

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION IN OR INTO OR TO ANY PERSON LOCATED OR RESIDENT IN ANY JURISDICTION WHERE OR TO WHOM IT IS UNLAWFUL TO RELEASE, PUBLISH OR DISTRIBUTE THIS ANNOUNCEMENT.

Results of Tender Offer

Tritax Big Box REIT plc (the Offeror or the Company) is pleased to announce that on 11 November 2025 it priced and published results of its invitation to holders of its outstanding £250.0 million 2.625% Notes due 14 December 2026 (the 2026 Notes) to tender any and all of their Notes for purchase by the Offeror for cash (the Offer).

At the Expiration Deadline at 4.00 p.m. (London Time) on 10 November 2025, the Offeror had received valid tenders of £184.4 million in aggregate nominal amount of the Notes for purchase pursuant to the Offer. Pricing for the Offer took place at or around 11.00 a.m. (London time) on 11 November 2025. The Purchase Price payable by the Offeror for Notes validly tendered and accepted for purchase will be 98.644%.

The expected Settlement Date for the Offer is 13 November 2025. Following the Settlement Date, the Offeror intends to cancel the Notes purchased pursuant to the Offer. Accordingly, following settlement of the Offer and such cancellation, £65.6 million in aggregate nominal amount of the Notes will remain outstanding.

The Offer was announced on 3 November 2025 and was made on the terms and subject to the conditions contained in the tender offer memorandum dated 3 November 2025 (the **Tender Offer Memorandum**). Capitalised terms used in this announcement but not defined have the meanings given to them in the Tender Offer Memorandum. Further information relating to the results of the Offer has been published on Euronext ([Euronext Direct](#)).

BNP PARIBAS and NatWest acted as Dealer Managers in connection with the Offer.

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

For further information, please contact:

Tritax Big Box

Colin Godfrey, CEO

Tel: +44 (0) 20 8051 5060

Frankie Whitehead, CFO

Email: bigboxir@tritax.co.uk

Ian Brown, Head of Corporate Strategy & Investor Relations

Kekst CNC

Tom Climie / Guy Bates

Tel: +44 (0) 7760 160 248 / +44 (0) 7581 056 415

Email: tritax@kekstcnc.com

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.

Disclaimer:

This announcement must be read in conjunction with the Tender Offer Memorandum. No offer or invitation to acquire any securities is being made pursuant to this announcement. The distribution of this announcement and the Tender Offer Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this

announcement and/or the Tender Offer Memorandum come(s) are required by each of the Offeror, the Dealer Managers and the Tender Agent to inform themselves about, and to observe, any such restrictions.

Lazard & Co., Limited, which is authorised and regulated in the United Kingdom by the Financial Conduct Authority, is acting exclusively as financial adviser to the Company and no one else in connection with the matters set out herein and will not be responsible to anyone other than the Company for providing the protections afforded to clients of Lazard & Co., Limited nor for providing advice in relation to the 2032 Notes or any other matters referred to in this announcement. Neither Lazard & Co., Limited nor any of its affiliates owes or accepts any duty, liability or responsibility whatsoever (whether direct or indirect, whether in contract, in tort, under statute or otherwise) to any person who is not a client of Lazard & Co., Limited in connection with this announcement, any statement contained herein or otherwise.

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

RTEPKBBDBBDBODD