

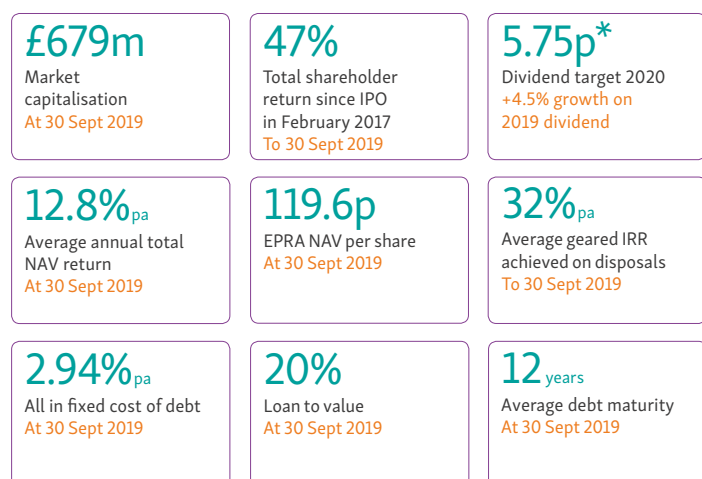
LXI REIT plc is a real estate investment trust delivering attractive inflation-protected income and capital returns through a diversified portfolio of very long-let and index-linked UK property assets. The Company is listed on the main market premium listing segment of the Official List of the London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

Fact Sheet
and Portfolio Update

Q3

www.lxireit.com

FINANCIAL HIGHLIGHTS



*This is a target only and not a profit forecast

OPERATING HIGHLIGHTS



INVESTMENT OBJECTIVES AND STRATEGY

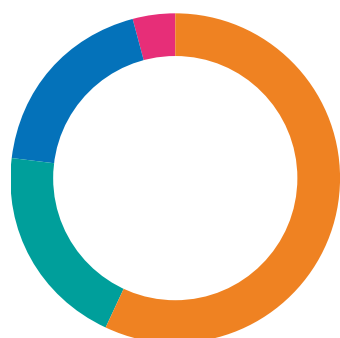
- Acquiring UK commercial property assets let, or pre-let, on very long (typically 20 to 30 years to first break), inflation-linked leases to a wide range of strong tenant covenants across a diverse range of property sectors
- Investing in built assets and fixed-price forward funded developments, provided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

FTSE 250 INDEX INCLUSION

The Company has been notified by FTSE Russell that it will be added as a constituent of the FTSE 250 Index effective from after the market close on Friday, 20 December 2019.

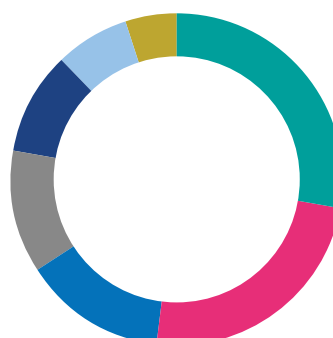
PORTFOLIO RENT REVIEW
BREAKDOWN

	Passing rent
RPI Inflation	57%
CPI Inflation	20%
Fixed Uplifts	19%
Open Market	4%



MULTI-SECTOR DIVERSIFICATION

	Passing rent		Passing rent
Industrial	28%	Discount foodstores	10%
Hotels	24%	Car parks	7%
Healthcare	14%	Other	5%
Leisure	12%		



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	£679m
NAV	119.6p as at 30 Sept 2019

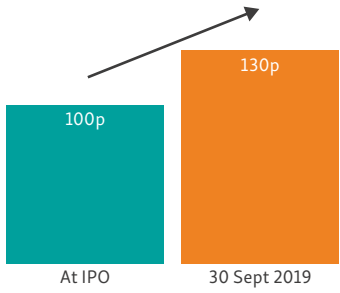
KEY DETAILS

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

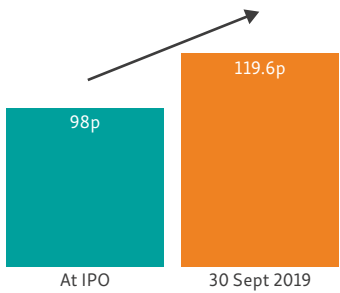
KEY DATES

Full year end	31 March
Half year end	30 September

SHARE PRICE GROWTH SINCE IPO

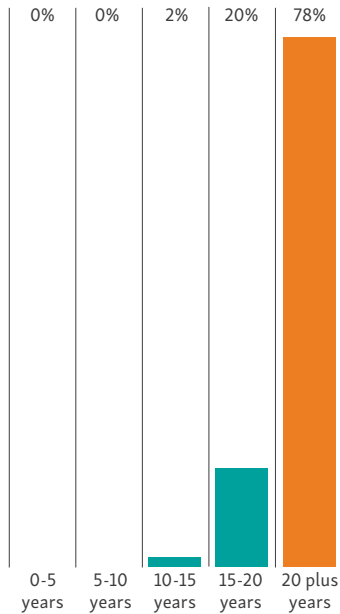


EPRA NAV GROWTH SINCE IPO

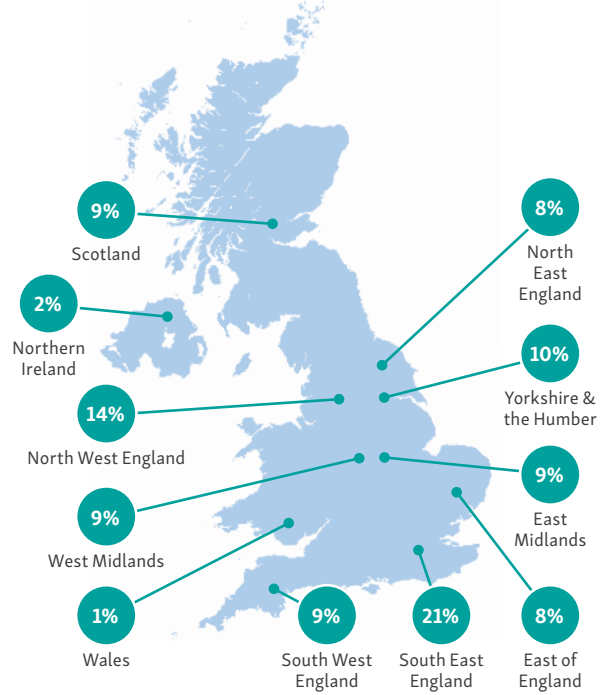


SECURE LEASE TERM MATURITY

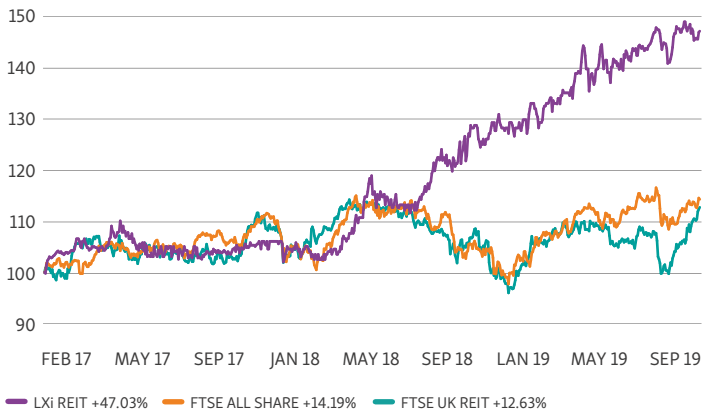
Lease term to first break



PORTFOLIO WELL DIVERSIFIED BY LOCATION



TOTAL SHAREHOLDER RETURN SINCE IPO



WIDE RANGE OF FINANCIALLY STRONG TENANTS



CONTACTS

Investment Advisor	LXi REIT Advisors Limited 10 Old Burlington Street, London W1S 3AG
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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 ENQUIRIES

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