB00BRKD9Z53						
b)	Nature of the transaction	Grant of a nil cost Option over Ordinary Shares under the Company's LTIP						
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>Nil</td><td>247,099</td></tr> <tr> <td></td><td></td></tr> </tbody> </table>	Price(s)	Volume(s)	Nil	247,099		
Price(s)	Volume(s)							
Nil	247,099							
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction						
e)	Date of the transaction	23 October 2025						
f)	Place of the transaction	Outside a trading venue						

1. Details of PDMR / person closely associated with them ('CAP')								
a)	First Name	Stefan						
b)	Last Name	Allanson						
2. Reasons 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)	Full name of the entity	MJ Gleeson Plc						
b)	Legal Entity Identifier code	21380064K7N2W7FD6434						
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f)	Place of the transaction	Outside a trading venue						

1. Details of PDMR / person closely associated with them ('CAP')		
a)	First Name	Leanne
b)	Last Name	Johnson
2. Reasons for the notification		
a)	Position / status	Company Secretary
b)	Initial notification / amendment	Initial Notification
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Full name of the entity	MJ Gleeson Plc
b)	Legal Entity Identifier code	21380064K7N2W7FD6434
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e)	Date of the transaction	23 October 2025						
f)	Place of the transaction	Outside a trading venue						

1. Details of PDMR / person closely associated with them ('CAP')								
a)	First Name	Simon						
b)	Last Name	Topliss						
2. Reasons for the notification								
a)	Position / status	Chief Operating Officer (Gleeson Homes)						
b)	Initial notification / amendment	Initial Notification						
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor								
a)	Full name of the entity	MJ Gleeson Plc						
b)	Legal Entity Identifier code	21380064K7N2W7FD6434						
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