

29-Jan-2025 / 09:38 GMT/BST

29 January 2025

Custodian Property Income REIT plc

("Custodian Property Income REIT" or the "Company")

Interim dividend

Custodian Property Income REIT (LSE: CREI), which seeks to deliver an enhanced income return by investing in a diversified portfolio of smaller, regional properties with strong income characteristics across the UK confirms its third quarterly interim dividend for the financial year ending 31 March 2025, relating to the quarter ended 31 December 2024, of 1.5 pence per share will be paid on 28 February 2025 to shareholders on the register on 7 February 2025, and designated as a property income distribution ("PID").

- Ends -

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ISIN: GB00BJFLT45

Category Code: DIV

TIDM: CREI

LEI Code: 2138001BOD1J5XK1CX76

OAM Categories: 3.1. Additional regulated information required to be disclosed under the laws of a Member State

Sequence No.: 373589

EQS News ID: 2077171

End of AnnouncementEQS News Service
