



RNS

Result of Equity Issue

## Results of the Placing and PrimaryBid Offer

### LXI REIT PLC

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LXI REIT plc

(the "Company" or "LXI REIT")

### Results of the Placing and PrimaryBid Offer

Further to the Company's announcements on 24 and 30 June 2021, the Board of LXI REIT (ticker: LXI), the specialist inflation-protected long income REIT, is pleased to announce it has raised gross proceeds of £100 million pursuant to the Placing and approximately a further £4 million of gross proceeds pursuant to the PrimaryBid Offer.

The Board, taking into account the strength of the Company's near term investment pipeline and in response to investor demand, as announced on 30 June 2021, determined to increase the size of the Placing to £100 million (from approximately £75 million), and, accordingly the Company will issue a total of 75,187,970 New Ordinary Shares in the Placing at the Issue Price of 133 pence per New Ordinary Share. In addition, the Company will issue 2,781,955 New Ordinary Shares pursuant to the PrimaryBid Offer at the Issue Price.

The Placing was significantly oversubscribed above the £100 million cap and a scaling-back exercise was therefore carried out.

#### **Commenting on today's announcement, Stephen Hubbard, Chairman of LXI REIT plc, said:**

"We are delighted by the success of this significantly oversubscribed Placing and the take up through the PrimaryBid Offer. On behalf of the Directors and the Investment Advisor, I would like to thank existing shareholders for their strong support and welcome a range of new investors to the Company. In light of the strength of investor demand and reflecting our confidence in both the depth and near-term availability of our significant pipeline of attractive investments we increased the size of the Placing to £100 million.

The proceeds of this fundraise will allow us to capitalise in the near-term on the significant identified pipeline of sale and leaseback and other long income, forward funding opportunities. The properties in the pipeline have been sourced in the vast majority of cases off-market and are diversified across a range of defensive and structurally supported sub-sectors and let to high-quality tenant covenants. These are expected to be accretive and further strengthen and diversify our portfolio. We look forward to updating shareholders as we execute on these attractive investment opportunities."

Applications have been made to the FCA for admission of 77,969,925 New Ordinary Shares to the premium listing segment of the Official List maintained by the FCA and to the LSE for admission to trading on the London Stock Exchange's main market for listed securities (together "Admission"). It is expected that Admission will become effective on, and that dealings for normal settlement in the New Ordinary Shares will commence on the London Stock Exchange by, 8.00 a.m. on 5 July 2021.

The New Ordinary Shares will rank pari passu in all respects with the existing Ordinary Shares, including the right to receive all dividends and other distributions declared, made or paid by reference to a record date after the date of issue. For the avoidance of doubt, investors in the Placing and the PrimaryBid Offer will not be entitled to receive the interim quarterly dividend in respect of the quarter ended 31 March 2021 of 1.46 pence per Ordinary Share, payable on 16 July

2021 to shareholders on the register at 25 June 2021. However, investors will be entitled to receive the quarterly dividend declared by the Company for the three-month period to 30 June 2021, which is expected to be declared in September 2021.

Following Admission, the total issued share capital of LXI REIT will be 699,797,541 Ordinary Shares. This figure may be used by Shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change in their interest in, the share capital of the Company under the FCA's Disclosure Guidance and Transparency Rules.

#### Dealing codes

Ticker	LXI
ISIN for the Ordinary Shares	GB00BYQ46T41
SEDOL for the Ordinary Shares	BYQ46T4
Legal Entity Identifier (LEI)	2138008YZGXOKAXQVI45

#### FOR FURTHER INFORMATION, PLEASE CONTACT:

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Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as set out in the prospectus published by the Company on 18 February 2021, as supplemented by the supplementary prospectus published by the Company on 23 June 2021 (together, the "Prospectus").

#### Notes:

LXI REIT plc invests in UK commercial property assets let, or pre-let, on long-term, triple-net, inflation-linked leases to a wide range of strong tenant covenants across a diverse range of robust property sectors.

The Company aims to provide shareholders with an attractive return, in the form of quarterly income distributions and with the potential for capital and income growth from key strategies which include indexed rental uplifts, pre-let forward fundings, sale and leasebacks, and off-market, value driven acquisitions and sales.

The Company is targeting an annual dividend of 6.0 pence per Ordinary Share for the 12-months commencing 1 April 2021<sup>(1)</sup> and has delivered an average total NAV return of 11 per cent. per annum since IPO to the estimated unaudited net asset value as at 1 June 2021. The Group's medium-term total return target is a minimum of 8 per cent. per annum<sup>(1)</sup>.

The Company, a real estate investment trust ("REIT") incorporated in England and Wales, is listed on the premium listing segment of the Official List of the Financial Conduct Authority and was admitted to trading on the main market for listed securities of the London Stock Exchange in February 2017.

The Company is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

Further information on the Company is available at [www.lxireit.com](http://www.lxireit.com).

#### References:

- (1) These are guidance levels or targets only and not a profit forecast. In setting this target the Board has applied sensitivities to contracted rental income that reflect the possible impact of the COVID-19 pandemic and assessed the effect of such sensitivities on the net earnings and liquidity of the Group. The target assumes that future rent collection is not materially lower than that achieved so far throughout the pandemic and the Board reserves the right to withdraw or amend guidance in the event that rent collection materially worsens. There can be no assurance that this target will be met and it should not be taken as an indication of the Group's expected future results which may be impacted by events or circumstances existing or arising after the date that the Annual Dividend Target was announced.

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In addition the Company has not been and will not be registered under the US Investment Company Act of 1940, as amended.

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