

22 July 2024

**Regional REIT Limited**

(the "Company")

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

Pursuant to the [Prospectus](#), published on 27 June 2024, Massy Larizadeh, an independent non-executive director of the Company, had participated in the Capital Raising and subscribed for 102,214 of New Ordinary Shares in the Company. Following the New Ordinary Shares being admitted to the Official List of the FCA and to trading on the London Stock Exchange's Main Market for listed securities on 19 July 2024, the Company announces that Massy acquired 102,214 shares at a price of £0.10 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 New Ordinary Shares, issued pursuant to the Capital Raising, as detailed in the Prospectus published on 27 June 2024 ( <a href="#">RNS Number: 1715U</a> )						
(c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>0.10</td> <td>102,214</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	102,214		
Price(s)	Volume(s)							
0.10	102,214							
(d)	Aggregated information	<table border="1"> <tbody> <tr> <td>Aggregated volume</td> <td>102,214</td> </tr> <tr> <td>Aggregated price</td> <td>GBP 0.10</td> </tr> <tr> <td>Aggregated total</td> <td>GBP 10,221.40</td> </tr> </tbody> </table>	Aggregated volume	102,214	Aggregated price	GBP 0.10	Aggregated total	GBP 10,221.40
Aggregated volume	102,214							
Aggregated price	GBP 0.10							
Aggregated total	GBP 10,221.40							
(e)	Date of the transaction	19 July 2024						
(f)	Place of the transaction	London Stock Exchange (XLON)						

LEI: 549300D8G4NKLRIBX73

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