

Press Release

8 April 2020

TRITAX BIG BOX REIT PLC

(the "**Company**" or, together with its subsidiaries, the "**Group**")

DIVIDEND DECLARATION

The Board of Directors of Tritax Big Box REIT plc (ticker: BBOX) has today declared an interim dividend in respect of the period from 1 January to 31 March 2020 of 1.5625 pence per ordinary share, payable on or around 21 May 2020 to shareholders on the register on 24 April 2020. The ex-dividend date will be 23 April 2020.

This dividend will be a Property Income Distribution ("**PID**").

Today, the Board has announced separately that it has withdrawn its FY2020 dividend guidance of 7.0p per share as the visibility over the economic impact and duration of the pandemic has reduced significantly following the necessary UK Government intervention.

The Board will continue to monitor the dividend position for FY2020 with potential to increase the quarterly dividend when it has better visibility.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Tritax Group

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The Company's LEI is: 213800L6X88MIYPVR714

NOTES:

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.

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