DIRECTOR/PDMR SHAREHOLDING

DEVELOP NORTH PLC

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Develop North PLC
02 April 2026

DEVELOP NORTH PLC

NOTIFICATION AND PUBLIC DISCLOSURE OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM IN ACCORDANCE WITH ARTICLE 19 OF THE MARKET ABUSE REGULATIONS

1	**Details of the person discharging managerial responsibilities / person closely associated**	
a)	Name	Michelle Percy
2	**Reason for the notification**	
a)	Position/status	PDMR
b)	Initial notification /Amendment	Initial
3	**Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor**	
a)	Name	Develop North Plc
b)	LEI	213800EXPWANYN3NEV68
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 ISIN: GB00BD0ND667

b)	Nature of the transaction	Share Purchase via Offer for Subscription	
c)	Price(s) and volume(s)	Price(s) £0.816	Volume(s) 6,094
d)	Aggregated information	£4,972.70	
e)	Date of the transaction	2 April 2026	
f)	Place of the transaction	London Stock Exchange	

For further information, please contact:

Apex Fund Administration Services (UK) Limited (Secretary)	cosec-uk@apexgroup.com

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