

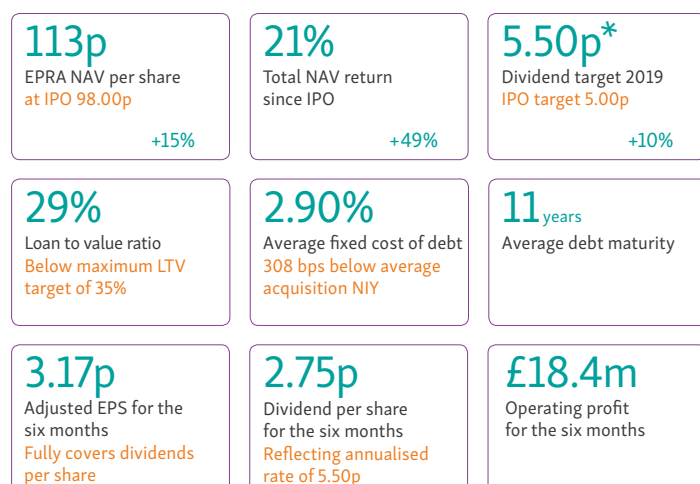
LXI REIT plc is a real estate investment trust delivering attractive inflation-protected income and capital returns through a diversified portfolio of very long-let and index-linked UK property assets. The Company is listed on the main market premium listing segment of the Official List of the London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

Fact Sheet
December 2018

Q4

www.lxireit.com

FINANCIAL HIGHLIGHTS 30 SEPTEMBER 2018



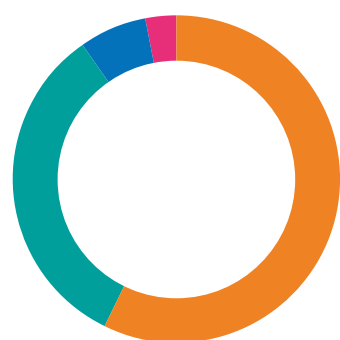
*This is a target only and not a profit forecast

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

	% of passing rent
RPI Inflation	59%
CPI Inflation	34%
Fixed Uplifts	7%
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	352,324,872
Market cap	£420m
NAV	113p as at 30 Sept 2018

OPERATIONAL HIGHLIGHTS 30 SEPTEMBER 2018



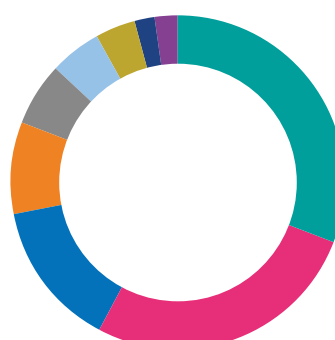
NAV GROWTH

On 30 September 2018 the Company's EPRA NAV per share was 113 pence, representing growth of 5% since 31 March 2018 and 15% 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	31%	Student	5%
Industrial	27%	Car parks	4%
Supported living	14%	Leisure	2%
Care homes	9%	Automotive	2%
Discount retail	6%		



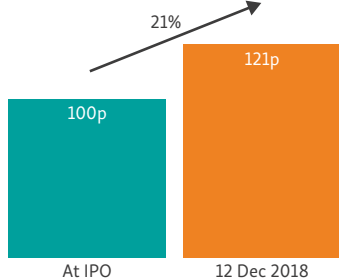
KEY DETAILS

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

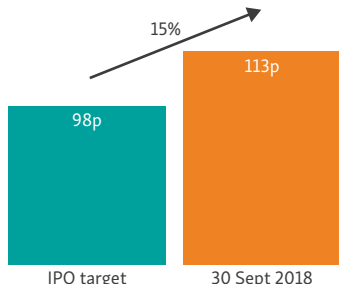
KEY DATES

Full year end	31 March
Half year end	30 September

SHARE PRICE GROWTH SINCE IPO

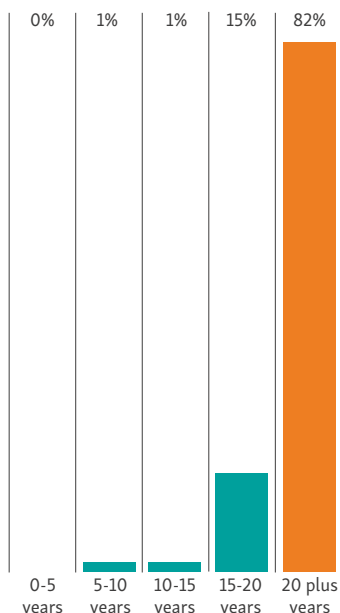


NAV GROWTH SINCE IPO

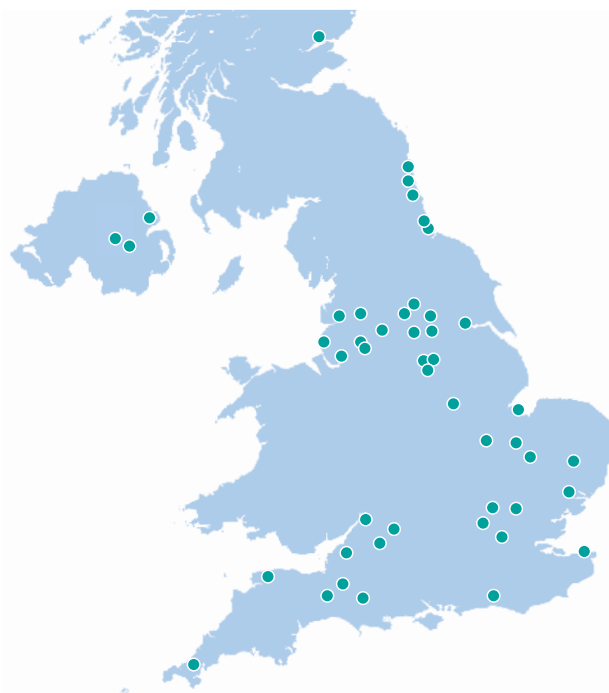


SECURE LEASE TERM MATURITY

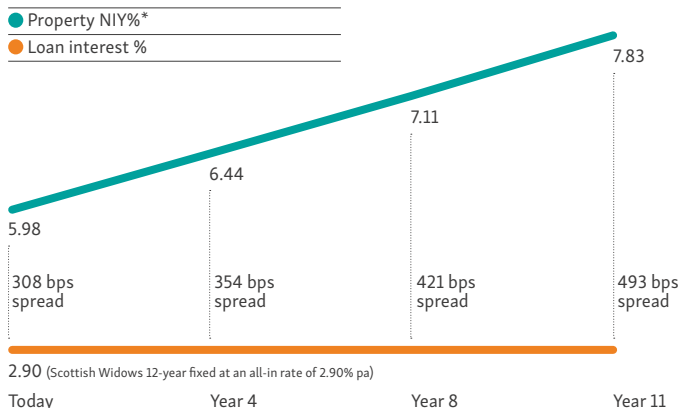
Lease Term to First Break



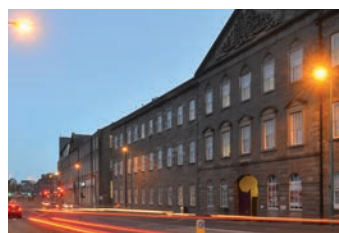
GEOGRAPHICAL DIVERSIFICATION



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



WIDE RANGE OF FINANCIALLY STRONG TENANTS



CONTACTS

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Jamie Beale	jb@lxireitadvisors.com

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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