

Press release

Tritax London Logistics Fund closes successful Q4 Equity Raise; top performance in the MSCI/AREF Annual UK Property Index

- *Further £110 million of new equity raised in Q4, bringing total 2025 capital raised to £313 million and on track to deliver on £400 million target*
- *Strong performance continued, with annual return of 13.6% in 2025, ranking TLLF #1 in the Annual MSCI/AREF UK Property Index*

London, 10 April 2026 – Tritax London Logistics Fund (“TLLF”, “the Fund”), the specialist investor in high-quality industrial and logistics assets in the Greater London area, continues to build strong momentum in 2026 following a landmark year of performance and capital raising.

Strong close to the year with new equity raised

As part of its growth plan, TLLF secured £110 million of additional equity commitments in Q4 2025 from an internationally recognised investor base. This includes a first £100 million commitment from a global multi-manager on behalf of an Australian super fund, demonstrating strong support for the Fund’s strategy and long term ambitions.

These commitments form part of TLLF’s broader growth equity programme, designed to fund near-term development opportunities, portfolio expansion, and further broaden its global investor base. With over £300 million of new capital secured for 2025, the Fund entered Q1 2026 with strong momentum.

Market-leading performance

The Fund delivered an annual return of 13.6% in 2025. This meant TLLF achieved the top ranking in the MSCI/AREF Annual UK Property Index for 2025, confirming its position as the strongest performer in the UK unlisted pooled property fund universe on a net asset value (NAV) basis. This reflects TLLF’s disciplined investment strategy, portfolio resilience and targeted focus on London’s most supply constrained industrial locations.

Nick Ireland, Fund Manager, Tritax London Logistics Fund said: *“This latest equity raise reflects the growing conviction investors have in both the quality of our portfolio and our investment strategy. 2025 was a transformational year as we implemented our new strategy investing in high-quality logistics assets in the Greater London area. We continue to build both operational and financial momentum and are encouraged to have achieved the top performance in the Annual MSCI/AREF UK Property Index In 2025.”*

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WHERE PROGRESS LIVES

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About Tritax London Logistics Fund

Tritax London Logistics Fund (TLLF) is an investment trust for institutional investors seeking exposure to Greater London's industrial and logistics sector. TLLF invests in multi-let industrial estates, last-mile logistics hubs and strategic mid-boxes within London's M25 orbital road system, with a significant presence in the prime Heathrow submarket in West London. London's fast-growing population and world-leading e-commerce penetration continues to fuel demand for last-mile logistics assets, and industrial real estate supply has not kept up. TLLF aims to capitalise on these compelling market fundamentals for investors through rental and capital growth, as well as through its development pipeline.

About Tritax Management LLP (TLLF's Manager)

Tritax Management LLP (Tritax) is a specialist real asset manager that invests in and manages industrial and logistics real estate across the UK. Over the past ~30 years, Tritax has created products for investors looking to access opportunities within the supply chain – from the first- to last-mile – and in complementary infrastructure, such as data centres and power. With ~£9 billion in assets under management, Tritax manages FTSE100-listed Tritax Big Box REIT plc and private market products for institutional and professional investors. These aim to deliver sustainable income and capital growth across different risk profiles, with ESG integrated across the investment lifecycle. Tritax is backed by global asset manager Aberdeen.