

Press Release

3 May 2019

Tritax EuroBox plc
(the "**Company**")

TRANSFER OF ORDINARY SHARES TO THE PREMIUM LISTING SEGMENT OF THE OFFICIAL LIST

Further to the announcements of 4 February 2019 and 28 March 2019, the Board of Tritax EuroBox plc (tickers: EBOX (Sterling), BOXE (Euro)), which invests in Continental European logistics real estate assets, is pleased to announce that applications have been made to the Financial Conduct Authority ("FCA") for its entire issued share capital, being 300,000,000 ordinary shares ("Ordinary Shares"), to be admitted to the premium listing segment of the Official List of the FCA ("Official List") and to the London Stock Exchange plc for its Ordinary Shares to be admitted to trading on the premium segment of the Main Market ("Admission"). Admission is expected to become effective at 8:00am on Tuesday, 7 May 2019.

The Board believes that the Company's transfer from the Specialist Fund Segment to the premium segment of the Main Market of the London Stock Exchange and the admission to the premium listing segment of the Official List ("Premium Listing") will facilitate the Company's eligibility for inclusion in the FTSE UK and FTSE EPRA NAREIT Index Series, with inclusion in the FTSE UK Index Series expected in June 2019 and inclusion in the FTSE EPRA NAREIT Index Series expected in Q1 2020.

Jefferies International Limited is acting for the Company in connection with the Premium Listing.

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NOTES:

Tritax EuroBox plc invests 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, set against a backdrop of resurgent economic growth across much of Continental Europe.

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. The appointed asset managers Logistics Capital Partners and Dietz AG are logistics specialists and offer the Company exposure to high quality asset management expertise and access to their respective development pipelines, providing acquisition opportunities across Continental Europe.

The Company is targeting, on a fully invested and geared basis, an initial Ordinary Share dividend yield of 4.75% p.a.¹, which is expected to increase progressively through regular indexation events inherent in underlying lease agreements, and a total return on the Ordinary Shares of 9.0% p.a.¹ over the medium-term. The Company intends to pay dividends on a quarterly basis with shareholders able to receive dividends in Sterling or Euro.

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

1. Euro denominated returns, by reference to IPO issue price. These are targets only and not profit forecasts. There can be no assurances that these targets will be met and they should not be taken as indications of the Company's expected or actual future results. Accordingly, potential investors should not place any reliance on the target in deciding whether or not to invest in the Company and should not assume that the Company will make any distributions at all and should decide themselves whether or not the target is reasonable or achievable.