

From: TR Property Investment Trust plc

Date: 15 July 2025

LEI: 549300BPGCCN3ETPQD32

NET ASSET VALUES as at 14/07/25

Ordinary Shares

| | | | |
|---|-------|---|----|
| Unaudited net asset value per Ordinary share including current financial year revenue items | 353.0 | p | XD |
| (including debt marked at fair value) | 353.2 | p | XD |
| Unaudited net asset value per Ordinary share excluding current financial year revenue items | 344.2 | p | |
| (including debt marked at fair value) | 344.4 | p | |

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