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Successful pricing of new £300m 7 year bond

Tritax Big Box REIT plc (the Company) is pleased to report that yesterday it priced £300 million of unsecured bonds maturing on 12 November 2032 (the 2032 Notes) under the Company's £1.5 billion Euro Medium Term Note Programme (the EMTN Programme). This follows a series of fixed income investor meetings which generated substantial institutional demand.

Further strengthening the balance sheet

The 2032 Notes will have a tenor of 7 years and an interest rate of 4.75%, priced at 85 basis points over the 7 year benchmark Gilt. The Company's pro-forma weighted average cost of debt will be 3.7% and the pro-forma weighted average debt maturity will increase to 4.3 years¹.

The 2032 Notes are expected to be rated A3 by Moody's Investors Service Limited and are expected to (i) be issued on 12 November 2025 upon the satisfaction or waiver of customary conditions precedent; and (ii) be admitted to the Irish Stock Exchange's Official List and to trading on the Global Exchange Market of the Irish Stock Exchange upon issue.

In parallel, the Company has initiated a tender offer to repurchase any and all of its outstanding £250 million 2.625% unsecured bonds due 14 December 2026. The tender offer was launched on 3 November 2025 and the deadline for receipt of tender instructions from noteholders is expected to expire at 4.00 p.m. (London Time) on 10 November 2025. These actions reflect the Company's continued proactive management of its debt maturity profile.

Frankie Whitehead, CFO for Tritax Big Box REIT plc, commented:

"We are delighted with the strong investor demand for our latest bond issuance, which validates the market's confidence in our strategy and financial policies. The successful issuance, following on from our recent upgrade to A3, allows us to secure attractive long-term financing at a competitive cost. This transaction further strengthens our balance sheet, extends our debt maturity profile, and enhances our financial flexibility to continue executing on our growth strategy."

ABN AMRO, BNP PARIBAS and NatWest were mandated as active bookrunners in connection with the 2032 Notes.

Lazard & Co., Limited provided financial advice to the Company in relation to the financing transaction.

¹ Assuming all current extension options are exercised

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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. Additionally, having adopted a "power first" approach, the Company has recently secured its first 147MW data centre development opportunity, and a further 1GW pipeline, 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 a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices and has its Ordinary Shares admitted to the Official List of the UK Financial Conduct Authority.

The Company's LEI is: 213800L6X88MIYPVR714.

Further information on Tritax Big Box REIT is available at: tritaxbigbox.co.uk

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