

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, Daniel Taylor, an independent non-executive director of the Company and his PCAs, have participated in the Capital Raising and subscribed for 1,537,585 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 Daniel and his PCAs acquired 1,537,585 shares at a price of £0.10 per share.

<b>1.</b>	<b>Details of PDMR/PCA</b>									
(a)	Name	Daniel Taylor								
(b)	Position / status	PDMR (Director)								
(c)	Initial notification / amendment	Initial notification								
<b>2</b>	<b>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</b>									
(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>42,855</td> </tr> <tr> <td>0.10</td> <td>89,142</td> </tr> <tr> <td>0.10</td> <td>750,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	42,855	0.10	89,142	0.10	750,000
Price(s)	Volume(s)									
0.10	42,855									
0.10	89,142									
0.10	750,000									
(d)	Aggregated information Aggregated volume Aggregated price Aggregated total	881,997 GBP 0.10 GBP 88,199.70								
(e)	Date of the transaction	19 July 2024								
(f)	Place of the transaction	London Stock Exchange (XLON)								

<b>1.</b>	<b>Details of PDMR/PCA</b>					
(a)	Name	Charmian Taylor				
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Daniel Taylor)				
(c)	Initial notification / amendment	Initial notification				
<b>2</b>	<b>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</b>					
(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>557,140</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.10	557,140
Price(s)	Volume(s)					
0.10	557,140					

		0.10	39,642
(d)	Aggregated information		
	Aggregated volume	596,782	
	Aggregated price	0.10	
	Aggregated total	59,678.20	
(e)	Date of the transaction	19 July 2024	
(f)	Place of the transaction	London Stock Exchange (XLON)	

<b>1.</b>	<b>Details of PDMR/PCA</b>						
(a)	Name	Angelina Taylor					
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Daniel Taylor)					
(c)	Initial notification / amendment	Initial notification					
<b>2</b>	<b>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</b>						
(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)					
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Price(s)	Volume(s)						
0.10	12,857						
(d)	Aggregated information						
	Aggregated volume	12,857					
	Aggregated price	0.10					
	Aggregated total	1,285.70					
(e)	Date of the transaction	19 July 2024					
(f)	Place of the transaction	London Stock Exchange (XLON)					

<b>1.</b>	<b>Details of PDMR/PCA</b>						
(a)	Name	Honor Taylor					
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Daniel Taylor)					
(c)	Initial notification / amendment	Initial notification					
<b>2</b>	<b>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</b>						
(a)	Description of the financial instrument	Ordinary shares					
	Identification Code	ISIN: GG00BYV2ZQ34					
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Price(s)	Volume(s)						
0.10	10,067						
(d)	Aggregated information						
	Aggregated volume	10,067					
	Aggregated price	0.10					
	Aggregated total	1,006.70					

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

<b>1.</b>	<b>Details of PDMR/PCA</b>					
(a)	Name	George Taylor				
(b)	Position / status	PCA to Non-Executive Director/PDMR (Mr. Daniel Taylor)				
(c)	Initial notification / amendment	Initial notification				
<b>2</b>	<b>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</b>					
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Price(s)	Volume(s)					
0.10	35,882					
(d)	Aggregated information Aggregated volume Aggregated price Aggregated total	 35,882 0.10 3,588.20				
(e)	Date of the transaction	19 July 2024				
(f)	Place of the transaction	London Stock Exchange (XLON)				

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