

28 June 2024

**Regional REIT Limited**

(the "Company")

**Notification of Transactions by Persons Discharging Managerial Responsibilities ("PDMRs") and Persons Closely Associated with them ("PCA").**

The Company announces that Massy Larizadeh, an independent non-executive director of the Company, purchased 100,000 Ordinary Shares in the Company on 27 June 2024 at a price of £0.155 per share.

1.	Details of PDMR/PCA	
(a)	Name	Massy Larizadeh
(b)	Position / status	PDMR (Director)
(c)	Initial notification / amendment	Initial notification
2	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 Identification Code	Ordinary shares ISIN: GG00BYV2ZQ34
(b)	Nature of the transaction	Purchase of Shares
(c)	Price(s) and volume(s)	Price(s)
		Volume(s)
		0.155
		100,000
(d)	Aggregated information	
	Aggregated volume	100,000
	Aggregated price	GBP 0.155
	Aggregated total	GBP 15,500.00
(e)	Date of the transaction	27 June 2024
(f)	Place of the transaction	London Stock Exchange (XLON)

LEI: 549300D8G4NKLRIKBX73

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