

Delivering exceptional medium-term shareholder value, supported by clearly-defined earnings growth

Potential to deliver earnings growth of 50% in the medium-term

Superior risk-adjusted returns on logistics and data centre developments

Actively recycling capital from disposals into a range of accretive opportunities

Tritax Big Box REIT (“BBOX” or “the Company”) will host an investor seminar at 2.30pm today, detailing the exceptional shareholder value creation and growth opportunity inherent in the business over the medium term.

BBOX has the potential to grow adjusted earnings by 50% by the end of 2030, supported by its three key growth drivers:

1. Record rental reversion within its investment portfolio of both big box and urban logistics assets, with the potential to add £79 million to contracted rent.
2. Significant logistics development pipeline with the potential to add over £320 million to contracted rent.
3. Exceptional returns from large-scale pre-let data centre opportunities with the initial two schemes providing the potential to add £58 million of contracted rent.

Underpinning this growth is our efficient cost structure, strong balance sheet and limited and gradual increases in financing costs.

Today’s seminar will expand on this opportunity, with a focus on:

- An update on ongoing asset management initiatives, including within the attractive and complementary urban logistics market;
- The significant growth opportunities within BBOX’s logistics development programme and in data centres; and
- Prevailing market conditions for both logistics and data centres, and their enduring structural drivers.

Superior risk-adjusted returns from the UK focused, high quality logistics portfolio

The team will provide an update on asset management progress:

- Provide an overview of the asset management opportunity inherent within the Company, including capturing record rental reversion which, combined with letting up vacancy has the potential to add £79 million to contracted rent; and
- Outline progress on the asset management of the urban logistics assets acquired in the UKCM acquisition.

Logistics development pipeline delivering 6-8% yield on costs with the potential to deliver over £320 million of rental income

The development team will outline the attractions of its land platform and development opportunities:

- Outline the benefits of its land options, providing a capital-efficient and cost-effective way to control land, managing development risk and enhance returns;
- Our extensive relationships and knowledge of the UK planning regime which is a key enabler to value creation; and
- The agile and flexible nature of the development pipeline to ensure capital is carefully deployed to accurately match occupational demand

Exceptional returns from pre-let and powered shell data centre opportunities and outlining an increase in yield on cost guidance to 9-11%

Tritax Management’s power team will outline the extensive opportunity it is securing in data centres, specifically:

- Explaining our innovative “power-first” approach and the benefits our JV partner, EDF Renewables brings to our offer;
- Outlining progress on Manor Farm Phase 1, targeting a 9.3% yield on cost and c.£34 million per annum in rent from H2 2027;
- Investing a further c.£100 million in additional grid connection agreements and land with power delivery scheduled for 2028;
- Unveiling its second data centre opportunity, with 125 MW scheduled for delivery in 2028 and targeting a yield on cost of 10-11% and additional rental income of £23-25 million; and
- Providing an overview of its pipeline of further grid connection agreements totalling over 1 gigawatt.

Commenting, Colin Godfrey, CEO for Tritax Big Box REIT said:

“Today’s investor seminar provides the platform to showcase the significant growth opportunities our strategic focus creates. With record rental reversion, an attractive logistics development pipeline and, thanks to our innovative power-first approach, the potential for major data centres, it is both the breadth and scale of our opportunity which is unique in UK real estate. These factors combine to give us the ability to grow Adjusted earnings by 50% by the end of 2030 and deliver superior risk-adjusted returns to shareholders.”

Investor Seminar – 2.30pm, 30 June 2025

In person (registration at the venue in the City of London from 2.00pm).

To attend in person, please email bigboxir@tritax.co.uk

Webcast (for those attending the presentation virtually at 2.30pm)

Pre-registration and access to the webcast is via the following link: [Tritax Big Box – Investor Seminar 2025](#). Investors attending via the webcast will have the ability to ask questions.

For further information, please contact:

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Notes:

Tritax Big Box REIT plc (ticker: BBOX) is the largest listed investor in high-quality logistics warehouse assets and controls the largest logistics-focused land platform in the UK. Tritax Big Box is committed to delivering attractive and sustainable returns for shareholders by investing in and actively managing existing built investments and land suitable for logistics development. The Company focuses on well-located, modern logistics assets, typically let to institutional-grade clients on long-term leases with upward-only rent reviews and geographic and client diversification throughout the UK. Additionally, having adopted a “power first” approach, the Company has recently secured its first 147MW data centre development opportunity, and has over a 1-gigawatt pipeline of further opportunities, offering the potential to deliver exceptional returns on an accelerated basis.

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

The Company's LEI is: 213800L6X88MIYPVR714.

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