

Great Portland Estates plc

Great Portland Estates plc announces that on 30 January 2026, it received the Notification of Major Holdings as set out below.

Darren Lennark
General Counsel & Company Secretary
Great Portland Estates plc
020 7647 3000

2 February 2026

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BF5H9P87

Issuer Name

GREAT PORTLAND ESTATES P L C

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

BlackRock, Inc.

City of registered office (if applicable)

Wilmington

Country of registered office (if applicable)

USA

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

29-Jan-2026

6. Date on which Issuer notified

30-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 | 13.970000 | 3.300000 | 17.270000 | 70188354 |
| Position of previous notification (if applicable) | 13.950000 | 3.380000 | 17.330000 | |

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) |
|------------------------------------------------|-----------------------------------------|---------------------------------------------|------------------------------------|----------------------------------------|
| GB00BF5H9P87 | | 56759004 | | 13.970000 |
| Sub Total 8.A | 56759004 | | 13.970000% | |

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 |
|------------------------------|-----------------|----------------------------|---------------------------------------------------------------------------------------|--------------------|
| Securities Lending | | | 4353493 | 1.070000 |
| Sub Total 8.B1 | | | 4353493 | 1.070000% |

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 |
|------------------------------|-----------------|----------------------------|-----------------------------|-------------------------|--------------------|
| CFD | | | Cash | 9075857 | 2.230000 |
| Sub Total 8.B2 | | | | 9075857 | 2.230000% |

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 |
|-----------------------------|----------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| BlackRock, Inc. (Chain 1) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 1) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 1) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 1) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 1) | BlackRock International Holdings, Inc. | | | |
| BlackRock, Inc. (Chain 1) | BR Jersey International Holdings L.P. | | | |
| | BlackRock | | | |

| | | | | |
|---------------------------|-----------------------------------------|----------|----------|------------|
| BlackRock, Inc. (Chain 1) | BlackRock (Singapore) Holdco Pte. Ltd. | | | |
| BlackRock, Inc. (Chain 1) | BlackRock HK Holdco Limited | | | |
| BlackRock, Inc. (Chain 1) | BlackRock Lux Finco S.a.r.l. | | | |
| BlackRock, Inc. (Chain 1) | BlackRock Japan Holdings GK | | | |
| BlackRock, Inc. (Chain 1) | BlackRock Japan Co., Ltd. | | | |
| BlackRock, Inc. (Chain 2) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 2) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 2) | Trident Merger, LLC | | | |
| BlackRock, Inc. (Chain 2) | BlackRock Investment Management, LLC | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 3) | BlackRock International Holdings, Inc. | | | |
| BlackRock, Inc. (Chain 3) | BR Jersey International Holdings L.P. | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Holdco 3, LLC | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Cayman 1 LP | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Cayman West Bay Finco Limited | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Cayman West Bay IV Limited | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Group Limited | | | |
| BlackRock, Inc. (Chain 3) | BlackRock Investment | 9.990000 | 2.610000 | 12.610000% |

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|---------------------------|-------------------------------------------------------------|--|--|--|
| Inc. (Chain 3) | Management (UK) Limited | | | |
| BlackRock, Inc. (Chain 4) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 4) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 4) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 4) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 4) | BlackRock International Holdings, Inc. | | | |
| BlackRock, Inc. (Chain 4) | BR Jersey International Holdings L.P. | | | |
| BlackRock, Inc. (Chain 4) | BlackRock Australia Holdco Pty. Ltd. | | | |
| BlackRock, Inc. (Chain 4) | BlackRock Investment Management (Australia) Limited | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Holdco 4, LLC | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Holdco 6, LLC | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Delaware Holdings Inc. | | | |
| BlackRock, Inc. (Chain 5) | BlackRock Institutional Trust Company, National Association | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Finance, Inc. | | | |

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|---------------------------|-------------------------------------------|--|--|--|
| BlackRock, Inc. (Chain 6) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Holdco 4, LLC | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Holdco 6, LLC | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Delaware Holdings Inc. | | | |
| BlackRock, Inc. (Chain 6) | BlackRock Fund Advisors | | | |
| BlackRock, Inc. (Chain 7) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 7) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 7) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 7) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 8) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 8) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 8) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 8) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 8) | BlackRock International Holdings, Inc. | | | |
| BlackRock, Inc. (Chain 8) | BlackRock Canada Holdings ULC | | | |
| BlackRock, Inc. (Chain 8) | BlackRock Asset Management Canada Limited | | | |
| BlackRock, Inc. (Chain 9) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 9) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 9) | BlackRock Holdco 2, Inc. | | | |
| | BlackRock | | | |

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|----------------------------|-----------------------------------------|--|--|--|
| BlackRock, Inc. (Chain 9) | Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 9) | BlackRock Capital Holdings, Inc. | | | |
| BlackRock, Inc. (Chain 9) | BlackRock Advisors, LLC | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Saturn Subco, LLC | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Finance, Inc. | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Holdco 2, Inc. | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Financial Management, Inc. | | | |
| BlackRock, Inc. (Chain 10) | BlackRock International Holdings, Inc. | | | |
| BlackRock, Inc. (Chain 10) | BR Jersey International Holdings L.P. | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Holdco 3, LLC | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Cayman 1 LP | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Cayman West Bay Finco Limited | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Cayman West Bay IV Limited | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Group Limited | | | |
| BlackRock, Inc. (Chain 10) | BlackRock Advisors (UK) Limited | | | |

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

BlackRock Regulatory Threshold Reporting Team

Jana Blumenstein

020 7743 3650

12. Date of Completion

30th January 2026

13. Place Of Completion

12 Throgmorton Avenue, London, EC2N 2DL, U.K.

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