

Panmure Gordon

The Board of Directors
Regional REIT Limited
Mont Crevelt House,
Bulwer Avenue,
Guernsey
GY2 4LH

27 June 2024

STRICTLY PRIVATE AND CONFIDENTIAL

Dear Sirs/Madams,

Regional REIT Limited (“the Company”)

We consent to the inclusion in the prospectus dated 27 June 2024 (the “**Prospectus**”), in connection with the Placing, Overseas Placing and Open Offer Of 1,105,149,821 New Ordinary Shares at An Issue Price Of 10 Pence Per New Ordinary Share and the proposed application for the admission of these shares to the premium segment of the Main Market of the London Stock Exchange, to our name in the form and context in which it appears. We attach a copy of the Prospectus initialled by us for the purpose of identification.

Our consent is provided in accordance with item 1.3 of Annex 3 of the UK version of Regulation (EU) 2019/980 of the European Commission, which is part of UK law by virtue of the European Union (Withdrawal) Act 2018 (the “**PR Regulation**”) and is given for the purpose of complying with that provision and for no other purpose.

Yours faithfully,

DocuSigned by:

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For and on behalf of
Panmure Gordon (UK) Limited

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Ropemaker Place, 25 Ropemaker Street, London, EC2Y 9LY

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