

Key Information Document

Disclaimer

The Company believes that the methodology prescribed by the Regulation (EU) 1286/2014 of the European Parliament and the Council (the "Regulation") for the preparation of this document may be misleading to investors. The Company believes the Regulation is targeted at packaged retail investment products rather than shares in a listed company such as Tritax Big Box REIT plc. The Company cautions investors against relying on this Key Information Document to estimate future returns and as a useful comparison against other investment products.

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products

Product

Name of Product:	Ordinary Shares of £0.01 in Tritax Big Box REIT plc ("Company" or "Product")
Identifier (ISIN):	GB00BG49KP99
Name of Product Manufacturer:	Tritax Management LLP ("Manager")
Regulatory status:	Alternative investment fund manager of Tritax Big Box REIT plc (UK Company number 8215888) authorised by the UK Financial Conduct Authority ("FCA") with Firm Reference Number: 616262
Website:	www.tritaxbigbox.co.uk
Telephone No:	020 7290 1616
Date of publication:	16 October 2018

You are about to purchase a product that is not simple and may be difficult to understand

What is this product?

Product type:

- Ordinary Shares of £0.01 in a UK public limited company which are admitted to listing on the premium segment of the Official List of the FCA and to trading on the London Stock Exchange's main market for listed securities.

Objectives:

- The principal activity of the Company is to acquire and hold investments in UK commercial real estate with a view to maximising shareholder returns.
- The investment objective of the Company is to invest in large logistics warehouses in the UK (Big Boxes) benefitting typically from long-term leases with large institutional grade corporate tenants to deliver, on a fully invested and geared basis, a targeted annual dividend and a targeted total return.
- The targeted annual dividend is set each year by the Board of the Company and it is based on income received by the Company with the potential to grow through upward-only rent reviews which are either fixed, Retail and Consumer Price Index linked or linked to market rents. The total return figure is calculated by reference to the underlying assets of the Company less any liabilities plus any dividends paid. A definition of "Total Return" can be found in the Company's most recent prospectus ("Prospectus"), which is available on the Company's website (www.tritaxbigbox.co.uk).
- There is no guarantee that the investment objective will be achieved and that the targeted annual dividend or total return figure will be met. There is no maturity date for the product and the shares are freely transferable, subject to the Board of Directors of the Company's absolute discretion to refuse to register any transfer of shares in circumstances specified in the Company's Prospectus. There is no specific mechanism in place to terminate the Product, with the exception of any future process to liquidate or delist the Company.
- The Company uses borrowing on a prudent basis to purchase assets for the Company. The Directors intend that the Company will maintain a conservative level of aggregate borrowings with a medium term target of up to 40 per cent of the Company's assets. This will magnify any gains or losses by the Company.
- The Company's shares are bought and sold via the London Stock Exchange, and are only listed on that market and not traded on any other market. Typically, at any given time on any given day, the price you pay for a share will be higher than the price at which you could sell it.

Intended retail investor:


- As well as being suitable for institutional investors, the product is suitable for professionally advised private investors and highly knowledgeable investors who understand and are capable of evaluating the risks of such an investment and who have sufficient resources to be able to bear any losses (which may equal the whole amount invested) that may result from such an investment. Furthermore, an investment in the Product should constitute part of a diversified investment portfolio.

What are the risks and what could I get in return?**Risk Indicator**

1	2	3	4	5	6	7
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Lower risk Higher risk



The risk indicator assumes you keep the product for 5.00 years.

We have calculated the shaded Summary Risk Indicator (SRI) category, as shown above, using a method of calculation derived from EU rules.

The SRI is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the product will lose money because of movement in markets or because the Company is not able to pay out.

We have classified this Product as 4 out of 7, which is a medium risk class.

The SRI also demonstrates where the Ordinary Shares of the Company rank in terms of their potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. The SRI is based on past data and may change over time and may not be a reliable indicator of the future risk profile of the Ordinary Shares of the Company.

The SRI rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity to pay you.

This Product does not include any protection from future market performance so you could lose some or all of your investment. For further detail on the risks relevant to this Product, please refer to the "Other relevant information" section below that provides information about the Company's Prospectus and its Annual and Interim Reports, which each include risk disclosures about this Product.

If we are not able to pay you what is owed, you could lose your entire investment.

However, you may benefit from a consumer protection scheme (see the section "**What happens if we are unable to pay you?**"). The indicator shown above does not consider this protection.

Performance Scenarios

Investment £10,000 Scenarios		1 Year	3 Years	5 Years
Stress scenario	What you might get back after costs	£2,209.71	£5,809.22	£4,880.62
	Average return each year	-77.90%	-16.56%	-13.36%
Unfavourable scenario	What you might get back after costs	£9,136.65	£9,559.40	£10,417.87
	Average return each year	-8.63%	-1.49%	0.82%
Moderate scenario	What you might get back after costs	£10,936.68	£13,037.67	£15,542.26
	Average return each year	9.37%	9.24%	9.22%
Favourable scenario	What you might get back after costs	£13,019.42	£17,683.25	£23,059.87
	Average return each year	30.19%	20.93%	18.19%

This table shows the money you could get back over three different holding periods, under different scenarios, assuming that you invest £10,000.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenarios show what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if the Manager is unable to pay out?

The Manager manages the Company. You may suffer financial loss due to the default of the Company which could equal the amount of your investment. As an investor in the Company you will have no recourse to the assets of the Manager or right to claim to the Financial Services Compensation Scheme ("FSCS") about the Manager if the Company is unable to pay out. Also, as a shareholder of the Company you would not be able to make a claim to the FSCS about the Company in the event the Company is unable to payout.

There is no guarantee that the investment objective of the Company will be achieved and that the targeted annual dividend or total return figure will be met.

What are the costs?

The Reduction in Yield ("RIY") shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The tables below are based on historic information and the costs could change over time.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

Cost over time

The person selling you or advising you about this Product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 Year	If you cash in after 3 Years	If you cash in after 5 Years
Total costs	£272.67	£839.55	£1,437.72
Impact on return (RIY) per year	2.73%	2.72%	2.72%

Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	0.00%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.75%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.67%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
Incidental costs	Performance fees	0.00%	The impact of performance fees, if any.
	Carried interests	0.00%	The impact of carried interests, if any.

How long should I hold it and can I take money out early?

Recommended holding period: 5 years or more although there is no set period for holding the Product.

Prospective investors must rely upon their own legal advisers, accountants and other financial advisers as to legal, tax, investment or any other related matters concerning the Company and an investment in the Ordinary Shares. There are no penalties upon sale and nothing to prevent an investor liquidating the investment whenever it chooses to.

How can I complain?

As a shareholder of Tritax Big Box REIT plc you do not have the right to complain to the Financial Ombudsman Services (FOS) about the management of the Company. Complaints about the Company or the key information document should be sent to: Tritax Management LLP, 4th Floor, Standbrook House, 2-5 Old Bond Street, London W1S 4PD. Bigboxcosec@tritax.co.uk.

Other relevant information:

Additional information about the Product is available free of charge on the Company's website (www.tritaxbigbox.co.uk) including the Company's Prospectus issued in April 2017 and its Annual and Interim Reports. Depending on how you buy these shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.