

PRSR.L

The PRS REIT plc
("the PRS REIT" or "the Company")

Q4 Dividend Declaration

The PRS REIT, the closed-ended real estate investment trust that invests in high-quality, new build, family homes in the private rented sector, is pleased to declare an interim quarterly dividend of 1.1 pence per ordinary share in respect of the fourth quarter (April-June 2025) of its financial year ended 30 June 2025. This takes the total for the year to 4.3p per share (2024: 4.0p).

One hundred per cent. (1.1 pence per share) of the dividend will be paid as a Property Income Distribution.

The dividend will be payable on or around 29 August 2025, to shareholders on the register on 15 August 2025. The ex-dividend date will be 14 August 2025.

For further information, please contact:

The PRS REIT plc Geeta Nanda, Non-Executive Director Chairwoman	Tel: 020 7496 3000 (c/o Singer Capital Markets)
Sigma PRS Management Ltd Graham Barnet, Mike McGill	Tel: 0333 999 9926
Singer Capital Markets James Moat, James Maxwell, Asha Chotai	Tel: 020 7496 3000
G10 Capital Limited (AIFM and part of IQ-EQ group) Maria Baldwin	Tel: 0207 397 5450
KTZ Communications Katie Tzouliadis, Robert Morton	Tel: 020 3178 6378

NOTES TO EDITORS

About The PRS REIT plc www.theprsreit.co.uk

The PRS REIT plc is a closed-ended real estate investment trust established to invest in the Private Rented Sector ("PRS") and to provide shareholders with an attractive level of income together with the potential for capital and income growth. The Company has invested over £1bn in a portfolio of high-quality homes for private rental across the regions, having raised a total of £0.56bn (gross) through its Initial Public Offering, on 31 May 2017 and subsequent fundraisings in February 2018 and September 2021. The UK Government's Homes England has supported the Company with direct investments. The Company is listed on the Closed-ended investment funds category of the FCA's Official List and its Ordinary Shares are traded on the London Stock Exchange's Main Market. It is a constituent of the FTSE 250 Index. With 5,478 new rental homes as at 30 June 2025, the Company believes its portfolio is the largest build-to-rent single-family rental portfolio in the UK.

LEI: 21380037Q91HU97WZX58

About Sigma Capital Group Limited (formerly Sigma Capital Group plc) www.sigmacapital.co.uk

Sigma Capital Group Limited ("Sigma") is a build-to-rent ("BTR") regeneration specialist, with offices in Edinburgh, Manchester and London. The Company's principal focus is on the delivery of large-scale housing schemes for the private rented sector and Sigma is the UK's leading provider of BTR homes for the single family sector. The Company also has extensive experience in the delivery of multi-family apartment schemes and a well-established track record in assisting with property-related regeneration projects in the public sector, acting as a bridge between the public and private sectors.

Sigma has created an unrivalled property delivery and management platform, which has delivered or is in the process of

delivering over 13,500 homes across the UK to date. The Company has a significant pipeline of development opportunities, which currently stands at over £5 billion in gross development cost. Sigma manages the letting of completed homes through its property platform, which includes its award-winning rental brand 'Simple Life'. The Company's subsidiary, Sigma PRS Management Ltd, is Investment Adviser to The PRS REIT plc.

About Sigma PRS Management Ltd

Sigma PRS Management Ltd is a wholly-owned subsidiary of Sigma Capital Group Limited and is Investment Adviser to The PRS REIT plc. It sources investments and operationally manages the assets of The PRS REIT plc and advises the Alternative Investment Fund Manager ("AIFM") and The PRS REIT plc on a day-to-day basis in accordance with The PRS REIT plc's Investment Policy. The AIFM is G10 Capital Limited. Sigma PRS Management Ltd is an appointed representative of G10 Capital Limited, which is authorised and regulated by the Financial Conduct Authority (FRN:648953).

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@lse.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DIVUASNRVKUWRAR