

Regulatory Announcement

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Company	Mountview Estates PLC
TIDM	MTVW
Headline	Director/PDMR Shareholding
Released	11:26 22-Jan-09
Number	0825M11

RNS Number : 0825M
Mountview Estates PLC
22 January 2009

Mountview P.L.C. (the "Company")

Director Shareholding

In light of the guidance issued by the FSA on 9 January 2009 in relation to the obligations to disclose security granted over shares, the Company was notified on 20 January that Mr D.M. Sinclair (Chairman) had pledged 400,000 shares of his beneficial holding of 534,883 of ordinary shares of 5 pence each in the Company to Barclays Bank Plc as security for his personal bank loan and overdraft. The 400,000 shares represent 10.3% of the issued share capital of the Company.

There has been no disposal of any of the shares in question and therefore Mr D.M. Sinclair's total interest in shares in the Company remains at 534,883 ordinary shares representing 13.72% of the current issued share capital of the Company.

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