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**Regional REIT Limited**  
**(“Regional REIT”)**

**18 July 2018**

**LAUNCH OF RETAIL ELIGIBLE BONDS**

**REGIONAL REIT LIMITED 4.5%  
BONDS DUE 2024**

- Six-Year, 4.5% fixed rate retail eligible bond (due 2024)
- Bonds eligible, subject to limitations, for investing in ISAs and SIPPs

Regional REIT, the UK regional office and industrial property focused real estate investment trust, today announces the launch of an offer of 4.5% sterling bonds due 2024 (the “Bonds”).

At the time of issue, the Bonds should, subject to any applicable limits, be eligible for investing in a stocks and shares ISA (Individual Savings Account) or SIPP (Self-Invested Personal Pension).

At any time during the life of the Bonds, investors are permitted to trade the Bonds (within market hours and in normal market conditions) on the open market through their stockbroker.

Regional REIT is an externally managed real estate investment trust listed on the London Stock Exchange Main Market since November 2015.

Regional REIT owns a portfolio of commercial property interests in the principal regional locations of the UK outside of the M25 motorway. These interests are comprised primarily of offices, with a smaller percentage of multi-let light industrial properties.

**Stephen Inglis, Chief Executive Officer of London & Scottish Investments Limited, the Asset Manager to Regional REIT, commented:**

*“We are delighted to now be able to offer another group of investors access to Regional REIT while also allowing us to diversify our funding arrangements. The launch of our debut bond marks an exciting stage in the continued development of the REIT.”*

The new Bonds will bear interest from and including the date of issue at a fixed rate of 4.5% per annum, payable semi-annually in arrear in equal instalments of £2.25 per £100 in principal amount of the Bonds on 6 August and 6 February each year. The first interest payment date is 6 February 2019. The Bonds have a minimum initial subscription amount of £2,000 and are available in multiples of £100 thereafter. The offer period opened on 18 July 2018 and is expected to close at or before 12 noon GMT on 1 August 2018. Peel Hunt retains the right to close the offer early, in conjunction with Regional REIT.

The Bonds are expected to be listed on the UK Listing Authority's Official List and admitted to trading on the London Stock Exchange's regulated market and through the electronic Order Book for Retail Bonds.

Peel Hunt LLP is acting as Manager on this issue.

The Authorised Distributors are:

- AJ Bell Securities Limited
- Equiniti Financial Services Limited
- iDealing Limited
- Redmayne-Bentley LLP

-Ends-

### **Notes to Editors**

Full information is described in the Prospectus dated 18 July 2018 which can be viewed at [www.regionalreit.com](http://www.regionalreit.com).

### **About Regional REIT**

Regional REIT Limited (LSE: RGL) is a London Stock Exchange Main Market traded specialist real estate investment trust focused on office and industrial property interests in the principal regional locations of the United Kingdom outside of the M25 motorway.

Regional REIT is managed by London & Scottish Investments, the Asset Manager, and Toscafund Asset Management, the Investment Manager, and was formed by the combination of two existing funds previously created by the Managers as a differentiated play on the expected recovery in UK regional property, to deliver an attractive total return to Shareholders and with a strong focus on income.

As at 31 December 2017, Regional REIT's investment portfolio, was spread across 164 regional properties, 1,368 units and 1,026 tenants. As at 31 December 2017, the investment portfolio had a value of £737.3m, with a combined contracted rent roll of £61.9 million per annum reflecting a net initial yield of 6.5% on a weighted average unexpired lease term of around five years.

Regional REIT's investment objective is to deliver an attractive total return to its shareholders, with a strong focus on income. It pursues this investment objective by following an investment strategy involving active property management and prudent use of debt finance.

### **For further information, please contact:**

#### **Enquiries:**

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## **IMPORTANT INFORMATION**

The offering and the distribution of this announcement and other information in connection with the offer in certain jurisdictions may be restricted by law and persons into whose possession any document or other information referred to herein comes should inform themselves about and observe any such restriction. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

This announcement does not constitute or form part of any offer or invitation to sell, or any solicitation of any offer to purchase any Bonds. Any purchase of Bonds pursuant to the offer should only be made on the basis of the information contained in the prospectus dated 18 July 2018 (the "**Prospectus**"). The Prospectus is available on the website of Regional REIT Limited, as above, and the website of the London Stock Exchange plc ([www.londonstockexchange.com/newissues](http://www.londonstockexchange.com/newissues)).

The Bonds have not been and will not be registered under the United States Securities Act of 1933 (as amended) (the "**Securities Act**") and, subject to certain exceptions, may not be offered or sold within the United States or to United States persons. The Bonds are being offered and sold outside of the United States in reliance on Regulation S of the Securities Act.