



NEWS RELEASE

Holding(s) in Company

2025-12-04

RNS Number : 3382K

Phoenix Spree Deutschland Limited

04 December 2025

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

JE00B248KJ21

Issuer Name

PHOENIX SPREE DEUTSCHLAND LIMITED

UK or Non-UK Issuer

Non-UK

2. Reason for Notification

An acquisition or disposal of voting rights

3. Details of person subject to the notification obligation

Name

Ameriprise Financial, Inc.

City of registered office (if applicable)

Minneapolis

Country of registered office (if applicable)

United States

4. Details of the shareholder

Name	City of registered office	Country of registered office
TR Property Investment Trust		

5. Date on which the threshold was crossed or reached

01-Dec-2025

6. Date on which Issuer notified

04-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	18.060000	1.800000	19.860000	18232905
Position of previous notification (if applicable)	17.078000	2.923000	20.001000	

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)
JE00B248KJ21	0	16579758	0.000000	18.060000

Sub Total 8.A	16579758	18.060000%
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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
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
CFD			Cash	1653147	1.800000
Sub Total 8.B2				1653147	1.800000%

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
Ameriprise Financial, Inc. (Chain One)		0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Investments UK International	0.000000	0.000000	0.000000%

	Limited			
Ameriprise Financial, Inc.	Columbia Threadneedle (Europe) Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle AM (Holdings) Plc	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Capital (Group) Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Capital (Holdings) Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Capital (UK) Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Thames River Capital LLP	18.040000	0.000000	19.840000%
Ameriprise Financial, Inc. (Chain Two)		0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Investments UK International Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle (Europe) Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle AM (Holdings) Plc	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Group (Holdings) Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Group (Management) Limited	0.000000	0.000000	0.000000%

Ameriprise Financial, Inc.	Columbia Threadneedle Holdings Limited	0.000000	0.000000	0.000000%
Ameriprise Financial, Inc.	Columbia Threadneedle Management Limited	0.000000	0.000000	0.000000%

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

Thames River Capital LLP is wholly owned by Columbia Threadneedle Capital (UK) Limited, which is wholly owned by Columbia Threadneedle Capital (Holdings) Limited, which is wholly owned by Columbia Threadneedle Capital (Group) Limited, which is wholly owned by Columbia Threadneedle AM (Holdings) Plc, which is wholly owned by Columbia Threadneedle (Europe) Limited, which is wholly owned by Columbia Threadneedle Investments UK International Limited, which is wholly owned by Ameriprise Financial, Inc.

Columbia Threadneedle Management Limited is wholly owned by Columbia Threadneedle Holdings Limited, which is wholly owned by Columbia Threadneedle Group (Management) Limited, which is wholly owned by Columbia Threadneedle Group (Holdings) Limited, which is wholly owned by Columbia Threadneedle AM (Holdings) Plc, which is wholly owned by Columbia Threadneedle (Europe) Limited, which is wholly owned by Columbia Threadneedle Investments UK International Limited, which is wholly owned by Ameriprise Financial, Inc.

12. Date of Completion

13. Place Of Completion

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