

Tritax Big Box REIT plc – Pure Big Box Logistics Assets

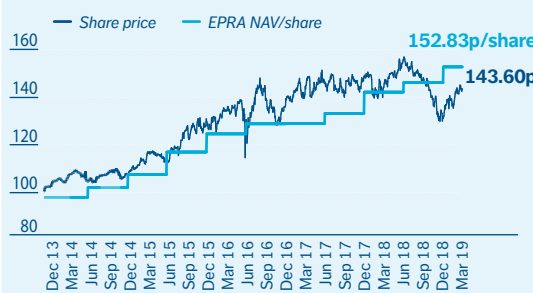
Tritax Big Box REIT plc (the “Company” or BBOX) is the UK’s leading investment company focused on larger scale logistics real estate. We invest in and actively manage existing income-producing assets, pre-let forward funded developments and land suitable for Big Box development. We have assembled and created a UK portfolio unmatched in quality. Our Customers include some of the biggest names in retail, logistics, consumer products and automotive.

Investment Objectives

By investing in a diversified portfolio of Big Box assets, we aim to provide our Shareholders with an attractive, sustainable and growing income together with capital growth.

We aim to deliver the following target returns:

- a dividend of 6.85p per share for the year ending 31 December 2019, payable quarterly¹
- a net total return of 9% pa, over the medium term¹

Tritax Big Box at a Glance as at 31 March 2019		Share price and EPRA NAV/share (p) 9 December 2013 to 31 March 2019	Growth since IPO as at 31 March 2019
Market Cap £2.45bn	Share price / Yield¹ 143.60p / 4.8%		Listing Main Market LSE Premium Listing on the Official List
EPRA NAV £2.25bn ²	EPRA NAV/share 152.83p ²		Equity raised for cash 2013 IPO: £200m 2014: £281m 2015: £229m 2016: £550m 2017: £350m 2018: £156m 2019 to date: £250m Total: £2,015m
Dividend paid/share 2014: 4.15p 2015: 6.00p 2016: 6.20p 2017: 6.40p 2018: 6.70p	Annual Total Return 2014: 10.4% 2015: 19.4% 2016: 9.6% 2017: 15.2% 2018: 12.1%		Index inclusion FTSE 250 Index, EPRA/NAREIT, MSCI
			Ticker BBOX

Q1 2019 in Brief



1 February 2019 New Non-Executive Director appointed

- Alastair Hughes appointed as Non-Executive Director, joining the Audit, Nomination and Management Engagement committees
- Mark Shaw retires from position of Non-Executive Director

6 March 2019 Full year results

- Dividends declared in relation to 2018 totalled 6.70p, an increase of 4.7% YOY
- Dividend fully covered by Adjusted earnings of 6.88p for 2018
- EPRA NAV increased by 7.4% to 152.83p
- Total Return 12.1% for the year, compared to medium term target of 9%

20 February 2019 db symmetry acquisition with placing and open offer

- Tritax Symmetry Ltd, a wholly-owned subsidiary of the Company acquires an 87% economic interest in db symmetry, which owns one of the UK’s largest strategic land portfolios for the development of Big Box real estate assets and related logistics facilities
- Part funded by fully underwritten £250 million equity fundraise



6 March 2019 Dividend declaration

- Declared a dividend of 1.675p per Ordinary Share period from 1 October 2018 to 31 December 2018
- Total dividend paid in respect of 2018 is 6.70p – in line with 2018 target
- 2019 dividend target announced of 6.85p showing continued progression

¹ This is a target only and not a profit 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. Accordingly, potential investors should not place any reliance on this target in deciding whether or not to invest in the Company.
² As at 31 December 2018.

Corporate details

Board of Directors (all Non Executive)
 Richard Jewson *Chairman*
 Aubrey Adams *Senior Independent Director*
 Richard Laing
 Susanne Given
 Alastair Hughes

Listing Main Market LSE Premium Listing on the Official List
Index inclusion FTSE 250 Index, EPRA/NAREIT, MSCI
Ticker BBOX
ISIN GB00BG49KP99
LEI 213800L6X88MIYPVR714

Key dates

Launch date 9 December 2013
Financial Year End 31 December
Half Year End 30 June
2019 Half Year Results 8 August 2019

Dedicated to High-Quality, Well Located Big Boxes

Since our IPO in December 2013, we have rapidly built an outstanding portfolio of selectively acquired Big Boxes and prime Strategic Land for the development of Big Boxes and related logistics facilities. Our portfolio is well diversified by size, geography and tenant. The assets are typically modern, in prime locations and fully let on long leases to institutional-grade tenants with upward-only rent reviews.

Portfolio Highlights¹

£3.42bn

Portfolio value

(including forward funded commitments)

14.4yrs²

Portfolio WAULT

(against our target of 12 years)

5.5% NIY

Portfolio average net initial purchase yield

(since December 2013)

£161.1m

Contracted rental income

86%

of assets acquired off market

(since December 2013)

100%²

Let or pre-let

DBS Portfolio:

2,500 acres

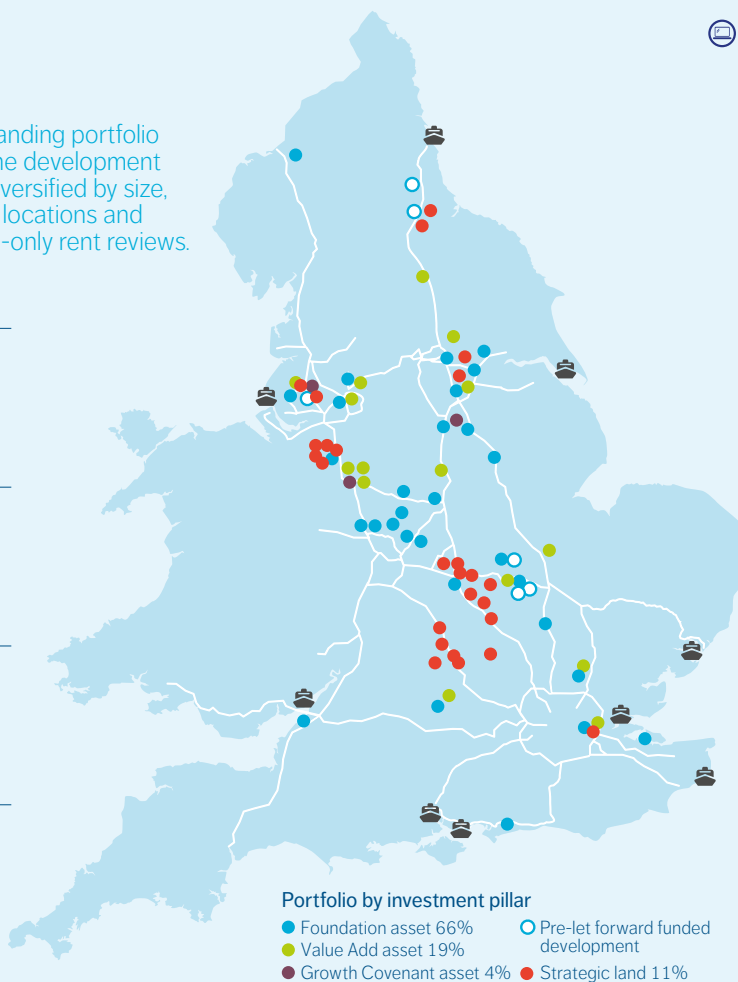
Strategic land

26

Schemes

7-8%³

Target yield on cost



1 As at 31 December 2018
2 Excluding Strategic Land at Littlebrook, Dartford

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Our High Quality Customers

Our Customers include some of the biggest names in retail, logistics, consumer products and automotive. We build long-term and mutually beneficial relationships with them, to enhance their businesses and ours.



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