

8 August 2024

TRITAX BIG BOX REIT PLC
(the "Company")
PURCHASE OF ORDINARY SHARES BY PDMRS

The Board of the Company announces that in accordance with the terms of the Investment Management Agreement between the Company and Tritax Management LLP (the "Manager") dated 4 May 2022, pursuant to which 25 per cent. of the management fee (net of any applicable tax) is applied to the purchase of ordinary shares in the Company ("Ordinary Shares"), the Manager has acquired in the market a total of 1,407,286 Ordinary Shares on behalf of certain partners and employees of the Manager, including the persons discharging managerial responsibilities ("PDMRs") and abrdn Holdings Limited, in its capacity as member of the Manager. The Ordinary Shares were acquired on 7 August 2024 at £1.6078 per share.

PDMR	Position	Number of Ordinary Shares acquired	Number of Ordinary Shares held following the acquisition	% of issued share capital following the acquisition
Colin Godfrey	PDMR	96,296	3,059,133	0.1233
James Dunlop	PDMR	96,296	2,996,772	0.1208
Henry Franklin	PDMR	64,209	2,223,975	0.0896
Bjom Hobart ¹	PDMR	18,021	456,752	0.0184
Petrina Porter (née Austin)	PDMR	18,021	402,154	0.0162
Frankie Whitehead ²	PDMR	18,021	237,512	0.0095
abrdn Holdings Limited	Member of Manager	1,020,058	6,397,532**	0.2578
Tritax Management LLP	Manager	0	95,275	0.0038
Staff of Tritax Management LLP ³	Staff of Manager	76,364	1,132,670**	0.0456
Total		1,407,286	17,001,775	0.6853

¹ 18,021 Shares have been acquired by Lianne Hobart (PCA of Bjorn Hobart)

² 18,021 Shares have been acquired by Martine Whitehead (PCA of Frankie Whitehead)

³ Includes staff and other partners of the Manager

**In respect of the staff of Tritax Management LLP and abrdn Holdings Limited these figures only include Ordinary Shares issued or purchased pursuant to the management fee arrangements with the respective companies and not, in the case of abrdn Holdings Limited, holdings of abrdn plc and its affiliates.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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The Company's LEI is: 213800L6X88MIYPVR714

NOTES:

Tritax Big Box REIT plc (ticker: BBOX) is the only listed vehicle dedicated to investing in very large logistics warehouse assets (**Big Boxes**) in the UK and is committed to delivering attractive and sustainable returns for Shareholders. Investing in and actively managing existing built investments, land suitable for Big Box development and developments predominantly delivered through pre-let forward funded basis, the Company focuses on large, well-located, modern Big Box logistics assets, let to institutional-grade tenants on long-term leases (typically at least 12 years in length) with upward-only rent reviews and geographic and tenant diversification throughout the UK. The Company seeks to exploit the significant opportunity in this sub-sector of the UK logistics market owing to strong tenant demand and limited supply of Big Boxes.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies (**REIT**), 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

Notification of a Transaction pursuant to Article 19(1) of Regulation (EU) No. 596/2014

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Colin Godfrey
2	Reason for the notification	
a)	Position/status	PDMR
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Tritax Big Box REIT plc
b)	LEI	213800L6X88MIYPVR714

4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted					
a)	Description of the financial instrument, type of instrument Identification code	Ordinary Shares of 1p each ISIN: GB00BG49KP99				
b)	Nature of the transaction	Purchase of Ordinary Shares				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s) - GBP</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>1.6078</td> <td>96,296</td> </tr> </tbody> </table>	Price(s) - GBP	Volume(s)	1.6078	96,296
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1.6078	96,296					
d)	Aggregated information - Aggregated volume - Price	N/A				
e)	Date of the transaction	07/08/2024				
f)	Place of the transaction	London Stock Exchange (XLON)				

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	James Dunlop				
2	Reason for the notification					
a)	Position/status	PDMR				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Tritax Big Box REIT plc				
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1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Henry Franklin				
2	Reason for the notification					
a)	Position/status	PDMR				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
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f)	Place of the transaction	London Stock Exchange (XLON)				

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Lianne Hobart				
2	Reason for the notification					
a)	Position/status	PCA of PDMR (Bjom Hobart)				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Tritax Big Box REIT plc				
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e)	Date of the transaction	07/08/2024
f)	Place of the transaction	London Stock Exchange (XLON)

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Petrina Porter (née Austin)				
2	Reason for the notification					
a)	Position/status	PDMR				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Tritax Big Box REIT plc				
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1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Martine Whitehead
2	Reason for the notification	
a)	Position/status	PCA of PDMR (Frankie Whitehead)
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
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b)	LEI	213800L6X88MIYPVR714
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b)	Nature of the transaction	Purchase of ordinary shares

c)	Price(s) and volume(s)	Price(s) - GBP	Volume(s)
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