

10 July 2026

Mountview Estates P.L.C.
Publication of 2026 Annual Report and Accounts
&
Notice of 2026 Annual General Meeting

Mountview Estates P.L.C. (the "Company") announces that the Annual Report and Accounts for the year ended 31 March 2026 ("2026 ARA") together with the 2026 Notice of Annual General Meeting (the "2026 AGM") has been sent to shareholders and is available to download from the Company's website www.mountviewplc.co.uk.

Copies of these documents, together with the Form of Proxy for the Annual General Meeting, will be made available for inspection in unedited full text on the National Storage Mechanism at: <https://data.fca.org.uk/#/nsm/nationalstoragemechanism> in accordance with the Financial Conduct Authority's ("FCA") UK Listing Rule 6.4.1R.

AGM arrangements

The Company's 2026 AGM will be held at the offices of Norton Rose Fulbright LLP, 3 More London Riverside, London SE1 2AQ on Wednesday, 12 August 2026 at 11.00 a.m.

Voting

The Board urges all shareholders to exercise their vote and submit their proxy as soon as possible. All shareholders are encouraged to appoint the chairman of the meeting as their proxy even if they intend to attend in person. This is to ensure their vote is counted even if they (or any other proxy appointed) are not able to attend in person on the day of the 2026 AGM. Results of voting will be published as soon as practicable following the conclusion of the meeting.

Engagement with shareholders is important to the Company and arrangements have been made so that shareholders can participate in the 2026 AGM by submitting questions or matters of concern in connection with the business of the 2026 AGM in advance. Any specific questions on the business of the 2026 AGM and on the resolutions can be submitted by email to reception@mountviewplc.co.uk or by writing to the Company Secretary, Mountview House, 151 High Street, Southgate, London N14 6EW. The Board encourages questions to be submitted as soon as possible and no later than 31 July 2026 and the Board will provide responses to relevant questions by way of a written Q&A posted on the Company's website as soon as practicable in advance of the AGM, and no later than Friday, 7 August 2026. The Notice of 2026 AGM explains the arrangements for submitting questions.

The 2026 ARA, as submitted to the National Storage Mechanism (and available on the Company's website at www.mountviewplc.co.uk), contains the following regulated information in unedited full text:

- The Principal Risks and uncertainties facing the Company;
- Related Party Transactions; and
- The Statement of Directors' Responsibilities.

The ESEF format of the 2026 ARA will be submitted to the FCA's National Storage Mechanism in due course and will be available in compliance with paragraph 4.1.15R and paragraph 6.3.5R of the FCA's Disclosure Guidance and Transparency Rules.

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Enquiries:

For further information on the Company, visit: www.mountviewplc.co.uk

SPARK Advisory Partners Limited (Financial Adviser) www.sparkadvisorypartners.com

Mark Brady

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APPENDIX

PRINCIPAL RISKS AND UNCERTAINTIES

The following statement is extracted from the 2026 ARA

Making effective decisions to realise our strategic and operational aims is underpinned by our risk management processes that embrace monitoring of currently identified risks, scanning for emerging risks and then once identified assessing those risks and our response to them within our context and the challenges placed on us by the external environment. The Audit and Risk Committee maintains our risk matrix which classifies risks broadly between those for active and regular monitoring and those for reporting on by exception and reports on them to the Board (Risk Matrix). The Risk Matrix includes risks related to past risks that have materialised and have been addressed but which are currently considered to be remote for example pandemic response informed by our experience during the Covid-19 pandemic. The Risk Matrix also includes risks where the impact could be high, but probability is deemed low and it is these risks in particular that we consider when assessing longer term resilience and viability.

Using our Risk Matrix we have carried out a robust assessment of the principal risks facing the Company, including those that would threaten its business model, future performance or solvency. The following list of risks does not comprise all of the risks the Company or Group may face, and they are not presented in order of importance.

1. TRADING STOCK - REGULATED TENANCIES

RISK

Reduced opportunity to replace asset sales of vacant properties due to the reducing number of regulated tenancies available for purchase.

MITIGATION

The Group has developed clear criteria that are applied when considering asset purchases. These have been applied during the year and led to the Group turning down most of the properties coming to market in the current year. The 'Analysis of Acquisitions' is on pages 8 and 9 of the 2026 ARA.

2. MARKET

RISK

Weak macro-economic conditions triggered by external events such as geo-political matters (e.g. Brexit, Covid-19 and military and trade wars) or UK-based regulatory or legislative changes impacting on market structure and confidence.

MITIGATION

The Group's exposure is weighted towards the stronger London and South East markets and this geographical area has over the long term consistently been an above-average performer.

3. FINANCIAL

RISK

Reduced availability of financing options resulting in inability to meet business plans.

MITIGATION

The Group monitors its bank accounts and loans closely to maintain sufficient capacity. We review our loan facilities regularly. The Group is conservatively geared and operates well within financial covenants. Financial

Key Performance indicators are on page 11 of the 2026 ARA. Details of the Group's current facilities are set out in Note 18 on pages 80 and 81 of the 2026 ARA.

4. DIVIDENDS

RISK

The Group seeks to provide shareholders with good returns on their investment. This aim could be put at risk if the Group was unable to sustain the level of dividends for any reason.

MITIGATION

We carefully monitor our strategy and our results in order to identify any risk to dividend levels.

The Group maintains a strong balance sheet. With appropriate banking facilities, we are able to maintain our trading stock by taking advantage of purchasing opportunities when they occur.

5. PEOPLE

RISK

Capacity to maintain strategy is compromised due to inability to attract and retain suitably experienced employees.

MITIGATION

Mountview employs a relatively small workforce which enables personal interaction at all levels.

The Company has a stringent recruitment process to ensure we employ appropriately skilled staff. We carry out regular appraisals and offer employees opportunities for training and development courses. The Company has a good record of long-term service, a great number of our employees have worked for the Group for over 12 years. Details of employees and diversity are set out in Notes 9 and 10 of the Directors' Report on pages 31 and 32 of the 2026 ARA.

6. REGULATORY

RISK

Risk of not meeting new or changed regulatory requirements and obligations that affect the Group's business activities and could lead to fines or penalties.

MITIGATION

The Group engages in close working relationships with appropriate authorities and advisers to ensure it meets its obligations.

7. OPERATIONS AND PROPERTY MAINTENANCE

RISK

Legal action against the Group for failure to meet its obligations under property management and safety legislation.

MITIGATION

In addition to its own regular inspections, the Group engages professional external companies to undertake health and safety, gas and electrical checks, fire risk assessments, etc to ensure we meet our commitments as employers and landlords. Our staff receive regular training to ensure their skills are kept up to date.

Our Compliance Officer monitors our performance against existing regulations and tracks and prepares for new requirements as they are published.

8. CLIMATE

RISK

The impact on the Group of climate related matters. For example, changing regulations or physical risks following changing weather patterns, including extreme weather events, that could lead to increased wear and tear or other property damage and transition risks, for example following regulatory changes.

MITIGATION

The regular inspections noted above provide the Group with opportunities to identify properties that may be at risk which would be considered for more frequent inspections. Due diligence for purchases aims to identify properties with higher than normal inherent risks for flooding or other water risks. We explain more fully on pages 17 to 25 of the 2026 ARA in our notes on TCFD how we approach and handle climate related risks.

EMERGING RISK

As well as monitoring the incidence of currently identified risks we also look for emerging trends in operations that could become active risks. In addition, we carry out horizon scanning through our network of stakeholders, notably our advisers, and also by reviewing published emerging risk reports. This process, while leading to minor amendments to the risk matrix did not identify additional principal risks for the Group.

Where emergent risks arise and are concluded to be relevant to Mountview's business then when considering which risks, including climate risks, to include in our framework we use the TRAP (Terminate; Reduce; Accept;

Pass on) model to guide our approach.

RENTERS REFORM ACT 2025 (ACT)

This Act came into force after the end of the financial year, but does warrant discussion. In reality the nature of Mountview's portfolios with its focus on regulated tenancies already contains many provisions and expectations that exceed those within this Act - in that tenants are entitled to remain in the property for life and at below market rents. Further, the change from Assured Shorthold Tenancies (ASTs) to Assured Periodic Tenancies (APTs) does not alter how the Group approaches these tenants in term of tenure. Nevertheless, any new law tends to generate friction that can emerge in unexpected ways. With this in mind our teams dealing with the management of our properties and the tenant relationships have been asked to be vigilant to identify any unexpected developments that we need to incorporate into our risk matrix.

THE OVERALL RISK ENVIRONMENT

Given Mountview's business model and financial strength, while any risks materialising could well have a negative impact on short term performance, and lead to inconvenience, none are significant enough to threaten the continued existence of the Group. We are confident that we can meet our strategic and operational goals and in particular are in a strong position to take advantage of purchasing opportunities as they arise. Where the likelihood of a risk materialising becomes high and imminent, we factor accommodating the risk, into our operational plans to be activated once the impact is clear. This is the case with the Climate Transition risk related to tightening EPC requirements where our teams are monitoring progress of the legislation. Other risks are considered to be broadly unchanged from 2025 with moderate assessments for both probability of occurrence and impact.

These principal risks were part of the Group's assessment of long term viability, details of which are set out in the viability statement on pages 13 and 14 of the 2026 ARA.

RELATED PARTY TRANSACTIONS

The following statement is extracted from the 2026 ARA

1. During the financial year there were no key management personnel emoluments, other than remuneration.
2. (a) Mountview Estates P.L.C. provides general management and administration services to Ossian Investors Limited and Sinclair Estates Limited, companies of which Mr D.M. Sinclair is a Director. Fees of £36,623 (2025: £25,487) were charged for these services.
- (b) Transactions between the Group and its subsidiaries, which are related parties, have been eliminated on consolidation and have not been disclosed in this note.
- (c) The only key management are the Directors.
- (d) As at 31 March 2026 the Group owed Mr D.M. Sinclair £8,699 (2025: £5,298) in relation to an informal loan.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The following statement is extracted from the 2026 ARA

The Directors are responsible for preparing the Annual Report, the Directors' Remuneration Report and the Group and Company financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law, the Directors are required to prepare the Group and Company financial statements in accordance with UK Adopted International Accounting Standards and applicable UK law.

The Directors have elected to prepare the Company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (UK GAAP) including FRS 102 and applicable law.

Under company law, the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and Company and of their profit or loss for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;

- in respect of Group financial statements, state whether UK Adopted International Accounting Standards in conformity with the requirements of the Companies Act 2006, have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- in respect of the Company financial statements state whether applicable UK Accounting Standards in conformity with the requirements of the Companies Act 2006, have been followed, subject to any material departures disclosed and explained in those statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and Company's transactions and disclose with reasonable accuracy at any time the financial position of the Group and Company and enable them to ensure that its financial statements comply with the Companies Act 2006.

They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and Company and to prevent and detect fraud and other irregularities.

WEBSITE PUBLICATION

The Directors are responsible for ensuring the Annual Report including the financial statements are made available on a website. Financial statements are published on the Company's website in accordance with legislation in the UK governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the Company's website is the responsibility of the Directors. The Directors' responsibility also extends to the ongoing integrity of the financial statements contained therein.

DIRECTORS' RESPONSIBILITIES PURSUANT TO DTR4

Each of the Directors, (as set out on page 26 of the 2026 ARA) as at the date of this Report, confirms to the best of their knowledge that:

- The Group financial statements, which have been prepared in accordance with UK Adopted International Accounting Standards, give a true and fair view of the assets, liabilities, financial position and profit of the Group.
- The Company financial statements, which have been prepared in accordance with United Kingdom Accounting Standards, comprising FRS 102, give a true and fair view of the assets, liabilities and financial position of the Company.
- The strategic report includes a fair review of the development and performance of the business and the position of the Group and the Company, together with a description of the principal risks and uncertainties that they face.
- The annual report and financial statements, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Group's performance, business model and strategy.

~ ENDS~

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