

The Tritax Big Box REIT plc – Pure Big Box UK Distribution Assets

Tritax Big Box REIT plc (the “Company”) is the only real estate investment trust dedicated to investing in very large logistics warehouses in the UK, known as “Big Boxes”. The board believe Big Boxes are currently one of the most exciting asset classes in the UK market.

Investment Objectives and Strategy

The Company has a clear set of objectives, which reflect its aim of creating value for shareholders. By investing in a diversified portfolio of Big Box assets, let or pre-let to high-calibre, institutional grade tenants such as M&S, Ocado, Next and Rolls-Royce, the Company looks to provide shareholders with long-term, stable and increasing income streams and an opportunity for attractive capital returns.

Assuming the Company is fully invested and has geared to its target level, the Company looks to deliver the following targets:

- an annual dividend of 6 pence on the IPO price of 100 pence per share, payable semi-annually; and
- a net total shareholder return in excess of 9% a year, over the medium term.

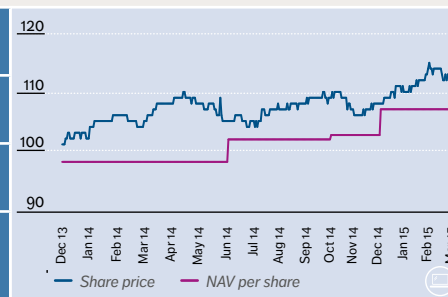
Key Statistics – At a Glance

as at 31 March 2015

Market Cap¹ £732.1m	Share Price¹ 116.25p
NAV² £503.5m	NAV/Share² 107.02p
EPRA NAV² £506.1m	EPRA NAV/Share² 107.57p
Target dividend/share 6p pa	Dividends paid to date 2014: 4.15p/share 2015: 1.00p/share ⁴

BBOX share price and NAV per share (p)

9 December 2013 to 31 March 2015



BBOX's Growth

December 2013 raised £200m on IPO

June 2014 raised £21m

July 2014 raised £150m

December 2014 raised £110m

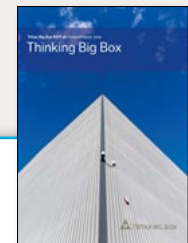
March 2015 raised £175m

Q1 2015 In Brief

29 January 2015

Exchange contracts on Ocado forward funded investment

- Exchanges contracts to provide forward funding for a new 560k sq ft distribution facility, pre-let to Ocado, located inside the M25.
- 30 year lease, without break, subject to five yearly rent reviews indexed to RPI (capped & collared).
- Expected to open mid-2017 and upon reaching full capacity will employ 3,500 staff, hold up to 53,000 products and turnaround 200,000 orders a week.
- Investment price of £98.8m; yield of 5.25%.



23 February 2015

Publication of first annual report

- Publish first set of annual results.
- Operating profit of £46.7m; profit before tax of £41.8m.
- 9.2% increase in NAV per share since IPO.

2015

January

February

March

2 February 2015

Financing of Kuehne & Nagel asset

- Agrees a facility of £13.2m with Barclays Bank, secured against the K&N Derby asset, acquired in December 2014.

19 March 2015

Successful equity issue

- Successfully places 159 million shares at an issue price of 110p per share.
- Gross proceeds of £175m.

23 March 2015

Inclusion within the FTSE EPRA index

- Following publication of its annual report BBOX qualifies for inclusion in the FTSE EPRA index.

¹ As at 31 March 2015

² As at 31 December 2014

³ Valuation of properties as at 31 December 2014, together with Ocado included at acquisition cost as announced January 2015

⁴ For January and February 2015

Corporate Details

Board of Directors

Richard Jewson *Chairman (Non-Executive)*
 Stephen Smith *Director (Non-Executive)*
 Jim Prower *Director (Non-Executive)*
 Mark Shaw *Director (Non-Executive)*

Launch Date

9 December 2013
 Main Market
 LSE Premium Listing
 on the Official List

Index Inclusion

FTSE All-Share Index, FTSE EPRA
 Ticker
 BBOX
 ISIN
 GBOOBG49KP99

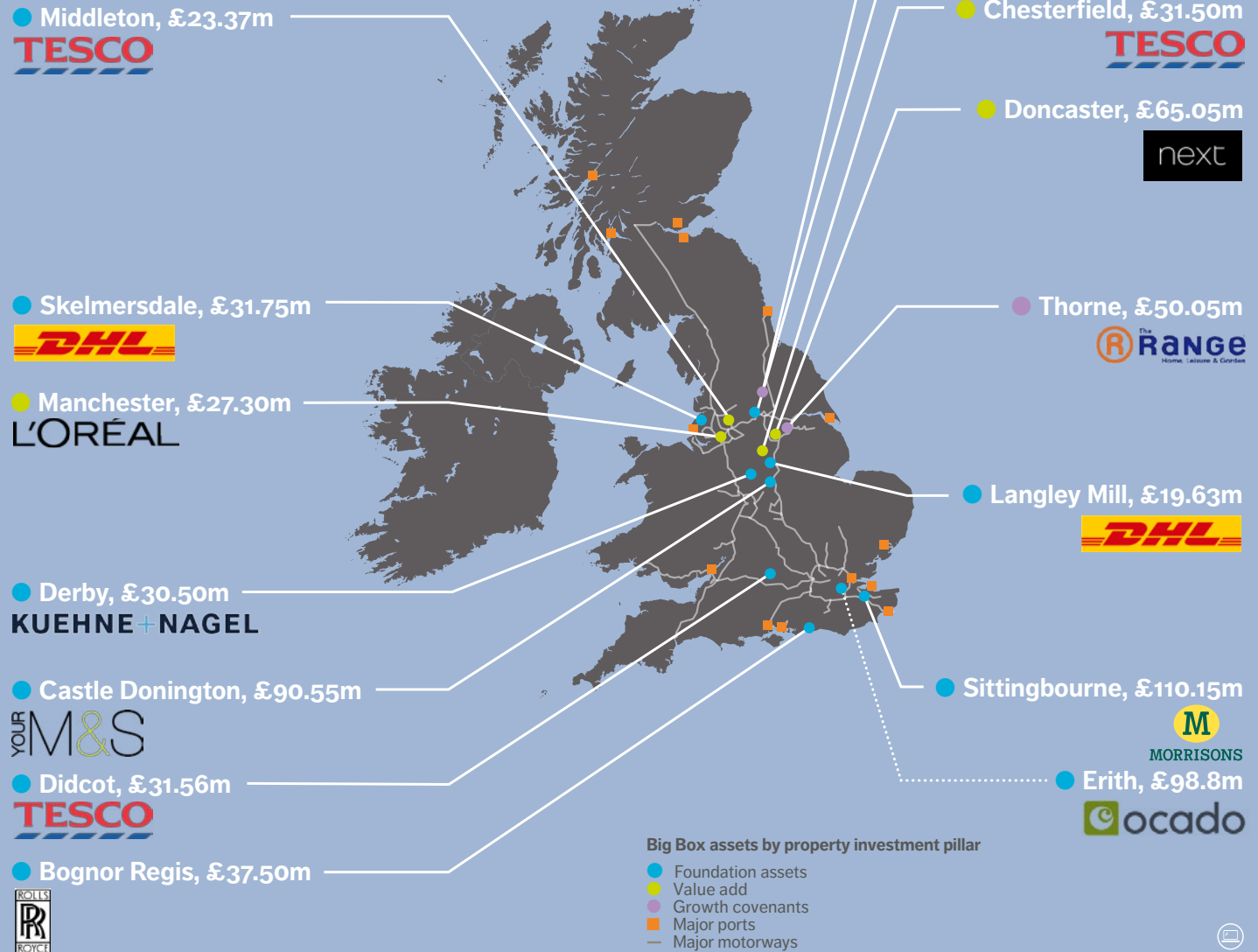
Key Dates

Financial Year End 31 December
Half Year Results Announcement 21 August 2015

 [Link to further information on website](#)

Portfolio Overview³

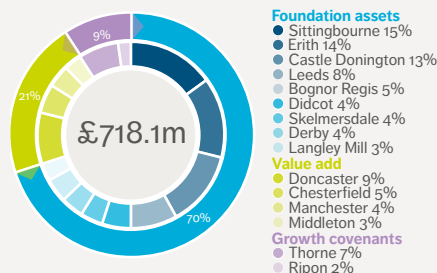
Since IPO (December 2013) the Company has acquired, 15 high quality, modern Big Box assets, with good geographical spread and diverse tenants. The portfolio also presents a variety of asset management opportunities, which have the potential to provide income growth and capital appreciation.



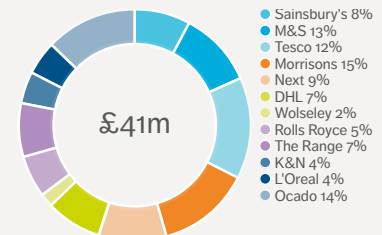
The Portfolio – Key Statistics¹

£718m ³ Market value	15.3 years ¹ WAULT
32.9% ³ Loan to Value Ratio	6.00% ¹ Average NIY

Portfolio Value by Investment Pillar (%)^{1,3}



Annual Rent Roll by Tenant (%)¹



¹ As at 31 March 2015

³ Valuation of properties as at 31 December 2014, together with Erith (ocado) included at acquisition cost as announced January 2015

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