

From: TR Property Investment Trust plc

Date: 11 February 2026

LEI: 549300BPGCCN3ETPQD32

**NET
ASSET
VALUES
as at
10/02/2026**

Ordinary Shares

Unaudited net asset value per Ordinary share including current financial year revenue items	370.2p
(including debt marked at fair value)	370.3p
Unaudited net asset value per Ordinary share excluding current financial year revenue items	363.7p
(including debt marked at fair value)	363.9p

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