

7 August 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 1,817,423 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 6 August 2025 at £1.4394 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 | 121,599 | 3,300,844 | 0.1331 |
| James Dunlop | PDMR | 121,599 | 3,238,483 | 0.1305 |
| Henry Franklin ² | PDMR | 81,081 | 2,385,145 | 0.0961 |
| Bjom Hobart ³ | PDMR | 22,756 | 501,986 | 0.0202 |
| Petrina Porter (née Austin) | PDMR | 22,756 | 447,388 | 0.0180 |
| Frankie Whitehead ⁴ | PDMR | 22,756 | 282,746 | 0.0114 |
| abrdn Holdings Limited | Member of Manager | 1,288,073 | 8,957,941** | 0.3611 |
| Tritax Management LLP | Manager | 0 | 95,275 | 0.0038 |
| Staff of Tritax Management LLP ⁵ | Staff of Manager | 136,803 | 1,389,750** | 0.0560 |
| Total | | 1,817,423 | 20,599,558 | 0.8302 |

1. 97,279 Ordinary Shares have been acquired by Colin Godfrey; 12,160 Ordinary Shares have been acquired by Harriet Godfrey; 12,160 Ordinary Shares have been acquired by Adam Godfrey (PCAs of Colin Godfrey)
2. 81,081 Ordinary Shares have been acquired by Oscar Bell Franklin (PCA of Henry Franklin)
3. 22,756 Ordinary Shares have been acquired by Lianne Hobart (PCA of Bjorn Hobart)
4. 22,756 Ordinary Shares have been acquired by Martine Whitehead (PCA of Frankie Whitehead)
5. 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 Aberdeen Group plc and its affiliates.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Tritax Group
Hana Beard (Company Secretary)

Tel: +44 (0) 20 7290 7522

Kekst CNC (Communications Adviser)
Guy Bates/Tom Climie

Tel: +44 (0) 77 601 60 248 /
+44 (0) 75 810 56 415
trtax@kekstons.com

The Company's LEI is: 213800L6X88MIYPVR714

Notes:

Tritax Big Box REIT plc (ticker: BBOX) is the UK's 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. Additionally, having adopted a "power-first" approach, the Company has recently secured its first data centre development opportunities (amounting to 272MW), and has a pipeline of over 1-gigawatt of further opportunities, offering the potential to deliver exceptional returns on an accelerated basis.

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.

The Company's LEI is: 213800L6X88MIYPVR714.

Further information on Tritax Big Box REIT is available at: 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><tr><td>Price(s) - GBP</td><td>Volume(s)</td></tr><tr><td>£1.4394</td><td>97,279</td></tr></table> | | Price(s) - GBP | Volume(s) | £1.4394 | 97,279 |
| Price(s) - GBP | Volume(s) | | | | | | |
| £1.4394 | 97,279 | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | | |
| 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 | | | | |
| 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"> <tr> <td>Price(s) - GBP</td> <td>Volume(s)</td> </tr> <tr> <td>£1.4394</td> <td>12,160</td> </tr> </table> | Price(s) - GBP | Volume(s) | £1.4394 | 12,160 |
| Price(s) - GBP | Volume(s) | | | | | |
| £1.4394 | 12,160 | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | |
| 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 | | | | |
| 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"> <tr> <td>Price(s) - GBP</td> <td>Volume(s)</td> </tr> <tr> <td>£1.4394</td> <td>12,160</td> </tr> </table> | Price(s) - GBP | Volume(s) | £1.4394 | 12,160 |
| Price(s) - GBP | Volume(s) | | | | | |
| £1.4394 | 12,160 | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | |

| | | |
|----|--------------------------|------------------------------|
| e) | Date of the transaction | 06/08/2025 |
| 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 | | | | | |
| 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>£1.4394</td><td>121,599</td></tr></table> | | Price(s) - GBP | Volume(s) | £1.4394 | 121,599 |
| Price(s) - GBP | Volume(s) | | | | | | |
| £1.4394 | 121,599 | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | | |
| 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 |
| 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 |

| | | | | | | | |
|----------------|--|---|--|----------------|-----------|---------|--------|
| | 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>£1.4394</td><td>81,081</td></tr></table> | | Price(s) - GBP | Volume(s) | £1.4394 | 81,081 |
| Price(s) - GBP | Volume(s) | | | | | | |
| £1.4394 | 81,081 | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | | |
| 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 (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 | | | | | |
| 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 | | | | | |
| c) | Price(s) and volume(s) | <table><tr><td>Price(s) - GBP</td><td>Volume(s)</td></tr><tr><td>£1.4394</td><td>22,756</td></tr></table> | | Price(s) - GBP | Volume(s) | £1.4394 | 22,756 |
| Price(s) - GBP | Volume(s) | | | | | | |
| £1.4394 | 22,756 | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | | |
| 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 | | |
| | | | |

| | | | | | | | |
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| Price(s) - GBP | Volume(s) | | | | | | |
| £1.4394 | 22,756 | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | | |
| 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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| Price(s) - GBP | Volume(s) | | | | | | |
| £1.4394 | 22,756 | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A | | | | | |
| e) | Date of the transaction | 06/08/2025 | | | | | |
| f) | Place of the transaction | London Stock Exchange (XLON) | | | | | |

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