

Press Release

10 December 2019

TRITAX EUROBOX PLC

(the "Company")

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 1 July 2019 to 30 September 2019 of 1 cent per Ordinary Share, payable on or around 15 January 2020 to shareholders on the Register on 20 December 2019. The ex-dividend date will be 19 December 2019.

0.4019 cent of each 1 cent dividend per Ordinary Share will be designated as interest distribution.

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 23 December 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 3 January 2020.

ENDS

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The Company's LEI is: 213800HK59N7H979QU33

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 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.