

TRITAX EUROBOX PLC

ASSET MANAGEMENT AND DEVELOPMENT ACTIVITY ENHANCING PORTFOLIO INCOME GENERATION

Tritax EuroBox plc (“Tritax EuroBox” or the “Company”) (ticker: EBOX (Sterling) and BOXE (Euro)), which invests in high-quality, prime logistics real estate strategically located across continental Europe, announces it has successfully agreed new leases on two of its assets which together add €1.3 million to contracted annual rent.

Hammersbach, Germany – adding value through asset management

We have realised significant value through asset management by securing a new lease to an established German third party logistics provider on our 43,000 sqm building near Frankfurt.

Key highlights include:

- Growing rents by 24% to €3.1 million from €2.5 million per annum.
- New lease includes annual and uncapped CPI linked indexation uplifts.
- New seven year term, with tenant option to extend the lease by a further five years (subject to a market rent review at extension).
- Inclusion of our standard Green Lease clauses.

Bornem, Belgium – adding value through development

In line with our strategy to increase our exposure to attractive development opportunities, we have successfully let a newly constructed 15,000 sqm building to a leading online grocery retailer.

Key highlights include:

- Nine year lease, tenant break options at year three and six including annual indexed rent generating €0.7m per annum initially.
- Rental levels achieved represent a 14% increase on previous rents secured on the site.
- Delivers significant value to shareholders with a profit on cost of 70% and yield on cost of 7%.
- Meets our ESG objectives through implementation of a green lease, installation of 250kw per annum of solar renewable energy as well as energy efficient LED lighting.

Nick Preston, Fund Manager of Tritax EuroBox, commented:

“These leases demonstrate the successful implementation of our strategy, delivering attractive levels of rental growth to our shareholders through a combination of asset management and development activity. Our proactivity complements the attractive long-term and inflation linked income generating characteristics of our portfolio. In addition, these leases provide further evidence of the accelerating levels of rental growth within key European logistics locations. Through a combination of our strong existing portfolio, asset management and increasing development activity we are well placed to capture the strong fundamentals that are driving rental and valuation growth.”

Notes

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Notes:

Tritax EuroBox plc invests in and manages a well-diversified portfolio of well-located Continental European logistics real estate assets that are expected to deliver an attractive capital return and secure income to shareholders. These assets fulfil key roles in the logistics and distribution supply-chain focused on the most established logistics markets and on the major population centres across core Continental European countries.

The Company's Manager, Tritax Management LLP, has assembled a full-service European logistics asset management capability including specialist "on the ground" asset and property managers with strong market standings in the Continental European logistics sector.

Further information on Tritax EuroBox plc is available at www.tritaxeurobox.co.uk