

Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

[This form is required for disclosure of transactions under Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation)]

1	Details of the person discharging managerial responsibilities/person closely associated																			
a)	Name	Stephen Garvey																		
	Reason for the notification																			
a)	Position/status	Chief Executive Officer/PDMR																		
b)	Initial Notification Amendment	Initial notification																		
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor																			
a)	Name	Glenveagh Properties plc																		
b)	LEI	635400QUQ2YYGMOAK834																		
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 the financial instrument, type of instrument Identification code	Glenveagh Properties plc Ordinary Shares of €0.001 each ISIN: IE00BD6JX574																		
b)	Nature of the transaction	Grant of a one-off premium-priced share option award under the CEO Special Option Plan, as approved by shareholders at the 2026 AGM																		
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>€3.25</td> <td>2,200,000</td> </tr> <tr> <td>€3.50</td> <td>2,200,000</td> </tr> <tr> <td>€3.75</td> <td>2,200,000</td> </tr> <tr> <td>€4.00</td> <td>2,200,000</td> </tr> <tr> <td>€4.25</td> <td>2,200,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	€3.25	2,200,000	€3.50	2,200,000	€3.75	2,200,000	€4.00	2,200,000	€4.25	2,200,000						
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d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction																		
e)	Date of the transaction	15 May 2026																		
f)	Place of the transaction	Outside a trading venue																		
g)	Additional Information	Subject to satisfaction of the conditions of the CEO Special Option Plan, the option award will vest and become exercisable at the relevant exercise price in five equal tranches on the dates set out below: <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> <th>Date of Vesting</th> </tr> </thead> <tbody> <tr> <td>€3.25</td> <td>2,200,000</td> <td>15 May 2030</td> </tr> <tr> <td>€3.50</td> <td>2,200,000</td> <td>15 November 2030</td> </tr> <tr> <td>€3.75</td> <td>2,200,000</td> <td>15 May 2031</td> </tr> <tr> <td>€4.00</td> <td>2,200,000</td> <td>15 November 2031</td> </tr> <tr> <td>€4.25</td> <td>2,200,000</td> <td>15 May 2032</td> </tr> </tbody> </table>	Price(s)	Volume(s)	Date of Vesting	€3.25	2,200,000	15 May 2030	€3.50	2,200,000	15 November 2030	€3.75	2,200,000	15 May 2031	€4.00	2,200,000	15 November 2031	€4.25	2,200,000	15 May 2032
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	The final exercise date of the option award is 15 May 2036.
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