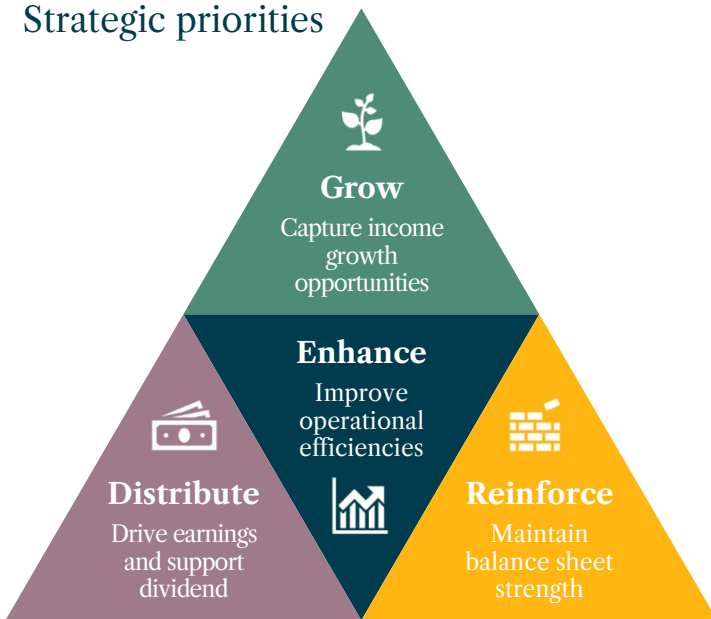


# Tritax EuroBox plc – the European logistics real estate specialist

## Overview

Tritax EuroBox plc (the Company or EBOX) is a UK-listed investor focused on acquiring, actively managing and developing high-quality logistics assets in Continental Europe. Our diversified portfolio of sustainable logistics assets, strategically located in core logistics locations, offers attractive, secure and inflation-linked income and opportunities for capital growth.

## Strategic priorities



## Portfolio strategy

In constructing our modern, high-quality portfolio, which generates high-quality income, we have favoured locations and assets with the following characteristics:



## Key Performance Indicators (KPIs)

The KPIs we use to track our strategic progress are:

<b>Dividend per share</b>	FY23	<b>5.00c</b>	<b>Adjusted earnings per share</b>	FY23	<b>5.51c</b>	<b>Dividend cover</b>	FY23	<b>110%</b>
	FY22	5.00c		FY22	4.24c		FY22	85%
<b>Total return</b>	FY23	<b>(22.6)%</b>	<b>Loan to value ratio<sup>2</sup></b>	FY23	<b>46.4%</b>	<b>Interest cover</b>	FY23	<b>4.8x</b>
	FY22	6.0%		FY22	35.2%		FY22	4.2x
<b>Basic NAV per share<sup>1</sup></b>	FY23	<b>€0.99</b>	<b>WAULT<sup>3</sup></b>	FY23	<b>9.6yrs</b>	<b>LfL rental growth</b>	FY23	<b>4.5%</b>
	FY22	€1.32		FY22	9.3yrs		FY22	3.6%

1. Net Asset Value

2. Post Bochum and Malmö disposals: 44.0%.

3. Weighted average unexpired lease term

## Investment case

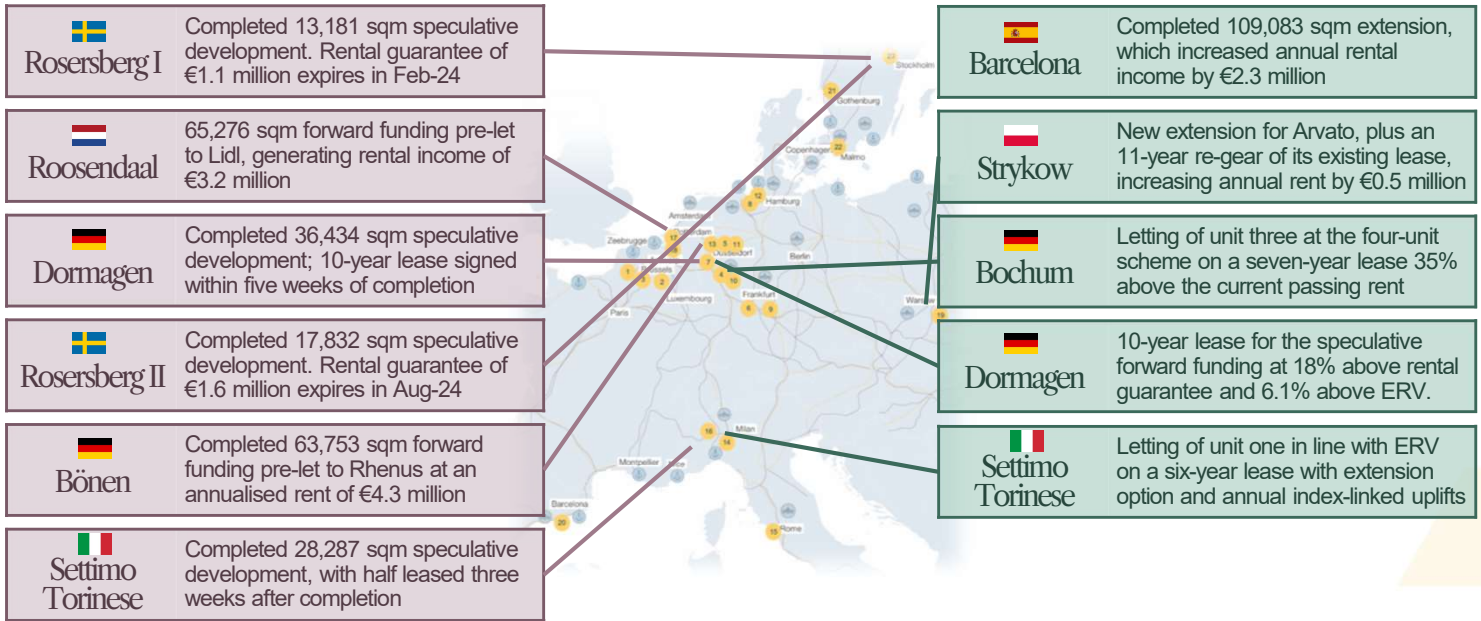
We believe there are four simple and compelling reasons to invest in Tritax EuroBox

- Structural market trends continuing, characterised by strong occupier demand, limited supply of available space, and high barriers to developing new assets in prime locations
- Core, stabilised portfolio leased to a strong customer base, with leading ESG performance and embedded opportunities to add value over the long term
- Agile, specialist manager with a proven track record and disciplined approach to capital allocation, who can act quickly to capture value-enhancing opportunities
- Predictable income performance through the cycle, supporting the delivery of a fully covered dividend, which can grow over time

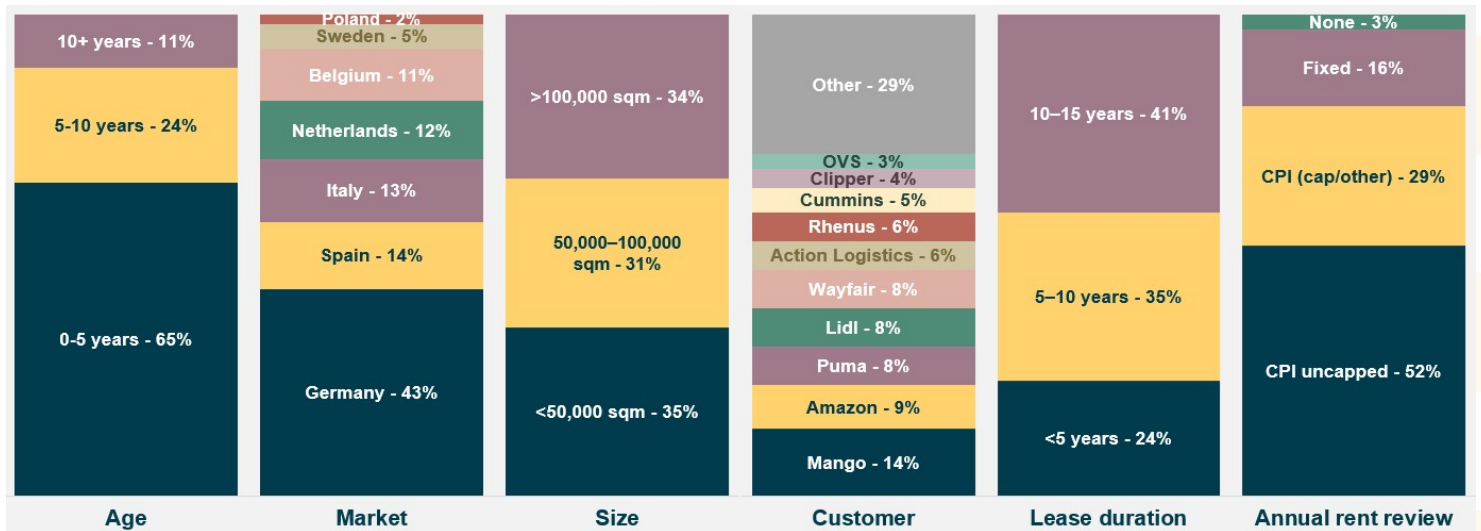
# FY23 highlights

## Portfolio

The completion of six forward-funded developments (totalling 224,763 sqm), plus asset management and indexation added €6.3 million to annualised rental income



High-quality asset characteristics, with strong income characteristics, including rent collection of 100%



FY23 figures (12 months ended 30 September 2023)

Annualised rental income	Portfolio valuation	EPRA Net Initial Yield	Rent collection	Average cost of debt	GRESB score
€76.3m	€1,561.9m	4.2%	100%	1.30%	84/100
Sept-22: €74.3m	Sept-22: €1,765.6m	Sept-22: 3.6%	Sept-22: 100%	Sept-22: 1.22%	Sept-22: 88/100
Adjusted EPRA Cost ratio	EPRA NTA per share	EPRA vacancy rate	Weighted debt maturity	Hedging on drawn debt	Total solar capacity
24.2%	€1.02	5.5%	3.5 years	100%	10.3MW
Sept-22: 29.5%	Sept-22: €1.38	Sept-22: 0.3%	Sept-22: 4.5 years	Sept-22: 100%	FY22: 7.5MW