

**Custodian REIT plc**

(“Custodian REIT” or “the Company”)

**Director’s purchase of ordinary shares**

Custodian REIT (LSE: CREI), the UK property investment company focused on smaller lot-sized regional property, announces the purchase of 45,000 ordinary shares in the Company by Malcolm Cooper, a Non-Executive Director who joined the Board in June 2022.

David Hunter, Chairman of the Custodian REIT, commented: “This purchase demonstrates our Directors’ continued support of the Company and the Board’s alignment with the long-term interests of our shareholders.”

The Directors of the Company are satisfied they are not in possession of any inside information which has not already been notified via a Regulatory Information Service.

Disclosure required by Article 19.3 of Regulation (EU) No. 596/2014 on market abuse (the "Market Abuse Regulations") regarding these purchases is set out below.

*Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them*

The Company was notified on 10 August 2022 of the following transaction by Malcolm Cooper, a Non-Executive Director of the Company, relating to the purchase of ordinary shares.

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>	
a)	Name	Malcolm Cooper
<b>2</b>	<b>Reason for the notification</b>	
a)	Position/status	Non-Executive Director
b)	Initial notification /Amendment	Initial Notification
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>	
a)	Name	Custodian REIT plc

b)	LEI	2138001BOD1J5XK1CX76
<b>4</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>	
a)	Description of the financial instruments, type of instruments	Ordinary Shares of 1 pence per share
	Identification code	GB00BJFLFT45
b)	Nature of the transactions	Purchase of Shares

c)	Price(s) and volume(s)	Price	Volume
		108.8 pence	45,000

d)	Aggregated information	
	- Aggregated volume	45,000
	- Price	108.8 pence
e)	Nature of the transactions	Purchase of shares
h)	Date of the transactions	10 August 2022
i)	Place of the transactions	London Stock Exchange

This announcement contains inside information for the purposes of Article 7 of EU Regulation 596/2014. Upon publication of this announcement, this information is now considered to be in the public domain.

**- Ends -**

**For further information, please contact:**

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