

30 June 2023

NewRiver REIT plc

("NewRiver" or the "Company")

Notification of transactions by persons discharging managerial responsibilities

The Company announces that:

1. Awards of nil-cost options over the Company's shares were granted to Executive Directors on 29 June 2023 under the Company's Performance Share Plan 2016 ('PSP') as shown below. Vesting of the awards is subject to the Company's total shareholder return and total accounting return performance conditions measured over a three-year period. Once vested, the awards must be held for a further two years before they can be exercised.
2. Awards of Deferred Bonus Shares over the Company's shares were granted to Executive Directors on 29 June 2023 under the Company's Deferred Bonus Plan 2016 ('DBP') as shown below. Vesting of the awards is subject to continued employment at the date of vesting in two years' time.

1	Details of the person discharging managerial responsibilities / person closely associated							
a)	Name	Allan Lockhart						
2	Reason for the notification							
a)	Position/status	PDMR - Chief Executive Officer						
b)	Initial notification /Amendment	Initial Notification						
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor							
a)	Name	NewRiver REIT plc						
b)	LEI	2138004GX1VAUMH66L31						
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted							
a)	Description of the financial instrument, type of instrument Identification code	Ordinary shares of one penny each GB00BD7XPJ64						
b)	Nature of the transaction	<ul style="list-style-type: none"> • Award over nil-cost options under the NewRiver REIT plc Performance Share Plan 2016. • Award over deferred bonus shares under the NewRiver REIT plc Deferred Bonus Plan 2016 						
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>525,140 (under the PSP)</td> </tr> <tr> <td>Nil</td> <td>165,222 (under the DBP)</td> </tr> </tbody> </table>	Price(s)	Volume(s)	Nil	525,140 (under the PSP)	Nil	165,222 (under the DBP)
Price(s)	Volume(s)							
Nil	525,140 (under the PSP)							
Nil	165,222 (under the DBP)							
d)	Aggregated information - Aggregated volume - Price	N/a single transaction						

e)	Date of the transaction	29 June 2023
f)	Place of the transaction	London

1	Details of the person discharging managerial responsibilities / person closely associated							
a)	Name	Will Hobman						
2	Reason for the notification							
a)	Position/status	PDMR - Chief Financial Officer						
b)	Initial notification /Amendment	Initial Notification						
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor							
a)	Name	NewRiver REIT plc						
b)	LEI	2138004GX1VAUMH66L31						
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Nil	363,128 Under the PSP							
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d)	Aggregated information - Aggregated volume - Price	N/a single transaction						
e)	Date of the transaction	29 June 2023						
f)	Place of the transaction	London						

For further information

NewRiver REIT plc

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