

25 November 2025

# MJ Gleeson Plc

## ("the Company")

### Notification of Transaction by Directors/PDMRs

In accordance with Article 19 of the UK Market Abuse Regulation, the Company was notified on 24 November that the Directors and Persons Discharging Management Responsibilities ("PDMR") listed below acquired Ordinary shares in the Company in London on 21 November 2025 at a purchase price of £3.67 per Ordinary Share as a result of their participation in the Company's Dividend Re-Investment Plans ("DRIP").

Following this transaction:

- Stefan Allanson is beneficially interested in 180,328 ordinary shares of £0.02 each;
- Graham Prothero is beneficially interested in 92,722 ordinary shares of £0.02 each; and
- Simon Topliss is beneficially interested in 140 ordinary shares of £0.02 each.

This information set out below is provided in accordance with the requirements of the UK Market Abuse Regulation.

1.	Details of the issuer or emission allowance market participant								
a)	Full name of the entity	MJ Gleeson Plc							
b)	Legal Entity Identifier code	21380064K7N2W7FD6434							
2.	Reasons for the notification								
a)	Position / status	Chief Financial Officer							
b)	Initial notification / amendment	Initial notification							
3.	Details of the person discharging managerial responsibilities (PDMR) / person closely associated with a PDMR (PCA)								
a)	Is this a PDMR or PCA submission?	PDMR							
b	First Name	Stefan							
b)	Last Name	Allanson							
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 instrument	Share							
b)	Identification Code	GB00BRKD9Z53							
c)	Nature of the transaction	Acquisition of Ordinary Shares of £0.02 each pursuant to a Dividend Re-investment Plans ('DRIP')							
d)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£3.67 per share</td><td>92 shares</td></tr><tr><td></td><td></td></tr></table> <p>Note: this was a single transaction.</p>		Price(s)	Volume(s)	£3.67 per share	92 shares		
Price(s)	Volume(s)								
£3.67 per share	92 shares								
e)	Aggregated information <ul style="list-style-type: none"><li>- Aggregated volume</li><li>- Price</li></ul>	Not applicable - single transaction.							
f)	Date of the transaction	2025-11-21							
g)	Place of the transaction	London Stock Exchange (XLON)							

1.	Details of the issuer or emission allowance market participant	
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a)	Full name of the entity	MJ Gleeson Plc						
b)	Legal Entity Identifier code	21380064K7N2W7FD6434						
<b>2.</b>	<b>Reasons for the notification</b>							
a)	Position / status	Chief Executive Officer						
b)	Initial notification / amendment	Initial notification						
<b>3.</b>	<b>Details of the person discharging managerial responsibilities (PDMR) / person closely associated with a PDMR (PCA)</b>							
a)	Is this a PDMR or PCA submission?	PDMR						
b)	First Name	Graham						
b)	Last Name	Prothero						
<b>4.</b>	<b>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</b>							
a)	Description of instrument	Share						
b)	Identification Code	GB00BRKD9Z53						
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d)	Price(s) and volume(s)	<table border="1"> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> <tr> <td>£3.67 per share</td><td>25 shares</td></tr> <tr> <td></td><td></td></tr> </table> <p>Note: this was a single transaction.</p>	Price(s)	Volume(s)	£3.67 per share	25 shares		
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£3.67 per share	25 shares							
e)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction.						
f)	Date of the transaction	2025-11-21						
g)	Place of the transaction	London Stock Exchange (XLON)						

<b>1.</b>	<b>Details of the issuer or emission allowance market participant</b>							
a)	Full name of the entity	MJ Gleeson Plc						
b)	Legal Entity Identifier code	21380064K7N2W7FD6434						
<b>2.</b>	<b>Reasons for the notification</b>							
a)	Position / status	Chief Operating Officer (Gleeson Homes)						
b)	Initial notification / amendment	Initial notification						
<b>3.</b>	<b>Details of the person discharging managerial responsibilities (PDMR) / person closely associated with a PDMR (PCA)</b>							
a)	Is this a PDMR or PCA submission?	PDMR						
b)	First Name	Simon						
b)	Last Name	Topliss						
<b>4.</b>	<b>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</b>							
a)	Description of instrument	Share						
b)	Identification Code	GB00BRKD9Z53						
c)	Nature of the transaction	Acquisition of Ordinary Shares of £0.02 each pursuant to a Dividend Re-investment Plans ('DRIP')						
d)	Price(s) and volume(s)	<table border="1"> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> <tr> <td>£3.67 per share</td><td>83 shares</td></tr> <tr> <td></td><td></td></tr> </table> <p>Note: this was a single transaction.</p>	Price(s)	Volume(s)	£3.67 per share	83 shares		
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£3.67 per share	83 shares							

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e)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction.
f)	Date of the transaction	2025-11-21
g)	Place of the transaction	London Stock Exchange (XLON)

Enquiries:

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Company Secretary  
MJ Gleeson plc

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