

Transaction in Own Shares

Bellway p.l.c. ('Bellway' or the 'Group') announces that, in accordance with the terms of the share buyback programme (the 'Buyback Programme') announced on 14 October 2025, the Group has purchased the following number of ordinary shares of 12.5 pence each (the 'Ordinary Shares') through Citigroup Global Markets Limited.

Date of purchase:	21 January 2026
Number of Ordinary Shares purchased:	21,996
Lowest price paid per share (GBp):	2,658.00p
Highest price paid per share (GBp):	2,700.00p
Volume weighted average price paid (GBp):	2,680.89p

The purchased Ordinary Shares will be cancelled.

Since the announcement of the Buyback Programme on 14 October 2025, Bellway has purchased 1,602,169 Ordinary Shares in aggregate for cancellation. Following settlement of the above purchases and cancellation of the purchased ordinary shares, the Group's total number of ordinary shares in issue shall be 117,395,006 ordinary shares.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 as it applies in the UK (the Market Abuse), the table below contains detailed information of the individual trades made by Citigroup Global Markets Limited on behalf of Bellway as part of the Buyback Programme.

For further information, please contact:

Bellway p.l.c.

Shane Doherty, Chief Financial Officer

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Phil Hope, Group Finance Director and Company Secretary

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Gavin Jago, Group Investor Relations Director

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Aggregated information of ordinary shares purchased according to each trading venue:

Trading Venue	Volume Weighted Average Price (pence per share)	Aggregated Volume	Lowest price paid per share (pence)	Highest price paid per share (pence)
London Stock Exchange	2,680.89	21,996	2,658.00	2,700.00

Individual Transaction:

Number of shares purchased	Transaction price per share (pence)	Time of transaction	Transaction Reference Number	Trading Venue
141	2,696.00	16:03:29	xy4MUY8xHy2	XLON
162	2,698.00	16:02:02	xy4MUY8xSgV	XLON
236	2,698.00	15:58:57	xy4MUY8x7nf	XLON
66	2,700.00	15:58:12	xy4MUY8x4nC	XLON
72	2,700.00	15:57:16	xy4MUY8x2cE	XLON
30	2,700.00	15:57:00	xy4MUY8x2ET	XLON
49	2,700.00	15:57:00	xy4MUY8x2EV	XLON
165	2,698.00	15:56:11	xy4MUY8x0XI	XLON
202	2,696.00	15:53:01	xy4MUY8xAcV	XLON
78	2,696.00	15:52:10	xy4MUY8xBHt	XLON
132	2,696.00	15:52:10	xy4MUY8xBHv	XLON
164	2,696.00	15:49:55	xy4MUY8qq4f	XLON
11	2,696.00	15:49:55	xy4MUY8qq4h	XLON
103	2,696.00	15:49:55	xy4MUY8qq4Z	XLON
56	2,696.00	15:46:04	xy4MUY8q K0	XLON
8	2,696.00	15:46:04	xy4MUY8q K2	XLON
225	2,694.00	15:41:30	xy4MUY8qa1f	XLON
198	2,698.00	15:40:28	xy4MUY8qY 6	XLON
203	2,692.00	15:39:49	xy4MUY8qZ6U	XLON
249	2,690.00	15:36:09	xy4MUY8qZ6U	XLON

192	2,678.00	15:29:23	xy4MUY8qHDG	XLON
137	2,680.00	15:25:26	xy4MUY8qOdt	XLON
142	2,682.00	15:25:06	xy4MUY8qO34	XLON
144	2,684.00	15:21:26	xy4MUY8q2Jb	XLON
152	2,684.00	15:21:26	xy4MUY8q2Jv	XLON
267	2,686.00	15:20:03	xy4MUY8q10j	XLON
239	2,682.00	15:14:23	xy4MUY8rq2n	XLON
101	2,682.00	15:14:23	xy4MUY8rq39	XLON
70	2,680.00	15:08:46	xy4MUY8rwPP	XLON
71	2,682.00	15:07:48	xy4MUY8ruFS	XLON
72	2,682.00	15:07:10	xy4MUY8n0r	XLON
136	2,684.00	15:07:01	xy4MUY8rcde	XLON
97	2,682.00	15:04:09	xy4MUY8rZab	XLON
125	2,682.00	15:04:09	xy4MUY8rZbX	XLON
16	2,682.00	15:04:09	xy4MUY8rZbZ	XLON
108	2,680.00	15:02:24	xy4MUY8rkBB	XLON
83	2,680.00	15:00:43	xy4MUY8rglW	XLON
107	2,680.00	14:59:28	xy4MUY8rNY4	XLON
148	2,680.00	14:59:28	xy4MUY8rNYC	XLON
147	2,682.00	14:57:52	xy4MUY8rHdT	XLON
105	2,684.00	14:55:51	xy4MUY8rRyp	XLON
138	2,686.00	14:55:04	xy4MUY8rPml	XLON
228	2,686.00	14:52:57	xy4MUY8r5AV	XLON
159	2,684.00	14:52:57	xy4MUY8r5Ax	XLON
228	2,688.00	14:49:18	xy4MUY8rDZF	XLON
123	2,688.00	14:44:53	xy4MUY8so6Y	XLON
116	2,690.00	14:44:05	xy4MUY8smwF	XLON
52	2,692.00	14:43:56	xy4MUY8smK@	XLON
179	2,692.00	14:43:56	xy4MUY8smK0	XLON
194	2,694.00	14:42:04	xy4MUY8sy3e	XLON
44	2,694.00	14:42:04	xy4MUY8sy3g	XLON
11	2,696.00	14:41:22	xy4MUY8szOU	XLON
256	2,696.00	14:41:22	xy4MUY8szRW	XLON
54	2,696.00	14:41:12	xy4MUY8swmX	XLON
10	2,696.00	14:41:12	xy4MUY8swmV	XLON
95	2,696.00	14:41:06	xy4MUY8sw7	XLON
29	2,696.00	14:41:06	xy4MUY8sw7C	XLON
54	2,696.00	14:41:06	xy4MUY8sw7G	XLON
153	2,694.00	14:41:06	xy4MUY8sw7O	XLON
153	2,696.00	14:37:23	xy4MUY8sYDc	XLON
242	2,694.00	14:30:11	xy4MUY8sGPq	XLON
144	2,696.00	14:27:30	xy4MUY8sQj0	XLON
64	2,698.00	14:27:28	xy4MUY8sQe3	XLON
139	2,696.00	14:27:28	xy4MUY8sQfO	XLON
92	2,686.00	14:18:02	xy4MUY8sAz@	XLON
134	2,686.00	14:18:02	xy4MUY8sAz7	XLON
147	2,686.00	14:15:06	xy4MUY8ttyp	XLON
170	2,676.00	14:12:14	xy4MUY8tmsk	XLON
79	2,674.00	14:05:57	xy4MUY8tcqy	XLON
119	2,674.00	14:05:19	xy4MUY8tdwF	XLON
274	2,676.00	14:05:16	xy4MUY8td0U	XLON
114	2,678.00	14:05:05	xy4MUY8taWG	XLON
111	2,672.00	14:03:32	xy4MUY8tVHs	XLON
116	2,672.00	14:03:32	xy4MUY8tWMP	XLON
111	2,672.00	14:03:32	xy4MUY8tWMP	XLON
30	2,672.00	14:03:32	xy4MUY8tWMT	XLON
116	2,672.00	14:03:00	xy4MUY8tXLL	XLON
114	2,672.00	14:00:24	xy4MUY8tjID	XLON
92	2,672.00	13:59:50	xy4MUY8tgTL	XLON
153	2,672.00	13:56:20	xy4MUY8tK1q	XLON
116	2,674.00	13:55:48	xy4MUY8tL02	XLON
117	2,672.00	13:51:50	xy4MUY8tVvh	XLON
117	2,670.00	13:32:45	xy4MUY8mq1n	XLON
37	2,672.00	13:30:16	xy4MUY8mmVR	XLON
13	2,672.00	13:30:16	xy4MUY8mmWT	XLON
5	2,672.00	13:30:16	xy4MUY8mmVV	XLON
75	2,672.00	13:30:16	xy4MUY8mmZX	XLON
60	2,672.00	13:30:16	xy4MUY8mmZZ	XLON
133	2,672.00	13:27:49	xy4MUY8mXW	XLON
100	2,664.00	13:16:06	xy4MUY8mkaq	XLON
186	2,666.00	13:15:24	xy4MUY8mlc7	XLON
191	2,668.00	13:11:00	xy4MUY8mebb	XLON
78	2,672.00	13:00:27	xy4MUY8mTkZ	XLON
2	2,672.00	12:59:50	xy4MUY8mQbV	XLON
95	2,672.00	12:59:50	xy4MUY8mQds	XLON
182	2,674.00	12:59:22	xy4MUY8mQ72	XLON
224	2,672.00	12:54:08	xy4MUY8mFLH	XLON

87	2,674.00	12:53:39	xy4MUY8m2k	XLON
138	2,664.00	12:41:29	xy4MUY8n@rE	XLON
236	2,666.00	12:39:53	xy4MUY8nzwz	XLON
104	2,668.00	12:39:14	xy4MUY8nwh3	XLON
74	2,666.00	12:33:48	xy4MUY8na@G	XLON
71	2,666.00	12:33:48	xy4MUY8na@L	XLON
162	2,664.00	12:23:00	xy4MUY8nMXk	XLON
244	2,666.00	12:20:02	xy4MUY8nln3	XLON
109	2,666.00	12:12:40	xy4MUY8nRC3	XLON
102	2,666.00	12:12:10	xy4MUY8nOjQ	XLON
86	2,666.00	12:11:40	xy4MUY8nOEa	XLON
67	2,666.00	12:11:40	xy4MUY8nOEY	XLON
172	2,668.00	12:11:40	xy4MUY8nOF9	XLON
141	2,660.00	11:58:11	xy4MUY8n9a7	XLON
129	2,660.00	11:45:11	xy4MUY8oup0	XLON
189	2,662.00	11:45:11	xy4MUY8oup4	XLON
131	2,658.00	11:45:11	xy4MUY8oupl	XLON
5	2,664.00	11:45:11	xy4MUY8oupp	XLON
30	2,662.00	11:45:11	xy4MUY8ouppq	XLON
7	2,662.00	11:45:11	xy4MUY8oups	XLON
140	2,662.00	11:45:11	xy4MUY8oupu	XLON
129	2,662.00	11:34:01	xy4MUY8ogue	XLON
77	2,664.00	11:24:44	xy4MUY8oUnj	XLON
115	2,664.00	11:22:14	xy4MUY8oTk8	XLON
128	2,664.00	11:21:55	xy4MUY8oT1k	XLON
118	2,664.00	11:16:46	xy4MUY8o7CJ	XLON
14	2,664.00	11:16:46	xy4MUY8o7CP	XLON
224	2,664.00	11:16:46	xy4MUY8o7CR	XLON
149	2,666.00	11:03:58	xy4MUY8ptbz	XLON
90	2,668.00	11:00:10	xy4MUY8pp8T	XLON
168	2,668.00	11:00:10	xy4MUY8ppBn	XLON
231	2,666.00	10:55:04	xy4MUY8pww@	XLON
25	2,666.00	10:55:04	xy4MUY8pwwy	XLON
111	2,668.00	10:55:00	xy4MUY8pw2f	XLON
153	2,668.00	10:55:00	xy4MUY8pw2m	XLON
100	2,666.00	10:47:42	xy4MUY8pZMa	XLON
53	2,666.00	10:47:42	xy4MUY8pZMY	XLON
74	2,666.00	10:29:47	xy4MUY8pQu8	XLON
12	2,666.00	10:29:47	xy4MUY8pQuA	XLON
98	2,668.00	10:27:26	xy4MUY8pPyt	XLON
143	2,670.00	10:26:58	xy4MUY8p6dy	XLON
127	2,672.00	10:21:25	xy4MUY8p0B4	XLON
121	2,674.00	10:17:47	xy4MUY8pDPm	XLON
150	2,674.00	10:17:05	xy4MUY8pBcr	XLON
1	2,672.00	10:12:24	xy4MUY8irFh	XLON
126	2,676.00	10:06:50	xy4MUY8izyn	XLON
8	2,676.00	10:05:07	xy4MUY8iud0	XLON
69	2,676.00	10:02:23	xy4MUY8idRF	XLON
105	2,678.00	10:02:23	xy4MUY8idRI	XLON
199	2,680.00	10:01:47	xy4MUY8iaGt	XLON
125	2,682.00	09:56:24	xy4MUY8jqD	XLON
112	2,682.00	09:48:15	xy4MUY8iG95	XLON
168	2,684.00	09:46:11	xy4MUY8iV6v	XLON
94	2,688.00	09:44:56	xy4MUY8iT@2	XLON
29	2,688.00	09:44:56	xy4MUY8iT@4	XLON
52	2,688.00	09:44:56	xy4MUY8iT@6	XLON
100	2,688.00	09:44:56	xy4MUY8iT@8	XLON
63	2,688.00	09:44:56	xy4MUY8iT@A	XLON
113	2,682.00	09:28:16	xy4MUY8jqJo	XLON
25	2,694.00	09:24:05	xy4MUY8j@a4	XLON
129	2,696.00	09:24:05	xy4MUY8j@cu	XLON
152	2,698.00	09:23:13	xy4MUY8j_ZL	XLON
244	2,698.00	09:22:03	xy4MUY8jySL	XLON
168	2,696.00	09:13:03	xy4MUY8jk0e	XLON
116	2,696.00	09:07:49	xy4MUY8jMsS	XLON
90	2,692.00	09:05:21	xy4MUY8jIff	XLON
75	2,694.00	09:04:30	xy4MUY8jJzq	XLON
258	2,692.00	09:04:30	xy4MUY8jJzz	XLON
91	2,696.00	09:04:24	xy4MUY8jJ6x	XLON
105	2,692.00	08:58:00	xy4MUY8jP7e	XLON
117	2,694.00	08:57:45	xy4MUY8jPMs	XLON
117	2,694.00	08:53:01	xy4MUY8j3VR	XLON
22	2,692.00	08:48:52	xy4MUY8jDZa	XLON
12	2,692.00	08:48:52	xy4MUY8jDZc	XLON
123	2,692.00	08:48:52	xy4MUY8jDZY	XLON
215	2,684.00	08:42:01	xy4MUY8koql	XLON
448	2,680.00	08:22:26	xy4MUY8k0e	XLON

110	2,680.00	08:33:23	xy4MUY8kd0m	XLON
151	2,682.00	08:33:23	xy4MUY8kd0m	XLON
190	2,680.00	08:30:46	xy4MUY8kZkP	XLON
82	2,680.00	08:27:46	xy4MUY8klpG	XLON
162	2,680.00	08:27:46	xy4MUY8klpl	XLON
186	2,676.00	08:18:08	xy4MUY8kJ4	XLON
129	2,674.00	08:18:08	xy4MUY8kJ4z	XLON
105	2,680.00	08:15:36	xy4MUY8kUNw	XLON
98	2,682.00	08:15:30	xy4MUY8kUPa	XLON
25	2,686.00	08:15:30	xy4MUY8kUUP	XLON
80	2,686.00	08:15:30	xy4MUY8kUUR	XLON
34	2,686.00	08:15:30	xy4MUY8kUUT	XLON
19	2,686.00	08:15:30	xy4MUY8kUUV	XLON
105	2,686.00	08:15:12	xy4MUY8kVut	XLON
96	2,688.00	08:15:09	xy4MUY8kV7E	XLON
162	2,690.00	08:15:08	xy4MUY8kV7Q	XLON
10	2,692.00	08:10:00	xy4MUY8kPT3	XLON

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