

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 financial instruments

3. Details of person subject to the notification obligation

Name

Bank of America Corporation

City of registered office (if applicable)

Country of registered office (if applicable)

US

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

05-Dec-2025

6. Date on which Issuer notified

08-Dec-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	0.899669	10.399687	11.299356	62061872
Position of previous notification (if applicable)	2.834321	6.047444	8.881765	

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		4941443		0.899669
Sub Total 8.A	4941443		0.899669%	

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 v oting rights
Right to Recall	n/a	n/a	595371	0.108397
Sub Total 8.B1			595371	0.108397%

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 v oting rights	% of v oting rights
Swaps	06/01/2026	n/a	Cash	6199028	1.128632
Swaps	27/02/2026	n/a	Cash	1	0.000000
Swaps	02/04/2026	n/a	Cash	46854972	8.530696
Swaps	19/06/2026	n/a	Cash	770000	0.140191
Swaps	31/07/2026	n/a	Cash	2100000	0.382339
Swaps	15/10/2027	n/a	Cash	601057	0.109432
Sub Total 8.B2				56525058	10.291290%

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 v oting 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
Bank of America Corporation	Bank of America, National Association		5.461625	5.461625%
Bank of America Corporation	BofA Securities Europe SA			
Bank of America Corporation	Merrill Lynch International		4.926384	5.826053%

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

11. Additional Information**12. Date of Completion****13. Place Of Completion**

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

HOLEVLFBELLFFBX