

NewRiver REIT plc
("NewRiver" or the "Company")

Notification of transactions by persons discharging managerial responsibilities and persons closely associated

Further to the announcement on 19 September 2024 relating to the results of a cash placing to institutional and certain other investors (the "Placing"), the Company announces that certain directors and PDMRs of the Company subscribed for 391,448 Ordinary Shares, in aggregate.:

Name	Subscription amount (number of shares)
Lynn Fordham	187,500
Allan Lockhart	104,602
Will Hobman	70,596
Karen Miller	18,750
Charlie Parker	10,000

This announcement is made in accordance with the requirements of the UK version of the EU Market Abuse Regulation. The notification of dealing forms can be found below:

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Lynn Fordham				
2	Reason for the notification					
a)	Position/status	PDMR - Chair				
b)	Initial notification /Amendment	Initial Notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	NewRiver REIT plc				
b)	LEI	2138004GX1VAUMH66L31				
4	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, type of instrument	Ordinary shares of one penny each				
	Identification code	GB00BD7XPJ64				
b)	Nature of the transaction	Subscription for Placing Shares				
c)	Price(s) and volume(s)	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Price(s)</th> <th style="width: 50%;">Volume(s)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">80p</td> <td style="text-align: center;">187,500</td> </tr> </tbody> </table>	Price(s)	Volume(s)	80p	187,500
Price(s)	Volume(s)					
80p	187,500					
d)	Aggregated information	N/a single transaction				
	- Aggregated volume					
	- Price					
e)	Date of the transaction	23 September 2024				

1)	Place of the transaction	London Stock Exchange
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1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Allan Lockhart				
2	Reason for the notification					
a)	Position/status	PDMR - Chief Executive Officer				
b)	Initial notification /Amendment	Initial Notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	NewRiver REIT plc				
b)	LEI	2138004GX1VAUMH66L31				
4	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, type of instrument	Ordinary shares of one penny each				
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Price(s)	Volume(s)					
80p	104,602					
d)	Aggregated information - Aggregated volume - Price	N/a single transaction				
e)	Date of the transaction	23 September 2024				
f)	Place of the transaction	London Stock Exchange				

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Will Hobman
2	Reason for the notification	
a)	Position/status	PDMR - Chief Financial Officer
b)	Initial notification /Amendment	Initial Notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	NewRiver REIT plc
b)	LEI	2138004GX1VAUMH66L31
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	Identification code	GB00BD7XPJ64
b)	Nature of the transaction	Subscription for Placing Shares
c)	Price(s) and volume(s)	

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		80p	70,596
d)	Aggregated information - Aggregated volume - Price	N/a single transaction	
e)	Date of the transaction	23 September 2024	
f)	Place of the transaction	London Stock Exchange	

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Karen Miller	
2	Reason for the notification		
a)	Position/status	PDMR - Non-Executive Director	
b)	Initial notification /Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	NewRiver REIT plc	
b)	LEI	2138004GX1VAUMH66L31	
4	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, type of instrument	Ordinary shares of one penny each	
	Identification code	GB00BD7XPJ64	
b)	Nature of the transaction	Subscription for Placing Shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		80p	18,750
d)	Aggregated information - Aggregated volume - Price	N/a single transaction	
e)	Date of the transaction	23 September 2024	
f)	Place of the transaction	London Stock Exchange	

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Charlie Parker	
2	Reason for the notification		
a)	Position/status	PDMR - Non-Executive Director	
b)	Initial notification /Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	NewRiver REIT plc	
b)	LEI	2138004GX1VAUMH66L31	

4	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, type of instrument Identification code	Ordinary shares of one penny each GB00BD7XPJ64				
b)	Nature of the transaction	Subscription for Placing Shares				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>80p</td> <td>10,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	80p	10,000
Price(s)	Volume(s)					
80p	10,000					
d)	Aggregated information - Aggregated volume - Price	N/a single transaction				
e)	Date of the transaction	23 September 2024				
f)	Place of the transaction	London Stock Exchange				

For further information

NewRiver REIT plc
Kerin Williams (Company Secretary)

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