

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 event changing the breakdown of voting rights

3. Details of person subject to the notification obligation

Name

FIL Limited

City of registered office (if applicable)

Hamilton

Country of registered office (if applicable)

Bermuda

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

13-Aug-2025

6. Date on which Issuer notified

15-Aug-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	9.210400	3.390500	12.600900	53678034

Position of previous notification (if applicable)	8.024400	3.151400	11.175800	
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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	0	39234897	0.000000	9.210400
Sub Total 8.A	39234897		9.210400%	

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
CFD			Cash	14443137	3.390500
Sub Total 8.B2				14443137	3.390500%

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
FIL Limited	FIL Limited	9.210400	3.390500	12.600900%
FIL Limited	FIL Financial Services Holdings Limited	9.210400	3.390500	12.600900%
FIL Limited	FIL Financial Services Holdings 2 Limited	9.210400	3.390500	12.600900%
FIL Limited	FIL Holdings (UK) Limited	9.210400	3.390500	12.600900%
FIL Limited	FIL Investments International	9.210400	3.390500	12.600900%

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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