

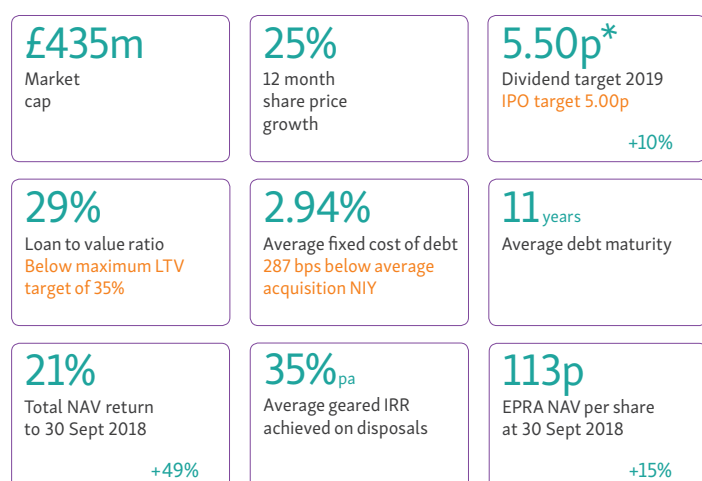
LXI REIT plc is a real estate investment trust delivering attractive inflation-protected income and capital returns through a diversified portfolio of very long-let and index-linked UK property assets. The Company is listed on the main market premium listing segment of the Official List of the London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

## Fact Sheet March 2019

# Q1

www.lxireit.com

### FINANCIAL HIGHLIGHTS MARCH 2019



\*This is a target only and not a profit forecast

### OPERATIONAL HIGHLIGHTS MARCH 2019



### 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

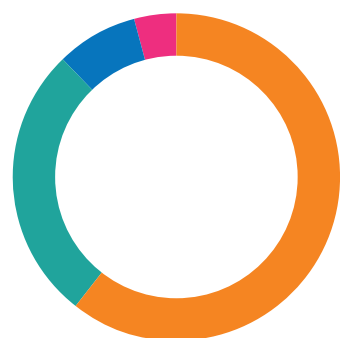
### ACQUISITIONS AND DISPOSALS

In the last year we have acquired 37 new properties at an average net initial yield of 5.81% and totalling over £300m. The assets were all let or pre-let to financially strong tenants across a wide range of sectors with an average unexpired lease term to first break of 22 years, and with 96% index-linked rent reviews.

We have also disposed of 16 properties following unsolicited approaches totalling £55m of proceeds, at a premium to purchase price and book values, generating an average geared IRR of 35% pa.

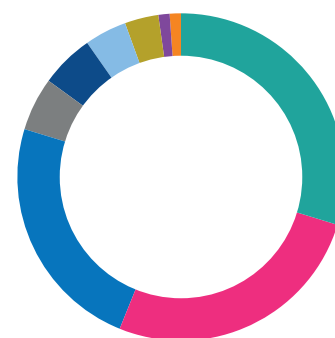
### PORTFOLIO RENT REVIEW BREAKDOWN

	% of passing rent
RPI Inflation	60%
CPI Inflation	27%
Fixed Uplifts	8%
Open Market	4%



### MULTI-SECTOR DIVERSIFICATION

	% of passing rent		% of passing rent
Hotels	28%	Student	4%
Industrial	25%	Car parks	3%
Healthcare	22%	Automotive	1%
Discount foodstores	9%	Office	1%
Leisure	5%		



### 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	£435m
NAV	113p as at 30 Sept 2018

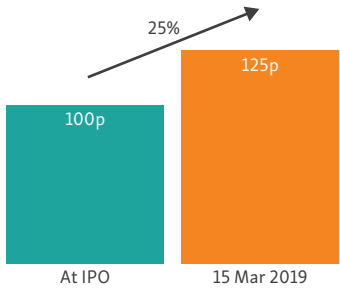
### KEY DETAILS

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

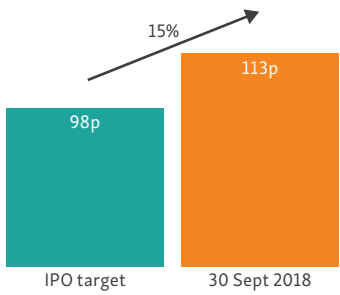
### KEY DATES

Full year end	31 March
Half year end	30 September

## SHARE PRICE GROWTH SINCE IPO

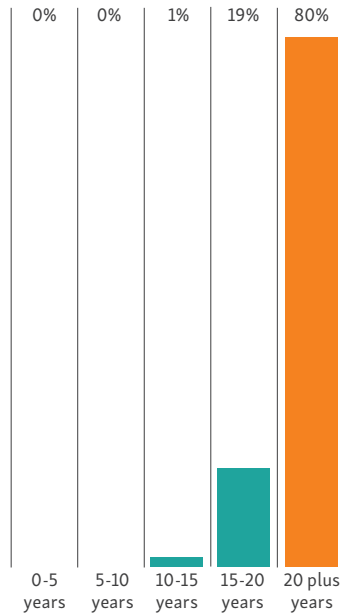


## NAV GROWTH SINCE IPO

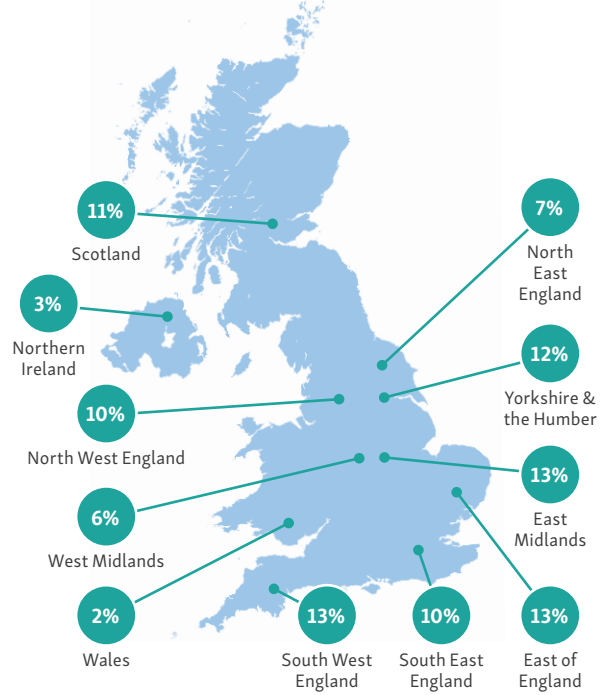


## SECURE LEASE TERM MATURITY

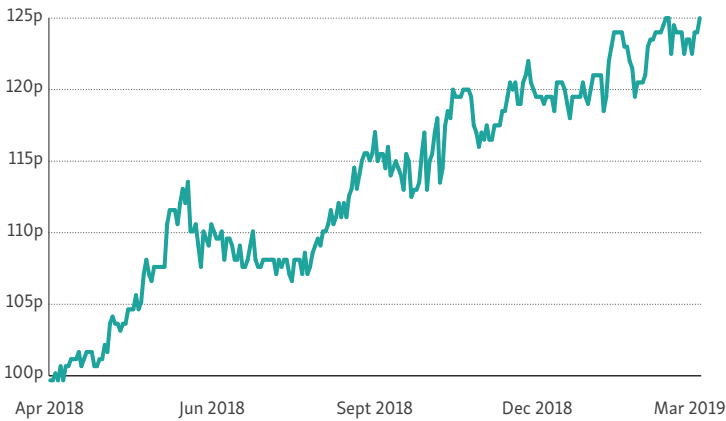
Lease Term to First Break



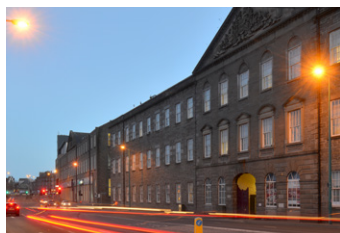
## PORTFOLIO WELL DIVERSIFIED BY LOCATION



## SHARE PRICE OVER THE LAST 12 MONTHS



## WIDE RANGE OF FINANCIALLY STRONG TENANTS



## CONTACTS

Investment Advisor	LXi REIT Advisors Limited 10 Old Burlington Street, London W1S 3AG
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Simon Lee	sl@lxireitadvisors.com
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 ENQUIRIES

Maitland/AMO	Telephone: +44 (0)20 7379 5151 Email: lxireit-maitland@maitland.co.uk
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