VALUE AND INDEXED PROPERTY INCOME TRUST PLC

DECLARATION OF THIRD QUARTERLY DIVIDEND

The Board of Value and Indexed Property Income Trust PLC ("the Company") declares that a third quarterly dividend of 3.60p per Ordinary Share in respect of the year to 31 March 2026, will be paid on 24 April 2026 to those Shareholders on the register on 27 March 2026. The ex-dividend date is 26 March 2026. This dividend will be paid as an Ordinary Dividend.

For further information please contact:-

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23 February 2026