

From: TR Property Investment Trust plc

Date: 21 January 2026

LEI: 549300BPGCCN3ETPQD32

**NET
ASSET
VALUES
as at
20/01/2026**

Ordinary Shares

Unaudited net asset value per Ordinary share including current financial year revenue items	353.0p
(including debt marked at fair value)	353.1p
Unaudited net asset value per Ordinary share excluding current financial year revenue items	346.8p
(including debt marked at fair value)	347.0p

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