

**VALUE AND INDEXED PROPERTY INCOME TRUST PLC**  
("the Company")

**TRANSACTION IN OWN SHARES**

Value and Indexed Property Income Trust PLC (the Company) announces that it has purchased the following number of its own 10p Ordinary Shares on the London Stock Exchange through its broker, Joh. Berenberg, Gossler & Co. KG, London Branch.

**Ordinary Shares:**

|   |                  |
|---|------------------|
| Date of purchase:                                 | 11 November 2024 |
| Number of Ordinary Shares purchased:              | 7,561            |
| Lowest price per share:                           | 185.0 pence      |
| Highest price per share:                          | 185.0 pence      |
| Trading venue:                                    | LSE              |
| Aggregate volume per date per trading venue:      | 7,561            |
| Weighted average price per day per trading venue: | 185.0 pence      |

The Company intends to hold the purchased shares in treasury.

Following the above transaction, the Company's issued ordinary share capital is 42,352,518 Ordinary Shares of 10p each (excluding treasury shares). The number of Ordinary Shares of 10p held in treasury is 3,197,457.

The total number of voting rights in the Company is 42,352,518 and this figure may be used by Shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in the Company, under the Disclosure Guidance and Transparency Rules.

**Mandy Kelly**  
for Maven Capital Partners UK LLP  
Company Secretary

Enquiries: 0141 306 7400

11 November 2024

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