

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

Notification of transactions by persons discharging managerial responsibilities

The Company announces that on 9 September 2025, Will Hobman, Chief Financial Officer and Director of the Company, exercised 140,439 nil cost options which were granted in June 2023 under the Company's Deferred Bonus Plan.

66,339 Ordinary shares were sold in order to cover the associated tax liability. The exercise of the nil-cost options has been satisfied through the transfer of existing Shares held by the Employee Benefit Trust and, as such, no new Shares have been issued in connection with the option exercise.

Following this exercise, Will Hobman has a beneficial interest in 569,871 Ordinary Shares, increased by 74,100 Ordinary Shares from 495,771 Ordinary Shares prior to the exercise.

This announcement is made in accordance with the requirements of the UK Market Abuse Regulation. The notification of dealing forms can be found below.

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	Ordinary shares of one penny each					
	Identification code	GB00BD7XPJ64					
b)	Nature of the transaction	Exercise of 140,439 nil cost share options granted under the NewRiver REIT plc Deferred Bonus Plan 2016. Sale of 66,339 shares to cover the associated tax liabilities					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>70.25 pence</td><td>66,339</td></tr></table>		Price(s)	Volume(s)	70.25 pence	66,339
Price(s)	Volume(s)						
70.25 pence	66,339						
d)	Aggregated information	N/a single transaction					
	- Aggregated volume - Price						
e)	Date of the transaction	9 September 2025					
f)	Place of the transaction	London Stock Exchange					

For further information

NewRiver REIT plc
Kerin Williams (Company Secretary)

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