

# LOGISTICS

## OUR CAPABILITY

SEGRO OFFERS A TRULY PAN-EUROPEAN SOLUTION TO OUR CUSTOMERS' LOGISTICS NEEDS.

ALREADY OPERATIONAL IN 10 COUNTRIES AND WITH FURTHER GEOGRAPHIC EXPANSION OCCURRING, WE ARE ABLE AND WILLING TO PROVIDE A LOCALLY BASED, DEDICATED SERVICE. WE ENSURE THAT THE ESSENTIAL REQUIREMENTS OF QUALITY, DELIVERY AND COST-EFFECTIVENESS ARE MET IN ANY EUROPEAN LOCATION FOR OUR CUSTOMERS.

BELGIUM  
CZECH REPUBLIC  
FRANCE  
GERMANY  
HUNGARY  
ITALY  
NETHERLANDS  
POLAND  
SPAIN  
UNITED KINGDOM

SEGRO has over 2,000,000 m<sup>2</sup> of logistics facilities built or under construction and a land bank exceeding 500 hectares. Our existing portfolio of distribution real estate is capable of meeting the needs of local, national and multi-national customers.

Our warehousing developments are situated at the most important and strategic transportation nodes in each country. They serve large conurbations and are frequently associated with ports and airports.

We recognise the cost to customers of every kilometre of additional transportation, so SEGRO selects only the very best and most efficient locations.

We are continuously adding to our portfolio so new opportunities to match customer requirements occur regularly. We are also delighted to work in partnership with our customers to satisfy their requirements in locations where we are currently unrepresented.

"SEGRO is an occupier focused developer that combines the benefits of international market coverage with local knowledge and expertise. This enables the delivery of added value solutions that exceed expectations."

Paul Graham  
Property Development Director  
EMEA, DHL Exel Supply Chain



### STRYKOW LOGISTICS PARK, POLAND

**Size:** 86 hectares.

**Customer benefits:** Situated outside Lodz, Poland's second largest city, in the centre of Poland at the cross roads of the key east/west and north/south transport routes.

**Customers include:** Lidl, Hellmann, Sonoco.

### MARLY LE VILLE, PARIS, FRANCE

**Size:** 100,000 m<sup>2</sup>.

**Customer benefits:** Proximity to Charles De Gaulle airport and immediately adjacent to the A1 motorway, the main arterial route linking Paris with northern Europe.

**Customers include:** GEFCO, Logista, Daher International.





### HEYWOOD DISTRIBUTION PARK, MANCHESTER, UK

**Size:** 80 hectares / 240,000 m<sup>2</sup>.

**Customer benefits:** Provides immediate access via the M60 and M62 motorways to the Manchester conurbation and the national motorway network.

**Customers include:** Kuehne + Nagel, DHL Exel, Eddie Stobart.



### AMSTERDAM AIRPORT, SCHIPHOL THE NETHERLANDS

**Size:** 46,000 m<sup>2</sup>.

**Customer benefits:** Located immediately adjacent to Schiphol International Airport.

**Customers include:** Deutsche Post, Hellmann.

## OUR PROPOSITION

### COST-EFFECTIVE SOLUTIONS

For both locations and buildings, 'cost in use' is at the core of our development considerations.

### QUALITY

Layout, circulation, loading - aesthetics are never allowed to compromise function. Our developments work so our customers can work too.

### DELIVERY

Our projects are completed on time and within budget. Each of our customers will have a single point of contact to ensure continuity for their specific project.

### SUSTAINABILITY

We have a high regard for both our own and our customers' environmental credentials. We strive to continuously improve our products to support this philosophy.

### PARTNERSHIP

As a long-term investor, we build mutually-beneficial relationships with our customers. We work to promote their business success and are flexible in our approach to accommodate their real estate needs.

## OUR TRACK RECORD

We are already supply chain real estate providers to, amongst others:

BUSINESS POST

CEVA

CONFORAMA

DAHER INTERNATIONAL

DECATHLON

DHL

EDDIE STOBART

FEDEX

GEFCO

GEODIS

GEOPOST

HELLMANN

KUEHNE + NAGEL

LIDL

SCHENKER

TESCO

UPS

WINCANTON

"Having been a Director for a major retailer, I have direct experience of logistics facilities from a user's perspective. Our organisation's logistics proposition is highly customer-focused".

Ian Coull, Chief Executive, SEGRO



# WHERE BUSINESS WORKS



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