Key Information Document

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 euro each in Tritax EuroBox Plc ("**Company**" or "**Product**")
Identifier (ISIN):	GB00BG382L74
Product Manufacturer:	Tritax Management LLP ("**Manager**"), authorised by the UK Financial Conduct Authority ("**FCA**") with firm reference number 616262.
Website:	www.tritaxeurobox.co.uk
Telephone No:	020 7290 1616
Document produced on:	5 February 2020

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 euro each in a UK public limited company which are listed on the premium segment of the Official List of the FCA and admitted to trading on the London Stock Exchange's main market for listed securities .

Objectives

The Company's investment objective is to invest in Continental European distribution or logistics real estate assets in order to deliver an attractive capital return and secure income. The Company will seek to meet its investment objective through investment in, and management of, a portfolio of distribution or logistics assets in continental Europe diversified by geography and tenant, targeting well located assets in established distribution hubs, within or close to densely populated areas. The Company may use borrowing on a prudent basis to purchase assets. The Company will maintain a conservative level of aggregate borrowings with a medium-term target of 45 per cent of Gross Assets and a maximum limit of 50 per cent of Gross Assets.

The Company intends to pay returns to investors by way of dividends on a quarterly basis in cash. The Company is targeting, on a fully invested and geared basis, an initial dividend yield of 4.75 per cent per annum by reference to the issue price.

The payment and amount of future dividends paid by the Company is subject to the discretion of the Company's directors and will depend upon, amongst other things, the Company successfully pursuing its investment policy and the Company's earnings, financial position, level and rate of borrowings and availability of profit, as well as the provisions of relevant laws or generally accepted accounting principles from time to time. There can be no assurance that any dividends will be paid in respect of any financial year or period and no guarantee as to the level of any future dividends to be paid by the Company.

Investors may also generate returns by selling shares through a stockbroker or bank. 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

The Product is intended for institutional investors, professionally advised private investors and highly knowledgeable investors, each of whom intend to hold their investment for at least five years; have experience of investing in listed shares on regulated markets; 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. Intended investors should also be seeking exposure to distribution and logistics assets that the Company will invest in, as part of their wider, diversified investment portfolio.

Term

The Product has no maturity date. Neither the Company nor the Manager can terminate the investment unilaterally.

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

Risk Indicator



The summary risk indicator is a guide to the level of risk of this Products compared to other products. It shows how likely it is that the Product will lose money because of movements in the markets or because the Company is not able to pay out. We have classified these products as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity of the Company to pay you.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above. This risk applies if you subscribe for shares in pounds sterling.

The key risks that are material to an investment in the Product are set out in the Company's Prospectus, which you should read before purchasing the Product.

This Product does not include any protection from future market performance so you could lose some or all of your investment. If the Company is not able to pay you what is owed, you could lose your entire investment.

Performance Scenarios

Investment Scenarios € 10,000		**1 year**	**3 years**	**5 years** (Recommended holding period)
Stress scenario	**What you might get back after costs**	**€3,796.51**	**€4,241.39**	**€3,174.88**
	Average return each year	-62.03%	-24.87%	-20.50%
Unfavourable scenario	**What you might get back after costs**	**€8,439.25**	**€8,115.86**	**€8,240.95**
	Average return each year	-15.61%	-6.72%	-3.80%
Moderate scenario	**What you might get back after costs**	**€10,694.65**	**€12,243.24**	**€14,016.07**
	Average return each year	6.95%	6.98%	6.99%
Favourable scenario	**What you might get back after costs**	**€13,567.36**	**€18,489.48**	**€23,863.92**
	Average return each year	35.67%	22.74%	19.00%

This table shows the money you could get back over the next five years, 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.

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 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	**€509.88**	**€1,609.46**	**€2,824.09**
Impact on return (RIY) per year	5.10%	5.10%	5.10%

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**	2.24%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.26%	The impact of the costs that we take each year for managing your investments.
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

We have included a recommended holding period of 5 years or more for this Product, although there is no set period for holding the Product. You can sell the Product through your bank or stockbroker before this. There are no penalties upon sale and nothing to prevent an investor liquidating the investment whenever it chooses to. 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 Product.

How can I complain?

As a shareholder of Tritax Eurobox Plc you do not have the right to complain to the Financial Ombudsman Services about the management of the Company. Complaints about the Company or the key information document should be sent to:
Tritax Management LLP, 3rd Floor, 6 Duke Street St James's, London SW1Y 6BN. Euroboxcosec@tritax.co.uk.

Other relevant information:

Additional information about the Product is available free of charge on the Company's website (www.tritaxeurobox.co.uk), including the Company's Prospectus. Depending on how you buy this Product, you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.