

18 September 2025

REGIONAL REIT

("Regional REIT", the "Group" or the "Company")

Disposal of Clearblue Innovation Centre for £8.8m
- Office Sale achieved at 11.4% above book value -

Regional REIT Limited (LSE: RGL) announces the successful completion of the disposal of Clearblue Innovation Centre in Bedford, having fulfilled its asset management objectives, for a total consideration of £8.8 million (before costs), representing an 11.4% premium over the 30 June 2025 book value.

A lease extension to September 2033 has already been agreed, ahead of £0.7m accretive asset management works concluding October 2025. Upon completion, the EPC rating will be improved to a B, up from an F at acquisition. These enhancements have resulted in a value improvement of £2.3m.

The property is currently leased to SPD Development Company Ltd, which operates within the professional, scientific, and technical activities sector. The property comprises 58,167 sq. ft. of lettable space, generating a headline rent of £860,000 per annum and delivering a net initial yield of 9.16%.

Proceeds from the transaction will be used to reduce debt and further strengthen the Company's balance sheet

Stephen Inglis, CEO of London & Scottish Property Investment Management, the Asset Manager, commented:

"This disposal demonstrates the success of our active asset management strategy, delivering an 11.4% premium over book value and enhancing the quality of our portfolio. The improvements made to the Clearblue Innovation Centre, including a lease extension and EPC upgrade, have significantly increased its value. The proceeds will further strengthen our balance sheet and position us to continue creating value through disciplined capital allocation and selective asset sales."

- ENDS -

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About Regional REIT

Regional REIT Ltd. ("Regional REIT" or the "Company") and its subsidiaries (the "Group") is a United Kingdom ("UK") based real estate investment trust that launched in November 2015. It is managed by ESR Europe LSPIM Ltd., the Asset Manager, and ESR Europe Private Markets Ltd., the Investment Adviser.

Regional REIT's commercial property portfolio is comprised wholly of income producing UK assets, predominantly offices located in the regional centres outside of the M25 motorway. The portfolio is geographically diversified, with 123 properties, 1,248 units and 740 tenants as at 30 June 2025, with a valuation of c.£608.3m.

Regional REIT pursues its investment objective by investing in, actively managing and disposing of regional Core and Core Plus Property assets. It aims to deliver an attractive total return to its Shareholders, targeting greater than 10% per annum, with a strong focus on income supported by additional capital growth prospects.

The Company's shares were admitted to the Official List of the UK's Financial Conduct Authority and to trading on the London Stock Exchange on 6 November 2015. For more information, please visit the Group's website at www.regionalreit.com.

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