

Net Asset Value(s)

TOC PROPERTY BACKED LENDING TRUST PLC

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TOC Property Backed Lending Tst PLC

05 May 2021

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For release on 5 May 2021

TOC Property Backed Lending Trust PLC (the "Company" or "PBLT")

Net Asset Value

Quarterly Net Asset Value 28 February 2021

The Company announces that its unaudited Net Asset Value ("NAV") per share as at 28 February 2021 on a cumulative basis was 84.84 pence (this represents an increase of 1.084% on the net asset value as at 30 November 2020).

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TOC Property Backed Lending Trust PLC is a closed-end investment company listed on the main market of the London Stock Exchange and specialises in providing finance to the residential and commercial property sector.

The Company's investment adviser is Newcastle upon Tyne based Tier One Capital Limited. Tier One Capital is a wealth management and property lending firm providing financial advice services and bespoke tailored lending to the property development market.