

TRITAX GROUP EXCEEDS £5 BILLION OF ASSETS UNDER MANAGEMENT
INVESTING IN PEOPLE, RESEARCH AND DATA ANALYSIS
TO SUPPORT LONG-TERM GROWTH

Tritax Group, the market leading property investment manager, announces the continued investment in our people and research and data analysis capabilities, to deliver further long-term value for all our stakeholders following a period of significant growth.

As manager to three key flagship funds, including the listed Tritax Big Box REIT plc and Tritax EuroBox plc, we now manage over £5 billion of assets across 43 million sq ft of real estate assets.

In the UK, we are now the largest investor in logistics real estate assets as well as controlling the biggest logistics focused land development platform.

Strong markets and clear strategies to deliver long-term growth

Despite the challenging economic backdrop COVID-19 has created, within all our markets we continue to see strong demand for high-quality real estate assets integral to modern supply chains supporting companies with fast increasing digital based strategies to underpin their growth.

Our focused investment strategies and customer led approach have been developed in anticipation of the kind of market environment we see today, and we are well positioned to continue to deliver attractive income and capital returns for investors.

Investing in people and research and data analytics to support sustainable and responsible growth

To support our future growth aspirations, we have made several appointments each bringing extensive experience and expertise. In recent months, we have appointed six new members to the team across key functions including investment management, research and data analytics, sustainability and investor relations. These appointments will help bring further scale to Tritax, providing greater insights and ensuring our strategies, investments and properties deliver the highest ESG standards and value to our stakeholders.

In line with the investment in our people, we have made the following members of our team partners, recognising their strong and valuable contribution in leading and further developing the Group's strategy and performance, helping to create long-term value for our stakeholders:

- Frankie Whitehead, Finance Director to Tritax Big Box REIT plc: Frankie joined Tritax in 2014 following the IPO in 2013 of Tritax Big Box REIT plc.
- Charlie Withers, Development Director, to Tritax Big Box REIT plc: Charlie joined Tritax in 2017 and is responsible for overseeing development activity across the fund's portfolio.
- Nick Preston, Fund Manager of Tritax EuroBox plc: Nick joined Tritax in 2017 ahead of the IPO in 2018 of Tritax EuroBox plc, for which he is responsible for all aspects of day-to-day management.
- Tim Legge, Fund Manager to Tritax Property Income Fund (TPIF): Tim joined Tritax in 2015 and has overall day-to-day responsibility for the management of the fund.
- James Watson, Fund Manager: James joined Tritax in January 2020 and brings 27 years' experience operating in retail property capital markets.

Alongside our people, we are investing in our research and data analysis capabilities, providing deeper insights into assets within the portfolios we manage and the markets we operate within. Tritax's ability to augment strong industry relationships with data driven insights is a key competitive advantage, reducing risk and enhancing returns to our investors.

Henry Franklin, Partner of Tritax, said: "£5 billion of assets under management is a significant milestone for the Tritax Group and I would like to thank our team and customers for their support in reaching it. Looking forward, the market for industrial logistics real estate assets continues to strengthen and we are investing in our people and research and data analytics capabilities to seize this growing opportunity. We have hired tremendous talent into the business, whose expertise will support our long-term growth and performance aspirations.

“We are also delighted to have made five of the team partners, recognising their significant contribution to our success and the important role they will play in the future development of our business.

“In addition to investing in our people, our investment is placing research and data at the centre of our operations. This gives us significant insight into our market and the assets within it, enabling improved decision making and creating meaningful competitive advantage to enhance returns for our investors.

“With a strong team and growing markets, we are excited and optimistic about the future of our business.”

Tritax acts as the Fund Manager to Tritax Big Box REIT plc (ticker: BBOX), Tritax EuroBox plc (tickers: EBOX (Sterling); BOXE (Euro)) as well as Trust Adviser for Tritax Property Income Fund (TPIF).

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NOTES:

Tritax Group, the market leading property investment manager, has a 25-year track record in acquiring, actively managing and developing commercial property assets. The Group has a particular specialism in acquiring, managing and developing large scale logistics real estate assets both in the UK and across Continental Europe.

Tritax Big Box REIT plc is the only listed vehicle dedicated to investing in very large logistics warehouse assets (**Big Boxes**) in the UK and is committed to delivering attractive and sustainable returns for shareholders. Investing in and actively managing existing built investments, land suitable for Big Box development and developments predominantly delivered through pre-let forward funded basis, the Company focuses on large, well-located, modern Big Box logistics assets, let to institutional-grade tenants on long-term leases (typically at least 12 years in length) with upward-only rent reviews and geographic and tenant diversification throughout the UK. The Company seeks to exploit the significant opportunity in this sub-sector of the UK logistics market owing to strong tenant demand and limited supply of Big Boxes.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies (**REIT**), is listed on the premium segment of the Official List of the UK Financial Conduct Authority and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

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. Occupier demand for Continental European logistics assets is in the midst of a major long-term structural change principally driven by the growth of e-commerce. This is evidenced by technological advancements, increased automation and supply-chain optimisation.

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.

Tritax Property Income Fund (“TPIF”) is an unlisted open-ended Jersey Unit Trust dedicated to investing in UK commercial real estate. It aims to deliver regular, stable and growing income for investors, as well as long-term capital growth through active asset management. TPIF is not constrained by a relative performance benchmark, but has an absolute return target, which allows it to offer the diversification benefits of a balanced fund, together with capitalising on the relative value offered by target sectors across UK regions. Such sectors are benefiting from long-term structural change and include logistics, urban industrial and strong performing retail parks. As at 30 June 2020, 64% of the Fund's portfolio by value comprised of logistics, industrial and retail warehouses. Whilst not benchmarked, the Fund has achieved upper quartile income over the last three years (June 2020) against its peers (AREF Other Balanced Funds Index), reflecting the advantage of the strategy and stock selection.

Further information on Tritax Big Box REIT plc, Tritax EuroBox plc and Tritax Property Income is available at: www.tritax.co.uk, www.tritaxbigbox.co.uk and www.tritaxeurobox.co.uk.