

10 December 2025

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

Disposals Programme Update

Regional REIT Limited, the regional commercial property specialist, is pleased to announce it has completed the disposal of Oakland House, Talbot Road, Old Trafford, Manchester to Legacie Developments Ltd. for a total consideration of £13.0m, reflecting a net initial yield of 5.1% and representing a 1% premium over the 30 June 2025 book value.

Oakland House is a multi-let office building occupied in part by Greater Manchester Police under the Greater Manchester Combined Authority banner, with 35% vacancy. The property comprises 161,505 sq. ft. of office space with 1.7 years to expiry and generates annual rental income of £0.7m.

This disposal aligns with the Group's strategy to reduce gross indebtedness and vacancy levels. Including this sale and six other asset sales since 30 September 2025, total disposals for the financial year-to-date generated £51.7m of proceeds before costs, which reflects 1% above book value and exceeds the £40m-£50m target for 2025.

Stephen Inglis, Head of ESR Europe LSPIM, Asset Manager commented:

"The planned disposal programme is progressing well and in line with our plans. Annual sales to date now exceed £50m, surpassing our yearly target. The proceeds from these disposals will be allocated towards further debt reduction and accretive capital expenditure initiatives to enhance the quality of our portfolio."

- ENDS -

ESR Europe Investment Management Ltd
Investor Relations
Adam Dickinson

Tel: +44 (0) 203 831 9776

ESR Europe LSPIM Limited
Asset Manager to the Group
Stephen Inglis

Tel: +44 (0) 141 248 4155

FTI Consulting
Financial Communications
Dido Laurimore, Giles Barrie

Tel: +44 (0)20 3727 1000
RegionalREIT@fticonsulting.com

About Regional REIT

Regional REIT Limited ("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 Limited, the Asset Manager, and ESR Europe Private Markets Limited, 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 118 properties, 1,242 units and 690 tenants as at 30 September 2025, with a valuation of c.£595.9m.

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 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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