

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

EBT Share Purchase

NewRiver announces that FCM Trust Limited (the "Trustee"), as Trustee of the NewRiver REIT plc Employee Benefit Trust (the "EBT"), has purchased 3,000,000 ordinary shares of one penny each in the Company.

Following this transaction the EBT owns 3,985,418 ordinary shares of one penny each which are held unallocated by the EBT.

The purchase by the EBT has been conducted to satisfy existing, planned and anticipated exercises of awards under the NewRiver employee share schemes or as otherwise permissible within the terms of the EBT Trust Deed. The EBT is a discretionary trust for the benefit of all the Company's Employees.

Ends

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About NewRiver

NewRiver REIT plc ('NewRiver') is a leading Real Estate Investment Trust specialising in buying, managing and developing resilient retail assets throughout the UK.

Following the completion of its acquisition of Capital & Regional in December 2024, NewRiver has a £0.8 billion UK wide portfolio covering 7.9 million sq ft, comprising 27 community shopping centres and 13 conveniently located retail parks occupied by tenants predominately focused on essential goods and services. In addition, we manage 21 shopping centres and 18 retail parks on behalf of Capital Partners, taking our total Assets Under Management to £2.4 billion. Our objective is to own and manage the most resilient retail portfolio in the UK, focused on retail parks, core shopping centres and regeneration opportunities to deliver long-term attractive recurring income returns and capital growth for our shareholders.

NewRiver is listed on the Equity shares (commercial companies) category of the Main Market of the London Stock Exchange (ticker: NRR). Visit www.nrr.co.uk for further information.

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