

TR-1: Standard form for notification of major holdings

**1. Issuer Details**

**ISIN**

GB00BD7XPJ64

**Issuer Name**

NEWRIVER REIT PLC

**UK or Non-UK Issuer**

UK

**2. Reason for Notification**

An acquisition or disposal of voting rights

**3. Details of person subject to the notification obligation**

**Name**

Premier Miton Group plc

**City of registered office (if applicable)**

GUILDFORD

**Country of registered office (if applicable)**

United Kingdom

**4. Details of the shareholder**

**Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above**

**City of registered office (if applicable)**

**Country of registered office (if applicable)**

**5. Date on which the threshold was crossed or reached**

25-Jul-2025

**6. Date on which Issuer notified**

28-Jul-2025

**7. Total positions of person(s) subject to the notification obligation**

|                                                                           | % of voting rights attached to shares (total of 8.A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights held in issuer |
|---------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------|----------------------------------------------|
| Resulting situation on the date on which threshold was crossed or reached | 4.933055                                             | 0.000000                                                                  | 4.933055                       | 23455155                                     |

|                                                   |          |          |          |  |
|---------------------------------------------------|----------|----------|----------|--|
| Position of previous notification (if applicable) | 5.149258 | 0.000000 | 5.149258 |  |
|---------------------------------------------------|----------|----------|----------|--|

## 8. Notified details of the resulting situation on the date on which the threshold was crossed or reached

### 8A. Voting rights attached to shares

| Class/Type of shares ISIN code(if possible) | Number of direct voting rights (DTR5.1) | Number of indirect voting rights (DTR5.2.1) | % of direct voting rights (DTR5.1) | % of indirect voting rights (DTR5.2.1) |
|---------------------------------------------|-----------------------------------------|---------------------------------------------|------------------------------------|----------------------------------------|
| GB00BD7XPJ64                                |                                         | 23455155                                    |                                    | 4.933055                               |
| Sub Total 8.A                               | 23455155                                |                                             | 4.933055%                          |                                        |

### 8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

| Type of financial instrument | Expiration date | Exercise/conversion period | Number of voting rights that may be acquired if the instrument is exercised/converted | % of voting rights |
|------------------------------|-----------------|----------------------------|---------------------------------------------------------------------------------------|--------------------|
|                              |                 |                            |                                                                                       |                    |
| Sub Total 8.B1               |                 |                            |                                                                                       |                    |

### 8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

| Type of financial instrument | Expiration date | Exercise/conversion period | Physical or cash settlement | Number of voting rights | % of voting rights |
|------------------------------|-----------------|----------------------------|-----------------------------|-------------------------|--------------------|
|                              |                 |                            |                             |                         |                    |
| Sub Total 8.B2               |                 |                            |                             |                         |                    |

## 9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

| Ultimate controlling person | Name of controlled undertaking        | % of voting rights if it equals or is higher than the notifiable threshold | % of voting rights through financial instruments if it equals or is higher than the notifiable threshold | Total of both if it equals or is higher than the notifiable threshold |
|-----------------------------|---------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Premier Miton Group Plc     | Premier Asset Management Midco Ltd    |                                                                            |                                                                                                          |                                                                       |
| Premier Miton Group Plc     | Premier Asset Management Holdings Ltd |                                                                            |                                                                                                          |                                                                       |
| Premier Miton Group Plc     | Premier Asset Management Limited      |                                                                            |                                                                                                          |                                                                       |
| Premier Miton Group Plc     | Premier Investment Group Ltd          |                                                                            |                                                                                                          |                                                                       |
| Premier Miton Group Plc     | Premier Fund Managers Ltd             | 4.933055                                                                   |                                                                                                          | 4.933055%                                                             |

## 10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

**11. Additional Information**

**12. Date of Completion**

**13. Place Of Completion**

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