

Custodian Property Income REIT plc

(“Custodian Property Income REIT” or “the Company”)

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

Custodian Property Income REIT (LSE: CREI), which seeks to deliver a strong income return by investing in a diversified portfolio of smaller regional properties across the UK, announces that as required by Article 19.3 of Regulation (EU) No. 596/2014 on market abuse (the "Market Abuse Regulations"), the Company was notified on 27 June 2024 of the following transactions by Ian Mattioli, a Non-Executive Director of the Company, his wife and his children relating to the purchase of ordinary shares in the Company.

1	Details of the person discharging managerial responsibilities / person closely associated			
a)	Names	Ian Mattioli Clare Mattioli Laura Mattioli Alex Dariani		
2	Reason for the notification			
a)	Position/status	Non-Executive Director, PCAs		
b)	Initial notification /Amendment	Initial Notification		
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a)	Name	Custodian Property Income REIT plc		
b)	LEI	2138001BOD1J5XK1CX76		
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	Ordinary Shares of 1 pence per share		
	Identification code	GB00BJFLFT45		
b)	Nature of the transaction	Purchase of Shares		
c)	Price(s) and volume(s)	Purchaser	Price	Volume
		Ian Mattioli	73.7 pence	20,000
		Ian Mattioli	74.8 pence	200,579
		Alex Dariani	75.5 pence	10,005

		Alex Dariani	75.4 pence	83,373
		Clare Mattioli	75.5 pence	19,034
		Clare Mattioli	75.5 pence	7,460
		Laura Mattioli	75.5 pence	12,164
		Ian Mattioli	75.5 pence	7,686
d)	Aggregated information			
	- Aggregated volume	360,301		
	- Price	75.0 pence		
e)	Date of the transactions	2024-06-26		
f)	Place of the transaction	London Stock Exchange		

This announcement contains inside information for the purposes of Article 7 of EU Regulation 596/2014. Upon publication of this announcement, this information is now considered to be in the public domain.

At the time of the transaction, the Directors of the Company are satisfied they were not in possession of any inside information which had not already been notified via a Regulatory Information Service.

- Ends -

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

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End of AnnouncementEQS News Service