

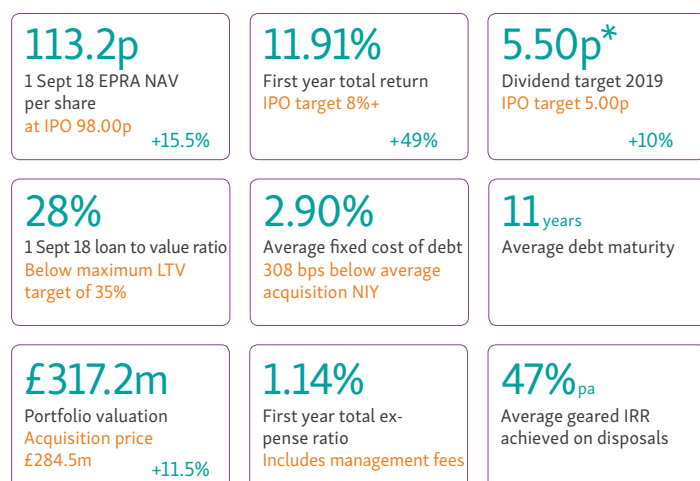
LXI REIT plc is a real estate investment trust delivering attractive inflation-protected income and capital returns through a diversified portfolio of very long-let and index-linked UK property assets. The Company is listed on the main market premium listing segment of the Official List of the London Stock Exchange.

Fact Sheet
September 2018

Q3

www.lxireit.com

FINANCIAL HIGHLIGHTS



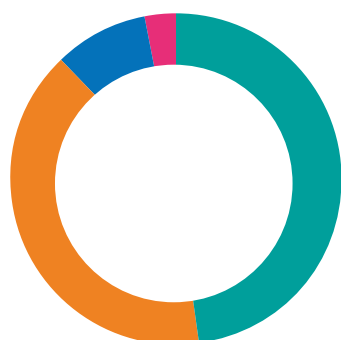
*This is a target only and not a profit forecast

INVESTMENT OBJECTIVES AND STRATEGY

- Acquiring UK commercial property assets let, or pre-let, on very long (typically 20 to 30 years to first break), inflation-linked leases to a wide range of strong tenant covenants across a diverse range of property sectors
- Investing in built assets and fixed-price forward funded developments, provided they are pre-let to an acceptable tenant and full planning permission is in place. LXI will not undertake any direct development activity nor assume direct development risk
- Each property should demonstrate strong residual land value

PORTFOLIO RENT REVIEW BREAKDOWN

CPI Inflation	48%
RPI Inflation	40%
Fixed Uplifts	9%
Open Market	3%



COMPANY OVERVIEW

IPO	27 February 2017
Listing	LSE Main Market Premium listing
Index inclusion	FTSE EPRA/NAREIT, FTSE All Share
Ticker	LXI
ISIN	GB00BYQ46T41
SEDOL	BYQ46T4

ORDINARY SHARE CLASS

Shares in issue	196,881,707
Market cap	£224m
NAV	113.2p as at 1 Sept 2018

OPERATIONAL HIGHLIGHTS



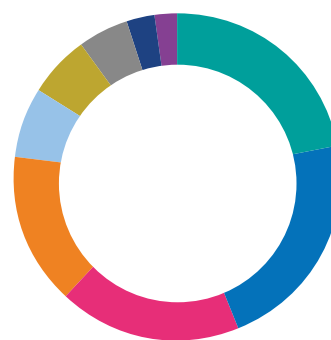
NAV GROWTH

On 10 September 2018 the Board announced the Company's unaudited EPRA NAV per share was 113.2 pence at 1 September 2018, representing growth of 5.1% since 31 March 2018 and 15.5% since IPO in February 2017. The growth reflects, inter alia:

- the discount achieved on forward funding pre-let developments in smaller lot sizes;
- the profitable recycling of capital following three disposals at a material premium to acquisition cost and book value;
- the capitalisation of inflation-linked rental growth; and
- yield compression in the long-lease sector.

MULTI-SECTOR DIVERSIFICATION

	% of passing rent		% of passing rent
Hotels	22%	Car parks	6%
Supported living	22%	Discount retail	5%
Industrial	18%	Leisure	3%
Care homes	15%	Automotive	2%
Student	7%		



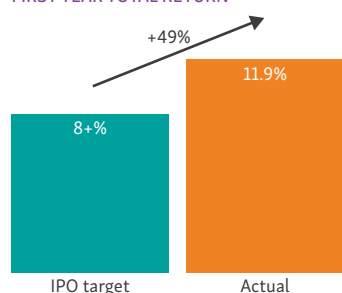
KEY DETAILS

Registered address	LXI REIT plc Mermaid House 2 Puddle Dock London EC4V 3DB
Board of Directors	Stephen Hubbard (Chairman) Jan Etherden John Cartwright Colin Smith OBE

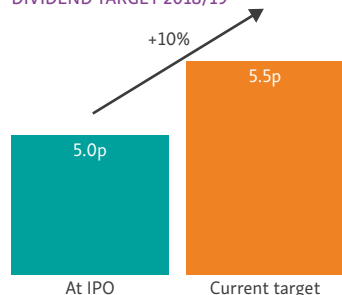
KEY DATES

Full year end	31 March
AGM	26 June
Half year end	30 September

FIRST YEAR TOTAL RETURN

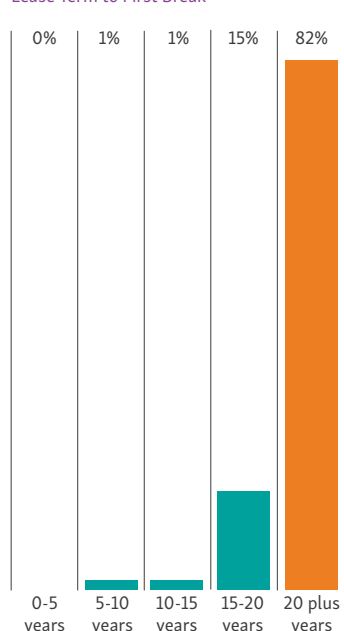


DIVIDEND TARGET 2018/19



SECURE LEASE TERM MATURITY

Lease Term to First Break



PORTFOLIO UPDATE

Since the last quarterly fact sheet, following receipt of an unsolicited approach, the Company has made profitable disposals of:

- A manufacturing facility in Carlisle let on a long lease to SIG (Trading) Limited for £12.2 million reflecting an exit yield of 5.38%, which compares favourably to the acquisition yield of 7.0% paid by the Company in June 2017; and
- Two care homes in Leicestershire let to Prime Life for £19.0 million reflecting a low exit yield of 5.25%, which compares favourably to the acquisition yield of 6.50% paid by the Company in November 2017.

The two disposals represent a blended geared IRR of 47% per annum.

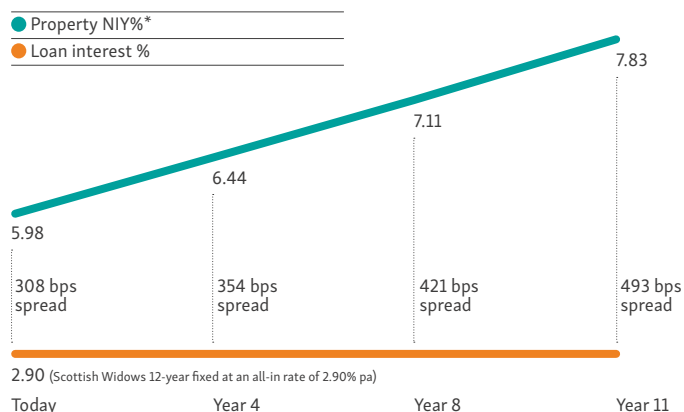
The Company immediately reinvested the proceeds of the disposals into three modern/newly-built industrial facilities from three separate vendors at a blended net initial yield of 5.65% (net of acquisition costs to the Company) for a combined purchase price of £37.1 million.

The properties are located in Widnes, Sunderland and Teesside and are fully let to or guaranteed by the strong covenants of:

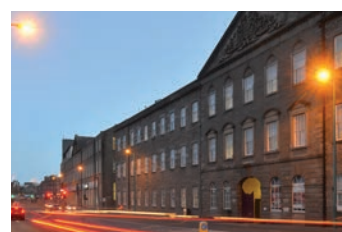
- Stobart Group, a FTSE 250 listed company and one of the UK's leading infrastructure and support service businesses operating in the energy, aviation and rail sectors;
- Johnson Matthey plc, a FTSE 100 company and a global leader in sustainable technologies, with a market cap of approximately £6.9 billion; and
- Brenntag UK Limited, the UK trading company of Brenntag AG, a leading chemicals distributor listed on the Frankfurt Stock Exchange, with a market cap of approximately €7.2 billion.

The properties benefit from a weighted average unexpired lease term to first break of over 23 years, with five yearly rent reviews linked to Retail Price Index.

NET INITIAL PROPERTY YIELD VERSUS FIXED COST OF COMPANY'S LOAN



WIDE RANGE OF FINANCIALLY STRONG TENANTS



CONTACTS

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ADVISORS

Corporate Broker	Peel Hunt LLP
Company Secretary	PraxisIFM
Administrator	Langham Hall UK Services LLP
Depository	Langham Hall UK Depository LLP
Legal Advisors	Stephenson Harwood LLP
Auditor	BDO LLP
AIFM	LJ Administration (UK) Limited
Registrar	Link Asset Services

MEDIA ENQUIRES

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