

From: TR Property Investment Trust plc

Date: 01 May 2026

LEI: 549300BPGCCN3ETPQD32

**NET  
ASSET  
VALUES  
as at  
30/04/2026**

Ordinary Shares

|                                                                                             |        |
|---------------------------------------------------------------------------------------------|--------|
| Unaudited net asset value per Ordinary share including current financial year revenue items | 351.0p |
| (including debt marked at fair value)                                                       | 351.1p |
| Unaudited net asset value per Ordinary share excluding current financial year revenue items | 339.7p |
| (including debt marked at fair value)                                                       | 339.9p |

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