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14 April 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 fourth quarterly interim dividend for the financial year ending 31 March 2025, relating to the quarter ended 31 March 2025, of 1.5 pence per share will be paid on Friday 30 May 2025 to shareholders on the register on 25 April 2025, and designated as a property income distribution ("PID").

- Ends -

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