

3 March 2025

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 1,780,360 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 28 February 2025 at £1.4655 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 ¹	PDMR	120,112	3,179,245	0.1282
James Dunlop ²	PDMR	120,112	3,116,884	0.1256
Henry Franklin ³	PDMR	80,089	2,304,064	0.0929
Bjorn Hobart ⁴	PDMR	22,478	479,230	0.0193
Petrina Porter (née Austin)	PDMR	22,478	424,632	0.0171
Frankie Whitehead ⁵	PDMR	22,478	259,990	0.0105
abrdn Holdings Limited	Member of Manager	1,272,336	7,669,868**	0.3092
Tritax Management LLP	Manager	0	95,275	0.0038
Staff of Tritax Management LLP ⁶	Staff of Manager	120,277	1,252,947**	0.0505
Total		1,780,360	18,782,135	0.7571

1. 60,056 shares have been acquired by Colin Godfrey, 30,028 shares have been acquired by Harriet Godfrey, 30,028 shares have been acquired by Adam Godfrey (PCAs of Colin Godfrey)

2. 60,056 shares have been acquired by Amelia Dunlop, 60,056 shares have been acquired by Tom Dunlop (PCAs of James Dunlop)

3. 80,089 shares have been acquired by Oscar Bell Franklin (PCA of Henry Franklin)

4. 22,478 Shares have been acquired by Lianne Hobart (PCA of Bjorn Hobart)

5. 22,478 Shares have been acquired by Martine Whitehead (PCA of Frankie Whitehead)

6. 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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Guy Bates/Tom Climie

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+44 (0) 75 810 56 415
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. Tritax Big Box 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 clients on long-term leases with upward-only rent reviews and geographic and client diversification throughout 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 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	Ordinary Shares of 1p each					
	Identification code	ISIN: GB00BG49KP99					
b)	Nature of the transaction	Purchase of Ordinary Shares					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) - GBP</td><td>Volume(s)</td></tr><tr><td>£1.4655</td><td>60,056</td></tr></table>		Price(s) - GBP	Volume(s)	£1.4655	60,056
Price(s) - GBP	Volume(s)						
£1.4655	60,056						
d)	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	28/02/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Harriet Godfrey
2	Reason for the notification	
a)	Position/status	PCA of PDMR (Colin Godfrey)
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					
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Price(s) - GBP	Volume(s)						
£1.4655	30,028						
d)	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	28/02/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Adam Godfrey					
2	Reason for the notification						
a)	Position/status	PCA of PDMR (Colin Godfrey)					
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	28/02/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Amelia Dunlop
2	Reason for the notification	
a)	Position/status	PCA of PDMR (James Dunlop)

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					
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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					
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Price(s) - GBP	Volume(s)						
£1.4655	60,056						
d)	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	28/02/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Tom Dunlop					
2	Reason for the notification						
a)	Position/status	PCA of PDMR (James Dunlop)					
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					
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£1.4655	60,056						
d)	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	28/02/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Oscar Bell Franklin

2	Reason for the notification						
a)	Position/status	PCA of PDMR (Henry Franklin)					
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					
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a)	Description of the financial instrument, type of instrument	Ordinary Shares of 1p each					
	Identification code	ISIN: GB00BG49KP99					
b)	Nature of the transaction	Purchase of ordinary shares					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) - GBP</td><td>Volume(s)</td></tr><tr><td>£1.4655</td><td>80,089</td></tr></table>		Price(s) - GBP	Volume(s)	£1.4655	80,089
Price(s) - GBP	Volume(s)						
£1.4655	80,089						
d)	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	28/02/2025					
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 (Bjorn 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					
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						
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d)	Aggregated information - Aggregated volume - Price	N/A					
e)	Date of the transaction	28/02/2025					
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				
b) LEI	213800L6X88MIYPVR714				
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d) Aggregated information - Aggregated volume - Price	N/A				
e) Date of the transaction	28/02/2025				
f) Place of the transaction	London Stock Exchange (XLON)				

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					
a) Name	Tritax Big Box REIT plc				
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