

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:	21 January 2025
Number of Ordinary Shares purchased:	20,000
Lowest price per share:	185.0 pence
Highest price per share:	185.0 pence
Trading venue:	LSE
Aggregate volume per date per trading venue:	20,000
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 42,259,944 Ordinary Shares of 10p each (excluding treasury shares). The number of Ordinary Shares of 10p held in treasury is 3,290,031.

The total number of voting rights in the Company is 42,259,944 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

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21 January 2025

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