

23 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, Stephen Inglis, non-independent Director of the Company and CEO of the asset manager to the Company and his PCAs, have participated in the Capital Raising and subscribed for 5,387,923 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 Stephen and his PCAs acquired 5,387,923 shares at a price of £0.10 per share.

1.	Details of PDMR/PCA									
(a)	Name	Stephen J Inglis								
(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 (RNS Number: 1715U)								
(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>2,425,386</td> </tr> <tr> <td>0.10</td> <td>13,952</td> </tr> <tr> <td>0.10</td> <td>61,935</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	2,425,386	0.10	13,952	0.10	61,935
Price(s)	Volume(s)									
0.10	2,425,386									
0.10	13,952									
0.10	61,935									
(d)	Aggregated information Aggregated volume Aggregated price Aggregated total	2,501,273 GBP 0.10 GBP 250,127.30								
(e)	Date of the transaction	19 July 2024								
(f)	Place of the transaction	London Stock Exchange (XLON)								

1.	Details of PDMR/PCA					
(a)	Name	The Inglis Charitable Trust				
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Stephen J Inglis)				
(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 (RNS Number: 1715U)				
(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>128,466</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	128,466
Price(s)	Volume(s)					
0.10	128,466					

(d)	Aggregated information	
	Aggregated volume	128,466
	Aggregated price	0.10
	Aggregated total	12,846.60
(e)	Date of the transaction	19 July 2024
(f)	Place of the transaction	London Stock Exchange (XLON)

1.	Details of PDMR/PCA					
(a)	Name	Caroline Inglis				
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Stephen J Inglis)				
(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	Ordinary shares				
	Identification Code	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 (RNS Number: 1715U)				
(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>323,121</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	323,121
Price(s)	Volume(s)					
0.10	323,121					
(d)	Aggregated information					
	Aggregated volume	323,121				
	Aggregated price	0.10				
	Aggregated total	32,312.10				
(e)	Date of the transaction	19 July 2024				
(f)	Place of the transaction	London Stock Exchange (XLON)				

1.	Details of PDMR/PCA					
(a)	Name	AMC Assets Limited				
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Stephen J Inglis)				
(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	Ordinary shares				
	Identification Code	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 (RNS Number: 1715U)				
(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>2,435,063</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	2,435,063
Price(s)	Volume(s)					
0.10	2,435,063					
(d)	Aggregated information					
	Aggregated volume	2,435,063				
	Aggregated price	0.10				
	Aggregated total	243,506.30				

(e)	Date of the transaction	19 July 2024
(f)	Place of the transaction	London Stock Exchange (XLON)

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