

6 November 2025

## MJ Gleeson Plc ("the Company")

### Notification of Transaction by Directors/PDMRs

The Company was notified on 6 November 2025 that the Directors and Persons Discharging Management Responsibilities ("PDMR") listed below acquired Ordinary shares in the Company in London on 5 November 2025 at a purchase price of £3.49 per Ordinary Share through a Profit Sharing Employee Share Ownership Scheme (the "Scheme") which has been approved by HMRC.

This information set out below is 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	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						
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	Acquisition through the Scheme						
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£3.49 per share</td><td>57 shares</td></tr><tr><td colspan="2">Note: this was a single transaction.</td></tr></table>	Price(s)	Volume(s)	£3.49 per share	57 shares	Note: this was a single transaction.	
Price(s)	Volume(s)							
£3.49 per share	57 shares							
Note: this was a single transaction.								
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction.						
e)	Date of the transaction	2025-11-05						
f)	Place of the transaction	London Stock Exchange (XLON)						

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	2025-11-05
f)	Place of the transaction	London Stock Exchange (XLON)

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								
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e)	Date of the transaction	2025-11-05							
f)	Place of the transaction	London Stock Exchange (XLON)							

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							
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	Ordinary Shares of £0.02 each							
	Identification Code	GB00BRKD9Z53							
b)	Nature of the transaction	Acquisition through the Scheme.							
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£3.49 per share</td><td>57 shares</td></tr><tr><td></td><td></td></tr></table> Note: this was a single transaction.		Price(s)	Volume(s)	£3.49 per share	57 shares		
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Enquiries:

Leanne Johnson  
Company Secretary  
MJ Gleeson plc

Tel: 01142 612900

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