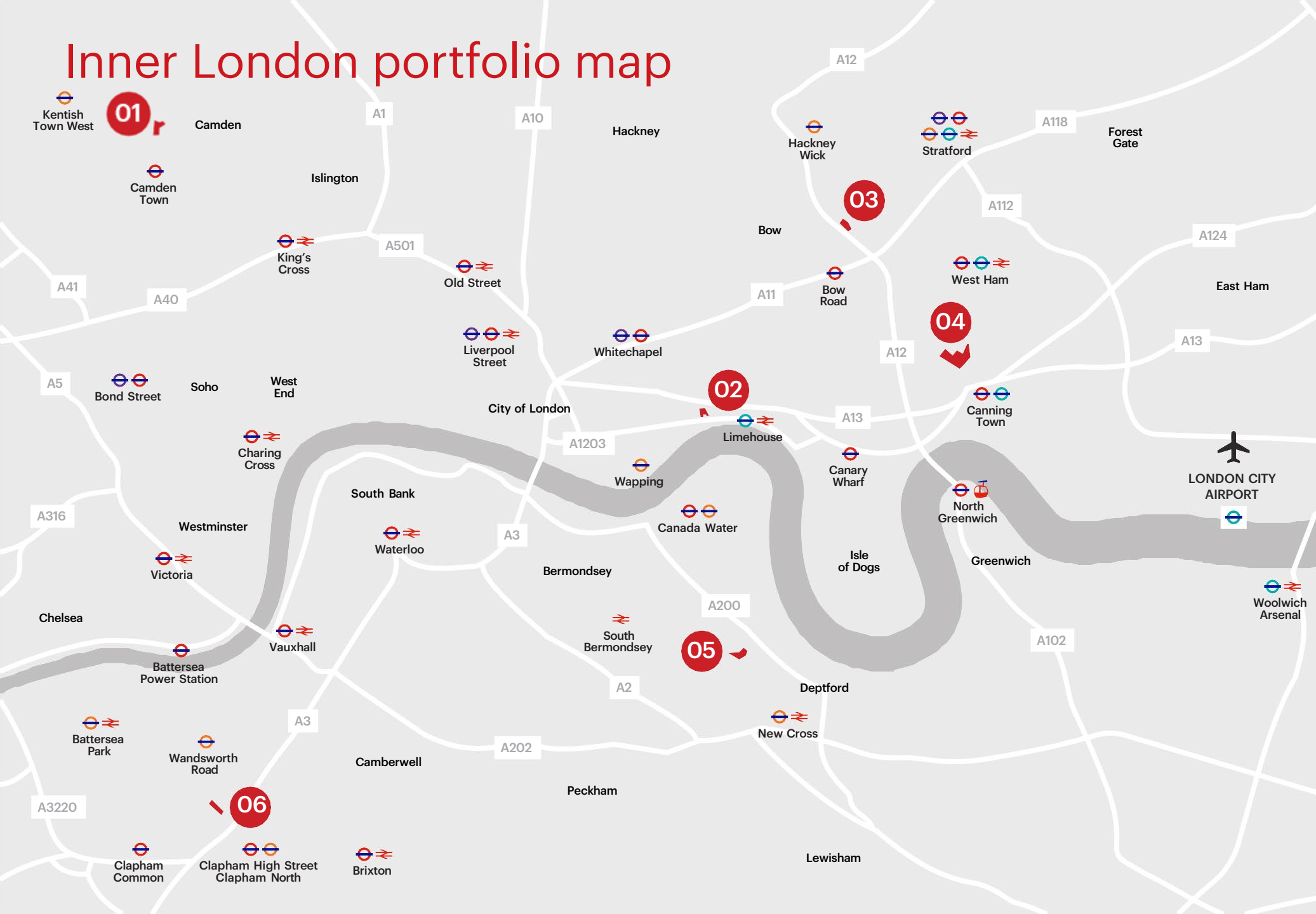


Enabling
extraordinary
things

East London Asset Tour

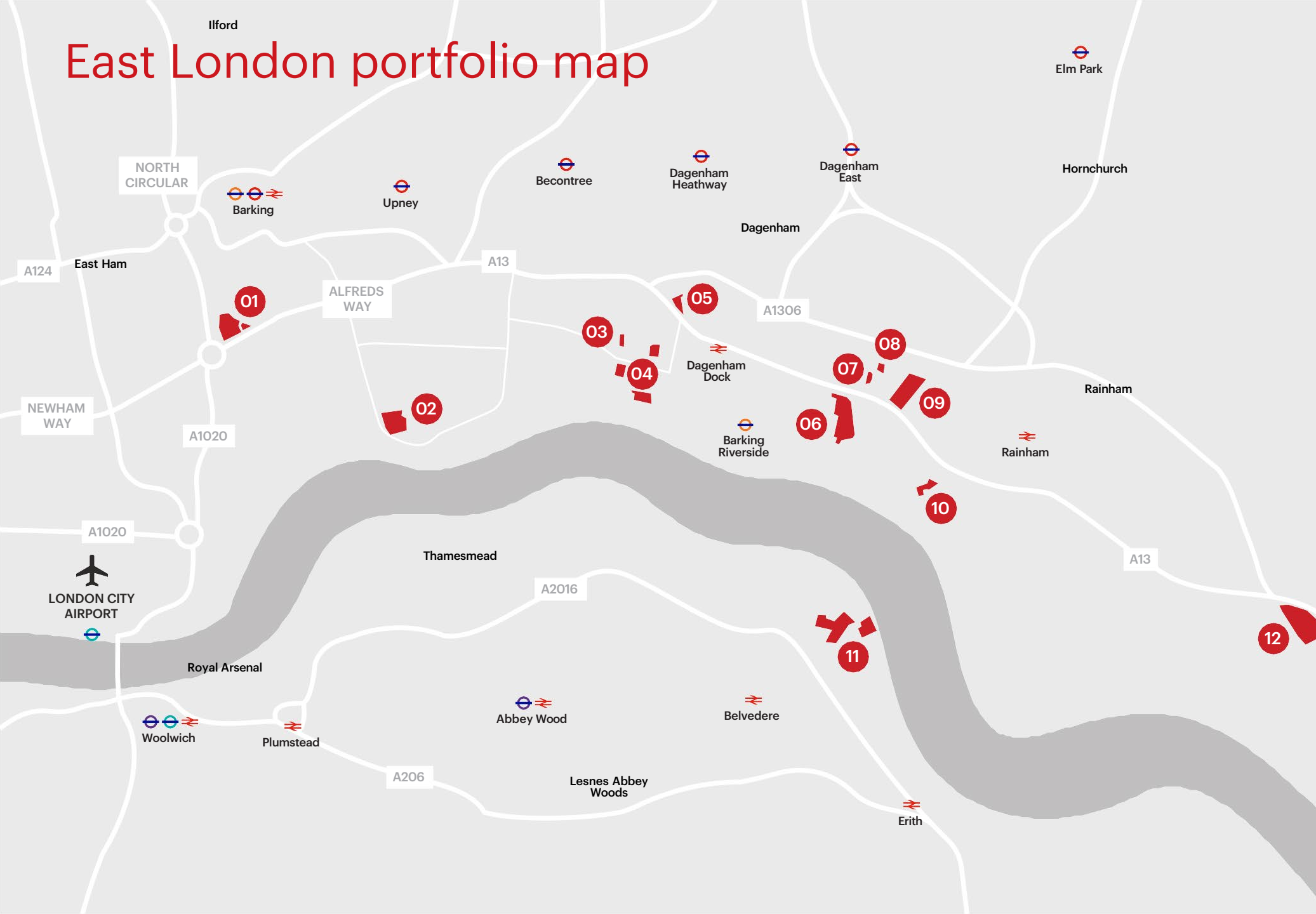
21 October 2025

Inner London portfolio map



- 01 SEGRO Centre Kentish Town
- 02 SEGRO Park Wapping
- 03 SEGRO Park Hackney Wick
- 04 SEGRO Park Canning Town
- 05 SEGRO Park Deptford
- 06 SEGRO Park Clapham North

East London portfolio map



- 01 SEGRO Park Newham
- 02 SEGRO Centre Barking
- 03 SEGRO Park Reef Street
- 04 SEGRO Park Dagenham (includes Plots 2, 3 & 4)
- 05 SEGRO Centre Dagenham
- 06 SEGRO Park Courier Road
- 07 Enterprise Business Centre, SEGRO Park Rainham
- 08 Innovation Business Centre, SEGRO Park Rainham
- 09 SEGRO Park Rainham (includes Plots 1 & 2)
- 10 SEGRO Park Ferry Lane
- 11 SEGRO Park Belvedere (includes Crabtree Manorway & Fordgate Bus Park)
- 12 SEGRO Logistics Park Purfleet

SEGRO Park Canning Town

Acquired by SEGRO in 2020 (formerly known as Electra Park) for £133 million from Schroders.

Located on the edge of Zone 2 and only 5 miles from the City of London.

237,323 sq ft of space across 10 units.

9 of 10 units let to customers from a variety of sectors including transportation & logistics.

Strategy:

- Active asset management to grow rents from average £16 per sq ft on acquisition. Quoting mid £30 per sq ft on refurbished space.



East Plus Partnership

15 year partnership between SEGRO and GLA to regenerate 86 acres of derelict and unused land in Newham, Barking, Havering and Dagenham

Creating jobs and providing a unique programme of local business support, training and development



SEGRO Park Newham

14 acre site, former landfill

Development started in 2017, completed 2019

Three stand-alone units all built on a pre-let basis:

- 45,000 sq ft cross-dock – let to DPD
- 51,500 sq ft cross-dock – let to DHL
- 39,000 sq ft – let to Travelodge



SEGRO Park Dagenham



SEGRO Park Dagenham

Potential for 600,000 sq ft across six separate plots:

- Plot 1: speculative development of 13 small freehold units totalling 39,000 sq ft
- Plot 2: Planning consent for a 300,000+ sq ft multi-storey scheme with separate outline consent achieved in 2024 for a single storey unit of 185,000 sq ft
- Plot 3: V Park Barking: Planning consent for a two-storey building of 110,000 sq ft and separate outline consent achieved in 2024 for a single storey unit of 65,000 sq ft
- Plot 4: potential for 94,000 sq ft available for pre-lets/sales
- Plot 5: 23,000 sq ft pre-sale to Capital Dairies completed in 2021
- Plot 6: freehold sale to City of London Corporation



SEGRO Park Rainham

Multi-phase development on site of former Ford Motors

Developed in two phases:

- Phase 1 consists of 190,000 sq ft of warehouse space over 5 units. Completed in 2017 and fully let to customers including Babcock, SIG Trading, Mitsubishi and MEP Hire.
- Phase 2 consists of a further 106,000 sq ft of space over 5 units. Completed in 2020 and fully let to customers, including Wolseley, London Ambulance Service, Focus Group Logistics and TFL.

Carbon neutral development with advanced features focusing on operational efficiency, wellbeing and biodiversity.



Enterprise and Innovation Quarter, SEGRO Park Rainham



Completed in July 2018

42 units ranging from 500-4,000 sq ft

Supporting local trades and businesses by providing flexible (3-5 year leases) and collaborative workspace at affordable rents

Access to the Havering Works Jobs Brokerage Service, promoting employment from local communities and providing access to training and development opportunities

Wide customer range, including:

- Hypervolt Ltd
- The Goodness Baker
- Pimento Hill
- Genotech Pharmaceuticals



SEGRO Park Courier Road



Part of the East Plus portfolio

23.48 acres (gross)

Resolution to grant (June 23) for 310,500 sq ft across 18 units ranging from 1,700 – 95,000 sq ft.

Currently considering speculative development in one/two phases. Pre-let campaign underway in the interim.

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