

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

The Goldman Sachs Group, Inc.

City of registered office (if applicable)

Wilmington, Delaware

Country of registered office (if applicable)

USA

4. Details of the shareholder

Name	City of registered office	Country of registered office
Goldman Sachs International	London	United Kingdom

5. Date on which the threshold was crossed or reached

10-Dec-2025

6. Date on which Issuer notified

12-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	3.077101	2.473921	5.551022	30489071
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		16901022		3.077101

Sub Total 8.A	16901022	3.077101%
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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
Security Lending	Open		13424977	2.444231
Sub Total 8.B1			13424977	2.444231%

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
Swap	07-March-2029		Cash	74330	0.013533
Swap	11-September-2028		Cash	34168	0.006221
Swap	27-February-2026		Cash	21208	0.003861
Swap	10-December-2035		Cash	17326	0.003155
Swap	10-December-2035		Cash	16040	0.002920
Sub Total 8.B2				163072	0.029690%

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
The Goldman Sachs Group, Inc. (Chain 1)				
The Goldman Sachs Group, Inc. (Chain 1)	GSAM Holdings LLC			
The Goldman Sachs Group, Inc. (Chain 1)	Goldman Sachs Asset Management, L.P.			
The Goldman Sachs Group, Inc. (Chain 2)				
The Goldman Sachs Group, Inc. (Chain 2)	Goldman Sachs (UK) L.L.C.	2.819296	2.473921	5.293217%
The Goldman Sachs Group, Inc. (Chain 2)	Goldman Sachs Group UK Limited	2.819296	2.473921	5.293217%
The Goldman Sachs Group, Inc. (Chain 2)	Goldman Sachs International	2.819296	2.473921	5.293217%

inc. (Chain 2)	International			
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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

Please note, the total amount of voting rights have been rounded to 6 decimal places therefore there is a possibility of a rounding error.

General email contact: gs-rrc-emea-position-enquiries@gs.com

12. Date of Completion

12-Dec-2025

13. Place Of Completion

Bengaluru

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