

7 August 2024

TRITAX BIG BOX REIT PLC
(the "**Company**" or, together with its subsidiaries, the "**Group**")

DIVIDEND DECLARATION

The Board of Directors of Tritax Big Box REIT plc (ticker: BBOX) has declared an interim dividend in respect of the period from 1 April 2024 to 30 June 2024 of 1.825 pence per ordinary share, payable on or around 6 September 2024 to shareholders on the register on 23 August 2024. The ex-dividend date will be 22 August 2024.

In accordance with the Company's dividend policy, the first, second and third quarter dividend payments will each represent 25% of the previous financial year's annual dividend of 7.30 pence per ordinary share. The level of the fourth quarter dividend will be used to determine any potential dividend progression, with an overall aim to achieve a pay-out ratio in excess of 90% of Adjusted earnings.

This dividend will be a Property Income Distribution ("**PID**").

FOR FURTHER INFORMATION, PLEASE CONTACT:

Tritax Group
Colin Godfrey (CEO)
Frankie Whitehead (CFO)
Ian Brown (Head of Corporate Strategy & Investor Relations)

Tel: +44 (0) 20 8051 5060
bigboxir@tritax.co.uk

Kekst CNC (Communications Adviser)
Tom Climie/Guy Bates

Tel: +44 (0) 7760 160 248
tritax@kekstcnc.com

The Company's LEI is: 213800L6X88MIYPVR714

NOTES:

Tritax Big Box REIT plc (ticker: BBOX) is the largest listed investor in high-quality logistics warehouse assets and controls the largest logistics-focused land platform in the UK. BBOX is committed to delivering attractive and sustainable returns for Shareholders by investing in and actively managing existing built investments and land suitable for logistics development. The Company focuses on well-located, modern logistics assets, typically let to institutional-grade tenants on long-term leases with upward-only rent reviews and geographic and tenant diversification throughout the UK. The Company seeks to exploit the significant opportunity provided by the imbalance between strong occupational demand and constrained supply of modern logistics real estate in the UK.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies, is listed on the premium segment of the Official List of the UK Financial Conduct Authority and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

Further information on Tritax Big Box REIT is available at www.tritaxbigbox.co.uk

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