



Tritax Big Box secures outline planning permission for Phase 2 at Tritax Park Newark

- Outline planning permission granted for up to 974,000 sq ft of new logistics space
- Supports onward development pipeline at one of the Company's major logistics parks
- Builds on recent successful lease extension and letting to Currys plc at Tritax Park Newark

18th June 2026 - Tritax Big Box REIT plc ("Tritax Big Box" or the "Company") is pleased to announce that outline planning permission has been granted for Phase 2 at Tritax Park Newark, providing consent for up to 974,000 sq ft of new employment-led logistics space.

The consent enables Tritax Big Box, in partnership with Simons Developments, to progress the next phase of development opportunities at Tritax Park Newark. Phase 2 will deliver buildings between 200,000 - 460,000 sq ft capable of accommodating a range of institutional-grade occupiers, complementing the existing development and operational buildings at the park. The buildings will build on the sustainability approach incorporated into Unit 01, including targeting BREEAM Excellent, EPC A, and installing Solar PV. The wider masterplan also includes a 40-acre country park, delivering green space for occupiers, employees and the local community. A reserved matters application will be submitted later in 2026, with completion of buildings targeted from 2027.

In a prime strategic location in the East Midlands, approximately 0.5 miles from the A46/A1 intersection, Tritax Park Newark benefits from excellent road connectivity, proximity to regional rail and airport infrastructure, and access to the UK's major ports, including Immingham.

The planning consent follows the successful recent 0.4 million sq ft letting of Unit 01 (Phase 1) to Currys plc and a 10-year lease extension on their existing facility (RNS: 23 April 2026). This reinforces Tritax Park Newark's position as a core logistics location for major occupiers seeking high-quality, well-connected space.

Charlie Withers, Head of Development at Tritax Management LLP and Development Director at Tritax Big Box REIT plc, commented:

"Securing outline planning permission for Phase 2 at Tritax Park Newark represents another important milestone for the site and for our wider development pipeline. Newark continues to demonstrate the strength of our strategy of investing in, and actively progressing, well-located sites capable of supporting the long-term needs of our customers. Following the recent lease extension and new letting to Currys, this planning consent enables us to bring forward high-quality, sustainable logistics space in response to occupier demand."

Philip Hodgkinson, Director at Simons Developments, said:

"We are delighted to have achieved outline planning permission for Phase 2 at Tritax Park Newark. Our long-standing partnership with Tritax Big Box has already delivered highly successful outcomes at this location, and this consent allows us to build on that momentum. Phase 2 provides a significant opportunity to deliver further high-quality logistics accommodation while continuing to invest in the local area."

Tritax Big Box REIT's agents are Apex Real Estate Advisors, Colliers and JLL.

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The project team includes Delta Planning (Planning Consultant), Eastfield Commercial Services (Project Management), Stephen George + Partners (Architects), Cudd Bentley Consulting (Mechanical & Electrical Engineers), Connect Consulting (Transport & Highways Consultant), Ridge + Partners (BREEAM & Carbon Assessor) BCA Landscape (Landscape Architects), BWB Consulting (Civil & Structural Engineer), FPCR (Ecology Consultant), Taylor Wessing (Solicitor).

- Ends –

FOR FURTHER INFORMATION, PLEASE CONTACT:

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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 targets 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 over 250MW), and has a pipeline of c.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 100, FTSE EPRA/NAREIT and MSCI indices.

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