VALUE AND INDEXED PROPERTY INCOME TRUST PLC

Portfolio Update
Investor Meet Company Presentation
13 October 2026 @ 11:00

LONG, STRONG, INDEXED PROPERTY INCOME

HALF YEAR HIGHLIGHTS

31 MARCH TO 30 SEPT 2026

1. 3 properties purchased for £10.2m @ NIY of 7.8%
2. 3 new sectors introduced diversifying the portfolio further
3. 10 rent reviews completed @ +£0.2m
4. 2,714,000 shares issued @ 213p

NEW PURCHASES

ESHER
CINEMA

LONG, STRONG, INDEXED PROPERTY INCOME

LEICESTER
CREMATORIUM

STIRLING
VETERINARY SURGERY

PORTFOLIO UPDATE

LONG, STRONG, INDEXED PROPERTY INCOME

RENT INDEXATION

100%

RPI 88%
CPI 9%
Fixed 3%

RENT COLLECTION

100%

No Voids
MSCI
10.4%*

LEASE LENGTH

16.4 years (to expiry)
14.3 years (to break)

29 properties – **31** leases

*MSCI Monthly Index Aug 2026 (MSCI Quarterly Index June 2026 – 8.6%)

PORTFOLIO

PORTFOLIO SUMMARY

PORTFOLIO	30 SEPT 2026	30 JUNE 2026	31 MAR 2026
Capital Value	£143.7m	£138.4m	£133.3m
Contracted Income (Rent collected 100%)	£10.6m	£10.2m	£9.6m
Net Initial Yield	6.9%	6.9%	6.8%
Number of Properties	29	27	26
Number of Tenants (Portfolio 100% let)	31	29	28
Contracted Indexed Income	100%	100%	100%
WAULT (to break)	14.3 Years	13.5 Years	13.6 Years

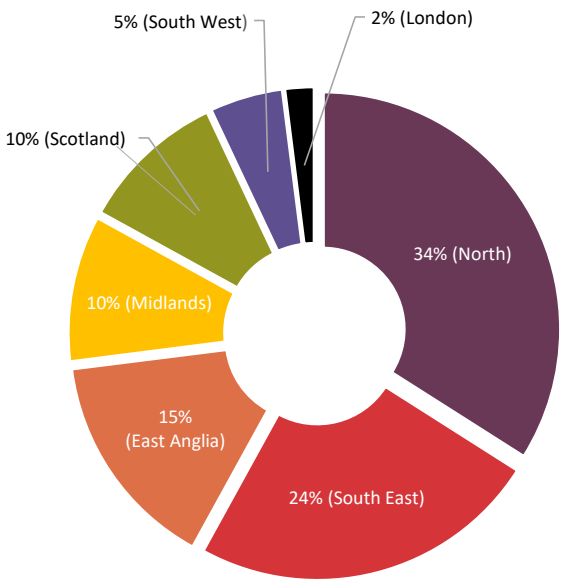
TOP 10 PROPERTIES % BY CAPITAL VALUE

PROPERTY	TENANT	SECTOR	% OF PORTFOLIO BY CAPITAL VALUE
Nantwich	Blue Diamond	Garden Centre	13%
Newport Isle of Wight	Marks and Spencer	Supermarket	7%
Rayleigh	Marks and Spencer	Supermarket	6%
Coventry	Tenpin, Pizza Hut & Starbucks	Bowling	6%
Dover	Parkdean Resorts	Caravan Park	6%
Garstang	Sainsbury's	Supermarket	6%
Brentwood	Virgin Active	Health Club	5%
Catterick	Premier Inn	Hotel	5%
Alnwick	Premier Inn	Hotel	4%
Milton Keynes	Winterbotham Darby	Industrial/warehouse	4%
AVERAGE LOT SIZE ACROSS WHOLE PORTFOLIO £5.0M		TOTAL	62%

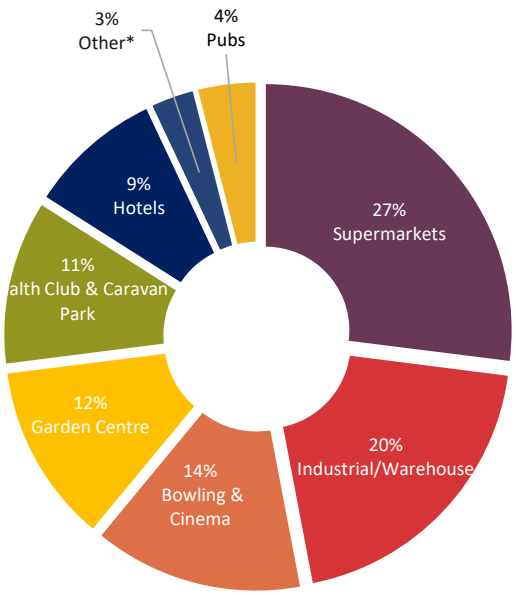
PORTFOLIO

CAPITAL VALUE %

BY REGION



BY SECTOR



* Crematorium and Veterinary Practice

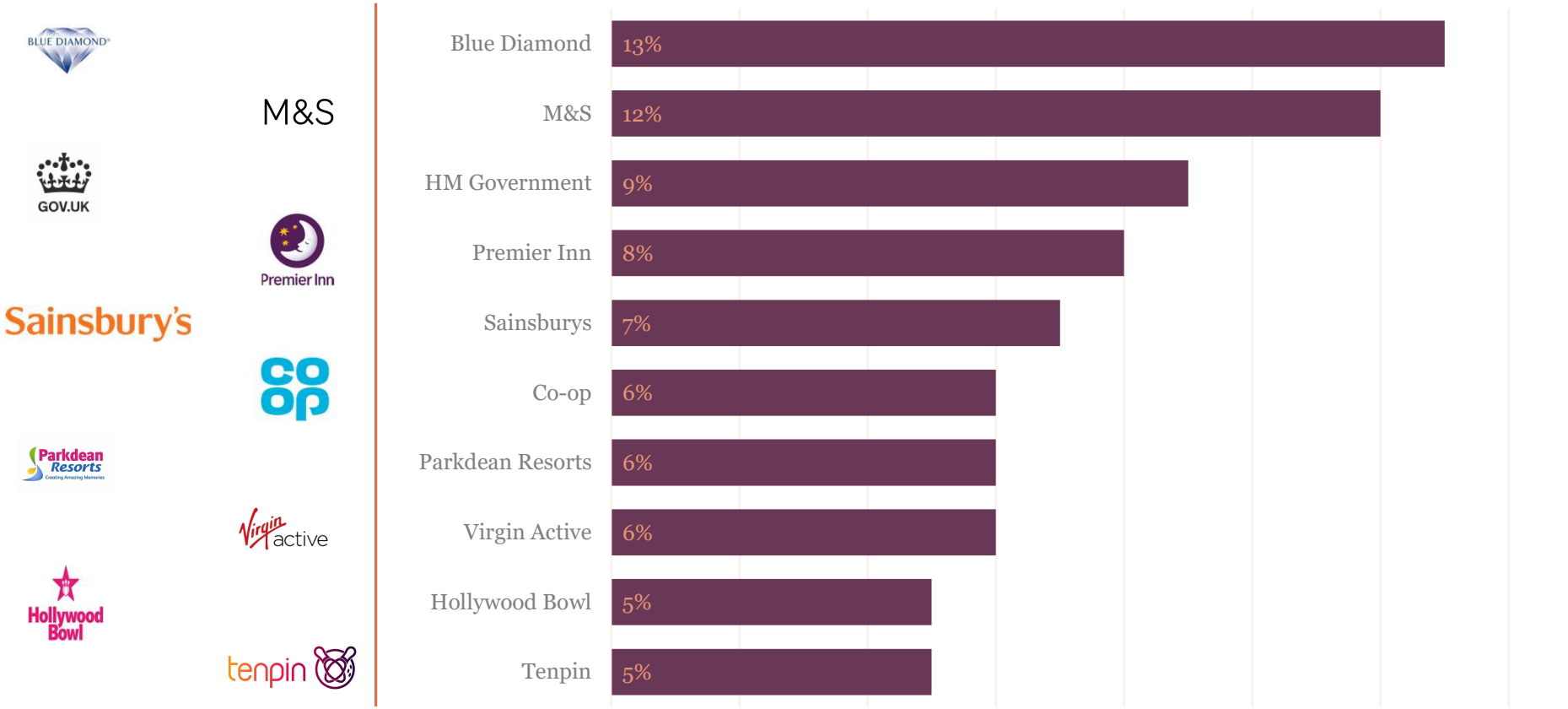
PORTFOLIO VALUATION

£143.7m

(30 September 2026)

INCOME

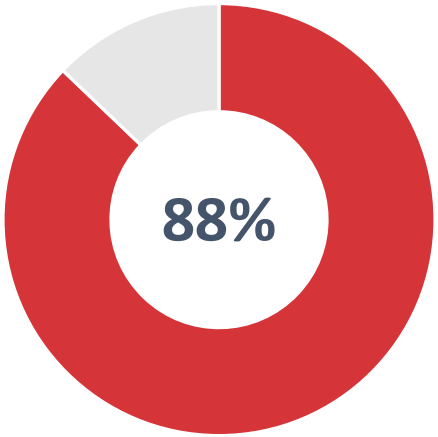
HIGH QUALITY TENANTS – 77% INCOME FROM TOP TEN



LONG, STRONG, INDEXED PROPERTY INCOME

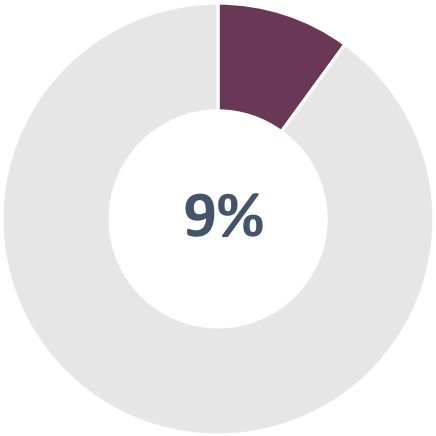
INDEX-RELATED RENT REVIEW PATTERN

RETAIL PRICES INDEX



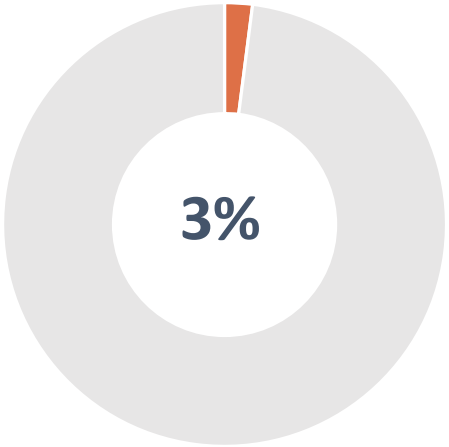
25 TENANCIES

CONSUMER PRICES INDEX



4 TENANCIES

FIXED INCREASES



2 TENANCIES

DIVIDEND

DIVIDEND

CONSISTENT DIVIDEND GROWTH

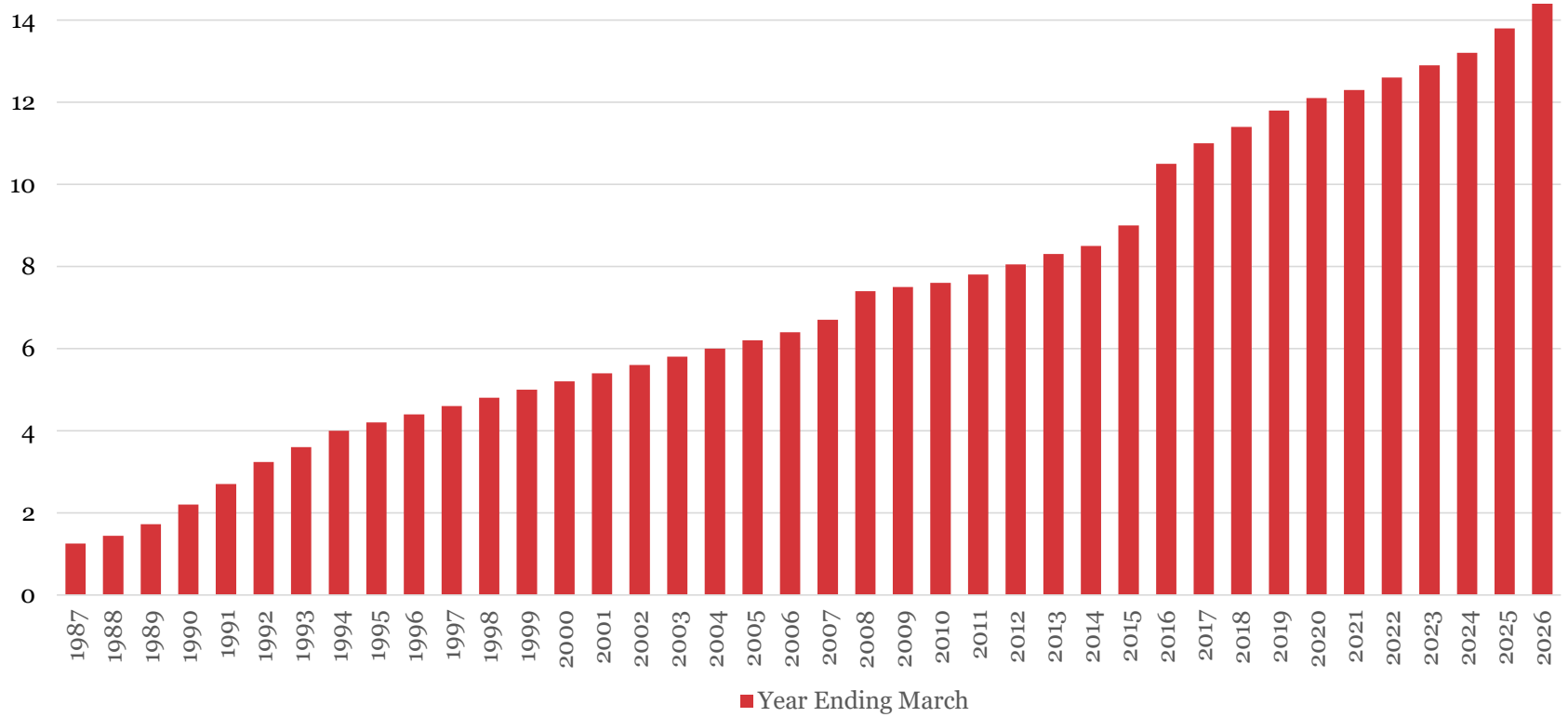
DIVIDEND YIELD

6.8%

- 39-year track record of dividend increases
- Risen every year since 1986
- Dividend per share +1,052% (6.5% p.a.) v CPI +200% (2.9% p.a.)

VIP DIVIDEND HISTORY

39 YEARS TO 31 MARCH 2026



ONG, INDEXED PROPERTY INCOME

LIQUIDITY AND DISCOUNT CONTROL

SHARES

A VIGOROUS DISCOUNT CONTROL POLICY

Since 1 October 2025

VIP aims to issue shares at a premium and buy back @ c.10% discount to EPRA NTA per share

Premium : 2,714,000 shares issued from Treasury @ 213p*

Discount : 90,000 shares bought back for Treasury @191p average*

* Since 1 April 2026

DEBT

LONG FIXED DEBT

4.9%

fixed interest rate for 96% of debt

Current overall loan to value ratio for VIP:

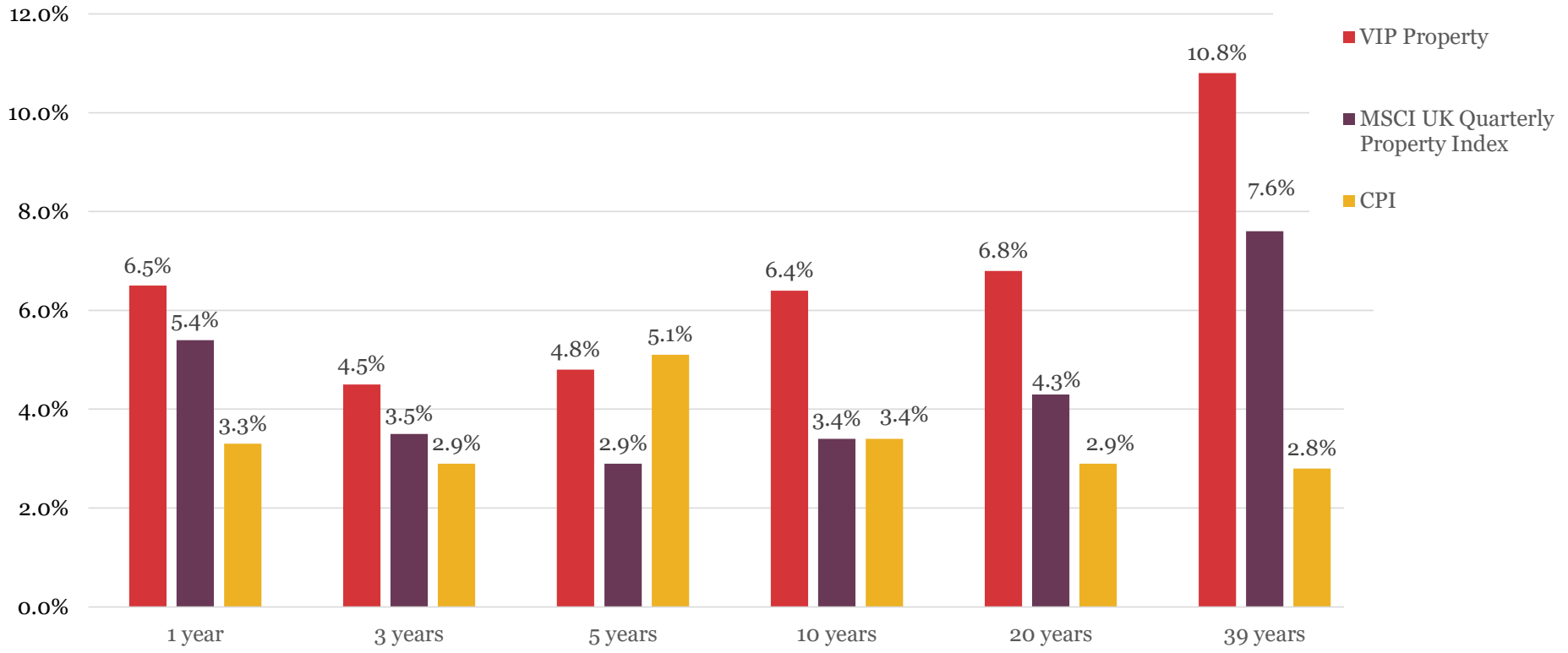
38%

- Fixed term loans of £65 million
- Maturity in 6.5 years (March 2033)

LONG TERM PERFORMANCE

VIP PROPERTY PORTFOLIO PERFORMANCE RECORD

39 YEARS TO 31 MARCH 2026



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