MJ Gleeson plc (GLE.L)

AGM Trading Update

14 November 2025

MJ Gleeson plc, the low-cost housebuilder and land promoter, is issuing the following update ahead of its Annual General Meeting which is being held later today.

Gleeson Homes

Gleeson Homes' open market net reservation rates for the eight weeks to 7 November 2025, increased by 22% to 0.50 per site per week (0.92 including bulk reservations), from the 0.41 per site (0.46 including bulk reservations) during the same period last year.

Demand for new homes remains subdued, but steady, with buyers lacking confidence in the current economic environment.

Resource-constrained local planning continues to impede progress on opening new sites. Notwithstanding these challenges, since the start of the 2026 financial year, Gleeson Homes has opened six new build sites (Four months to 31 October 2024: six sites) and five new sites have commenced sales (Four months to 31 October 2024: seven sites). Gleeson Homes is currently selling on 59 sites (31 October 2024: 64 sites).

Gleeson Land

Gleeson Land is making good progress, having completed the sale of two small sites since the start of the financial year. As communicated at the time of the 2025 full year results, one site which represents approximately 50% of total plots budgeted to be sold during the year remains dependent on the finalisation of a technical solution.

The division is on track with its growth plans and making good progress towards its aim of submitting 18 planning applications in the first half of this financial year.

The Board, whilst mindful that the Government's Autumn Budget will be announced on 26 November 2025, expects that the results for the financial year ended 30 June 2026 will be in line with current market expectations[1].

A trading update for the six months to 31 December 2025 will be issued on 16 January 2026 and the results for the period will be issued on 11 February 2026.

[1] Analyst consensus for FY2026 can be found at: https://www.mjgleesonplc.com/investors/analyst-coverage/

For the purposes of UK MAR, the person responsible for arranging for the release of this information on behalf of MJ Gleeson plc is Stefan Allanson, Chief Financial Officer
LEI: 21380064K7N2W7FD6434

About MJ Gleeson plc

MJ Gleeson plc comprises two divisions: Gleeson Homes and Gleeson Land.

Gleeson Homes, under the banner of "Building Homes. Changing Lives" builds high-quality affordable homes across the Midlands and North of England. To meet customer demand, and without compromising affordability, the range of homes available extends from one-bed apartments to five-bedroom houses. With a two-bedroom home available from £100,000, a key objective is to ensure that on all of our developments, a meaningful proportion of homes are affordable to a couple earning the National Living Wage. Buying a Gleeson home typically costs less than renting a similar property. All Gleeson homes are traditional brick built semi or detached homes.

As a high-quality, affordable housebuilder, Gleeson has strong and inherent sustainability credentials. Its social purpose underpins the Company's strategy and Gleeson measures itself closely against UN SDGs 5, 8, 11, 12, 13 and 15. More details on the Company's approach to sustainability can be found at: www.mjgleesonplc.com/sustainability.

Gleeson Land, which operates under the banner of 'Promoting Land. Unlocking Value' is the Group's land promotion division operating in the South, West and Central England. Gleeson Land identifies development opportunities and works with landowners and stakeholders to both enhance the value of the property and to promote land through the residential planning system, ultimately managing the sale of these sites to other developers on behalf of landowners.

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