

8 May 2025

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 January 2025 to 31 March 2025 of 1.915p pence per ordinary share, payable on or around 13 June 2025 to shareholders on the register on 23 May 2025. The ex-dividend date will be 22 May 2025.

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

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 which, for the year ended 31 December 2024, amounted to 7.66 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.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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The Company's LEI is: 213800L6X88MIYPVR714

NOTES:

Tritax Big Box REIT plc (ticker: BBOX) owns, manages and develops supply chain infrastructure that is critical to the UK economy. The company has the UK's largest logistics investment and development portfolio, providing businesses with the space to succeed.

Using its sector specialism and deep market insights, BBOX proactively manages high-quality logistics assets, typically let on long-term leases with upward-only rent reviews, majoring on locations that have good access to power, connectivity and people. BBOX has market leading ESG credentials, delivering sustainable real estate solutions and capitalising on the significant opportunities arising from structurally supported occupational demand and limited 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 Official List of the UK Financial Conduct Authority (Ticker: BBOX) and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

See www.tritaxbigbox.co.uk for more information.

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