

Mountview Estates Plc  
Director/PDMR Shareholding  
15 October 2025

For immediate release

Mountview Estates Plc  
("Mountview" or "the Company")

Director/PDMR Shareholding

Mountview Estates Plc (**LSE: MTVW**) announces that Mr. Duncan Sinclair, the Chief Executive Officer, informed the Company today that Sinclair Estates Limited, a company controlled by Mr. Sinclair, had purchased 7 Ordinary Shares in the capital of the Company, on 14 October 2025, at a price of £96.50 per share.

Following these transactions, Mr. Sinclair's total beneficial interest in the Company will be 606,240 Ordinary Shares, representing 15.55 per cent. of the Company's total voting rights.

The information contained in this notification is disclosed in accordance with the requirements of the EU Market Abuse Regulation.

NOTIFICATION AND PUBLIC DISCLOSURE OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM

|    |                                                                                                               |                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1  | Details of the person discharging managerial responsibilities/persons closely associated                      |                                                                                                                       |
| a) | Name                                                                                                          | Duncan Morrall Sinclair, Sinclair Estates Limited (Duncan Morrall Sinclair is a director of Sinclair Estates Limited) |
| 2  | Reason for the notification                                                                                   |                                                                                                                       |
| a) | Position/status                                                                                               | Chief Executive Officer                                                                                               |
| b) | Initial notification / amendment                                                                              | Initial Notification                                                                                                  |
| 3  | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor |                                                                                                                       |
| a) | Name                                                                                                          | Mountview Estates Plc                                                                                                 |

| b)       | LEI                                                                                                                                                                                                      | 213800CWH9IB4DTEYG96                                                                                                                                                      |  |          |           |          |        |   |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------|-----------|----------|--------|---|
| 4        | <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 the financial instrument, type of instrument<br>Identification code                                                                                                                       | Ordinary shares of 5 pence each<br><br>Identification code GB0006081037                                                                                                   |  |          |           |          |        |   |
| b)       | Nature of the transaction                                                                                                                                                                                | Purchase of Ordinary Shares                                                                                                                                               |  |          |           |          |        |   |
| c)       | Price(s) and volume(s)                                                                                                                                                                                   | <table border="1"> <thead> <tr> <th></th><th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>Purchase</td><td>£96.50</td><td>7</td></tr> </tbody> </table> |  | Price(s) | Volume(s) | Purchase | £96.50 | 7 |
|          | Price(s)                                                                                                                                                                                                 | Volume(s)                                                                                                                                                                 |  |          |           |          |        |   |
| Purchase | £96.50                                                                                                                                                                                                   | 7                                                                                                                                                                         |  |          |           |          |        |   |
| d)       | Aggregated information - Aggregated volume and Price                                                                                                                                                     | <table border="1"> <thead> <tr> <th></th><th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>Purchase</td><td>£96.50</td><td>7</td></tr> </tbody> </table> |  | Price(s) | Volume(s) | Purchase | £96.50 | 7 |
|          | Price(s)                                                                                                                                                                                                 | Volume(s)                                                                                                                                                                 |  |          |           |          |        |   |
| Purchase | £96.50                                                                                                                                                                                                   | 7                                                                                                                                                                         |  |          |           |          |        |   |
| e)       | Date of the transaction                                                                                                                                                                                  | 14 October 2025                                                                                                                                                           |  |          |           |          |        |   |
| f)       | Place of the transactions                                                                                                                                                                                | London Stock Exchange (XLON)                                                                                                                                              |  |          |           |          |        |   |

**Further Information:**

For further information on the Company, visit: [www.mountviewplc.co.uk](http://www.mountviewplc.co.uk)

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