Regional REIT

Factsheet

30 JUNE 2026

106	**616**	**£526.7m**	**£48.4m**	**38.5%**	**HY 4.0pps**
properties	tenants	value of portfolio	rent roll	LTV	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 (89.5% as at 30 June 2026) 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 Investment Adviser.

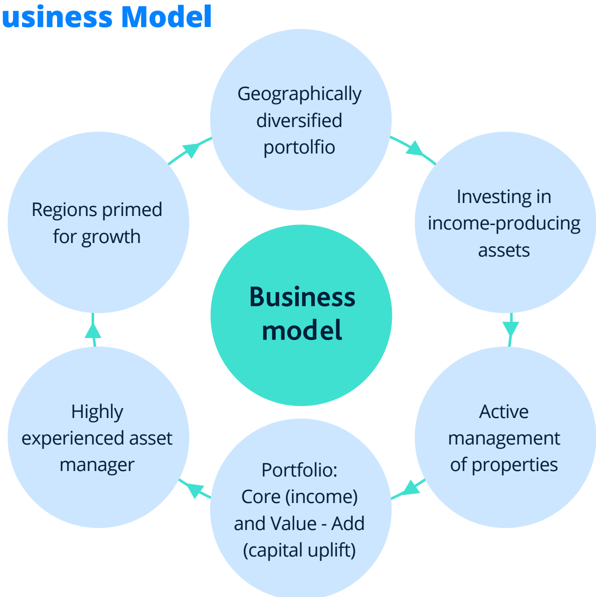
Financial Metrics (30 June 2026)

- Net Rental and property income £16.1m
- EPRA NTA £305.8m (188.7p)
- Gross Debt £243.8m
- Average cost of debt 3.4% (fully hedged)
- Disposals £20.8m (net of costs)
- HY 2026: 4.0pps

Operational Management

- WAULTS (first break) and EPRA occupancy: 2.9 years (74.3%)
- Valuation yields: net initial 5.7%; equivalent 10.6%; reversionary 12.0%
- Offices 89.5% (by value); industrial 4.8%. England and Wales 83.0%
- Largest property 3.6% of portfolio; largest tenant £1.3m rent

Business Model



*Big Nine (Birmingham, Bristol, Cardiff, Edinburgh, Glasgow, Leeds, Liverpool, Manchester, Newcastle)

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

Reduced supply

- Constructions starts for regional offices at the lowest level in over a decade; forcing the majority of future supply to come from refurbishments
- CoStar states availability in regional office stock shrank 2.4% in H1'26

Increased demand

- Occupier demand remains resilient, with Big Nine* office take up Q2 '26 21.1% more than Q2 '25 (Source: Avison Young)
- Rest of UK offices saw rental value growth of 4.7% H1 '26 Vs 3.6% City offices (Source: MSCI)

Overall

- Limited modern office space supply and steady demand are driving upward pressure on rents, particularly in prime regional markets

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

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30 JUNE 2026

Portfolio Locations (30 June 2026)

● **89.5%** Office ● **4.8%** Industrial ● **3.9%** Retail ● **1.8%** Other

Top 15 Assets (30 June 2026)

Top 15 Properties	Market Value (£m)
300 Bath Street, Glasgow	19.1
Norfolk House, Smallbrook Queensway, Birmingham	17.7
Beeston Business Park, Nottingham	15.7
1-4 Llansamlet Retail Park, Nantyffin Rd, Swansea	14.7
Hampshire Corporate Park, Eastleigh	14.5
Manchester Green, Manchester	13.0
Eagle Court, Coventry Road, Birmingham	13.0
Orbis 1, 2 & 3, Pride Park, Derby	12.3
Linford Wood Business Park, Milton Keynes	12.3
Lightyear - Glasgow Airport, Paisley	11.2
Ashby Park, Ashby De La Zouch	11.1
Buildings 2, Bear Brook Office Park, Aylesbury	9.8
Capitol Park, Leeds	9.7
Origin 1 & 2, Crawley	9.7
Kingscourt Leisure Complex, Dundee	9.6
TOTAL	**193.2**

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 Renumeration Committee Chairman
Nomination Committee Chairman

Nicole Burstow Non-Executive Director

Stephen Inglis Non-Executive Director
Head of ESR Europe LSPIM (Investment Adviser)

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