

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 believes 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.

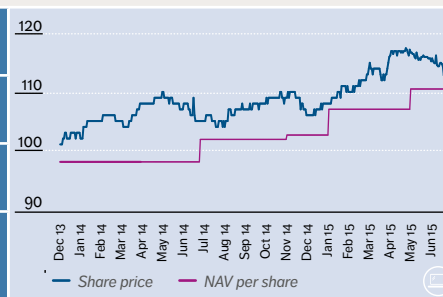
Key Statistics – At a Glance

as at 30 June 2015

Market Cap¹ £767.0m	Share Price¹ 113.20p
NAV¹ £790.56m	NAV/Share¹ 116.68p
EPRA NAV¹ £793.12m	EPRA NAV/Share¹ 117.06p
Target dividend/share 6p pa	Dividends paid to date 2014: 4.15p/share 2015: 2.50p/share

BBOX share price and NAV per share (p)

9 December 2013 to 30 June 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

June 2015 raised £54m

Q2 2015 In Brief



20 April 2015
Acquisition of Argos RDC, Manchester

- Exchanged contracts on RDC for a purchase price of £34.10m.
- Net initial yield of 5.31%.

10 April 2015
Acquisition of Brake Bros RDC, Harlow

- Exchanged contracts on RDC for a purchase price of £37.18m.
- Net initial yield of 5.00%.



29 April 2015
Acquisition of B&Q RDC, Nottinghamshire

- Exchanged contracts on RDC for a purchase price of £89.75m.
- Net initial yield of 5.13%.

13 May 2015
Forward funding of Nice-Pak facility, Wigan

- Exchanged contracts to forward fund the £28.66m development of a new distribution and production facility pre-let to Nice-Pak.
- Yield of 6.42%.

Financing of B&Q RDC, Nottinghamshire

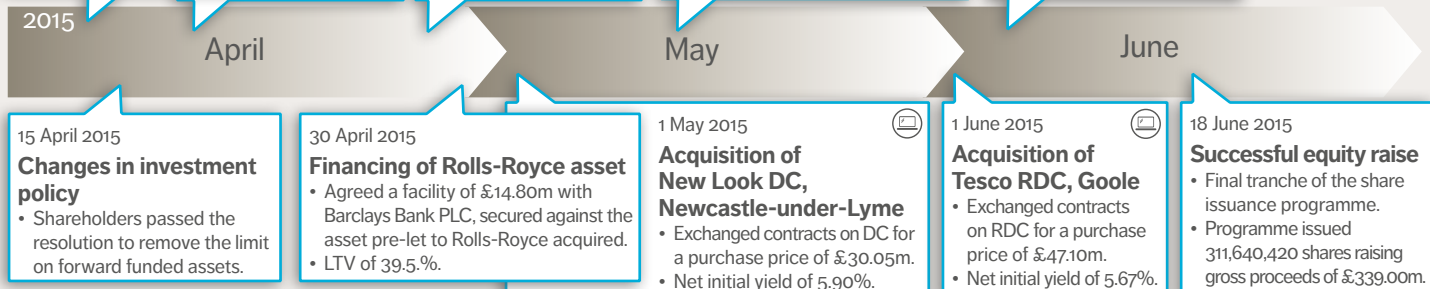
- Agreed £40.38m of senior debt funding on the B&Q asset announced on 29 April.
- LTV of 45%.

8 June 2015
BBOX inclusion in the FTSE 250 Index

- Tritax Big Box REIT plc included in the FTSE 250 Index.

Forward funding of Dunelm facility, Stoke

- Exchanged contracts to forward fund the £43.43m development of a new distribution warehouse facility pre-let to Dunelm
- Yield of 5.47%.


¹ As at 30 June 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
Listing Main Market
 LSE Premium Listing
 on the Official List
Index Inclusion FTSE 250 Index, FTSE EPRA
Ticker BBOX
ISIN GBOOBG49KP99

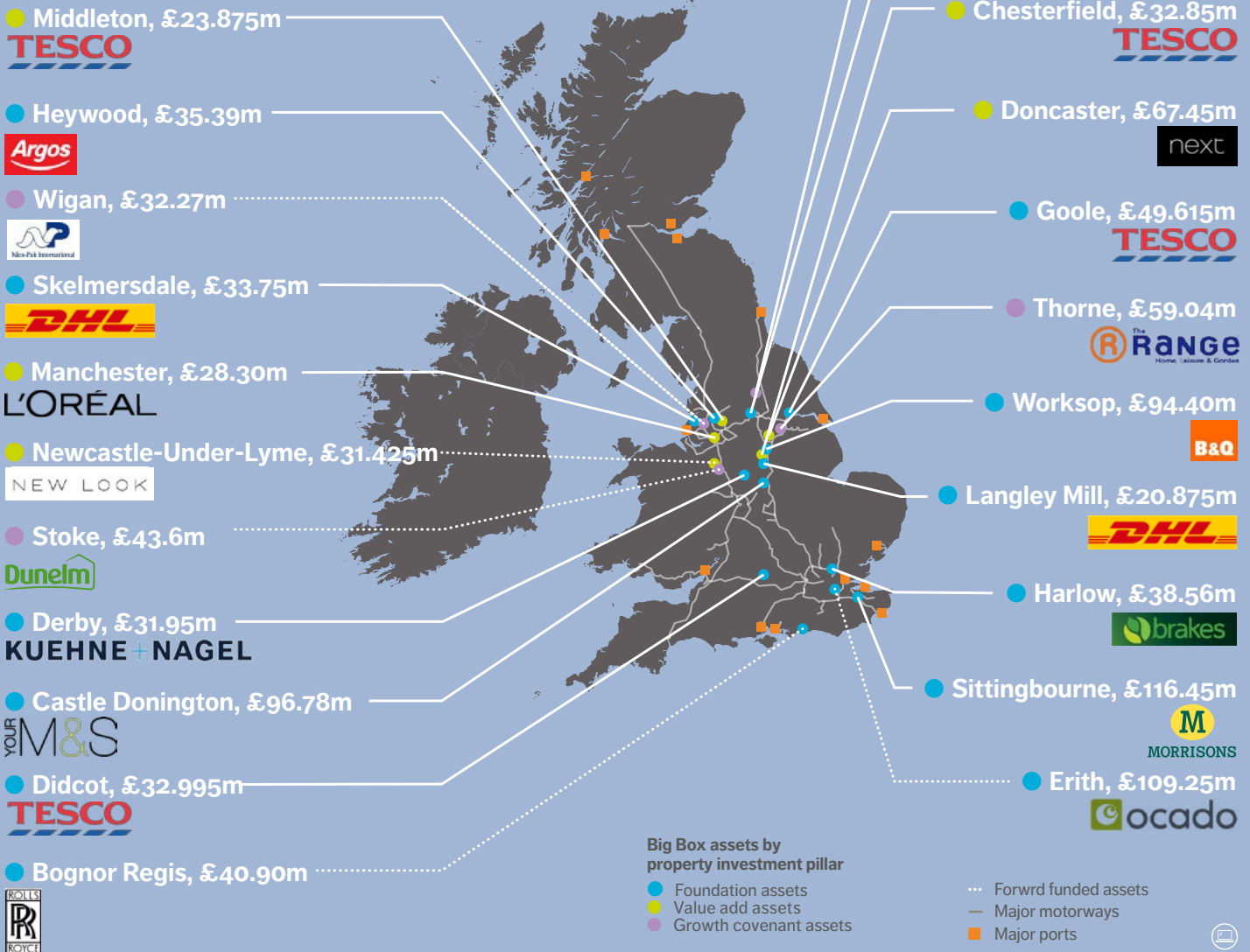
Key Dates

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

 [Link to further information on website](#)

Portfolio Overview²

Since IPO (December 2013) the Company has acquired, 22 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.

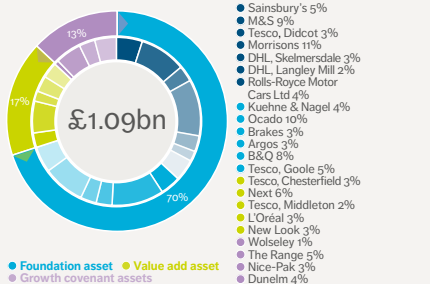


The Portfolio – Key Statistics¹

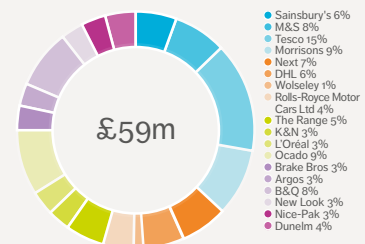
£1.09bn ² Market value	15.77 years ¹ WAULT
29% ² Loan to Value Ratio	5.8% ¹ Average NIY

1 As at 30 June 2015
2 Valuation of properties as at 30 June 2015 (including forward funded commitments)

Portfolio Value by Investment Pillar (%)^{1,2}



Annual Rent Roll by Tenant (%)¹



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