

01 August 2024

Regional REIT Limited

(the "Company")

Total Voting Rights and Capital

In accordance with Disclosure Guidance and Transparency Rule 5.6.1R, the Company announces that the number of Ordinary Shares in issue, the number of Ordinary Shares held in treasury, and the Total Voting Rights of the Company as at **31 July 2024** were as follows:

Number of Ordinary Shares in issue	162,088,483
Number of Ordinary Shares held in treasury	0
Total Voting Rights attaching to Ordinary Shares in issue	162,088,483

Link Company Matters Limited

Secretary

-ENDS-

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About Regional REIT

Regional REIT Limited ("Regional REIT" or the "Company") and its subsidiaries (the "Group") is a United Kingdom ("UK") based real estate investment trust that launched in November 2015. It is managed by London & Scottish Property Investment Management Limited, the Asset Manager, and ARA Europe Private Markets Limited, the Investment Adviser.

Regional REIT's commercial property portfolio is comprised wholly of income producing UK assets and comprises, predominantly of offices located in the regional centres outside of the M25 motorway. The portfolio is geographically diversified, with 135 properties, 906 tenants as at 31 March 2024, with a valuation of c.£688.2m.

Regional REIT pursues its investment objective by investing in, actively managing and disposing of regional core and core plus property assets. It aims to deliver an attractive total return to its Shareholders, targeting greater than 10% per annum, with a strong focus on income supported by additional capital growth prospects.

The Company's shares were admitted to the Official List of the UK's Financial Conduct Authority and to trading on the London Stock Exchange on 6 November 2015. For more information, please visit the Group's website at www.regionalreit.com.

Cautionary Statement

This document has been prepared solely to provide additional information to Shareholders to assess the Group's performance in relation to its operations and growth potential. The document should not be relied upon by any other party or for any other reason. Any forward looking statements made in this document are done so by the Directors in good faith based on the information available to them up to the time of their approval of this document. However, such statements should be treated with caution due to the inherent uncertainties, including both economic and business risk factors, underlying any such forward-looking information.

ESMA Legal Entity Identifier ("LEI"): 549300D8G4NKLRIBX73

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