

From: TR Property Investment Trust plc

Date: 13 February 2026

LEI: 549300BPGCCN3ETPQD32

**NET
ASSET
VALUES
as at
12/02/2026**

Ordinary Shares

Unaudited net asset value per Ordinary share including current financial year revenue items	374.5p
(including debt marked at fair value)	374.7p
Unaudited net asset value per Ordinary share excluding current financial year revenue items	368.1p
(including debt marked at fair value)	368.2p

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