

**BELLWAY p.l.c. ('the Company')**

**NOTIFICATION OF TRANSACTIONS OF  
DIRECTORS, PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES ("PDMRs")  
OR CONNECTED PERSONS ("PCA")  
16 FEBRUARY 2026**

The Company was notified on 16 February 2026 that Joanne Scougall, a PCA of Simon Scougall, Chief Commercial Officer of the Company, transferred certain ordinary shares in the capital of the Company ("Ordinary Shares") already owned by her into an ISA. Technically, this comprised a sale and purchase of Ordinary Shares as follows: the sale of 716 Ordinary Shares from a personal non-ISA account on the 13 February 2026 and the purchase of 698 Ordinary Shares into an ISA on the 16 February 2026, at prices, respectively, of £28.04 and £28.40 per share.

The relevant notifications set out below are provided in accordance with the requirements of Article 19 of the EU Market Abuse Regulations.

1	Details of the person discharging managerial responsibilities/person closely associated											
a)	Name	Joanne Scougall (PCA to Simon Scougall)										
2	Reason for the notification											
a)	Position/status	PCA to Director (Chief Commercial Officer)										
b)	Initial notification/Amendment	Initial notification										
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor											
a)	Name	Bellway p.l.c.										
b)	LEI	213800CY4L3HST4FGZ98										
4	Details of the transaction(s): section to date; to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each and (iv) each place where transactions have been conducted											
a)	Description of the financial instrument, type of instrument	12.5p ordinary shares										
	Identification code	GB0000904986										
b)	Nature of the transaction	1) Sale of Ordinary Shares from a personal non-ISA account 2) Purchase of Ordinary Shares into an ISA										
c)	Price(s) and volume(s)	<table><tr><td></td><td>Price (pence)</td><td>Volume</td></tr><tr><td>1. Sale of shares</td><td>28.04</td><td>716</td></tr><tr><td>2. Purchase of shares into an ISA</td><td>28.40</td><td>698</td></tr></table>			Price (pence)	Volume	1. Sale of shares	28.04	716	2. Purchase of shares into an ISA	28.40	698
	Price (pence)	Volume										
1. Sale of shares	28.04	716										
2. Purchase of shares into an ISA	28.40	698										
d)	Aggregated information											
	Aggregated volume	N/A										
	Price	N/A										
e)	Date of the transaction	13 February 2026 & 16 February 2026										

f)	Place of the transaction	London Stock Exchange (XLON)
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**Name of contact and telephone number for queries:**

Phil Hope  
Group Finance Director and Company Secretary  
Bellway p.l.c.  
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