

Custodian Property Income REIT plc

("Custodian Property Income REIT" or "the Company")

Results of Annual General Meeting

Custodian Property Income REIT (LSE: CREI), which seeks to deliver an enhanced income return by investing in a diversified portfolio of smaller, regional properties with strong income characteristics across the UK, is pleased to announce that following the Annual General Meeting ("AGM") of the Company held earlier today, all resolutions were passed on a poll. A summary of the results of the poll are set out below:

	Resolution	Votes for + Chairman's Discretion	% of votes cast	Votes against	% of votes cast	Total votes cast (including votes withheld)	% of ISC voted*	Votes withheld**
ORDINARY RESOLUTIONS								
1	To receive and adopt the Company's report and accounts for the financial year ended 31 March 2026	105,401,543	99.88	126,314	0.12	106,104,327	21.71	576,470
2	To approve the directors' remuneration report for the year ended 31 March 2026	105,744,144	99.89	118,828	0.11	106,104,327	21.71	241,355
3	To re-elect David MacLellan as a director	99,092,629	94.08	6,238,156	5.92	106,104,327	21.71	773,542
4	To re-elect Hazel Adam as a director	102,693,920	97.50	2,636,865	2.50	106,104,327	21.71	773,542
5	To re-elect Malcolm Cooper as a director	102,689,494	97.49	2,640,160	2.51	106,104,327	21.71	774,673
6	To re-elect Chris Ireland as a director	102,689,494	97.49	2,640,160	2.51	106,104,327	21.71	774,673
7	To re-elect Elizabeth McMeikan as a director	102,566,475	97.38	2,763,179	2.62	106,104,327	21.71	774,673

8	To re-appoint Deloitte LLP as auditor to the Company	103,787,961	98.39	1,693,193	1.61	106,104,327	21.71	623,173
9	To authorise the directors to agree and fix the auditor's remuneration	103,932,786	98.53	1,548,109	1.47	106,104,327	21.71	623,432
10	To grant the directors' authority to allot ordinary shares in the capital of the Company	103,717,168	97.80	2,334,174	2.20	106,104,327	21.71	52,985
SPECIAL RESOLUTIONS								
11	To disapply statutory pre-emption rights on the allotment of ordinary shares in the capital of the Company	104,492,347	98.53	1,558,507	1.47	106,104,327	21.71	53,473
12	To further disapply the statutory pre-emption rights on the allotment of Ordinary Shares	104,262,057	98.33	1,768,797	1.67	106,104,327	21.71	73,473
13	To authorise the Company to make market purchases of ordinary shares of £0.01 each in the capital of the Company	105,900,462	99.94	65,964	0.06	106,104,327	21.71	137,901
14	That a general meeting, other than an annual general meeting, may be called on not less than 14 clear days' notice	101,097,049	95.33	4,957,722	4.67	106,104,327	21.71	49,556

* Based on 488,567,079 ordinary shares with voting rights in issue at 15 September 2026.

** The percentage of votes cast for and against excludes withheld votes.

Filing resolutions

The Company confirms that copies of all resolutions passed at the Annual General Meeting will be available for viewing on the National Storage Mechanism shortly.

- Ends -

Further information:

Further information regarding the Company can be found at the Company's website custodianreit.com or please contact:

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Notes to Editors

Custodian Property Income REIT plc is a UK real estate investment trust, which listed on the main market of the London Stock Exchange on 26 March 2014. Its portfolio comprises properties predominantly let to institutional grade tenants throughout the UK and is principally characterised by smaller, regional, core/core-plus properties.

The Company offers investors the opportunity to access a diversified portfolio of UK commercial real estate through a closed-ended fund. By principally targeting smaller, regional, core/core-plus properties, the Company seeks to provide investors with an attractive level of income with the potential for capital growth.

Custodian Capital Limited is the discretionary investment manager of the Company.

For more information visit custodianreit.com and custodiancapital.com.