

2 July 2025

NewRiver REIT plc

("NewRiver" or the "Company")

Notification of transactions by persons discharging managerial responsibilities

The Company announces the awards of:

1. Nil-cost options over the Company's shares, granted to Executive Directors on 1 July 2025 under the Company's Performance Share Plan 2016 ('PSP') as shown below. Vesting of the awards is subject to the Company's total shareholder return and total accounting return performance conditions measured over a three-year period. Once vested, the awards must be held for a further two years before they can be exercised.
2. Deferred bonus shares, granted to Executive Directors on 1 July 2025 under the Company's Deferred Bonus Plan 2016 ('DBP') as shown below. Vesting of the awards is subject to continued employment at the date of vesting in two years' time.

| 1 | Details of the person discharging managerial responsibilities / person closely associated | | | | | | | |
|----------|---|--|----------|-----------|-----|---------------------------|-----|-------------------------|
| a) | Name | Allan Lockhart | | | | | | |
| 2 | Reason for the notification | | | | | | | |
| a) | Position/status | PDMR - Chief Executive 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 | <ul style="list-style-type: none">Award of nil-cost options under the NewRiver REIT plc Performance Share Plan 2016.Award of deferred bonus shares under the NewRiver REIT plc Deferred Bonus Plan 2016 | | | | | | |
| c) | Price(s) and volume(s) | <table><tr><th>Price(s)</th><th>Volume(s)</th></tr><tr><td>Nil</td><td>1,014,148 (under the PSP)</td></tr><tr><td>Nil</td><td>209,280 (under the DBP)</td></tr></table> | Price(s) | Volume(s) | Nil | 1,014,148 (under the PSP) | Nil | 209,280 (under the DBP) |
| Price(s) | Volume(s) | | | | | | | |
| Nil | 1,014,148 (under the PSP) | | | | | | | |
| Nil | 209,280 (under the DBP) | | | | | | | |
| d) | Aggregated information | N/a single transaction | | | | | | |
| | - Aggregated volume | | | | | | | |

| | | |
|----|--------------------------|-------------|
| e) | Date of the transaction | 1 July 2025 |
| f) | Place of the transaction | Off-market |

| 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 Identification code | Ordinary shares of one penny each GB00BD7XPJ64 | | | | | | | |
| b) | Nature of the transaction | <ul style="list-style-type: none">Award of nil-cost options under the NewRiver REIT plc Performance Share Plan 2016.Award of deferred bonus shares under the NewRiver REIT plc Deferred Bonus Plan 2016 | | | | | | | |
| c) | Price(s) and volume(s) | <table><tr><th>Price(s)</th><th>Volume(s)</th></tr><tr><td>Nil</td><td>701,275 Under the PSP</td></tr><tr><td>Nil</td><td>144,716 (under the DBP)</td></tr></table> | | Price(s) | Volume(s) | Nil | 701,275 Under the PSP | Nil | 144,716 (under the DBP) |
| Price(s) | Volume(s) | | | | | | | | |
| Nil | 701,275 Under the PSP | | | | | | | | |
| Nil | 144,716 (under the DBP) | | | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/a single transaction | | | | | | | |
| e) | Date of the transaction | 1 July 2025 | | | | | | | |
| f) | Place of the transaction | Off-market | | | | | | | |

For further information

NewRiver REIT plc
Kerin Williams (Company Secretary)

+44 (0)20 3328 5800

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