

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, Kevin McGrath, an independent non-executive director of the Company and his PCAs have participated in the Capital Raising and subscribed for 1,082,296 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 Kevin and his PCAs acquired 1,082,296 shares at a price of £0.10 per share.

1.	Details of PDMR/PCA					
(a)	Name	Kevin McGrath				
(b)	Position / status	PDMR (Independent Non-Executive Chairman)				
(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>152,295</td> </tr> </tbody> </table>	Price(s)	Volume(s)	£0.10	152,295
Price(s)	Volume(s)					
£0.10	152,295					
(d)	Aggregated information Aggregated volume Aggregated price Aggregated total	152,295 GBP 0.10 GBP 15,229.50				
(e)	Date of the transaction	19 July 2024				
(f)	Place of the transaction	London Stock Exchange (XLON)				

1.	Details of PDMR/PCA					
(a)	Name	Kate McGrath				
(b)	Position / status	PCA to Chairman (Mr Kevin McGrath)				
(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				
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(d)	Aggregated information Aggregated volume Aggregated price Aggregated total	152,295 GBP 0.10 GBP 15,229.50
(e)	Date of the transaction	19 July 2024
(f)	Place of the transaction	London Stock Exchange (XLON)

1.	Details of PDMR/PCA		
(a)	Name	Olivia McGrath	
(b)	Position / status	PCA to Chairman (Mr Kevin McGrath)	
(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)	Price(s)	Volume(s)
		£0.10	331,532
		£0.10	57,321
(d)	Aggregated information Aggregated volume Aggregated price Aggregated total	388,853 GBP 0.10 GBP 38,885.30	
(e)	Date of the transaction	19 July 2024	
(f)	Place of the transaction	London Stock Exchange (XLON)	

1.	Details of PDMR/PCA		
(a)	Name	Cornelius McGrath	
(b)	Position / status	PCA to Chairman (Mr Kevin McGrath)	
(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)	Price(s)	Volume(s)
		£0.10	331,532

		£0.10	57,321
(d)	Aggregated information		
	Aggregated volume	388,853	
	Aggregated price	GBP 0.10	
	Aggregated total	GBP 38,885.30	
(e)	Date of the transaction	19 July 2024	
(f)	Place of the transaction	London Stock Exchange (XLON)	

LEI: 549300D8G4NKLRIBX73

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