

Great Portland Estates plc

Great Portland Estates plc announces that on 16 September 2025, it received the Notification of Major Holdings as set out below.

Darren Lennark
General Counsel & Company Secretary
Great Portland Estates plc
020 7647 3000
17 September 2025

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BF5H9P87

Issuer Name

GREAT PORTLAND ESTATES P L C

UK or Non-UK Issuer

UK

2. Reason for Notification

An acquisition or disposal of voting rights; Other

Comments

Application of Trading Book Exemption (see Section 11 below)

3. Details of person subject to the notification obligation

Name

Morgan Stanley

City of registered office (if applicable)**Country of registered office (if applicable)**

US

| Name | City of registered office | Country of registered office |
|----------------|---------------------------|------------------------------|
| Morgan Stanley | Wilmington | USA |

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

12-Sep-2025

6. Date on which Issuer notified

16-Sep-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 | 0.000000 | 0.000000 | 0.000000 | 0 |
| Position of previous notification (if applicable) | 4.303288 | 0.706648 | 5.009936 | |

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) |
|---|---|---|------------------------------------|--|
| GB00BF5H9P87 | | 0 | | 0.000000 |
| Sub Total 8.A | 0 | | 0.000000% | |

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 |
|-----------------------------|--------------------------------|--|--|---|
| . | | | | |

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

The notification was triggered due to Morgan Stanley's total applicable holding dropping below 5%. As a result, Morgan Stanley has applied the trading book exemption (DTR 5.1.3R(4)) to its remaining applicable holding of

Morgan Stanley has applied the trading book exemption (BTR exemption) to its remaining applicable holding of 4.997296% as of 12.09.2025.

12. Date of Completion

16-Sep-2025

13. Place Of Completion

Mumbai

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@seg.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

HOLUBUBRVVUKAAR