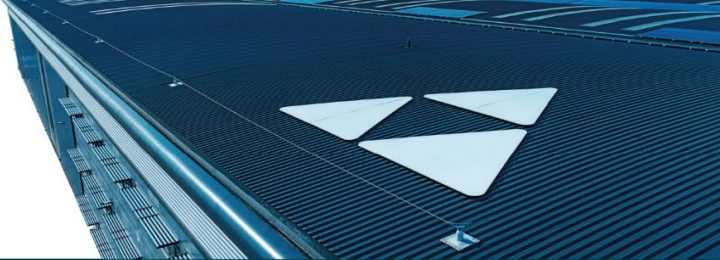


HY 2024 FACT SHEET

30 JUNE 2024



TRITAX BIG BOX REIT PLC SPECIALISTS IN UK LOGISTICS REAL ESTATE

Tritax Big Box REIT plc (the Company or BBOX) is the UK's largest listed investor in high-quality logistics assets and we own the UK's largest logistics-focused land platform. We invest in and actively manage existing income-producing assets and develop new buildings from our land portfolio.

Our focus is on well-located, modern and sustainable buildings, let on long-term leases, that are typically mission-critical to our clients. These include some of the biggest names in retail, logistics, consumer products and automotive.

TRITAX BIG BOX AT A GLANCE

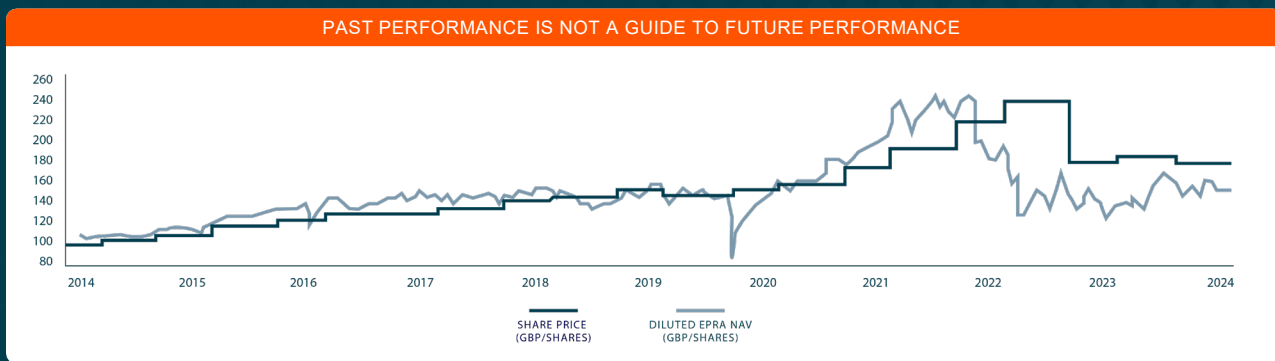
HY 2024 (AS AT 30 JUNE 2024)

Market cap*	Total accounting return	EPRA NTA/share (p)	Adjusted earnings/share	Adjusted earnings/share (ex. additional development management income)	Dividend declared	Loan to value	EPRA cost ratio (including vacancy cost)
£2.3bn	3.4%	179.3p	4.35p	4.1p	3.65p/share	29.9%	12.5%
	(HY 2023: 3.5%)	(FY 2023: 177.2p)	(HY 2023: 3.94p)	(HY 2023: 3.9p)	(HY 2023: 3.50p share)	(FY 2023: 31.6%)	(HY 2023: 12.6%)

*Market data as at 30 June 2024

SHARE PRICE AND EPRA NAV/SHARE (P) CHART

9 DECEMBER 2013 TO 31 DECEMBER 2023



HY 2024 IN BRIEF

DRIVING GROWTH IN UK LOGISTICS

- Completion of strategic acquisition of UK Commercial Property REIT Limited (UKCM).
- 34.7% increase in contracted annual rent to £303.4 million (31 December 2023: £225.3 million) driven by UKCM acquisition, rent reviews and asset management.
- 27.2% increase in total portfolio value to £6.40 billion (31 December 2023: £5.03 billion), following the acquisition of UKCM, with equivalent yield remaining broadly stable at 5.7% (31 December 2023: 5.6%).
- Record 25.5% logistics portfolio reversion provides potential to capture £68.2 million of additional rent, of which £43.4 million is subject to lease events by the end of 2026, supporting future earnings growth.
- Over 1.8 million sq ft of lettings in solicitors' hands with potential rental income of £18.1 million.
- £1.3 million added to annual contracted rent from 0.1 million sq ft of new development lettings in period.
- £8.0 million added to annual contracted rent through rent reviews and asset management initiatives:
 - 10.7% increase in passing rent across rent reviews and lease events in H1 2024.
 - 17.4% of the portfolio is subject to lease events during the remainder of the financial year.



CORPORATE DETAILS BOARD OF DIRECTORS (ALL NON-EXECUTIVE)

Aubrey Adams,
Independent Chairman

Alastair Hughes
Kirsty Wilman
Richard Laing

Karen Whitworth,
Senior Independent Director

Wu Gang
Elizabeth Brown

Financial Year End
Year End Results Announcement
Half Year End

KEY DATES
31 December 2024
28 February 2025
30 June 2025



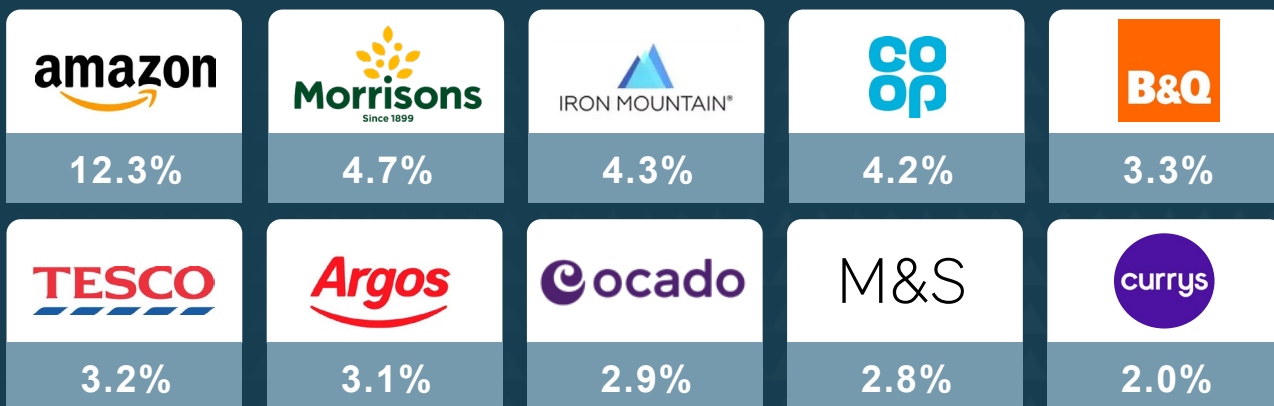
HIGH-QUALITY PORTFOLIO AND FOCUSED STRATEGY DELIVERING RESILIENT INCOME AND GROWTH

We have built a carefully curated portfolio of investment assets and development sites, centred around supply chain logistics. This comprises high-quality buildings with asset management potential and prime strategic land for the development of future logistics facilities. Our portfolio is well-diversified by size, geography and client.

Assets are typically modern with strong ESG credentials, strategically located, and let on long leases to institutional-grade clients with upward-only rent reviews. Clients include some of the world's largest companies and are weighted towards defensive, non-cyclical or high-growth sectors, helping to reduce risk.

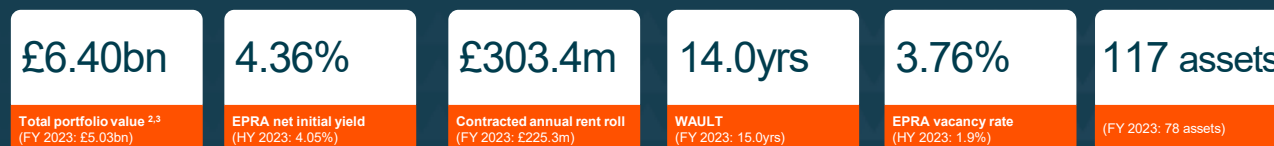


OUR TEN LARGEST CLIENTS¹



¹ Based on contracted annual rents
The logos above represent either the client, guarantor, parent or brand name. Trademarks appearing on this page are the property of their respective owners.

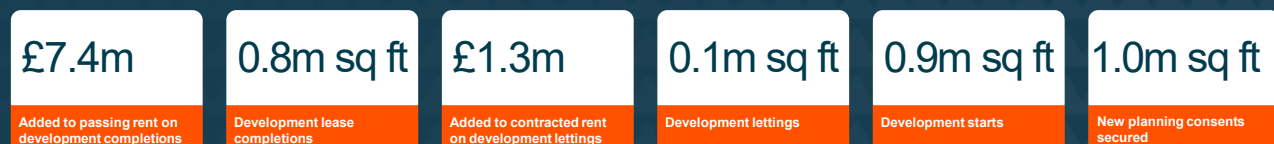
HY 2024 INVESTMENT PORTFOLIO HIGHLIGHTS



² The Portfolio Value includes the Group's investment assets and development assets, land assets held at cost, the Group's share of joint venture assets and other property assets.

³ Calculated based on pro-forma EBITDA inclusive of full twelve months contribution of UKCM.

HY 2024 DEVELOPMENT PROGRAMME HIGHLIGHTS



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