

Press Release

7 March 2019

Tritax EuroBox plc **DIVIDEND DECLARATION**

The Board of Tritax EuroBox plc (tickers: EBOX (Sterling), BOXE (Euro)), which invests in Continental European logistics real estate assets, has today declared an interim dividend in respect of the period from 9 July 2018 to 31 December 2018 of 0.4 cents per ordinary share, payable on or around 29 March 2019 to shareholders on the register on 15 March 2019. The ex-dividend date will be 14 March 2019.

During this initial accounting period, the Company focused on building its investment portfolio and acquired eight prime logistics assets between late September and December 2018. The Company confirms it is targeting, on a fully invested and geared basis, an initial Ordinary Share dividend yield of 4.75% p.a. by reference to the IPO Issue Price, which the Company expects to increase progressively through regular indexation events inherent in underlying lease agreements and by increased rents following the expiration of leases¹. The Company intends to pay dividends on a quarterly basis.

In accordance with the Company's dividend policy, dividends are declared in Euro and paid, by default, in Sterling. However, shareholders are able to elect to receive dividends in Euro by written notice to Computershare Investor Services PLC, the Company's Registrar (such election to remain valid until written cancellation or revocation is given to the Registrar).

Copies of the currency election form are available via the Company's website or the link below: <https://www-uk.computershare.com/Content/download.asp?docId={E2286E1E-69BD-4E76-BEA0-836A87047E71}&cc=UK&lang=en&bhjs=1&fla=0&theme=cpu>

The latest date for receipt by the Registrar of completed currency election forms is 18 March 2019. Instructions on how to complete and return the form are set out in the currency election form.

The Euro/Sterling exchange rate for dividend payments made in Sterling will be determined and announced on or around 20 March 2019.

END

FOR FURTHER INFORMATION, PLEASE CONTACT:

Tritax Group +44 (0) 20 7290 1616

Nick Preston

James Dunlop

Jefferies International Limited +44 (0) 20 7029 8000

Gary Gould

Stuart Klein

Kempen & Co N.V. +31 (0) 20 348 8500

Dick Boer

Thomas ten Hoedt

+44 (0) 20 7379 5151

tritax-maitland@maitland.co.uk

Maitland/AMO (Communications Adviser)

James Benjamin

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 ("**LCP**") and Dietz AG ("**Dietz**") 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.