

Press Release

13 July 2017

TRITAX BIG BOX REIT PLC - DIVIDEND DECLARATION

The Board of Directors of Tritax Big Box REIT plc (ticker: BBOX) has today declared an interim dividend in respect of the period from 1 April to 30 June 2017 of 1.60 pence per ordinary share, payable on or around 10 August 2017 to shareholders on the register on 21 July 2017. The ex-dividend date will be 20 July 2017.

This dividend will be a Property Income Distribution ("PID").

The Company is targeting an aggregate dividend of 6.40 pence per ordinary share for the year ending 31 December 2017, payable quarterly, representing a 3.2 per cent. increase in the total dividend of 6.20 pence per Ordinary Share declared for 2016, in excess of the rate of RPI inflation for the period from 1 January 2016 to 31 December 2016. Dividends are expected to be fully covered by Adjusted Earnings from the Company's portfolio of properties.

Note:

- (1) *The target dividend is a target only and not a forecast. There can be no assurance that the target will be met and it should not be taken as an indication of the Company's expected or actual future results.*

-ENDS-

FOR FURTHER INFORMATION, PLEASE CONTACT:

Tritax Big Box

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NOTES:

Tritax Big Box REIT plc is the only listed vehicle to give pure exposure to the "Big Box" logistics asset class in the UK and is committed to delivering attractive and sustainable returns for shareholders. Investing in and managing both standing and pre-let forward funded development assets, the Company focuses on well-located, modern "Big Box" logistics assets, typically greater than 500,000 sq. ft. (measured by floor area, 70% of the Company's assets are in excess of 500,000 sq ft¹), let to institutional-grade tenants on long-term leases (typically at least 12 years in length) with upward-only rent reviews and geographic and tenant diversification throughout the UK. The Company seeks to exploit the significant opportunity in this sub-sector of the UK logistics market owing to strong tenant demand and limited supply of Big Boxes.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies ("REIT"), is listed on the premium segment of the Official List of the UK Financial Conduct Authority and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

Further information on Tritax Big Box REIT is available at www.tritaxbigbox.co.uk

(1) Note this figure excludes Howdens II and III at Wrath Park, Raunds which have exchanged conditionally, subject to planning.