

8 May 2026

TRITAX BIG BOX REIT PLC

(the "Company")

Admission to Trading

In accordance with rule 1.6.4R of the Financial Conduct Authority's Prospectus Rules: Admission to Trading on a Regulated Market (PRM) sourcebook, Tritax Big Box REIT PLC notifies the market that shares have been admitted to trading as follows:

Issuer name:	Tritax Big Box REIT PLC
Issuer LEI:	213800L6X88MIYPVR714
Regulated market on which the shares have been admitted to trading:	Main Market for listed securities of the London Stock Exchange
Name, type and ISIN of the shares:	Ordinary Shares of £0.01 each GB00BG49KP99
Number of further shares admitted to trading covered by the notification:	12,375,336
Total number of shares admitted to trading (including the new shares):	2,714,497,501
Confirmation that the new shares are fungible with existing shares already admitted to trading:	Confirmed
Date on which the further shares were admitted to trading:	8 May 2026
Prospectus information:	Not applicable

FOR FURTHER INFORMATION, PLEASE CONTACT:

Tritax Group

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The Company's LEI is: 213800L6X88MIYPVR714

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 targets 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 over 250MW), and has a pipeline of c.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 100, FTSE EPRA/NAREIT and MSCI indices.

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

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