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8 August 2023

## Custodian Property Income REIT plc

("Custodian Property Income REIT" or "the Company")

### Results of Annual General Meeting

Custodian Property Income REIT (LSE: CREI), which seeks to deliver an enhanced income return by investing in a diversified portfolio of smaller, regional properties with strong income characteristics across the UK, pleased to announce that following the Annual General Meeting ("AGM") of the Company held earlier today, all resolutions were approved on a poll. A summary of the results of the poll are set out below:

	Resolution	Votes for	% of votes cast	Votes against	% of votes cast	Votes withheld*
<b>ORDINARY RESOLUTIONS</b>						
1	To receive and adopt the Company's report and accounts for the financial year ended 31 March 2023	102,235,922	100	0	0	252,316
2	To approve the directors' remuneration report for the year ended 31 March 2023	100,292,222	97.87	2,179,931	2.13	16,085
3	To elect David MacLellan as a director	100,663,000	98.23	1,813,952	1.77	11,286
4	To re-elect Hazel Adam as a director	97,700,747	95.34	4,776,205	4.66	11,286
5	To re-elect Malcolm Cooper as a director	97,683,960	95.32	4,792,992	4.68	11,286
6	To re-elect Chris Ireland as a director	97,683,960	95.32	4,792,992	4.68	11,286
7	To re-elect Ian Mattioli as a director	59,803,871	58.36	42,673,080	41.64	11,287
8	To re-elect Elizabeth McMeikan as a director	78,164,545	76.28	24,312,407	23.72	11,286
9	To re-appoint Deloitte LLP as auditor to the Company	102,464,102	99.99	12,850	0.01	11,286
10	To authorise the directors to agree and fix the auditor's remuneration	102,464,102	99.99	12,850	0.01	11,286
11	To grant the directors' authority to allot ordinary shares in the capital of the Company	98,082,079	95.71	4,391,787	4.29	14,372
12	To amend the Company's Investment Policy	102,459,362	99.99	14,504	0.01	14,372
13	To disapply statutory pre-emption rights on the allotment of ordinary shares in the capital of the Company	101,363,897	98.91	1,113,055	1.09	11,286
	To further disapply the statutory pre-emption	100,063,608	97.64	2,413,344	2.36	11,286

14	rights on the allotment of Ordinary Shares					
15	To authorise the Company to make market purchases of ordinary shares of £0.01 each in the capital of the Company	102,411,250	99.99	2,306	0.01	74,682
16	That a general meeting, other than an annual general meeting, may be called on not less than 14 clear days' notice	95,949,030	93.63	6,527,922	6.37	11,286

\*NB: The percentage of votes cast for and against excludes withheld votes.

The votes received against Resolutions 7 and 8 to re-elect Ian Mattioli and Elizabeth McMeikan as Directors of the Company above comprised just 9.8% and 5.8% respectively of total shareholders. The Company complies with the Association of Investment Companies' Corporate Governance Code regarding Board diversity and independence and the Institutional Shareholder Services proxy voting guidance supported both resolutions. Where possible the Board, assisted by the Company's broker, will engage with shareholders to seek feedback.

Ian Mattioli is the founder director of Custodian Property Income REIT having instigated the development of Mattioli Woods plc's investment proposition, including the syndicated property initiative that developed into the seed portfolio for the launch of the Company in 2014. Ian is a non-independent Director of the Company due to his roles as CEO of Mattioli Woods plc and Chair of Custodian Capital Limited, the Company's discretionary investment manager, and is viewed by the Board as representative of Mattioli Woods plc's client shareholders which represent approximately 68% of the Company's shareholder register. Ian and his family own 6.1m shares in the Company representing c. 1.4%.

The Company confirms that copies of all resolutions passed at the Annual General Meeting will be available for viewing on the National Storage Mechanism shortly.

- Ends -

#### Further information:

Further information regarding the Company can be found at the Company's website [custodianreit.com](http://custodianreit.com) or please contact:

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#### Notes to Editors

Custodian Property Income REIT plc is a UK real estate investment trust, which listed on the main market of the London Stock Exchange on 26 March 2014. Its portfolio comprises properties predominantly let to institutional grade tenants on long leases throughout the UK and is principally characterised by smaller, regional, core/core-plus properties.

The Company offers investors the opportunity to access a diversified portfolio of UK commercial real estate through a closed-ended fund. By principally targeting smaller, regional, core/core-plus properties, the Company seeks to provide investors with an attractive level of income with the potential for capital growth.

Custodian Capital Limited is the discretionary investment manager of the Company.

For more information visit [custodianreit.com](http://custodianreit.com) and [custodiancapital.com](http://custodiancapital.com).

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