

24 December 2025

REGIONAL REIT Limited
("Regional REIT", the "Group" or the "Company")
£72.4m Banking Facility Refinanced to December 2028

Regional REIT Limited, the regional commercial property specialist, is pleased to announce that it has successfully agreed a 3-year extension to the debt facility (the "**Facility**"), which was due to mature in August 2026. This Facility was originally £128.0m. Through an active debt reduction programme of property disposals, the outstanding balance has been significantly reduced to £72.4m (31 December 2024: £99.8m).

The Facility's margin remains unchanged. In line with company policy, the Facility will be fully hedged to maturity. The existing hedging remains in place until August 2026, after which new hedging will commence beginning then through to expiry.

With the Facility extension, the lending group will comprise of The Royal Bank of Scotland, the Bank of Scotland and Santander UK plc. The Company has the ability to request two one-year extensions to the Facility's expiry date, pending lender approval.

As a result of the refinancing the Group's weighted average unexpired debt term will extend to 2.6 years. There will initially be no change to the cost of borrowing until the expiry of the existing hedge, at which point it is anticipated that the weighted average cost of debt will increase to circa 4.1% from 3.4%.

Stephen Inglis, Head of ESR Europe LSPIM, Investment Adviser commented:

"Securing this facility extension on competitive terms underlines the strength of our banking relationships and the attractiveness of our portfolio. The 3-year extension of the £72.4 facility will provide stability as we continue to execute our strategy, with a focus on continuing to reduce debt, improving income and adding value via our capex programme."

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ESR Europe Investment Management Ltd
Investor Relations
Adam Dickinson

Tel: +44 (0) 203 831 9776

ESR Europe LSPIM Limited
Investment Adviser 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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