

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:	13 February 2026
Number of Ordinary Shares purchased:	16,253
Lowest price paid per share (GBp):	2,778.00p
Highest price paid per share (GBp):	2,806.00p
Volume weighted average price paid (GBp):	2,797.20p

The purchased Ordinary Shares will be cancelled.

Since the announcement of the Buyback Programme on 14 October 2025, Bellway has purchased 1,952,972 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 117,250,291 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.

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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	2,797.20	16,253	2,778.00	2,806.00

Individual Transaction:

Number of shares purchased	Transaction price per share (pence)	Time of transaction	Transaction Reference Number	Trading Venue
105	2,804.00	13:14:28	xy4MH03cBMf	XLON
170	2,804.00	13:13:31	xy4MH03c8lr	XLON
1	2,804.00	13:08:05	xy4MH03do5v	XLON
119	2,804.00	13:08:05	xy4MH03do5x	XLON
81	2,804.00	13:08:05	xy4MH03dow7	XLON
244	2,806.00	13:04:41	xy4MH03dnFS	XLON
111	2,800.00	12:58:31	xy4MH03dxG@	XLON
154	2,800.00	12:58:24	xy4MH03duHS	XLON
107	2,806.00	12:52:24	xy4MH03dZOv	XLON
191	2,806.00	12:47:24	xy4MH03djy5	XLON
22	2,806.00	12:43:42	xy4MH03dff	XLON
162	2,806.00	12:43:42	xy4MH03dff1	XLON
106	2,806.00	12:28:46	xy4MH03d68o	XLON
151	2,802.00	12:19:58	xy4MH03dFPJ	XLON
218	2,804.00	12:19:58	xy4MH03dFPN	XLON
181	2,806.00	12:19:00	xy4MH03dCSL	XLON
168	2,804.00	12:11:07	xy4MH03WrSv	XLON
232	2,804.00	12:09:01	xy4MH03Wmga	XLON
1	2,806.00	12:09:01	xy4MH03Wmgg	XLON
83	2,806.00	12:09:01	xy4MH03Wmni	XLON

3	2,000.00	12:00:01	xy4MH03Wnnh	XLON
116	2,806.00	12:08:05	xy4MH03Wnna	XLON
56	2,806.00	12:08:05	xy4MH03Wnnl	XLON
38	2,806.00	12:08:05	xy4MH03Wnnm	XLON
7	2,806.00	12:08:05	xy4MH03Wnno	XLON
109	2,806.00	12:08:05	xy4MH03WnnW	XLON
153	2,804.00	12:08:05	xy4MH03Wnnx	XLON
24	2,806.00	12:08:05	xy4MH03WnnY	XLON
71	2,802.00	11:59:28	xy4MH03Wb9T	XLON
58	2,800.00	11:59:16	xy4MH03WYdH	XLON
6	2,800.00	11:59:16	xy4MH03WYdL	XLON
64	2,800.00	11:58:20	xy4MH03WZor	XLON
151	2,792.00	11:50:29	xy4MH03Wess	XLON
117	2,792.00	11:48:17	xy4MH03WMH-H	XLON
105	2,790.00	11:48:17	xy4MH03WMHP	XLON
153	2,792.00	11:48:17	xy4MH03WMHR	XLON
153	2,794.00	11:45:31	xy4MH03WI35	XLON
58	2,796.00	11:45:31	xy4MH03WI3I	XLON
51	2,796.00	11:45:31	xy4MH03WI3n	XLON
20	2,796.00	11:43:32	xy4MH03WH @	XLON
74	2,796.00	11:43:32	xy4MH03WH 0	XLON
550	2,796.00	11:43:32	xy4MH03WH r	XLON
23	2,796.00	11:43:32	xy4MH03WH t	XLON
236	2,788.00	11:24:49	xy4MH03W8i3	XLON
73	2,786.00	11:22:24	xy4MH03Xs96	XLON
58	2,786.00	11:22:24	xy4MH03Xs98	XLON
130	2,786.00	11:22:24	xy4MH03Xs9k	XLON
123	2,780.00	11:11:04	xy4MH03Xur	XLON
84	2,778.00	11:11:04	xy4MH03Xurz	XLON
239	2,782.00	11:10:35	xy4MH03XuH9	XLON
66	2,784.00	11:09:34	xy4MH03Xcr1	XLON
113	2,784.00	11:09:34	xy4MH03Xcr3	XLON
118	2,778.00	10:59:41	xy4MH03XelA	XLON
221	2,780.00	10:58:49	xy4MH03XfwX	XLON
92	2,780.00	10:51:24	xy4MH03XS6Z	XLON
66	2,782.00	10:50:09	xy4MH03XQop	XLON
112	2,784.00	10:50:06	xy4MH03XQul	XLON
257	2,786.00	10:49:50	xy4MH03XQTA	XLON
117	2,788.00	10:44:52	xy4MH03X4lu	XLON
168	2,788.00	10:44:52	xy4MH03X4lw	XLON
75	2,792.00	10:44:45	xy4MH03X4QY	XLON
214	2,792.00	10:44:45	xy4MH03X4RU	XLON
107	2,788.00	10:32:10	xy4MH03YtAQ	XLON
83	2,786.00	10:27:48	xy4MH03YmwQ	XLON
83	2,790.00	10:26:12	xy4MH03Y@GI	XLON
89	2,792.00	10:24:28	xy4MH03YyOH	XLON
140	2,794.00	10:22:38	xy4MH03YwQ	XLON
119	2,796.00	10:19:50	xy4MH03YvTF	XLON
108	2,796.00	10:18:55	xy4MH03YcMj	XLON
112	2,796.00	10:17:36	xy4MH03Yat0	XLON
89	2,796.00	10:13:54	xy4MH03YVui	XLON
159	2,796.00	10:13:54	xy4MH03YWus	XLON
56	2,798.00	10:11:37	xy4MH03YkH0	XLON
183	2,798.00	10:11:37	xy4MH03YkH2	XLON
165	2,796.00	10:11:37	xy4MH03YkHy	XLON
50	2,800.00	10:11:00	xy4MH03YI5j	XLON
57	2,800.00	10:11:00	xy4MH03YI5l	XLON
27	2,800.00	10:09:37	xy4MH03YjaW	XLON
24	2,800.00	10:09:37	xy4MH03YjbN	XLON
91	2,800.00	10:09:37	xy4MH03YjbP	XLON
53	2,800.00	10:09:37	xy4MH03YjbU	XLON
125	2,792.00	10:05:26	xy4MH03YMfb	XLON
65	2,794.00	10:04:54	xy4MH03YMOK	XLON
37	2,794.00	10:04:54	xy4MH03YMOM	XLON
34	2,806.00	10:04:02	xy4MH03YKaH	XLON
36	2,806.00	10:04:02	xy4MH03YKaJ	XLON
5	2,806.00	10:02:25	xy4MH03Ylqk	XLON
116	2,806.00	10:02:25	xy4MH03Ylqm	XLON
78	2,806.00	10:00:47	xy4MH03YGop	XLON
166	2,806.00	10:00:47	xy4MH03YGor	XLON
231	2,804.00	09:50:56	xy4MH03Y4lz	XLON
245	2,804.00	09:48:00	xy4MH03Y3gB	XLON
113	2,804.00	09:41:44	xy4MH03YANo	XLON
38	2,804.00	09:41:44	xy4MH03YANq	XLON
49	2,804.00	09:41:01	xy4MH03YB11	XLON
179	2,804.00	09:41:01	xy4MH03YB13	XLON
11	2,804.00	09:38:20	xy4MH03ZsYi	XLON
65	2,804.00	09:38:20	xy4MH03ZsYl	XLON

63	2,804.00	09:38:20	xy4MH03Zs1R	XLON
64	2,804.00	09:38:20	xy4MH03Zsjj	XLON
194	2,802.00	09:35:25	xy4MH03Zrsx	XLON
194	2,804.00	09:34:49	xy4MH03ZrQV	XLON
62	2,804.00	09:29:12	xy4MH03Z Ed	XLON
91	2,804.00	09:29:12	xy4MH03Z Ef	XLON
168	2,806.00	09:29:12	xy4MH03Z EX	XLON
147	2,806.00	09:29:12	xy4MH03Z FV	XLON
28	2,802.00	09:21:55	xy4MH03ZdhT	XLON
212	2,802.00	09:20:16	xy4MH03ZaP@	XLON
201	2,798.00	09:17:00	xy4MH03ZWM5	XLON
40	2,802.00	09:16:59	xy4MH03ZWHp	XLON
291	2,802.00	09:16:59	xy4MH03ZWHR	XLON
42	2,798.00	09:16:51	xy4MH03Zdb	XLON
13	2,798.00	09:16:01	xy4MH03ZkV5	XLON
103	2,800.00	09:08:15	xy4MH03ZM7F	XLON
182	2,800.00	09:08:11	xy4MH03ZM3l	XLON
231	2,802.00	09:06:36	xy4MH03ZKkY	XLON
162	2,804.00	09:05:36	xy4MH03ZLW6	XLON
153	2,806.00	08:59:29	xy4MH03ZSlb	XLON
126	2,806.00	08:59:28	xy4MH03ZST9	XLON
27	2,806.00	08:59:28	xy4MH03ZSTB	XLON
65	2,800.00	08:48:24	xy4MH03ZEy1	XLON
153	2,802.00	08:48:22	xy4MH03ZE@H	XLON
153	2,804.00	08:46:32	xy4MH03ZC4b	XLON
61	2,800.00	08:37:02	xy4MH02Sol3	XLON
53	2,800.00	08:37:02	xy4MH02Sol5	XLON
16	2,796.00	08:32:50	xy4MH02S 8e	XLON
5	2,796.00	08:32:47	xy4MH02S N8	XLON
220	2,796.00	08:32:47	xy4MH02S NC	XLON
210	2,794.00	08:30:31	xy4MH02SswQC	XLON
64	2,800.00	08:30:01	xy4MH02SxOZ	XLON
22	2,800.00	08:30:00	xy4MH02SxOk	XLON
42	2,800.00	08:30:00	xy4MH02SxOm	XLON
195	2,778.00	08:23:02	xy4MH02SWnP	XLON
104	2,778.00	08:20:02	xy4MH02Sig8	XLON
79	2,778.00	08:18:46	xy4MH02SgnZ	XLON
128	2,782.00	08:17:44	xy4MH02ShCD	XLON
146	2,784.00	08:17:27	xy4MH02SebJ	XLON
78	2,788.00	08:15:34	xy4MH02SM4b	XLON
118	2,790.00	08:15:22	xy4MH02SMLL	XLON
128	2,792.00	08:13:45	xy4MH02SLa	XLON
94	2,796.00	08:12:57	xy4MH02SIIR	XLON
142	2,796.00	08:12:18	xy4MH02SIRQ	XLON
137	2,802.00	08:09:15	xy4MH02SU9f	XLON
148	2,804.00	08:09:15	xy4MH02SU9s	XLON
247	2,806.00	08:09:15	xy4MH02SU9w	XLON

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