

## 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

19-Dec-2025

### 6. Date on which Issuer notified

23-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 | 9.054872                                             | 0.068826                                                                  | 9.123698                       | 50112248                                     |
| Position of previous notification (if applicable)                         | 7.927945                                             | 0.087796                                                                  | 8.015741                       |                                              |

### 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<br>ISIN code(if possible) | Number of direct<br>voting rights (DTR5.1) | Number of indirect<br>voting rights (DTR5.2.1) | % of direct voting<br>rights (DTR5.1) | % of indirect voting<br>rights (DTR5.2.1) |
|------------------------------------------------|--------------------------------------------|------------------------------------------------|---------------------------------------|-------------------------------------------|
| GB00BF01NH51                                   |                                            | 49734062                                       |                                       | 9.054872                                  |

|               |          |           |
|---------------|----------|-----------|
| Sub Total 8.A | 49734062 | 9.054872% |
|---------------|----------|-----------|

#### 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     | 30/09/2026      | 30/09/2026                 | Cash                        | 233205                  | 0.042433           |
| Cash-settled Equity Swap     | 23/11/2026      | 23/11/2026                 | Cash                        | 65659                   | 0.011953           |
| Cash-settled Equity Swap     | 30/05/2028      | 30/05/2028                 | Cash                        | 79322                   | 0.014440           |
| Sub Total 8.B2               |                 |                            |                             | 378186                  | 0.068826%          |

### 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     | 9.009545                                                                   |                                                                                                          | 9.078371%                                                             |
| JPMorgan Chase & Co.        | J.P. Morgan SE                 |                                                                            |                                                                                                          |                                                                       |
| 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 (JPMorgan Chase Bank, N.A.)

|                                                  |
|--------------------------------------------------|
| 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%)                |
| JPMorgan Chase & Co.                             |
| JPMorgan Chase Bank, National Association (100%) |
| J.P. Morgan International Finance Limited (100%) |
| J.P. Morgan SE (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

|             |
|-------------|
| 23-Dec-2025 |
|-------------|

## 13. Place Of Completion

|                        |
|------------------------|
| London, United Kingdom |
|------------------------|

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