

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

Notification of transactions by persons discharging managerial responsibilities

The Company announces that on 17 December 2024, Will Hobman, Chief Financial Officer and Director of the Company, exercised 133,085 nil cost options which were granted in July 2022 under the Company's Deferred Bonus Plan.

62,865 Ordinary shares were sold in order to cover the associated tax liability. The exercise of the nil-cost options has been satisfied through the transfer of existing Shares held by the Employee Benefit Trust and, as such, no new Shares have been issued in connection with the option exercise.

Following this exercise, Will Hobman has a beneficial interest in 495,771 Ordinary Shares, increased by 70,220 Ordinary Shares from 425,551 Ordinary Shares prior to the exercise.

This announcement is made in accordance with the requirements of the UK 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 | 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 | | | | | |
| 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 | Exercise of 133,085 nil cost share options granted under the NewRiver REIT plc Deferred Bonus Plan 2016. Sale of 62,865 shares to cover the associated tax liabilities | | | | | |
| c) | Price(s) and volume(s) | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>79.16 pence</td><td>62,865</td></tr></table> | | Price(s) | Volume(s) | 79.16 pence | 62,865 |
| Price(s) | Volume(s) | | | | | | |
| 79.16 pence | 62,865 | | | | | | |
| d) | Aggregated information | N/a single transaction | | | | | |
| | - Aggregated volume - Price | | | | | | |
| e) | Date of the transaction | 17 December 2024 | | | | | |
| f) | Place of the transaction | London Stock Exchange | | | | | |

For further information

NewRiver REIT plc
Kerin Williams (Company Secretary)

+44 (0)20 3328 5800

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHFFLFDAELSEIE