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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
Company name in full TR Property Investment Trust plc

FIFTY POUNDS 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

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

Table with 4 columns: Class of shares, 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.

† A private company is not required to give this information

The aggregate amount paid by the company for the shares to which this return relates was £ 50,950.00
If the amount or value of the consideration is more than £1,000 Stamp Duty is payable on the aggregate amount at the rate of 0.5 % rounded up to the nearest multiple of £5 £ 255.00

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 18/2/09

* 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...

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

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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

1. Before this form is delivered to Companies House, if the amount or value of the consideration is more than £1,000 it must be "stamped" by HM Revenue & Customs' Stamp Office to confirm that the appropriate amount of Stamp Duty has been paid. HM Revenue & Customs' Stamp Office is located at:

HMRC Stamp Office
9th Floor
City Centre House
30 Union Street
Birmingham
B2 4AR

Tel: 0845 6030135

Cheques for Stamp Duty must be made payable to "HM Revenue & Customs, Stamp Taxes" and crossed "Not Transferable".

NOTE. This form must be presented to the HM Revenue & Customs' Stamp Office for stamping together with the payment of duty within 30 days of the purchase of the shares, otherwise HM Revenue & Customs penalties may be incurred.

2. After this form has been "stamped" and returned to you by HM Revenue & Customs it must be sent to:

For companies registered in:

England or Wales:

The Registrar of Companies House
Companies House
Crown Way
Cardiff
CF14 3UZ

DX: 33050 Cardiff

Scotland:

The Registrar of Companies
Companies House
37 Castle Terrace
Edinburgh
EH1 2ED

DX: ED235 Edinburgh 1

or LP – 4 Edinburgh 2 (legal post)