

TR-1: Standard form for notification of major holdings

**1. Issuer Details**

**ISIN**

GB00BP5X4Q29

**Issuer Name**

LIFE SCIENCE 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**

Jefferies Financial Group Inc

**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**

14-Jan-2026

**6. Date on which Issuer notified**

15-Jan-2026

**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 | 1.029000   | 5.413000  | 6.442000                       | 22546052                                     |
| Position of previous notification (if applicable)                         | 0.000000   | 6.445000  | 6.445000                       |  |

**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) |
|--|--|--|---------------------------------------|---|
| GB00BP5X4Q29                                   |  | 3600101  |                                       | 1.029000                                  |
| Sub Total 8.A                                  | 3600101                                    |  | 1.029000%                             |   |

**8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))**

| Type of financial<br>instrument     | Expiration date | Exercise/conversion<br>period | Number of voting<br>rights that may be<br>acquired if the<br>instrument is<br>exercised/converted | % of voting rights |
|-------------------------------------|-----------------|-------------------------------|---|--------------------|
| stock loan/ repo<br>right of recall | Open            |                               | 6217831   | 1.777000           |
| Sub Total 8.B1                      |                 |                               | 6217831   | 1.777000%          |

**8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))**

| Type of financial<br>instrument | Expiration date | Exercise/conversion<br>period | Physical or cash<br>settlement | Number of voting<br>rights | % of voting<br>rights |
|---------------------------------|-----------------|-------------------------------|--------------------------------|----------------------------|-----------------------|
| Swap                            | 23/12/2026      |                               | Cash                           | 3728120                    | 1.065000              |
| Swap                            | 23/12/2026      |                               | Cash                           | 9000000                    | 2.571000              |
| Sub Total 8.B2                  |                 |                               |                                | 12728120                   | 3.636000%             |

**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<br>person       | Name of<br>controlled<br>undertaking  | % of voting rights if<br>it equals or is higher<br>than the notifiable<br>threshold | % of voting rights through<br>financial instruments if it<br>equals or is higher than the<br>notifiable threshold | Total of both if it<br>equals or is higher<br>than the notifiable<br>threshold |
|--------------------------------------|---------------------------------------|---|---|--|
| Jefferies<br>Financial<br>Group Inc. | Jefferies<br>International<br>Limited | 1.029000  | 5.413000  | 6.442000%  |

**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**

**13. Place Of Completion**

information, please contact [rns@seg.com](mailto:rns@seg.com) or visit [www.rns.com](http://www.rns.com).

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