

Computershare Investor Services PLC

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The Chairman of the Meeting of TR Property Investment Trust plc

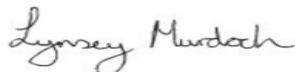
Dear Sir,

As scrutineer appointed for the purpose of the Poll taken at the Annual General Meeting of the Members of the Company, held on 27th July 2021, I HEREBY CERTIFY that the result of the Poll is correctly set out as follows:-

	VOTES FOR	% FOR	VOTES AGAINST	% AGAINST	VOTES TOTAL	% of ISC VOTED	VOTES WITHHELD
RESOLUTION 1	99,910,510	100.00%	4,011	0.00%	99,914,521	31.48%	13,702
RESOLUTION 2	99,371,172	99.66%	341,010	0.34%	99,712,182	31.42%	216,041
RESOLUTION 3	99,917,916	100.00%	2,118	0.00%	99,920,034	31.49%	8,189
RESOLUTION 4	97,903,881	98.07%	1,931,010	1.93%	99,834,891	31.46%	92,554
RESOLUTION 5	97,914,518	98.07%	1,930,918	1.93%	99,845,436	31.46%	82,787
RESOLUTION 6	99,539,113	99.70%	294,818	0.30%	99,833,931	31.46%	94,292
RESOLUTION 7	99,134,235	99.29%	704,915	0.71%	99,839,150	31.46%	89,073
RESOLUTION 8	99,647,210	99.81%	190,562	0.19%	99,837,772	31.46%	90,452
RESOLUTION 9	98,048,167	98.18%	1,815,631	1.82%	99,863,798	31.47%	64,425
RESOLUTION 10	99,835,065	99.95%	51,629	0.05%	99,886,694	31.48%	41,528
RESOLUTION 11	99,531,715	99.68%	322,204	0.32%	99,853,919	31.46%	74,304
RESOLUTION 12	93,036,296	94.09%	5,841,793	5.91%	98,878,089	31.16%	1,050,135
RESOLUTION 13	98,199,037	98.31%	1,686,774	1.69%	99,885,811	31.47%	42,411
RESOLUTION 14	98,077,436	98.25%	1,747,393	1.75%	99,824,829	31.46%	103,394

*Available Voting Rights equals 317,350,980

Yours faithfully



Lynsey Murdoch
Client Manager