

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

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

The Company announces that it was notified on 30 September 2024 that, Alastair Miller, Senior Independent Non-Executive Director, purchased 18,297 ordinary shares of one penny each ("Ordinary Shares") in NewRiver at 81.52 pence per Ordinary Share on 30 September 2024. Following this transaction Alastair Miller holds 118,103 Ordinary Shares in the Company.

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	Alastair 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	Purchase of Ordinary 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>81.52p</td><td>18,297</td></tr> </tbody> </table>	Price(s)	Volume(s)	81.52p	18,297
Price(s)	Volume(s)					
81.52p	18,297					
d)	Aggregated information	N/a single transaction				
	- Aggregated volume					
	- Price					
e)	Date of the transaction	30 September 2024				
f)	Place of the transaction	London Stock Exchange				

For further information

NewRiver REIT plc
Kerin Williams (Company Secretary)

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