

05-Jan-2024 / 07:00 GMT/BST

5 January 2024

Custodian Property Income REIT plc

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

Interim dividend

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, confirms its third quarterly interim dividend for the financial year ending 31 March 2024 of 1.375 pence per share, to be paid on 29 February 2024 to shareholders on the register on 19 January 2024, will be designated as a property income distribution ("PID").

- Ends -

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ISIN: GB00BJFLFT45

Category Code: DIV

TIDM: CREI

LEI Code: 2138001BOD1J5XK1CX76

OAM Categories: 3.1. Additional regulated information required to be disclosed under the laws of a Member State

Sequence No.: 295597

EQS News ID: 1808657

End of AnnouncementEQS News Service
