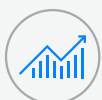




123
properties



740
tenants



£608.3m
value of portfolio



£56.7m
rent roll



43.2%
LTV



HY 5.0pps
dividend

High dividend distribution UK REIT, offering exposure to the regional commercial property market with active management by an experienced Asset Manager

Overview

Regional REIT's commercial property portfolio comprises mainly of offices (90.4% as at 30 June 2025) located in the regional centres of the UK outside of the M25 motorway.

Regional REIT is externally managed by ESR Europe LSPIM Ltd (LSPIM), the Asset Manager, and ESR Europe Private Markets Ltd, the Investment Manager.

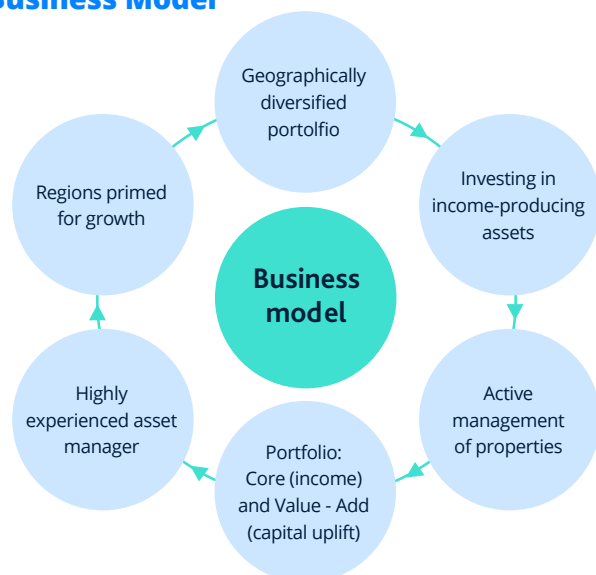
Financial Metrics (30 June 2025)

- Net Rental and property income £19.3m
- EPRA NTA £328.7m (202.8pps)
- Gross Debt £310.0m
- Average cost of debt 3.4% (fully hedged)
- Acquisitions £0.0m (before costs); disposals of £7.3m (net costs)
- Dividend for HY 2025: 5.0pps

Operational Management

- WAULTS (first break) and EPRA occupancy: 2.8 years (78.6%)
- Valuation yields: net initial 5.8%; equivalent 10.5%; reversionary 11.8%
- Offices 90.4% (by value); industrial 3.8%. England and Wales 84.1%
- Largest property 3.0% of portfolio; largest tenant £1.7m rent

Business Model



Listing (ticker)	LSE Main Market (RGL)
Date of Listing	6 November 2015
Shares in issue	162.1m
Broker	Peel Hunt; Shore Capital
Financial PR	FTI Communications
Incorporated	Guernsey
Website	www.regionalreit.com
ISIN	GG00BSY2LD72
SEDOL	BSY2LD72

Reasons To Invest

Demand and supply dynamics

Increased Demand

- Rising employment levels continue to support a healthy appetite for physical office space
- Office occupancy rates reaching their highest levels since the pandemic and continue to increase

Reduction of Supply

- Strategic repurposing of office assets is reshaping regional markets, enhancing urban diversity and unlocking new value
- Development activity is becoming more selective and quality-focused, shaped by prudent lending, skilled labour constraints, and elevated construction costs

Proven experience through challenging periods

- Quarterly dividend maintained
- Rent collection averaged 99% for 2020 – to date
- Experienced senior management team
- Proven operational platform 70+ staff

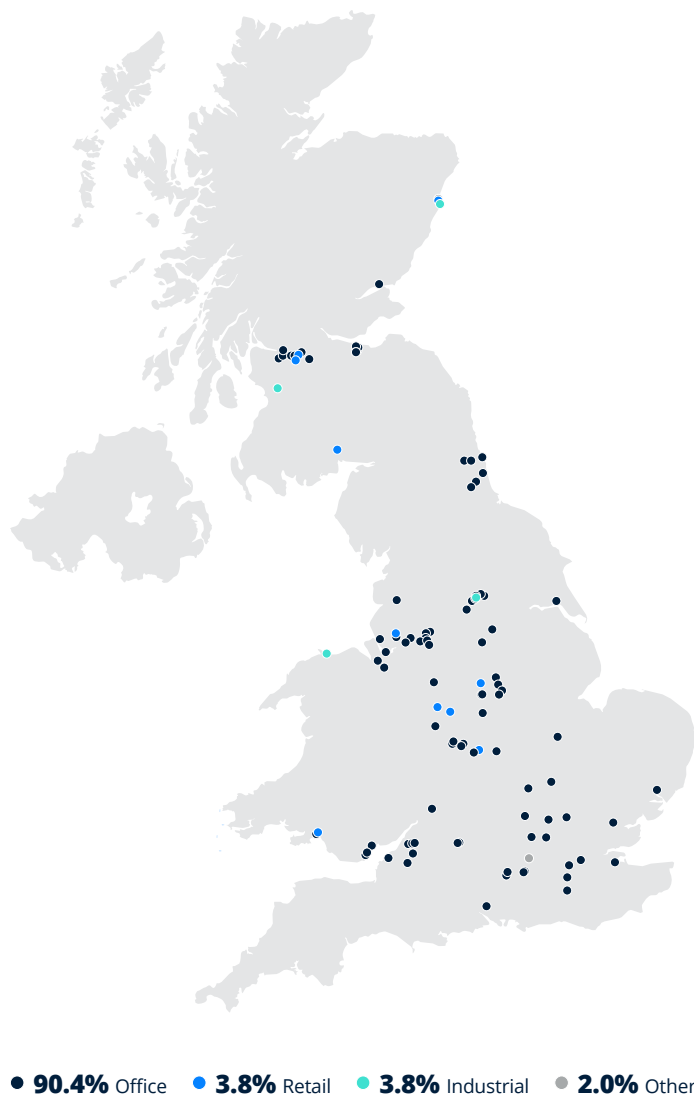
Diversification

- Tenant standard industrial classification diversity
- Geographical
- Property type, configuration, lease length flexibility offering

Key Contact

Adam Dickinson adam.dickinson@esr.eu.com

Portfolio Locations (30 June 2025)



Top 15 Assets (30 June 2025)

Top 15 Properties	Market Value (£m)
300 Bath Street, Glasgow	18.4
Norfolk House, Smallbrook Queensway, Birmingham	17.8
Hampshire Corporate Park, Hampshire House, Eastleigh	16.7
Beeston Business Park, Nottingham	15.0
1-4 Llansamlet Retail Park, Nantaffin Rd, Swansea	14.1
Eagle Court, Coventry Road, Birmingham	13.5
Oakland House, Manchester	12.9
800 Aztec West, Bristol	12.7
Manchester Green, Manchester	12.6
Capitol Park, Leeds	12.5
Linford Wood Business Park, Milton Keynes	12.0
Ashby Park, Ashby De La Zouch	11.6
Orbis 1, 2 & 3, Pride Park, Derby	11.5
Lightyear - Glasgow Airport, Paisley	11.1
The Coach Works, Leeds	10.3
TOTAL	202.4

Table may not sum due to roundings.

Our Board

David Hunter	Chairman
Frances Daley	Independent Non-Executive Director Audit Committee Chairman
Sarah Whitney	Non-Executive Director
Massy Larizadeh	Senior Independent Non-Executive Director Management Engagement and Remuneration Committee Chairman Nomination Committee Chairman
Nicole Burstow	Non-Executive Director
Stephen Inglis	Non-Executive Director Chief Executive Officer LSPIM (Asset Manager)

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