

6 January 2026

## MJ Gleeson Plc ("the Company")

### Notification of Transaction by Directors/PDMRs

The Company was notified on 6 January 2026 that the Directors and Persons Discharging Management Responsibilities ("PDMR") listed below acquired Ordinary shares in the Company in London on 5 January 2026 at a purchase price of £4.27 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 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 through the Scheme							
d)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£4.27 per share</td><td>46 shares</td></tr><tr><td></td><td></td></tr></table> Note: this was a single transaction.		Price(s)	Volume(s)	£4.27 per share	46 shares		
Price(s)	Volume(s)								
£4.27 per share	46 shares								
e)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction.							
f)	Date of the transaction	2026-01-05							
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	Company Secretary
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	Leanne
b)	Last Name	Johnson
<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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a)	Full name of the entity	MJ Gleeson Plc							
b)	Legal Entity Identifier code	21380064K7N2W7FD6434							
2.	Reasons for the notification								
a)	Position / status	Chief Executive 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	Graham							
b)	Last Name	Prothero							
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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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 Operating Officer (Gleeson Homes)	
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	Simon	
b)	Last Name	Topliss	
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 through the Scheme	
d)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		£4.27 per share	46 shares

		<table><tr><td>27.21 per share</td><td>70 shares</td></tr><tr><td></td><td></td></tr></table> <p>Note: this was a single transaction.</p>	27.21 per share	70 shares		
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f)	Date of the transaction	2026-01-05				
g)	Place of the transaction	London Stock Exchange (XLON)				

Enquiries:

Leanne Johnson  
Company Secretary  
MJ Gleeson plc

Tel: 01142 612900

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