TRITAX BIG BOX®

Factsheet | H1 FY26 results

For the six months to 30 June 2026

Tritax Big Box is the UK's largest listed investor in high-quality logistics real estate and controls the UK's largest logistics-focused land platform for development. Tritax Big Box is ideally placed to capture the opportunities created both by the long-term structural growth in UK logistics and the substantial, increasing demand for prime data centres. The company is listed on the London Stock Exchange (ticker: BBOX) and is a constituent of the FTSE-100 index.

Key Figures

Portfolio size[1]
£7.7 billion

Market capitalisation[2]
£4.4 billion

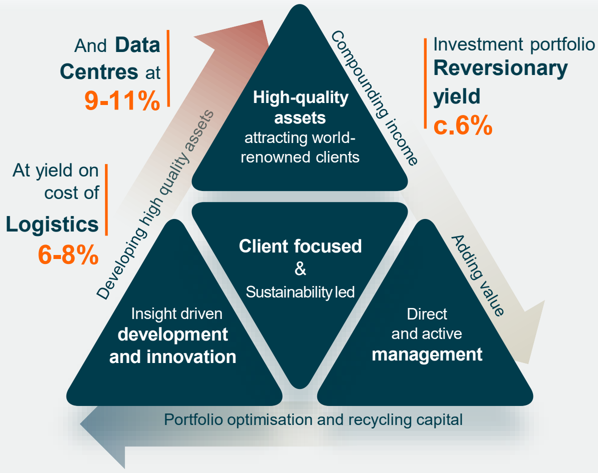
Dividend payout ratio[1]
91%

Space under management[1]
47.9 million sq ft

Development pipeline[1]
37.7 million sq ft

Data centre pipeline[1]
>1 gigawatt

(1) As at 30 June 2026. (2) As at 11 August 2026



Constantly driving performance to enhance returns to shareholders

2013
IPO
FTSE-250 listing; UK's largest logistics REIT.

2019
DEVELOPMENT
Added.[1] UK's largest logistics-focused land platform via db Symmetry acquisition

2023
URBAN
Complementing big box portfolio with urban/last mile assets

2025
DATA CENTRES
Secured land and power to develop one 147MW data centre

URBAN EXPANSION
£1.04bn portfolio acquired from Blackstone

GROWTH DRIVER 1: Capturing **rental reversion** and **active management**

GROWTH DRIVER 2: Flexible logistics development pipeline

GROWTH DRIVER 3: Exceptional pre-let returns through data centre development

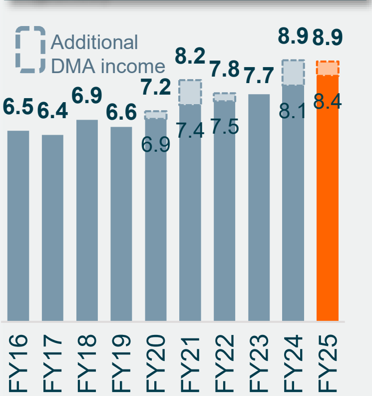
Investment case | Attractive combination of resilience and growth

Quality	Growth	Efficiency
Supportive long-term markets	1. Reversion capture and active management	Efficient and agile structure
Modern and sustainable assets	2. Attractive logistics developments	Triple net leases
World-renowned clients	3. Compelling data centre opportunities	Strong balance sheet

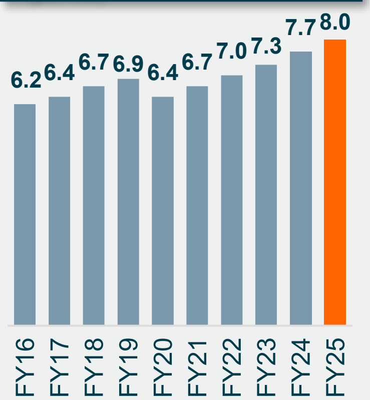
Track record | Consistently optimising performance and growing recurring income

Source: Bloomberg.

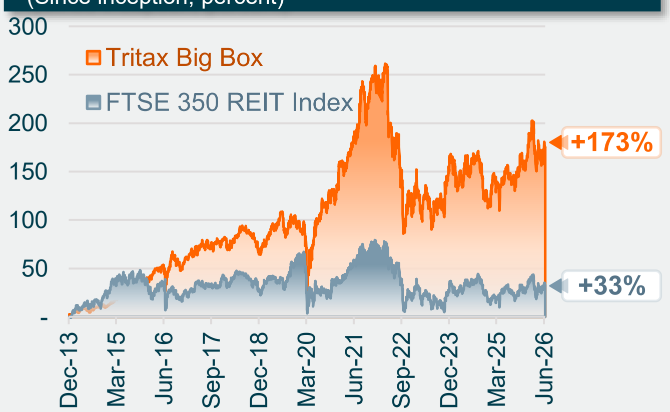
Adjusted EPS
(pence)



Dividend per share
(pence)



Total Shareholder Return
(Since inception, percent)

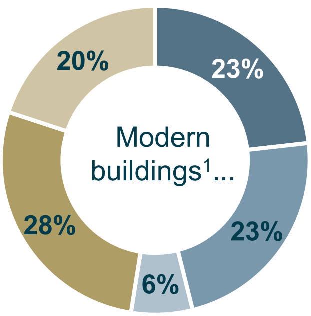


Key Performance Indicators (KPIs)

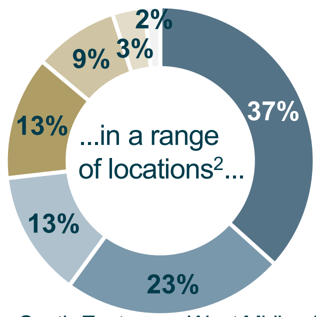
Adjusted earnings per share	H1 26	4.41p
	H1 25	4.12p
EPRA cost ratio	H1 26	12.2%
	H1 25	12.9%
Weighted average unexpired lease term (WAULT)	H1 26	9.9 years
	H1 25	9.9 years
Dividend per share[1]	H1 26	4.00p
	H1 25	3.83p
EPRA NTA per share	Jun-26	185.9p
	Dec-25	187.8p
Global Real Estate Sustainability Benchmark (GRESB) Score	Jun-26	85/100
	Dec-25	85/100

(1) The anticipated run rate for Development Management Agreement (DMA) income is £3.0-5.0 million per annum over the medium term. We therefore present a calculation of Adjusted EPS that excludes additional DMA income

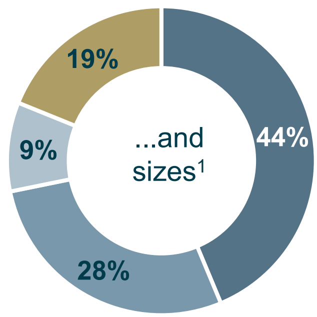
Portfolio | Market-leading, mission critical assets… …let to world-leading clients[3]



- <5
- 5-10
- 10-15
- 15-25
- >25 years old

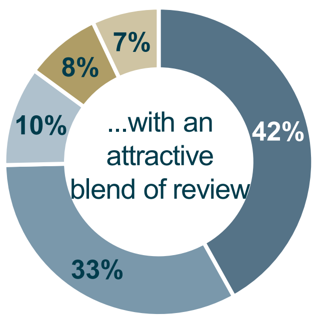


- South East
- West Midlands
- East Midlands
- North East
- North West
- South West
- Scotland

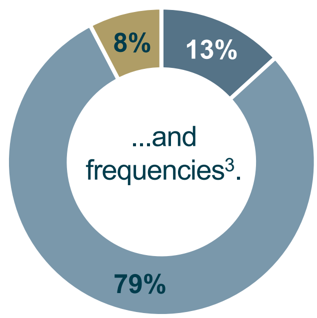


- >500k sq ft
- 250 – 500k sq ft
- 100 – 250k sq ft
- <100k sq ft

- 5
- 10
- 15
- 20
- >20 years



- RPI/CPI
- Open market
- Hybrid
- Fixed
- None



- Annually
- Five-yearly
- None or other frequency

Client	%
amazon	12.4%
co op	3.8%
Morrisons	3.7%
IRON MOUNTAIN	3.6%
Argos	3.5%
TESCO	3.4%
B&Q	3.2%
currys	2.7%
Sainsbury's	2.3%
M&S	2.1%

(1) Based on sq ft. (2) Based on market value. (3) based on contracted rent

Sustainability metrics | Meeting occupier demand for sustainable buildings

Sustainable buildings (EPC B or above)	H1 26	79%
	FY25	79%
Climate and carbon (Portfolio rooftop solar PV capacity)	H1 26	29.8 MWp
	FY25	29.0 MWp
People and communities (No. of young people positively impacted)	H1 26	44,876
	FY25	62,094

EPRA BPR GOLD · MSCI ESG RATINGS AAA · GRESB 85/100 (standing) 99/100 (developments) · Rated 7.0 Negligible Risk (Sustainalytics) · CDP A- rating

Balance sheet | Strength supporting three growth drivers

LTV	**32.9%** (Dec-25: 33.2%)
Available liquidity	**c.£530 million**
Weighted average cost of debt	**3.6%** (Dec-25: 3.1%)
Position on drawn debt	**76% either fixed or hedged**
Average debt maturity	**4.0 years** (Dec-25: 4.3 years)
Moody's rating	**A3 (stable)**
Net Debt / EBITDA	**7.9x** (Dec-25: 8.6x)
Interest cover ratio (ICR)	**3.7x** (Dec-25: 4.1x)

Top-10 shareholders

Institution	%	Institution	%
1. BlackRock	9.4	6. Legal & General IM	2.4
2. Phoenix Life	9.1	7. Hargreaves Lansdown	2.4
3. Blackstone	8.6	8. SSGA	2.1
4. Vanguard	4.9	9. NBIM	1.8
5. Cohen & Steers	4.1	10. CCLA IM	1.7

Independent board

Chair	Audrey Adams
Senior Independent Director	Karen Whitworth
Independent Non-Executive Directors	Richard Laing Alastair Hughes Wu Gang Elizabeth Brown Kirsty Wilman

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