

From: TR Property Investment Trust plc

Date: 01 April 2025

LEI: 549300BPGCCN3ETPQD32

NET ASSET VALUES as at 31/03/25

Ordinary Shares

| | | |
|---|-------|---|
| Unaudited net asset value per Ordinary share including current financial year revenue items | 326.9 | p |
| (including debt marked at fair value) | 327.1 | p |
| Unaudited net asset value per Ordinary share excluding current financial year revenue items | 319.7 | p |
| (including debt marked at fair value) | 319.9 | p |

The net asset value incorporates the year end revaluation of the direct property portfolio carried out by Knight Frank LLP as at 31st March 2025. The valuation of the property portfolio was £61.75m. This reflects a net increase in capital value of 3.5% over the 6 months and includes the two new purchases of Bicester and Northampton for a combined net price of £19.3m. The property portfolio valuation as at 30th September 2024 was £39.475m.

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