Value and Indexed Property Income Trust PLC

Attendance Card

Please bring this card with you to the General Meeting and present it at Shareholder registration/accreditation.

The Chairman of Value and Indexed Property Income Trust PLC invites you to attend the General Meeting of the Company to be held at **the offices of Dickson Minto LLP at 16 Charlotte Square, Edinburgh, EH2 4DF** on **25 September 2025** at **11.45 a.m.**

Shareholder Reference Number

Please detach this portion before posting this Form of Proxy.

Form of Proxy – General Meeting to be held on 25 September 2025

Cast your Proxy online**...It's fast, easy and secure!**

www.investorcentre.co.uk/eproxy

You will be asked to enter the Control Number, Shareholder Reference Number (SRN) and PIN shown opposite and agree to certain terms and conditions.

Control Number: 921016

SRN:

PIN:

View the Notice of General Meeting online: **https://olimproperty.co.uk/value-and-indexed-property-income-trust.html**

Register at **www.investorcentre.co.uk –** elect for electronic communications & manage your shareholding online!

To be effective, all proxy appointments must be lodged with the Company's Registrars at:
Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol BS99 6AH by 23 September 2025 at 11.45 a.m.

Explanatory Notes:

1. Full details of the resolutions to be proposed at the General Meeting, with explanatory notes, are set out in the circular made available to members of the Company on 2 September 2025 (the "**Circular**"). Unless otherwise defined, all capitalised words and phrases in this Form of Proxy and these Explanatory Notes shall have the meanings given to them in the Circular.
2. Every shareholder has the right to appoint the chairman of the General Meeting (the "**Chairman**") or some other person(s) of their choice, who need not be a shareholder, as his/her proxy to exercise all or any of his rights, to attend, speak and vote on their behalf at the General Meeting. If you wish to appoint a person other than the Chairman, please insert the name of your chosen proxy holder in the space provided on the reverse. If the proxy is being appointed in relation to less than your full voting entitlement, please enter in the box next to the proxy holder's name on the reverse the number of shares in relation to which they are authorised to act as your proxy.
3. Please indicate with an 'X' to show how you wish your vote to be cast. If you mark an 'X' in more than one box, this Form of Proxy will be invalid. If returned without an indication as to how the proxy shall vote on any particular matter, the proxy will exercise his/her discretion as to whether, and if so how, he/she votes (or if this Form of Proxy has been issued in respect of a designated account for a shareholder, the proxy will exercise his/her discretion as to whether, and if so how, he/she votes). Unless otherwise instructed, the person appointed as proxy will exercise his/her discretion as to any other business (including amendments to the resolutions and any procedural matters, including any resolution to adjourn) which may come before the General Meeting.
4. To appoint more than one proxy, additional Form(s) of Proxy may be obtained by contacting the Registrar's helpline on 0370 703 0168 or you may photocopy this Form of Proxy. Please indicate in the box next to the proxy holder's name on the reverse the number of shares in relation to which they are authorised to act as your proxy. Please also indicate by marking the box provided if the proxy instruction is one of multiple instructions being given. All Forms of Proxy must be signed and should be returned together in the same envelope.
5. The 'Vote Withheld' option overleaf is provided to enable you to abstain on any particular resolution. However, it should be noted that a 'Vote Withheld' is not a vote in law and will not be counted in the calculation of the proportion of the votes 'For' and 'Against' a resolution.
6. Pursuant to Regulation 41 of the Uncertificated Securities Regulations 2001, entitlement to attend, speak and vote at the General Meeting and the number of votes which may be cast thereat will be determined by reference to the Register of Members of the Company at 6.00 p.m. on 23 September 2025 (or, if the meeting is adjourned, 6.00 p.m. on the day which is 48 hours prior to the time appointed for the holding of the adjourned meeting (excluding any part of a day that is not a business day)). Changes to entries on the Register of Members after that time shall be disregarded in determining the rights of any person to attend, speak and vote at the General Meeting.
7. To appoint one or more proxies or to give an instruction to a proxy (whether previously appointed or otherwise) via the CREST system, CREST messages must be received by the issuer's agent (ID number 3RA50) not later than 48 hours before the time appointed for holding the General Meeting. For this purpose, the time of receipt will be taken to be the time (as determined by the timestamp generated by the CREST system) from which the issuer's agent is able to retrieve the message. The Company may treat as invalid a proxy appointment sent by CREST in the circumstances set out in Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001.
8. The above is how your address appears on the Register of Members. If this information is incorrect please ring the Registrar's helpline on 0370 703 0168 to request a change of address form or go to www.investorcentre.co.uk to use the online Investor Centre service.
9. This Form of Proxy must be signed in order to be valid. Any alterations made to this Form of Proxy should be initialled. If you have any questions relating to this Form of Proxy please call the dedicated shareholder helpline 0370 703 0168, between 8.30 a.m. and 5.30 p.m. Monday to Friday (excluding public holidays in England and Wales).
10. The completion and return of this form will not preclude a member from attending the General Meeting and voting in person.
11. A corporation which is a shareholder can by resolution of its directors or other governing body appoint one or more corporate representatives who may exercise, on its behalf, all its powers as a member (other than to appoint a proxy) provided that no more than one corporate representative exercises powers over the same share.

Kindly Note: This form is issued only to the addressee(s) and is specific to the unique designated account printed hereon. This personalised form is not transferable between different: (i) account holders; or (ii) uniquely designated accounts. The Company and Computershare Investor Services PLC accept no liability for any instruction that does not comply with these conditions.

All Named Holders

Form of Proxy

Please complete this box only if you wish to appoint a third party proxy other than the Chairman of the General Meeting. Please leave this box blank if you want to select the Chairman. Do not insert your own name(s).

	*

I/We hereby appoint the Chairman of the General Meeting OR the person indicated in the box above as my/our proxy to attend, speak and vote in respect of my/our full voting entitlement* on my/our behalf at the General Meeting of Value and Indexed Property Income Trust PLC to be held at **the offices of Dickson Minto LLP at 16 Charlotte Square, Edinburgh, EH2 4DF** on **25 September 2025** at **11.45 a.m.**, and at any adjourned meeting.

*** For the appointment of more than one proxy, please refer to Explanatory Note 4 (see front).**

Please use a **black** pen. Mark with an **X** inside the box as shown in this example. ☒

☐ Please mark here to indicate that this proxy appointment is one of multiple appointments being made.

	For	Against	Vote Withheld
Ordinary Resolution			
1. THAT the waiver granted by the Takeover Panel of the obligation that would otherwise arise on the Concert Party, to make an offer to the shareholders of the Company as a result of the Tender Offer, be and is hereby approved.	☐	☐	☐
Special Resolutions			
2. THAT, subject to the passing of Resolution 1, the Company be and is hereby authorised for the purposes of section 701 of the Companies Act 2006 to make market purchases of its issued ordinary shares pursuant to the Tender Offer.	☐	☐	☐
3. THAT the Directors of the Company be and they are hereby empowered, to sell equity securities wholly for cash, limited to the sale of equity securities for cash out of Treasury on a non pre-emptive basis at a price per share which is at a discount to the Company's most recently published net asset value per Share.	☐	☐	☐
4. THAT with effect from the conclusion of the General Meeting, the draft regulations produced and initialled by the Chairman of the General Meeting for the purposes of identification be approved and adopted as the articles of association of the Company.	☐	☐	☐

Intention To Attend

Please indicate if you intend to attend the General Meeting ☐

I/We instruct my/our proxy as indicated on this Form of Proxy. Unless otherwise instructed the proxy may vote as he or she sees fit or abstain in relation to any business of the General Meeting.

Signature

Date

DD / MM / YY

In the case of a corporation, this proxy must be given under its common seal or be signed on its behalf by an attorney or officer duly authorised, stating their capacity (e.g. director, secretary).