

30 August 2018

Tritax EuroBox plc
Update on Investment Pipeline

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 significant progress on its investment pipeline has been made by Tritax Management LLP (the “Manager”) in the period since the Company’s IPO in July 2018.

In particular, the Manager has entered into exclusivity arrangements on behalf of the Company in relation to the acquisition of eight well located assets in Germany, Italy, Spain, Poland and Belgium valued at, in aggregate, approximately €550 million. Each of these assets is currently under offer and at an advanced stage of due diligence. The assets under offer have an average size in excess of 85,000 sq. m., a weighted average unexpired lease term of 12.4 years and a weighted average net initial yield of over 5.0%. The assets comprise seven standing assets and one forward funded development. All of the buildings are let or pre-let to high quality tenants and are, or will be once completed, of modern specification.

In addition, the Manager is pursuing discussions in relation to the potential acquisition of a further significant pipeline of investment opportunities, predominantly on an off-market basis.

The Manager is progressing discussions with several potential lenders in relation to arranging debt financing to support the acquisition of the Company’s investment pipeline.

Noting the significant progress made on the investment pipeline, the Board and the Manager remain confident that the net proceeds of the Company’s IPO will be substantially invested or committed within the Company’s stated target of six to nine months following launch.

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NOTES:

Tritax EuroBox plc intends to acquire and manage 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 will 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 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 these targets in deciding whether or not to invest in the Company and should decide for themselves whether the targets are reasonable or achievable.