

From: TR Property Investment Trust plc

Date: 26 February 2026

LEI: 549300BPGCCN3ETPQD32

**NET  
ASSET  
VALUES  
as at  
25/02/2026**

Ordinary Shares

|                                                                                                |        |
|------------------------------------------------------------------------------------------------|--------|
| Unaudited net asset value per Ordinary share including<br>current financial year revenue items | 385.9p |
| (including debt marked at fair value)                                                          | 386.0p |
| Unaudited net asset value per Ordinary share excluding<br>current financial year revenue items | 379.4p |
| (including debt marked at fair value)                                                          | 379.5p |

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