

RNS Number : 8099S
Mountview Estates PLC
12 February 2026

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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 a total of 875 Ordinary Shares in the capital of the Company on 11 February 2026 at a price of £87.50 per share. In addition, Mrs Corrine Sinclair, Mr Duncan Sinclair's wife, also informed today that she had purchased a total of 175 Ordinary Shares in the capital of the Company on 11 February 2026 at a price of £87.50 per share.

Following these transactions, Mr. Sinclair's total beneficial interest in the Company will be 610,509 Ordinary Shares, representing 15.66 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), and Mrs Corrine R. Sinclair
2	Reason for the notification	

a)	Position/status	Chief Executive Officer & his wife											
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	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	Ordinary shares of 5 pence each 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>£87.50</td> <td>875</td> </tr> <tr> <td>Purchase</td> <td>£87.50</td> <td>175</td> </tr> </tbody> </table>				Price(s)	Volume(s)	Purchase	£87.50	875	Purchase	£87.50	175
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d)	Aggregated information - Aggregated volume and Price		Price(s)	Volume(s)	
		Purchase	£87.50	1,050	
e)	Date of the transaction	11 February 2026			
f)	Place of the transactions	London Stock Exchange (XLON)			

Further Information:

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

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