

From: TR Property Investment Trust plc

Date: 14 January 2026

LEI: 549300BPGCCN3ETPQD32

**NET
ASSET
VALUES
as at
13/01/2026**

Ordinary Shares

| | |
|--|--------|
| Unaudited net asset value per Ordinary share including current financial year revenue items | 355.4p |
| (including debt marked at fair value) | 355.6p |
| Unaudited net asset value per Ordinary share excluding current financial year revenue items | 349.3p |
| (including debt marked at fair value) | 349.4p |

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