

From: TR Property Investment Trust plc

Date: 01 October 2026

LEI: 549300BPGCCN3ETPQD32

**NET
ASSET
VALUES**
as at
30/09/2026

Ordinary Shares

Unaudited net asset value per Ordinary share including current financial year revenue items	308.7p
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(including debt marked at fair value)	308.9p
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Unaudited net asset value per Ordinary share excluding current financial year revenue items 298.3p

(including debt marked at fair value)	298.5p
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The net asset value incorporates the year end revaluation of the direct property portfolio carried out by Jones Lang LaSalle as at 30th September 2026. The valuation of the property portfolio was £71.65m and includes the purchase of ASC House, Cambridge in June 2026 for £6.475m . This reflects a net like for like increase in capital value of 0.3% over the 6 months. The property valuation at 31st March 2026 was £64.525m.

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