

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

Total Voting Rights

In accordance with DTR 5.6.1, the Company notifies the market of the following:

The Company's issued share capital consists of 477,084,008 ordinary shares of one penny each with voting rights, of which 1,624,929 ordinary shares are held in the Employee Benefit Trust (EBT).

Accordingly, the total number of voting rights in the Company is 475,459,079.

The above figure of 475,459,079 may be used by shareholders as the denominator for the calculation by which they will determine if they are required to notify their interest in, or a change of their interest in, the Company under the Disclosure and Transparency Rules of the FCA.

For further information

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