

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BH0WFH67

Issuer Name

THE PROPERTY FRANCHISE GROUP PLC

UK or Non-UK Issuer

UK

2. Reason for Notification

An acquisition or disposal of voting rights

3. Details of person subject to the notification obligation

Name

Close Asset Management Limited

City of registered office (if applicable)

London

Country of registered office (if applicable)

United Kingdom

4. Details of the shareholder

Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above

City of registered office (if applicable)

Country of registered office (if applicable)

5. Date on which the threshold was crossed or reached

07-May-2025

6. Date on which Issuer notified

08-May-2025

7. Total positions of person(s) subject to the notification obligation

	% of voting rights attached to shares (total of 8.A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer
Resulting situation on the date on which threshold was crossed or reached	4.660000	0.000000	4.660000	2972736
Position of				

previous notification (if applicable)	6.520000	0.000000	6.520000	
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8. Notified details of the resulting situation on the date on which the threshold was crossed or reached

8A. Voting rights attached to shares

Class/Type of shares ISIN code(if possible)	Number of direct voting rights (DTR5.1)	Number of indirect voting rights (DTR5.2.1)	% of direct voting rights (DTR5.1)	% of indirect voting rights (DTR5.2.1)
GB00BHOWFH67	2972736		4.660000	
Sub Total 8.A	2972736		4.660000%	

8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

Type of financial instrument	Expiration date	Exercise/conversion period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
Sub Total 8.B1				

8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

Type of financial instrument	Expiration date	Exercise/conversion period	Physical or cash settlement	Number of voting rights	% of voting rights
Sub Total 8.B2					

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

Ultimate controlling person	Name of controlled undertaking	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Close Brothers Asset Management		4.660000		

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

For context, the last TR1 submission made for PROPERTY FRANCHISE PLC ORD 1P on 23/03/2021 showed holding of 9.4%. This security was then added to the Takeover Panel and the last 8.3 submission was made on 23/02/2024 showing holding of 6.52%. On 07/05/2025, Close Asset Management Limited sold 618,746 shares in PROPERTY FRANCHISE PLC ORD 1P. This brought our shareholding down to 4.66% of the shares in issue. This is based on the shares in issue figure of 63,752,008 as at 07/05/2025. This is the required notification that the holding has crossed below 5% of the shares in issue.

12. Date of Completion

08-May-2025

13. Place Of Completion

UK

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