

Standard Form TR-1
Standard form for notification of major holdings

NOTIFICATION OF MAJOR HOLDINGS (to be sent to the relevant issuer and to the Central Bank of Ireland)ⁱ

1. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attachedⁱⁱ:
Glenveagh Properties Plc

2. Reason for the notification (please tick the appropriate box or boxes):
☒ An acquisition or disposal of voting rights
☐ An acquisition or disposal of financial instruments
☐ An event changing the breakdown of voting rights
☐ Other (please specify)ⁱⁱⁱ:

3. Details of person subject to the notification obligation^{iv} :

Name: JPMorgan Chase & Co.	City and country of registered office (if applicable): Wilmington, Delaware, United States of America
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4. Full name of shareholder(s) (if different from 3.)^v:

5. Date on which the threshold was crossed or reached^{vi}: 11 December 2025

6. Date on which issuer notified: 15 December 2025

7. Threshold(s) that is/are crossed or reached: 3%

8. Total positions of person(s) subject to the notification obligation:

	% of voting rights attached to shares (total of 9.A)	% of voting rights through financial instruments (total of 9.B.1 + 9.B.2)	Total of both in % (9.A + 9.B)	Total number of voting rights of issuer ^{vii}
Resulting situation on the date on which threshold was crossed or reached	0.85%	2.85%	3.70%	520,901,842
Position of previous notification (if applicable)	Below Minimum Threshold	Below Minimum Threshold	Below Minimum Threshold	

9. Notified details of the resulting situation on the date on which the threshold was crossed or reached ^{viii} :				
A: Voting rights attached to shares				
Class/type of shares ISIN code (if possible)	Number of voting rights ^{ix}		% of voting rights	
	Direct	Indirect	Direct	Indirect
IE00BD6JX574		4,432,898		0.85%
SUBTOTAL A	4,432,898		0.85%	

B 1: Financial Instruments according to Regulation 17(1)(a) of the Regulations				
	Exemption	Exemption	Number of voting rights that may be	

Type of financial instrument	Expiration date ^x	Exercise/ Conversion Period ^{xi}	Physical or cash settlement ^{xii}	Number of voting rights	% of voting rights
SUBTOTAL B.1					

B 2: Financial Instruments with similar economic effect according to Regulation 17(1)(b) of the Regulations					
Type of financial instrument	Expiration date ^x	Exercise/ Conversion Period ^{xi}	Physical or cash settlement ^{xii}	Number of voting rights	% of voting rights
Cash-settled Equity Swap	09/06/2026	09/06/2026	Cash	3,113,758	0.60
Cash-settled Equity Swap	16/09/2026	16/09/2026	Cash	3,413,766	0.66
Cash-settled Equity Swap	24/09/2026	24/09/2026	Cash	3,353,144	0.64
Cash-settled Equity Swap	30/09/2026	30/09/2026	Cash	878,171	0.17
Cash-settled Equity Swap	02/10/2026	02/10/2026	Cash	519,592	0.10
Cash-settled Equity Swap	26/11/2026	26/11/2026	Cash	1,347	0.00
Cash-settled Equity Swap	09/12/2026	09/12/2026	Cash	15,934	0.00
Cash-settled Equity Swap	21/12/2026	21/12/2026	Cash	3,353,144	0.64
Cash-settled Equity Swap	22/12/2026	22/12/2026	Cash	33,486	0.01
Cash-settled Equity Swap	13/01/2027	13/01/2027	Cash	20,475	0.00
Cash-settled Equity Swap	12/05/2027	12/05/2027	Cash	122,636	0.02
SUBTOTAL B.2				14,825,453	2.85%

10. Information in relation to the person subject to the notification obligation (please tick the applicable box):

☐ Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer.^{xiii}

☒ 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 entity^{xiv}:

Name ^{xv}	% 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.			
JPMorgan Chase Bank, National Association			
J.P. Morgan International Finance Limited			
J.P. Morgan Capital Holdings Limited			
J.P. Morgan Securities plc			
JPMorgan Chase & Co.			
JPMorgan Chase Holdings LLC			
J.P. Morgan Broker-Dealer Holdings Inc			

Holdings Inc.			
J.P. Morgan Securities LLC			

11. In case of proxy voting: *[name of the proxy holder]* will cease to hold [% and *number*] voting rights as of *[date]*

12. Additional information^{xvi}:

Done at London on 15 December 2025

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