

EPRA Index Inclusion

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LXI REIT PLC
05 June 2018

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LXi REIT plc
(the "Company" or the "Group")

EPRA INDEX INCLUSION

The Board of LXi REIT plc (ticker: LXI), the specialist inflation-protected very long income REIT, wishes to advise that it has been notified by the European Public Real Estate Association ("EPRA"), that the Company will be added to the FTSE EPRA/NAREIT Global Real Estate Index Series as of Monday 18 June 2018, having successfully satisfied the required eligibility criteria during the Index's recent Quarterly Review.

Stephen Hubbard, Chairman of LXi REIT plc, commented:

"The Board is pleased that the Company will be added to the FTSE EPRA/NAREIT Index, which is widely followed by global real estate investors and should assist in continuing to broaden the Company's investor base and liquidity in our shares."

FOR FURTHER INFORMATION, PLEASE CONTACT:

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The Company's LEI is: 2138008YZGXOKAXQVI45

NOTES:

The Company invests in UK commercial property assets let, or pre-let, on very long (typically 20 to 30 years to expiry or first break), inflation-linked leases to a wide range of strong tenant covenants across a diverse range of property sectors.

The Company may invest in fixed-price forward funded developments, provided they are pre-let to an acceptable tenant and full planning permission is in place. The Company will not undertake any direct development activity nor assume direct development risk.

The Company is targeting an annual dividend of 5.50 pence per ordinary share, starting from the financial period commencing 1 April 2018, with the potential to grow the dividend in absolute terms through upward-only inflation-protected long-term lease agreements, and is targeting a net total shareholder return of a minimum of 8 per cent. plus per annum over the medium term.*

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 UK Listing Authority and was admitted to trading on the main market for listed securities of the London Stock Exchange in February 2017.

Further information on the Company is available at www.lxireit.com

* These are targets only and not a profit forecast and there can be no assurance that they will be met.

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