

21-Jun-2023 / 13:59 GMT/BST

TR-1: Standard form for notification of major holdings

**1. Issuer Details**

**ISIN**

GB00BJFLFT45

**Issuer Name**

CUSTODIAN PROPERTY INCOME 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**

Mattioli Woods PLC

**City of registered office (if applicable)**

Leicester

**Country of registered office (if applicable)**

United Kingdom

**4. Details of the shareholder**

Name	City of registered office	Country of registered office
Discretionary Client Portfolios held under Pershing Nominees Limited		
Discretionary Client Portfolios held under FNZ Nominees Limited		
Mattioli Woods MWFunds held under Citi Bank	Leicester	United Kingdom

**5. Date on which the threshold was crossed or reached**

20-Jun-2023

**6. Date on which Issuer notified**

21-Jun-2023

**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	3.99%	0.00%	3.99%	17,614,690
Position of previous notification (if applicable)	4.01%	0.00%	4.01%	

**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)
GB00BJFLFT45	17,614,690		3.99%	
Sub Total 8.A	17,614,690		3.99%	

**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
Sub Total 8.B2					

## 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
Discretionary clients of Mattioli Woods PLC (chain 1)	Pershing Nominees Limited	0.85%		0.85%
Discretionary clients of Mattioli Woods PLC (chain 1)	FNZ Nominees Limited	0.03%		0.03%
Mattioli Woods multi-asset funds (chain 2)	Citibank	3.11%		3.11%

## 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

The shares referred to in section 9 are held in portfolios managed by Mattioli Woods plc on a discretionary basis for clients under investment management agreements. This disclosure has been calculated based on issue share capital amount 440,850,398.00

## 12. Date of Completion

21-Jun-2023

## 13. Place Of Completion

Newmarket

Dissemination of a Regulatory Announcement that contains inside information in accordance with the Market Abuse Regulation (MAR), transmitted by EQS Group.  
The issuer is solely responsible for the content of this announcement.

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