

**TR-1: Standard form for notification of major holdings**

**1. Issuer Details**

**ISIN**

GB00BF01NH51

**Issuer Name**

THE PRS REIT 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**

JPMorgan Chase & Co.

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

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

US

**4. Details of the shareholder**

Name	City of registered office	Country of registered office
J.P. Morgan Securities plc		

**5. Date on which the threshold was crossed or reached**

13-Nov-2025

**6. Date on which Issuer notified**

17-Nov-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	5.619754	0.009177	5.628931	30917102
Position of previous notification (if applicable)				

**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)
GB00BF01NH51		30866653		5.619754

Sub Total 8.A	30866653	5.619754%
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#### 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
Cash-settled Equity Swap	16/07/2026	16/07/2026	Cash	14	0.000002
Cash-settled Equity Swap	30/09/2026	30/09/2026	Cash	14131	0.002571
Cash-settled Equity Swap	30/05/2028	30/05/2028	Cash	36304	0.006604
Sub Total 8.B2				50449	0.009177%

#### 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
JPMorgan Chase & Co.	J.P. Morgan Securities plc	5.602489		5.611666%
JPMorgan Chase & Co.	J.P. Morgan Securities LLC			

#### 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

Chain of controlled undertakings:

JPMorgan Chase & Co.  
 JPMorgan Chase Bank, National Association (100%)  
 J.P. Morgan International Finance Limited (100%)  
 J.P. Morgan Capital Holdings Limited (100%)  
 J.P. Morgan Securities plc (100%)

J.P. Morgan Securities plc (100%)

JPMorgan Chase & Co.

JPMorgan Chase Holdings LLC (100%)

J.P. Morgan Broker-Dealer Holdings Inc. (100%)

J.P. Morgan Securities LLC (100%)

**12. Date of Completion**

17-Nov-2025

**13. Place Of Completion**

London

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