

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; 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

10-Dec-2025

6. Date on which Issuer notified

11-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	0.899474	13.322275	14.221749	78113163
Position of previous notification (if applicable)	0.596230	12.371730	12.967960	

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		4940373		0.899474
Sub Total 8.A	4940373		0.899474%	

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
Physical Swaps	23/02/2026	n/a	11072000	2.015834
Right to Recall	n/a	n/a	945683	0.172177
Sub Total 8.B1			12017683	2.188011%

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
Swaps	06/01/2026	n/a	Cash	6199028	1.128632
Swaps	27/02/2026	n/a	Cash	1	0.000000
Swaps	18/03/2026	n/a	Cash	59095	0.010759
Swaps	02/04/2026	n/a	Cash	46854972	8.530696
Swaps	05/05/2026	n/a	Cash	4806000	0.875009
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	366011	0.066638
Sub Total 8.B2				61155107	11.134264%

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
Bank of America Corporation	Bank of America, National Association		6.864253	6.864253%
Bank of America Corporation	BofA Securities Europe SA			
Bank of America Corporation	Merrill Lynch International		6.451458	7.350931%

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

12. Date of Completion

11-Dec-2025

13. Place Of Completion

United Kingdom

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