

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.	<b>Details of PDMR</b>		
a)	Name	Massy Larizadeh	
2.	<b>Reason for the notification</b>		
a)	Position / status	Senior Independent Director	
b)	Initial notification / amendment	Initial notification	
3.	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	Regional REIT Limited	
b)	LEI	549300D8G4NKLRIKBX73	
4.	<b>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</b>		
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)
		£1.02828	8,850
d)	Aggregated information - Aggregated volume - Price	Price(s)	Aggregated Volume(s)
		N/A	N/A
e)	Date of the transaction	25 November 2025	
f)	Place of the transaction	London Stock Exchange (LON)	

**Name of authorised official of issuer responsible for making notification:**

MUFG Corporate Governance Limited

information, please contact [rns@seg.com](mailto:rns@seg.com) or visit [www.rns.com](http://www.rns.com).

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