

**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 12 March 2025 that, Alastair Miller, Senior Independent Non-Executive Director, purchased 29,359 ordinary shares of one penny each ("Ordinary Shares") in NewRiver at 67.75 pence per Ordinary Share on 12 March 2025. Following this transaction Alastair Miller holds 147,462 Ordinary Shares in the Company.

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

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>					
a)	Name	Alastair Miller				
<b>2</b>	<b>Reason for the notification</b>					
a)	Position/status	PDMR - Non-Executive Director				
b)	Initial notification /Amendment	Initial Notification				
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>					
a)	Name	NewRiver REIT plc				
b)	LEI	2138004GX1VAUMH66L31				
<b>4</b>	<b>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</b>					
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"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>67.75p</td> <td>29,359</td> </tr> </table>	Price(s)	Volume(s)	67.75p	29,359
Price(s)	Volume(s)					
67.75p	29,359					
d)	Aggregated information	N/a single transaction				
	- Aggregated volume - Price					
e)	Date of the transaction	12 March 2025				
f)	Place of the transaction	London Stock Exchange				

**For further information**

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](mailto:ms@seg.com) or visit [www.ms.com](http://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

DSHSFMFEEEEISDD