

RS 72 / 3



169

Return by a company purchasing its own shares Pursuant to section 169 of the Companies Act 1985

Please complete in typescript, or in bold black capitals CHFP000

Company number 84492

260 Company name in full TR Property Investment Trust plc

Please do not write in the space below. For HM Revenue & Customs only, where the amount or value of the consideration exceeds £1,000.

Note: This return must be delivered to the Registrar within a period of 28 days beginning with the first date on which shares to which it relates were delivered to the company

† A private company is not required to give this information

Shares were purchased by the company under section 162 of the above Act as follows

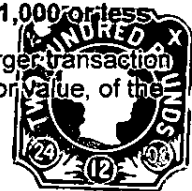
Table with 4 columns: Class of shares, Ordinary, Number of shares purchased, Nominal value of each share, Date(s) on which shares were delivered to the company, Maximum prices paid for each share †, Minimum prices paid for each share †.

The aggregate amount paid by the company for the shares to which this return relates was £ 51,850.00. Stamp Duty is payable on the aggregate amount at the rate of 0.5 % rounded up to the nearest multiple of £5 £ 260.00



This section only applies to companies which have repurchased shares on or after 13 March 2008

To be completed by companies where the amount or the value of the consideration is £1,000 or less. "I / We* certify that the transaction effected by this instrument does not form part of a larger transaction or series of transactions in respect of which the amount or value, or aggregate amount or value, of the consideration exceeds £1,000."



Signature [Signature]

Signature [Signature] Date 19/12/2008

* Please delete as appropriate

*(director / secretary / administrator / administrative receiver / receiver (Scotland))

Contact details:

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form. The contact information that you give will be visible to...

J Crehan, Capita Company Secretarial Services Ltd, 17-19 Rochester Row, London SW1P 1QT, Tel 020 7592 8145, DX number, DX exchange



When you have completed and signed the form please send it to the Registrar of Companies at: Companies House, Crown Way, Cardiff, Wales, CF14 3UZ. DX 33050 Cardiff for companies registered in England and Wales, or Companies House, 37 Castle Terrace, Edinburgh, Scotland, EH1 2EB DX ED235 Edinburgh 1 or LP - 4 Edinburgh 2 (legal post) for companies registered in Scotland