

**TR-1: Standard form for notification of major holdings**

**NOTIFICATION OF MAJOR HOLDINGS** (to be sent to the relevant issuer and to the FCA in Microsoft Word format if possible) :

<b>1a. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached</b> :	NewRiver REIT plc
<b>1b. Please indicate if the issuer is a non-UK issuer</b> (please mark with an "X" if appropriate)	
Non-UK issuer	
<b>2. Reason for the notification</b> (please mark the appropriate box or boxes with an "X")	
An acquisition or disposal of voting rights	
An acquisition or disposal of financial instruments	
An event changing the breakdown of voting rights	x
Other (please specify) :	
<b>3. Details of person subject to the notification obligation</b> :	
Name	Clearance Capital Limited
City and country of registered office (if applicable)	London, Great Britain
<b>4. Full name of shareholder(s)</b> (if different from 3.) :	
Name	Yes
City and country of registered office (if applicable)	

<b>5. Date on which the threshold was crossed or reached</b> :	11/12/2024			
<b>6. Date on which issuer notified (DD/MM/YYYY):</b>	16/12/2024			
<b>7. Total positions of person(s) subject to the notification obligation</b>				
	% of voting rights attached to shares (total of 8. A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer (8.A + 8.B) :
Resulting situation on the date on which threshold was crossed or reached	0.136%	2.493%	2.629%	12,464,927
Position of previous notification (if applicable)				

**8. Notified details of the resulting situation on the date on which the threshold was crossed or reached** :

**A: Voting rights attached to shares**

Class/type of shares ISIN code (if possible)	Number of voting rights		% of voting rights	
	Direct (DTR5.1)	Indirect (DTR5.2.1)	Direct (DTR5.1)	Indirect (DTR5.2.1)
GB00BD7XPJ64	0	646,007	0%	0.136%
<b>SUBTOTAL 8. A</b>	646 007		0.136%	

SUBTOTAL 8. A	570,001	0.100%
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B 1: Financial Instruments according to DTR5.3.1R (1) (a)				
Type of financial instrument	Expiration date <sup>x</sup>	Exercise/ Conversion Period <sup>xi</sup>	Number of voting rights that may be acquired if the instrument is exercised/converted.	% of voting rights
SUBTOTAL 8. B 1				

B 2: Financial Instruments with similar economic effect according to DTR5.3.1R (1) (b)					
Type of financial instrument	Expiration date <sup>x</sup>	Exercise/ Conversion Period <sup>xi</sup>	Physical or cash Settlement <sup>xii</sup>	Number of voting rights	% of voting rights
CFD	N/A	N/A	Cash	11,818,920	2.493%
SUBTOTAL 8.B.2				11,818,920	2.493%

<b>9. Information in relation to the person subject to the notification obligation</b> (please mark the applicable box with an "X")			
Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer <sup>xiii</sup>			
Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity (please add additional rows as necessary) <sup>xiv</sup>			X
Name <sup>xv</sup>	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Clearance Capital Limited, discretionary investment management firm to the following portfolios: Clearance Cantara Master Fund Ltd, Clearance Segura Master Fund Ltd, Compass MAV Ltd, Clearance Off- shore MAV Ltd, Clearance Averoy Master Fund Ltd, Clearance Camino Fund and Prelude Structured Alternative Master Fund			2.629%

<b>10. In case of proxy voting, please identify:</b>	
Name of the proxy holder	No
The number and % of voting rights held	

The number and % of voting rights held	
The date until which the voting rights will be held	

#### 11. Additional information <sup>xvi</sup>

The dilution in voting rights is pursuant to the issue of new shares by the Issuer.

<b>Place of completion</b>	London
<b>Date of completion</b>	16/12/2024

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