

**Glenveagh Properties plc  
Transaction in Own Shares**

Glenveagh Properties plc ("Glenveagh") announces that on Friday, 21 November 2025 it purchased the following number of its ordinary shares (the "ordinary shares") on Euronext Dublin, from Glenveagh's broker Jefferies International Limited. The ordinary shares purchased will be cancelled.

|                                      |          |
|--------------------------------------|----------|
| Number of ordinary shares purchased: | 144,000  |
| Highest price paid per share:        | € 1.878  |
| Lowest price paid per share:         | € 1.828  |
| Volume weighted average price paid:  | € 1.8547 |

The purchases form part of Glenveagh's share buyback programme announced on 06 September 2024.

Following settlement and cancellation of the above transactions, Glenveagh will have 521,156,063 ordinary shares in issue. Glenveagh holds nil ordinary shares in treasury.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 (the Market Abuse Regulation) (also in force in the UK, from time to time, including, where relevant, pursuant to the UK's Market Abuse (Amendment) (EU Exit) Regulations 2019), a detailed breakdown of individual trades made by Jefferies International Limited on behalf of Glenveagh as part of the buyback programme is scheduled to this announcement.

Contact:  
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Group Company Secretary  
Tel: +353 (0) 1 9037100

|                    |                                 |
|--------------------|---------------------------------|
| Issuer name:       | Glenveagh Properties plc        |
| LEI                | 635400QUQ2YYGMOAK834            |
| ISIN:              | IE00BD6JX574                    |
| Intermediary name: | Jefferies International Limited |
| Intermediary code: | JEFFGB2XXX                      |
| Time zone:         | UKT                             |
| Currency:          | EUR                             |

**Euronext Dublin**

| Number of Shares | Gross Share Price | Currency | Trade Time | Exchange | Trade ID             |
|------------------|-------------------|----------|------------|----------|----------------------|
| 753              | 1.830             | EUR      | 8:13:07    | XMSM     | 00500352381TRLO1.1.1 |
| 1,109            | 1.830             | EUR      | 8:13:07    | XMSM     | 00500352380TRLO1.1.1 |
| 757              | 1.828             | EUR      | 8:14:54    | XMSM     | 00500352662TRLO1.1.1 |
| 1,001            | 1.828             | EUR      | 8:20:50    | XMSM     | 00500353585TRLO1.1.1 |
| 564              | 1.838             | EUR      | 8:30:09    | XMSM     | 00500355250TRLO1.1.1 |
| 73               | 1.838             | EUR      | 8:30:09    | XMSM     | 00500355252TRLO1.1.1 |
| 440              | 1.838             | EUR      | 8:30:09    | XMSM     | 00500355251TRLO1.1.1 |
| 683              | 1.838             | EUR      | 8:30:23    | XMSM     | 00500355354TRLO1.1.1 |
| 53               | 1.832             | EUR      | 8:33:59    | XMSM     | 00500355960TRLO1.1.1 |
| 126              | 1.832             | EUR      | 8:33:59    | XMSM     | 00500355961TRLO1.1.1 |
| 475              | 1.834             | EUR      | 8:33:59    | XMSM     | 00500355962TRLO1.1.1 |
| 494              | 1.832             | EUR      | 8:42:34    | XMSM     | 00500357244TRLO1.1.1 |
| 423              | 1.834             | EUR      | 8:42:34    | XMSM     | 00500357245TRLO1.1.1 |
| 993              | 1.834             | EUR      | 8:45:03    | XMSM     | 00500357789TRLO1.1.1 |
| 34               | 1.840             | EUR      | 8:52:41    | XMSM     | 00500359550TRLO1.1.1 |
| 277              | 1.840             | EUR      | 8:52:42    | XMSM     | 00500359551TRLO1.1.1 |
| 1,799            | 1.840             | EUR      | 9:01:04    | XMSM     | 00500362762TRLO1.1.1 |
| 1,243            | 1.840             | EUR      | 9:05:19    | XMSM     | 00500364979TRLO1.1.1 |
| 1,618            | 1.838             | EUR      | 9:35:11    | XMSM     | 00500373695TRLO1.1.1 |
| 2,583            | 1.838             | EUR      | 9:35:11    | XMSM     | 00500373696TRLO1.1.1 |
| 987              | 1.838             | EUR      | 9:35:11    | XMSM     | 00500373697TRLO1.1.1 |
| 57               | 1.838             | EUR      | 9:47:28    | XMSM     | 00500377769TRLO1.1.1 |
| 798              | 1.838             | EUR      | 9:47:28    | XMSM     | 00500377768TRLO1.1.1 |

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|-------|-------|-----|----------|------|----------------------|
| 80    | 1.838 | EUR | 9:53:41  | XMSM | 00500379544TRLO1.1.1 |
| 1,031 | 1.838 | EUR | 9:53:41  | XMSM | 00500379543TRLO1.1.1 |
| 207   | 1.838 | EUR | 9:53:41  | XMSM | 00500379545TRLO1.1.1 |
| 721   | 1.838 | EUR | 10:00:15 | XMSM | 00500380946TRLO1.1.1 |
| 171   | 1.838 | EUR | 10:00:15 | XMSM | 00500380947TRLO1.1.1 |
| 132   | 1.838 | EUR | 10:10:11 | XMSM | 00500383788TRLO1.1.1 |
| 281   | 1.838 | EUR | 10:10:11 | XMSM | 00500383789TRLO1.1.1 |
| 709   | 1.838 | EUR | 10:10:11 | XMSM | 00500383790TRLO1.1.1 |
| 266   | 1.838 | EUR | 10:12:37 | XMSM | 00500384256TRLO1.1.1 |
| 822   | 1.838 | EUR | 10:12:37 | XMSM | 00500384257TRLO1.1.1 |
| 176   | 1.838 | EUR | 10:16:36 | XMSM | 00500385219TRLO1.1.1 |
| 600   | 1.838 | EUR | 10:16:36 | XMSM | 00500385220TRLO1.1.1 |
| 241   | 1.838 | EUR | 10:23:01 | XMSM | 00500386626TRLO1.1.1 |
| 683   | 1.838 | EUR | 10:23:01 | XMSM | 00500386627TRLO1.1.1 |
| 927   | 1.836 | EUR | 10:27:42 | XMSM | 00500387813TRLO1.1.1 |
| 75    | 1.836 | EUR | 10:27:42 | XMSM | 00500387815TRLO1.1.1 |
| 171   | 1.836 | EUR | 10:27:42 | XMSM | 00500387814TRLO1.1.1 |
| 49    | 1.836 | EUR | 10:32:47 | XMSM | 00500389041TRLO1.1.1 |
| 806   | 1.836 | EUR | 10:32:47 | XMSM | 00500389042TRLO1.1.1 |
| 41    | 1.840 | EUR | 10:50:57 | XMSM | 00500392522TRLO1.1.1 |
| 170   | 1.840 | EUR | 10:53:08 | XMSM | 00500393182TRLO1.1.1 |
| 1,814 | 1.840 | EUR | 10:53:08 | XMSM | 00500393183TRLO1.1.1 |
| 261   | 1.840 | EUR | 10:53:08 | XMSM | 00500393184TRLO1.1.1 |
| 623   | 1.840 | EUR | 10:53:08 | XMSM | 00500393185TRLO1.1.1 |
| 135   | 1.840 | EUR | 10:57:07 | XMSM | 00500394283TRLO1.1.1 |
| 1,019 | 1.840 | EUR | 10:57:07 | XMSM | 00500394282TRLO1.1.1 |
| 1,276 | 1.840 | EUR | 10:57:07 | XMSM | 00500394284TRLO1.1.1 |
| 161   | 1.838 | EUR | 11:00:59 | XMSM | 00500395556TRLO1.1.1 |
| 1,147 | 1.844 | EUR | 11:08:28 | XMSM | 00500397275TRLO1.1.1 |
| 605   | 1.844 | EUR | 11:08:28 | XMSM | 00500397276TRLO1.1.1 |
| 1,424 | 1.846 | EUR | 11:10:12 | XMSM | 00500397506TRLO1.1.1 |
| 78    | 1.846 | EUR | 11:15:03 | XMSM | 00500398690TRLO1.1.1 |
| 168   | 1.846 | EUR | 11:15:03 | XMSM | 00500398691TRLO1.1.1 |
| 625   | 1.846 | EUR | 11:15:03 | XMSM | 00500398692TRLO1.1.1 |
| 47    | 1.846 | EUR | 11:21:03 | XMSM | 00500399842TRLO1.1.1 |
| 1,030 | 1.846 | EUR | 11:21:03 | XMSM | 00500399843TRLO1.1.1 |
| 1,128 | 1.846 | EUR | 11:27:49 | XMSM | 00500401395TRLO1.1.1 |
| 1,216 | 1.842 | EUR | 11:37:22 | XMSM | 00500403132TRLO1.1.1 |
| 290   | 1.844 | EUR | 11:42:37 | XMSM | 00500403784TRLO1.1.1 |
| 716   | 1.844 | EUR | 11:42:37 | XMSM | 00500403783TRLO1.1.1 |
| 238   | 1.844 | EUR | 11:42:37 | XMSM | 00500403786TRLO1.1.1 |
| 260   | 1.844 | EUR | 11:42:37 | XMSM | 00500403785TRLO1.1.1 |
| 1,040 | 1.844 | EUR | 11:48:30 | XMSM | 00500404628TRLO1.1.1 |
| 418   | 1.840 | EUR | 11:59:17 | XMSM | 00500406835TRLO1.1.1 |
| 47    | 1.840 | EUR | 12:05:51 | XMSM | 00500408165TRLO1.1.1 |
| 655   | 1.840 | EUR | 12:05:51 | XMSM | 00500408166TRLO1.1.1 |
| 834   | 1.840 | EUR | 12:05:51 | XMSM | 00500408167TRLO1.1.1 |
| 312   | 1.840 | EUR | 12:08:12 | XMSM | 00500408533TRLO1.1.1 |
| 470   | 1.840 | EUR | 12:08:12 | XMSM | 00500408534TRLO1.1.1 |
| 475   | 1.840 | EUR | 12:10:36 | XMSM | 00500408877TRLO1.1.1 |
| 494   | 1.840 | EUR | 12:10:36 | XMSM | 00500408876TRLO1.1.1 |
| 504   | 1.840 | EUR | 12:10:36 | XMSM | 00500408875TRLO1.1.1 |
| 159   | 1.840 | EUR | 12:15:59 | XMSM | 00500409928TRLO1.1.1 |
| 398   | 1.840 | EUR | 12:15:59 | XMSM | 00500409929TRLO1.1.1 |
| 539   | 1.840 | EUR | 12:15:59 | XMSM | 00500409930TRLO1.1.1 |
| 328   | 1.840 | EUR | 12:20:59 | XMSM | 00500410837TRLO1.1.1 |
| 687   | 1.840 | EUR | 12:20:59 | XMSM | 00500410836TRLO1.1.1 |
| 1,334 | 1.832 | EUR | 12:27:30 | XMSM | 00500412351TRLO1.1.1 |
| 77    | 1.838 | EUR | 12:32:42 | XMSM | 00500413786TRLO1.1.1 |
| 665   | 1.838 | EUR | 12:32:42 | XMSM | 00500413785TRLO1.1.1 |
| 4     | 1.840 | EUR | 12:39:12 | XMSM | 00500415098TRLO1.1.1 |
| 897   | 1.840 | EUR | 12:39:12 | XMSM | 00500415099TRLO1.1.1 |
| 1,417 | 1.840 | EUR | 12:47:30 | XMSM | 00500416744TRLO1.1.1 |
| 54    | 1.842 | EUR | 13:07:08 | XMSM | 00500420490TRLO1.1.1 |
| 9     | 1.842 | EUR | 13:07:08 | XMSM | 00500420491TRLO1.1.1 |
| 22    | 1.842 | EUR | 13:07:08 | XMSM | 00500420492TRLO1.1.1 |

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|-------|-------|-----|----------|------|----------------------|
| 38    | 1.842 | EUR | 13:07:08 | XMSM | 00500420492TRLO1.1.1 |
| 261   | 1.842 | EUR | 13:08:57 | XMSM | 00500420880TRLO1.1.1 |
| 47    | 1.842 | EUR | 13:22:28 | XMSM | 00500423304TRLO1.1.1 |
| 47    | 1.842 | EUR | 13:22:28 | XMSM | 00500423305TRLO1.1.1 |
| 294   | 1.850 | EUR | 13:50:42 | XMSM | 00500429272TRLO1.1.1 |
| 315   | 1.850 | EUR | 13:50:42 | XMSM | 00500429269TRLO1.1.1 |
| 99    | 1.850 | EUR | 13:50:42 | XMSM | 00500429274TRLO1.1.1 |
| 93    | 1.850 | EUR | 13:50:42 | XMSM | 00500429275TRLO1.1.1 |
| 1,261 | 1.850 | EUR | 13:51:27 | XMSM | 00500429427TRLO1.1.1 |
| 907   | 1.850 | EUR | 13:51:27 | XMSM | 00500429429TRLO1.1.1 |
| 9,258 | 1.850 | EUR | 13:51:27 | XMSM | 00500429428TRLO1.1.1 |
| 1,109 | 1.850 | EUR | 13:51:27 | XMSM | 00500429430TRLO1.1.1 |
| 32    | 1.850 | EUR | 13:53:49 | XMSM | 00500429987TRLO1.1.1 |
| 541   | 1.850 | EUR | 13:53:49 | XMSM | 00500429986TRLO1.1.1 |
| 15    | 1.850 | EUR | 13:53:49 | XMSM | 00500429988TRLO1.1.1 |
| 718   | 1.850 | EUR | 14:01:41 | XMSM | 00500432158TRLO1.1.1 |
| 27    | 1.850 | EUR | 14:04:57 | XMSM | 00500432921TRLO1.1.1 |
| 1,013 | 1.850 | EUR | 14:04:57 | XMSM | 00500432922TRLO1.1.1 |
| 23    | 1.850 | EUR | 14:04:57 | XMSM | 00500432923TRLO1.1.1 |
| 79    | 1.850 | EUR | 14:04:57 | XMSM | 00500432924TRLO1.1.1 |
| 797   | 1.850 | EUR | 14:04:57 | XMSM | 00500432925TRLO1.1.1 |
| 1,020 | 1.850 | EUR | 14:04:57 | XMSM | 00500432926TRLO1.1.1 |
| 1,131 | 1.850 | EUR | 14:04:57 | XMSM | 00500432927TRLO1.1.1 |
| 751   | 1.846 | EUR | 14:12:04 | XMSM | 00500434750TRLO1.1.1 |
| 702   | 1.846 | EUR | 14:12:04 | XMSM | 00500434751TRLO1.1.1 |
| 918   | 1.846 | EUR | 14:12:04 | XMSM | 00500434752TRLO1.1.1 |
| 908   | 1.846 | EUR | 14:14:02 | XMSM | 00500435225TRLO1.1.1 |
| 1,054 | 1.852 | EUR | 14:31:33 | XMSM | 00500441294TRLO1.1.1 |
| 5,923 | 1.852 | EUR | 14:31:33 | XMSM | 00500441295TRLO1.1.1 |
| 1,054 | 1.852 | EUR | 14:31:33 | XMSM | 00500441296TRLO1.1.1 |
| 1,066 | 1.856 | EUR | 14:37:53 | XMSM | 00500446172TRLO1.1.1 |
| 2,002 | 1.856 | EUR | 14:37:53 | XMSM | 00500446171TRLO1.1.1 |
| 1,568 | 1.856 | EUR | 14:40:07 | XMSM | 00500447709TRLO1.1.1 |
| 902   | 1.860 | EUR | 14:42:25 | XMSM | 00500449401TRLO1.1.1 |
| 48    | 1.860 | EUR | 14:44:30 | XMSM | 00500450929TRLO1.1.1 |
| 927   | 1.860 | EUR | 14:44:30 | XMSM | 00500450928TRLO1.1.1 |
| 975   | 1.854 | EUR | 14:45:45 | XMSM | 00500452394TRLO1.1.1 |
| 776   | 1.860 | EUR | 14:48:44 | XMSM | 00500455373TRLO1.1.1 |
| 13    | 1.864 | EUR | 14:54:38 | XMSM | 00500459704TRLO1.1.1 |
| 69    | 1.864 | EUR | 14:54:38 | XMSM | 00500459703TRLO1.1.1 |
| 874   | 1.864 | EUR | 14:54:38 | XMSM | 00500459705TRLO1.1.1 |
| 1,577 | 1.864 | EUR | 14:54:38 | XMSM | 00500459706TRLO1.1.1 |
| 549   | 1.864 | EUR | 14:56:16 | XMSM | 00500461154TRLO1.1.1 |
| 872   | 1.864 | EUR | 14:56:16 | XMSM | 00500461156TRLO1.1.1 |
| 1,006 | 1.864 | EUR | 14:56:16 | XMSM | 00500461155TRLO1.1.1 |
| 80    | 1.866 | EUR | 14:59:56 | XMSM | 00500464659TRLO1.1.1 |
| 146   | 1.870 | EUR | 15:05:52 | XMSM | 00500470767TRLO1.1.1 |
| 318   | 1.870 | EUR | 15:05:52 | XMSM | 00500470769TRLO1.1.1 |
| 909   | 1.870 | EUR | 15:05:52 | XMSM | 00500470768TRLO1.1.1 |
| 953   | 1.870 | EUR | 15:05:52 | XMSM | 00500470770TRLO1.1.1 |
| 2,223 | 1.870 | EUR | 15:05:52 | XMSM | 00500470771TRLO1.1.1 |
| 1,635 | 1.870 | EUR | 15:08:31 | XMSM | 00500472827TRLO1.1.1 |
| 1,660 | 1.874 | EUR | 15:12:48 | XMSM | 00500475664TRLO1.1.1 |
| 1,175 | 1.872 | EUR | 15:14:52 | XMSM | 00500477059TRLO1.1.1 |
| 909   | 1.872 | EUR | 15:16:51 | XMSM | 00500478771TRLO1.1.1 |
| 1,156 | 1.872 | EUR | 15:20:13 | XMSM | 00500481715TRLO1.1.1 |
| 760   | 1.870 | EUR | 15:22:07 | XMSM | 00500483729TRLO1.1.1 |
| 279   | 1.876 | EUR | 15:25:20 | XMSM | 00500486554TRLO1.1.1 |
| 669   | 1.876 | EUR | 15:26:26 | XMSM | 00500487503TRLO1.1.1 |
| 1,381 | 1.876 | EUR | 15:26:26 | XMSM | 00500487504TRLO1.1.1 |
| 582   | 1.874 | EUR | 15:28:17 | XMSM | 00500489203TRLO1.1.1 |
| 709   | 1.874 | EUR | 15:28:17 | XMSM | 00500489202TRLO1.1.1 |
| 895   | 1.874 | EUR | 15:30:17 | XMSM | 00500492007TRLO1.1.1 |
| 1,069 | 1.874 | EUR | 15:33:37 | XMSM | 00500495725TRLO1.1.1 |
| 1,077 | 1.874 | EUR | 15:35:24 | XMSM | 00500497500TRLO1.1.1 |
| 449   | 1.872 | EUR | 15:38:30 | XMSM | 00500500704TRLO1.1.1 |

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|-------|-------|-----|----------|------|----------------------|
| 575   | 1.872 | EUR | 15:38:48 | XMSM | 00500500960TRLO1.1.1 |
| 364   | 1.872 | EUR | 15:40:10 | XMSM | 00500501953TRLO1.1.1 |
| 1,175 | 1.874 | EUR | 15:44:55 | XMSM | 00500505107TRLO1.1.1 |
| 1,091 | 1.872 | EUR | 15:45:15 | XMSM | 00500505391TRLO1.1.1 |
| 2,335 | 1.872 | EUR | 15:45:15 | XMSM | 00500505390TRLO1.1.1 |
| 1,091 | 1.872 | EUR | 15:50:49 | XMSM | 00500509800TRLO1.1.1 |
| 876   | 1.872 | EUR | 15:50:49 | XMSM | 00500509802TRLO1.1.1 |
| 878   | 1.872 | EUR | 15:50:49 | XMSM | 00500509801TRLO1.1.1 |
| 323   | 1.872 | EUR | 15:53:11 | XMSM | 00500511645TRLO1.1.1 |
| 19    | 1.872 | EUR | 15:53:11 | XMSM | 00500511646TRLO1.1.1 |
| 637   | 1.872 | EUR | 15:53:11 | XMSM | 00500511647TRLO1.1.1 |
| 869   | 1.870 | EUR | 15:54:57 | XMSM | 00500513077TRLO1.1.1 |
| 917   | 1.870 | EUR | 16:01:05 | XMSM | 00500517614TRLO1.1.1 |
| 10    | 1.870 | EUR | 16:02:03 | XMSM | 00500518222TRLO1.1.1 |
| 927   | 1.870 | EUR | 16:02:03 | XMSM | 00500518224TRLO1.1.1 |
| 1,369 | 1.870 | EUR | 16:02:03 | XMSM | 00500518223TRLO1.1.1 |
| 891   | 1.870 | EUR | 16:02:03 | XMSM | 00500518225TRLO1.1.1 |
| 568   | 1.872 | EUR | 16:04:12 | XMSM | 00500519934TRLO1.1.1 |
| 337   | 1.872 | EUR | 16:04:12 | XMSM | 00500519935TRLO1.1.1 |
| 189   | 1.870 | EUR | 16:05:31 | XMSM | 00500520918TRLO1.1.1 |
| 490   | 1.870 | EUR | 16:06:12 | XMSM | 00500521375TRLO1.1.1 |
| 824   | 1.870 | EUR | 16:06:18 | XMSM | 00500521448TRLO1.1.1 |
| 147   | 1.876 | EUR | 16:12:31 | XMSM | 00500526030TRLO1.1.1 |
| 856   | 1.876 | EUR | 16:12:31 | XMSM | 00500526031TRLO1.1.1 |
| 494   | 1.876 | EUR | 16:12:31 | XMSM | 00500526032TRLO1.1.1 |
| 215   | 1.876 | EUR | 16:12:48 | XMSM | 00500526272TRLO1.1.1 |
| 1,455 | 1.876 | EUR | 16:12:48 | XMSM | 00500526273TRLO1.1.1 |
| 567   | 1.878 | EUR | 16:15:54 | XMSM | 00500528659TRLO1.1.1 |
| 1,641 | 1.878 | EUR | 16:15:54 | XMSM | 00500528660TRLO1.1.1 |
| 566   | 1.878 | EUR | 16:15:54 | XMSM | 00500528661TRLO1.1.1 |
| 618   | 1.878 | EUR | 16:18:18 | XMSM | 00500530757TRLO1.1.1 |
| 1,077 | 1.878 | EUR | 16:18:18 | XMSM | 00500530756TRLO1.1.1 |
| 168   | 1.878 | EUR | 16:18:18 | XMSM | 00500530760TRLO1.1.1 |
| 694   | 1.878 | EUR | 16:18:18 | XMSM | 00500530759TRLO1.1.1 |
| 920   | 1.878 | EUR | 16:18:18 | XMSM | 00500530758TRLO1.1.1 |
| 2,046 | 1.876 | EUR | 16:23:18 | XMSM | 00500534788TRLO1.1.1 |
| 1,311 | 1.876 | EUR | 16:25:13 | XMSM | 00500536249TRLO1.1.1 |

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