LXi REIT
Long Indexed Income

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
June 2018

Q2

www.lxireit.com

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

Stephen Hubbard, Chairman of LXi REIT, comments: *"Following our IPO in February 2017, we have carefully assembled a high-quality portfolio of secure, long-let and inflation-linked assets, highly diversified by sector, tenant and geography, whilst maintaining capital discipline. Our disciplined and value-led approach is driving attractive long term and secure income and capital returns for our shareholders, ahead of original expectations, and we are well placed to deliver further value for the long term."*

FINANCIAL HIGHLIGHTS MARCH 2018

11.91%
Total return
IPO target 8%+
+49%

107.67p
EPRA NAV per share
at IPO 98.00p
+9.87%

5.50p*
Dividend target 2019
IPO target 5.00p
+10%

30%
Loan to value ratio
500 bps below maximum LTV target of 35%

2.90%
Average fixed cost of debt
313 bps below average acquisition NIY

11.3 years
Average debt maturity

£278.92m
Portfolio valuation
Acquisition price £255.47m
+9.18%

1.14%
Total expense ratio
Includes management fees

5.12p
Adjusted earnings per share
Fully covers dividend

*This is a target only and not a profit forecast

OPERATIONAL HIGHLIGHTS MARCH 2018

6.03%
Average NIY

5.37%
Blended valuation NIY

24.4 years
WAULT to first break

96%
Contracted rents index-linked or fixed uplifts

100%
Portfolio let or pre-let

9
Defensive and robust sectors

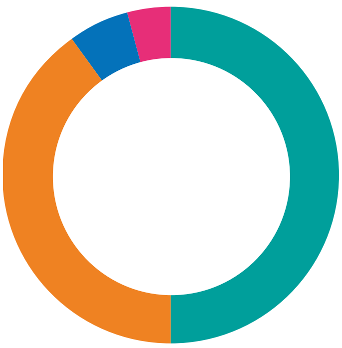
25
Strong tenants

84%
Acquisitions 'off market'

34
Separate acquisitions

PORTFOLIO RENT REVIEW BREAKDOWN

CPI Inflation	50%
RPI Inflation	40%
Fixed Uplifts	6%
Open Market	4%



MULTI-SECTOR DIVERSIFICATION

	% of passing rent
Hotels	25%
Care homes	22%
Supported living	21%
Industrial	9%
Student	8%

	% of passing rent
Car parks	6%
Discount retail	4%
Leisure	3%
Automotive	2%

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	196,881,707
Market cap	£224m
NAV	108p as at March 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
AGM	26 June
Half year end	30 September

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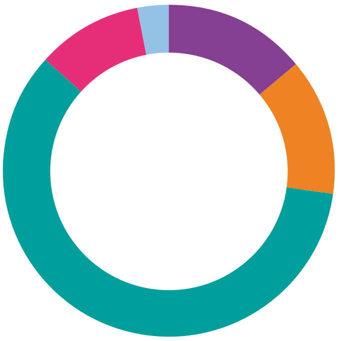
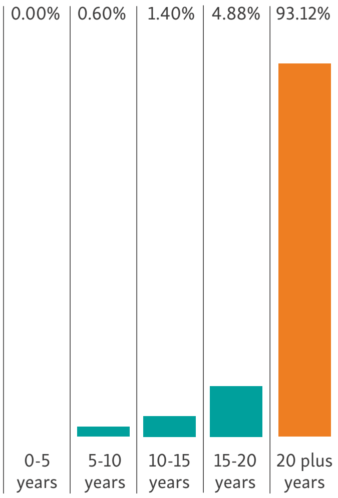
ACQUISITION YIELD ANALYSIS

	% of acquisition price
Acquired at below 5% NIY	0%
Acquired at 5% to 5.5% NIY	14%
Acquired at 5.5% to 6% NIY	13%
Acquired at 6% to 6.5% NIY	60%
Acquired at 6.5% to 7% NIY	10%
Acquired at over 7% NIY	3%



SECURE LEASE TERM MATURITY

Lease Term to First Break



FORWARD FUNDING UPDATE

During Q2 the Group has achieved practical completion on the following forward funding/forward commitment development projects:

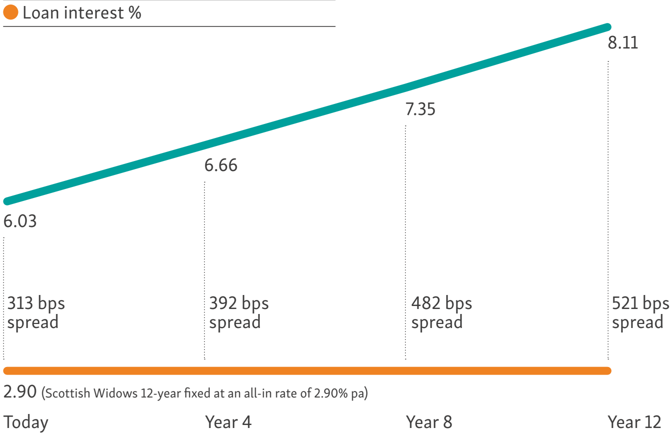
- Industrial and head office facility built for the GE Oil & Gas group in Cramlington near Newcastle on 30 April 2018 on schedule and on budget.
- Care home facility built for the Priory Group in Co. Armagh, Northern Ireland on 23 May 2018 on schedule and on budget.

All other projects are running on time and on budget with practical completion expected to be achieved as follows:

- Lidl in Chard, new 15 year lease with RPI linked uplifts – to PC Q4.
- Travelodge, Costa Coffee & KFC scheme in Camborne, new blended 21 year lease with CPI linked uplifts – to PC Q4.
- Travelodge, Subway and Starbucks scheme in Swindon, new blended 21 year lease with CPI linked uplifts – to PC Q4.
- Premier Inn hotel in Chesterfield, new 25 year lease with CPI linked uplifts – to PC Q4.
- Aldi, Home Bargains, Heron Foods, Starbucks & Greggs retail park in Bradford, new blended 15 year lease with RPI linked uplifts – to PC Q4.

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

- Property NIY%
- Loan interest %



Assumes 2.5% pa rental growth

WIDE RANGE OF FINANCIALLY STRONG TENANTS

CONTACTS

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ADVISORS

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Company Secretary	PraxisIFM
Administrator	Langham Hall UK Services LLP
Depositary	Langham Hall UK Depositary LLP
Legal Advisors	Stephenson Harwood LLP
Auditor	BDO LLP
AIFM	LJ Administration (UK) Limited
Registrar	Link Asset Services

MEDIA ENQUIRES

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IMPORTANT NOTICE

As of 16 July 2018 the Investment Advisor will be relocated to
10 Old Burlington Street,London W1S 3AG.