

MEDIA RELEASE:**Tritax Partners invest in IPSX**

London, 3 October 2016: The International Property Securities Exchange (“IPsx”), which will be the first regulated securities exchange dedicated to the admission and trading of single-asset commercial real estate operating companies, today announces that four Tritax Group (“Tritax”) partners have invested in the current IPSX funding round; the terms of their involvement remain undisclosed.

For over 25 years, the Tritax Group has been involved in a wide range of commercial real estate assets from single properties to listed propositions, such as Tritax Big Box REIT, which continues to be one of the strongest performing UK REITs with a market capitalisation of £1.27 billion.

Following British Land’s commitment to IPSX announced in July, the investment adds to the strength and diversity of investors from across the real estate industry supporting IPSX and the services that it will provide to the commercial real estate investment market.

Commenting on the announcement, Anthony Gahan, Chairman of IPSX, said: “The personal commitments from such established and well-respected leaders in the industry further illustrate the need for IPSX to offer alternative capital markets options to owners and investors, both institutional and retail. We continue to receive strong demand from single-asset owners, as well as institutional REITs, actively seeking alternative methods of holding their assets.”

Chairman of Tritax, Mark Shaw, added: “The launch of IPSX will open the commercial real estate industry to a wider spectrum of investors, including those considering the sector for the first time. IPSX will provide a flexible market for trading commercial real estate securities, allowing asset owners to release liquidity in all or part of each individual asset. IPSX is a welcome and timely innovation in the industry.”

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About the IPSX:

The International Property Securities Exchange (“IPSX”) will be launched in 2017 as the first regulated securities exchange dedicated to the admission and trading of single-asset commercial real estate operating companies. This new proxy for direct investment will establish commercial real estate (“CRE”) as the fourth mainstream asset class alongside cash equivalents, equities and bonds by providing a regulated, cost effective and flexible capital markets solution to the CRE sector. The exchange’s two market segments, Prime and Wholesale, will provide a platform that caters to the needs of the industry today, offering standardisation through the creation of a new regulated security class with greater transparency, liquidity and attractive yields. For the first time, consistent and validated CRE data with exchange driven price formation will be available to produce accurate investment performance indices.

The IPSX is owned by London Real Estate Exchange Limited. For further information visit ipsx.com

About The Tritax Group:

The Tritax Group started in 1995, focussing on originating, syndicating and managing commercial property investments for private equity capital. The Group has acquired and developed commercial property assets with an acquisition value of over £3.6 billion on behalf of property unit trusts, limited partnerships and syndicates, involving more than 122 separate investment vehicles and including Big Box assets, industrial properties, office, retail and hotels.

As at September 2016, the Tritax Group had total assets under management with an acquisition value of approximately £2.06 billion, across more than 13 investment vehicles (including the Tritax Big Box REIT plc). The current portfolio consists of over 19 million sq. ft. of real estate assets which produces a rent roll of more than £104 million pa, and includes tenants such as Amazon, Next Group plc, Sainsbury’s, Tesco, GDF Suez and Asda.

Since 2000, the Tritax Group has delivered an average exit IRR across its traditional commercial property investments of approximately 16% pa.

For further information visit tritax.co.uk