

27 November 2025

Regional REIT Limited
(the "Company")

Notification of Transactions by Persons Discharging Managerial Responsibilities ("PDMRs") and Persons Closely Associated with them ("PCA").

1.	Details of PDMR			
a)	Name	Massy Larizadeh		
2.	Reason for the notification			
a)	Position / status	Senior Independent Director		
b)	Initial notification / amendment	Initial notification		
3.	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a)	Name	Regional REIT Limited		
b)	LEI	549300D8G4NKLRIKBX73		
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	Ordinary shares		
	Identification Code	GG00BSY2LD72		
b)	Nature of the transaction	Purchase of Ordinary shares		
c)	Price(s) and volume(s)	Price(s)	Volume(s)	Consideration
		£1.02828	8,850	£9,100.28
d)	Aggregated information	Price(s)	Aggregated Volume(s)	Aggregated Total
	- Aggregated volume - Price	N/A	N/A	N/A
e)	Date of the transaction	25 November 2025		
f)	Place of the transaction	London Stock Exchange (XLON)		

Name of authorised official of issuer responsible for making notification:

MUFG Corporate Governance Limited

information, please contact ms@seg.com or visit www.ms.com.

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