



Under strict embargo until 04 December at 6am

**Tritax Big Box Developments (TBBD) welcomes Martin Brower to Symmetry Park
Darlington in Major Pre-Let Agreement**

TBBD has achieved planning consent for the next phase of the development

Tritax Big Box Developments (TBBD) has signed a 20-year lease on a 138,250 sq. ft. facility with supply chain leader Martin Brower at Symmetry Park Darlington.

The letting allows Martin Brower UK & Ireland, headquartered in Hemel Hempstead, to establish its presence in the North East at the Symmetry Park site.

The bespoke facility has been built to BREEAM Excellent, net-zero carbon in construction standards, providing high-specification yard and office spaces for Martin Brower. The building will become operational in November 2025 and employ 220 team members, most of whom are from the local area.

This announcement coincides with TBBD securing planning consent for the second phase of development at Symmetry Park, Darlington.

Reserved matters planning consent has been achieved for an additional 490,000 sq. ft. high-quality logistics accommodation across three new facilities comprising 165,000 sq. ft., 269,500 sq. ft. and 55,000 sq. ft. These will be developed on a design and build basis, also to BREEAM Excellent and to net-zero carbon in construction standards.

Extending to 90 acres in total, Symmetry Park Darlington is already home to Amazon, which occupies 1,500,000 sq. ft. facility on a 20-year lease.

Simon Dixon, development director at TBBD, commented: "Martin Brower UK & Ireland is an excellent addition to our customer portfolio at Symmetry Park Darlington, joining another international heavyweight on this highly strategic site. This exceptional development is ideally

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situated for the North East and Scotland, providing state-of-the-art logistics space for businesses looking to expand their capabilities and reach across a broad area.”

Parv Sangera, Martin Brower UK & Ireland Managing Director, added: “This new distribution centre marks a major milestone in our journey to strengthen resiliency and expand capacity across the UK. Establishing our first footprint in the northeast not only enhances our network but also creates over 200 new local jobs – reinforcing our commitment to the communities we serve. Designed with sustainability at its core, the site reflects our strategy to architect smart, sustainable supply chains that deliver long-term value for our customers, while ensuring we continue to provide the best possible service.”

Symmetry Park Darlington is represented by Colliers International, Gent Visick and Carter Jonas as joint marketing agents for the site.

Martin Brower was advised by JLL.

Symmetry Park Darlington is strategically positioned adjacent to the A66, to the east of Darlington Town Centre, accessed from the new Darlington Eastern Transport Corridor. The A66 provides direct links to both the A19 and A1(M) and to Teesport, 15 miles to the east.

ENDS

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About Tritax Big Box REIT plc

Tritax Big Box REIT plc (ticker: BBOX) is the largest listed investor in high-quality logistics warehouse assets and controls the largest logistics-focused land platform in the UK. Tritax Big Box is committed to delivering attractive and sustainable returns for shareholders by investing in and actively managing existing built investments and land suitable for logistics development. The Company focuses on well-located, modern logistics assets, typically let to institutional-grade clients on long-term leases with upward-only rent reviews and geographic and client diversification throughout the UK. Additionally, having adopted a "power first" approach, the Company has recently secured its first data centre development opportunities (amounting to 272MW), and has a pipeline of over 1-gigawatt of further opportunities, offering the potential to deliver exceptional returns on an accelerated basis.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies, is listed on 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

About Martin Brower

Martin Brower is a global leader in supply chain logistics and solutions. We partner with organisations to architect smart, sustainable supply chains that fuel growth and positively impact customers and communities.

We are dedicated to creating an outstanding work environment for our team of 13,000+ colleagues, who combine our expertise with the latest technologies to deliver unmatched value for our customers and protect their brands.

See www.martinbrower.co.uk for more information.