

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BG49KP99

Issuer Name

TRITAX BIG BOX REIT PLC

UK or Non-UK Issuer

UK

2. Reason for Notification

An acquisition or disposal of voting rights

3. Details of person subject to the notification obligation

Name

Trot Holdings Limited

City of registered office (if applicable)

Saint Helier

Country of registered office (if applicable)

United Kingdom

4. Details of the shareholder

Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above

City of registered office (if applicable)

Country of registered office (if applicable)

5. Date on which the threshold was crossed or reached

22-Oct-2025

6. Date on which Issuer notified

22-Oct-2025

7. Total positions of person(s) subject to the notification obligation

	% of voting rights attached to shares (total of 8.A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer
Resulting situation on the date on which threshold was crossed or reached	8.195214	0.000000	8.195214	221444706
Position of previous notification (if applicable)				

8. Notified details of the resulting situation on the date on which the threshold was crossed or reached**8A Voting rights attached to shares**

Class/Type of shares ISIN code(if possible)	Number of direct voting rights (DTR5.1)	Number of indirect voting rights (DTR5.2.1)	% of direct voting rights (DTR5.1)	% of indirect voting rights (DTR5.2.1)
GB00BG49KP99	221444706	0	8.195214	0.000000
Sub Total 8.A	221444706		8.195214%	

8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

Type of financial instrument	Expiration date	Exercise/conversion period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
Sub Total 8.B1				

8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

Type of financial instrument	Expiration date	Exercise/conversion period	Physical or cash settlement	Number of voting rights	% of voting rights
Sub Total 8.B2					

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

Ultimate controlling person	Name of controlled undertaking	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Stephen Schwarzman	Stephen Schwarzman (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Group Management L.L.C. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Inc. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV GP Management L.L.C. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV GP Management (Delaware) L.P. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV GP L.P. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV L.P. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Associates Europe (Delaware) VI L.L.C. (Chain 1)	0.000000	0.000000	0.000000%

Stephen Schwarzman	Blackstone Real Estate Europe (Cayman) VI Ltd. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Associates Europe VI L.P. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Holdings Europe VI ESC L.P. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Associates Europe VI (Lux) S.à r.l. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Partners Europe VI (AIV - SH) SCSp (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	BRE 11 UK Investments GP Ltd. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	BRE 11 UK Investments L.P. (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Cleo Super Topco Limited (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Cleo Topco Limited (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Cleo UK Holdco Limited (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Algarve Mezzco Limited (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Algarve Pledgeco Limited (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Algarve Holdco Limited (Chain 1)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Stephen Schwarzman (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Group Management L.L.C. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Inc. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV GP Management L.L.C. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV GP Management	0.000000	0.000000	0.000000%

Stephen Schwarzman	(Delaware) L.P.(Chain 2)			
Stephen Schwarzman	Blackstone Holdings IV GP L.P. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Holdings IV L.P. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Associates Europe (Delaware) VI L.L.C. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Europe (Cayman) VI Ltd. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Associates Europe VI L.P. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Holdings Europe VI ESC L.P. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Associates Europe VI (Lux) S.à r.l. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Blackstone Real Estate Partners Europe VI (AIV - SH) SCSp (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	BRE 12 UK Investment GP Ltd. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	BRE 12 UK Investment L.P. (Chain 2)	0.000000	0.000000	0.000000%
Stephen Schwarzman	Trot Holdings Limited (Chain 1 and 2)	8.195214	0.000000	8.195214%

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

Reference is made to the acquisition by the issuer of a high-quality portfolio of logistics assets valued at £1,035 million (the "Target Portfolio") from certain real estate funds advised by affiliates of Blackstone Europe LLP ("Blackstone"). It is expected that newly issued ordinary shares of the issuer ("Consideration Shares") will be

Blackstone / the expected short-termly issued primary shares of the issuer (Consideration Shares / will be issued in two tranches. This form relates to the initial tranche of the Consideration Shares issued to Blackstone on completion. Any further Consideration Shares will be issued shortly after completion, following finalisation of the completion accounting relating to the holding companies of the Target Portfolio. Additional TR-1 Forms will be completed in connection with the issue of any further Consideration Shares as required under the Disclosure Guidance and Transparency Rules.

12. Date of Completion

22-Oct-2025

13. Place Of Completion

London, United Kingdom

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