

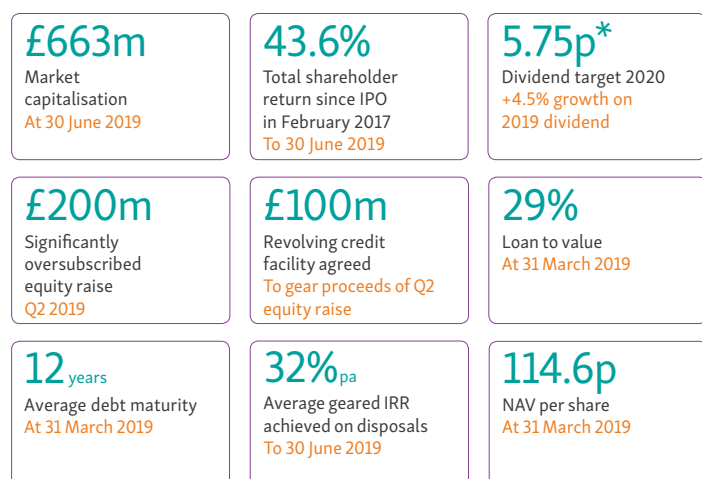
LXI REIT plc is a real estate investment trust delivering attractive inflation-protected income and capital returns through a diversified portfolio of very long-let and index-linked UK property assets. The Company is listed on the main market premium listing segment of the Official List of the London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

Fact Sheet and Portfolio Update

Q2

www.lxireit.com

FINANCIAL HIGHLIGHTS



*This is a target only and not a profit forecast

OPERATING HIGHLIGHTS



INVESTMENT OBJECTIVES AND STRATEGY

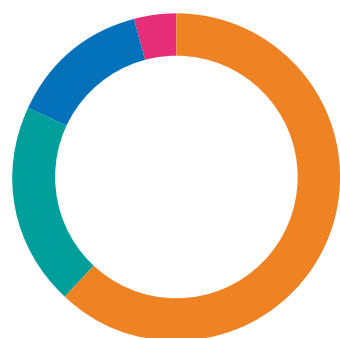
- Acquiring UK commercial property assets let, or pre-let, on very long (typically 20 to 30 years to first break), inflation-linked leases to a wide range of strong tenant covenants across a diverse range of property sectors
- Investing in built assets and fixed-price forward funded developments, provided 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

CAPITAL RAISE AND DEPLOYMENT

In June 2019 the Company closed a significantly oversubscribed equity raise with gross proceeds of £200m. The proceeds were deployed within one month of the raise into a carefully built pipeline of long-let inflation-linked assets, strengthening and further diversifying our portfolio and tenant group. This fact sheet contains portfolio information that reflects the current position of the portfolio including those assets acquired with the proceeds of the equity raise. Financial information is accurate as at the relevant date given.

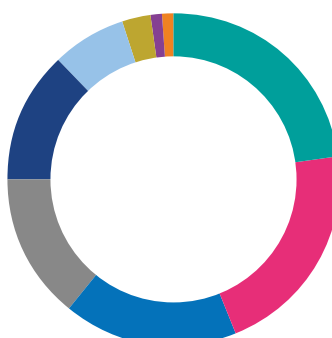
PORTFOLIO RENT REVIEW BREAKDOWN

	Passing rent
RPI Inflation	62%
CPI Inflation	20%
Fixed Uplifts	14%
Open Market	4%



MULTI-SECTOR DIVERSIFICATION

	Passing rent		Passing rent
Hotels	23%	Car parks	7%
Industrial	21%	Student	3%
Healthcare	17%	Automotive	1%
Leisure	14%	Office	1%
Discount foodstores	13%		



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	521,426,010
Market cap	£663m
NAV	114.6p as at 31 March 2019

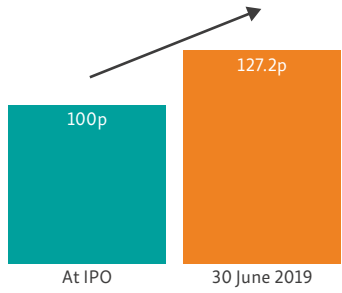
KEY DETAILS

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

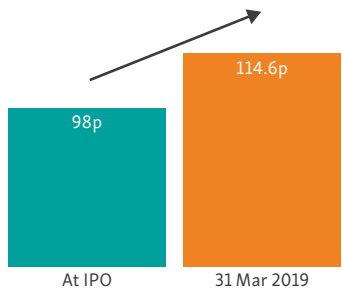
KEY DATES

Full year end	31 March
Half year end	30 September

SHARE PRICE GROWTH SINCE IPO

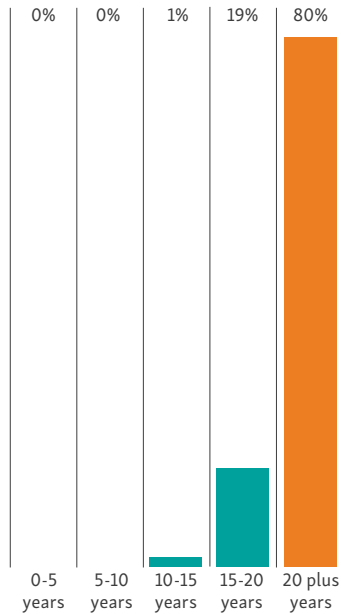


NAV GROWTH SINCE IPO

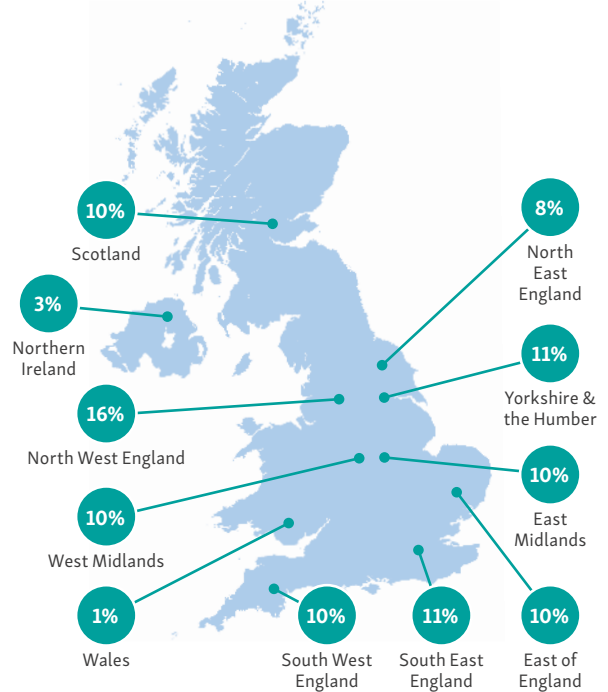


SECURE LEASE TERM MATURITY

Lease term to first break



PORTFOLIO WELL DIVERSIFIED BY LOCATION



SHARE PRICE SINCE IPO



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 ENQUIRIES

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