SEGRO

Enabling extraordinary things

National Markets Asset Tour

8 October 2025

SEGRO hosts

Dan
Holford

Head of
National Markets

Colin
Lawrence-
Waterhouse

Associate Director,
Asset Management

Claire
Mogford

Head of
Investor Relations

Agenda

10:15	Arrive at SEGRO Coventry office
10:30	Refreshments and presentation
11:15	Tour of SEGRO Park Coventry
12:00	Depart for SEGRO Logistics Park East Midlands Gateway (packed lunch provided)
13:00	Tour of SEGRO Logistics Park East Midlands Gateway and customer visits (DHL and GXO)
15:00	Depart for East Midlands Parkway train station

National Markets Portfolio

Big box market overview

1

Take up has stabilised

Take up across the big box market has moderated but is still exceeding long term averages

2

Location is key

Our disciplined approach has benefitted us and will continue to do so

3

Occupier activity is picking up

Increased depth of interest from occupiers when compared to 2023 and 2024

4

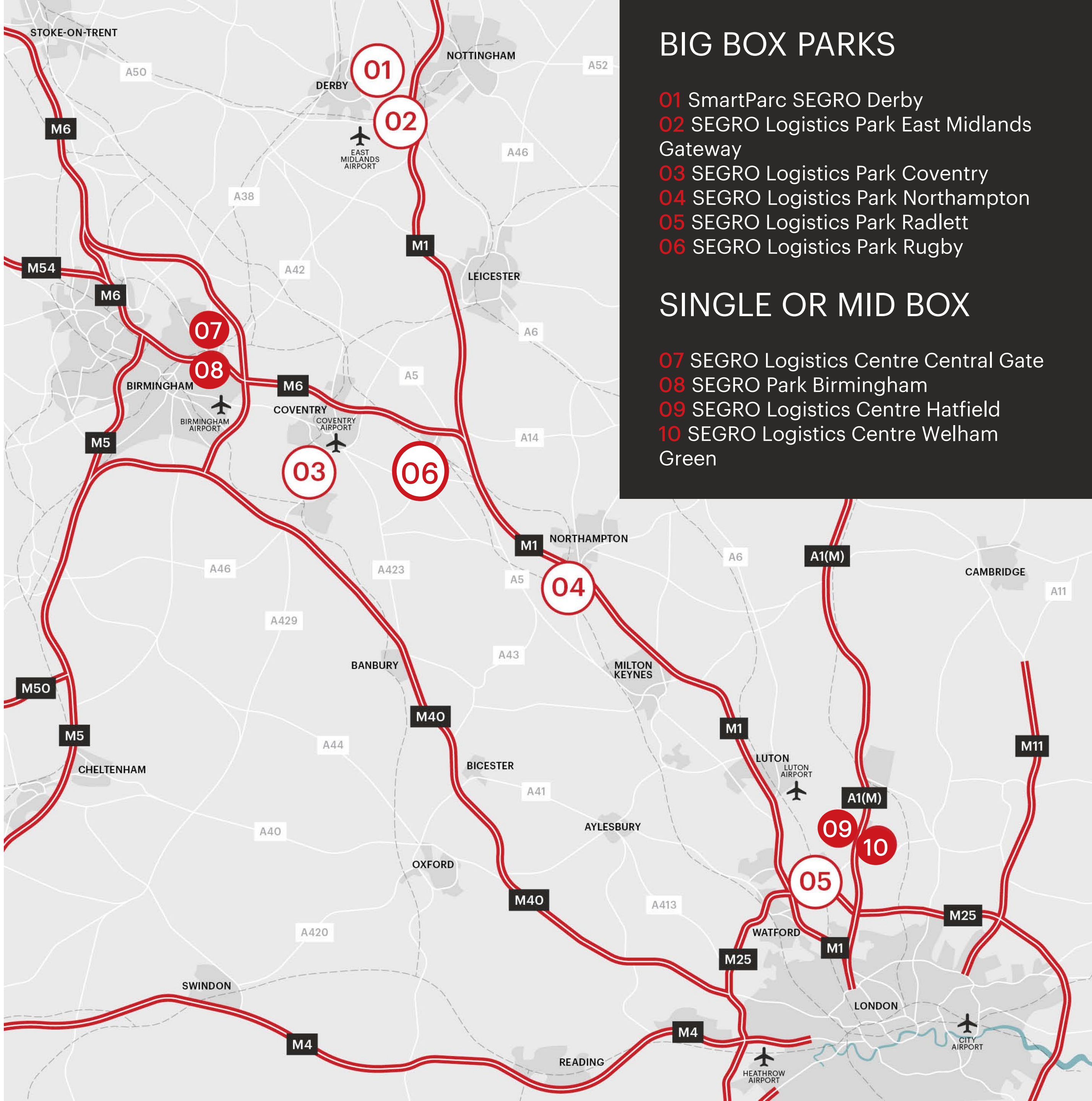
Rental growth to remain strong

Demand for Grade A space in a supply constrained market will continue to support rental growth

Portfolio overview

Portfolio metrics (30 June 2025)

Floor space (at 100%)	1m sqm
No. of estates	9
No. of customers	23
Portfolio value (at share)	£2.3bn
Yields • Net initial • Net true equivalent	 3.8% 5.4%
Rents (at share) • Headline • ERV	 £90m £106m
Land and development • Area • Value (at share)	 80ha £ 457m
Occupancy (by ERV)	96%
WAULT (to break)	12.1 years



BIG BOX PARKS

01 SmartParc SEGRO Derby
02 SEGRO Logistics Park East Midlands Gateway
03 SEGRO Logistics Park Coventry
04 SEGRO Logistics Park Northampton
05 SEGRO Logistics Park Radlett
06 SEGRO Logistics Park Rugby

SINGLE OR MID BOX

07 SEGRO Logistics Centre Central Gate
08 SEGRO Park Birmingham
09 SEGRO Logistics Centre Hatfield
10 SEGRO Logistics Centre Welham Green

Key characteristics

Stable portfolio of modern buildings

Stable portfolio of highly sustainable modern buildings – 70% EPC A, or better.

Profitable but capital intensive

Nature and scale of sites requires large amounts of capital but expected to generate attractive returns.

Asset management light

Relatively small number of 'educated' customers.

Well placed to outperform

Focus on core locations, high-specification product and constrained supply should deliver market outperformance.

Recent pre-letting activity

Yusen Logistics

SLP Northampton (Plot 4)

1.3m sq ft automated warehouse

Existing customer

Largest single storey pre-let in Midlands

c.2.0MW+ of solar to be installed

Lease completed

Food services customer

SEGRO SmartParc Derby

107k sq ft food production and freezer facility

15-year term to very solid covenant

High specification unit

Letting ahead of ERV

Greggs

SEGRO SmartParc Derby

500k sq ft food production facility

Shared services will be utilised

c.4.0MW solar proposed

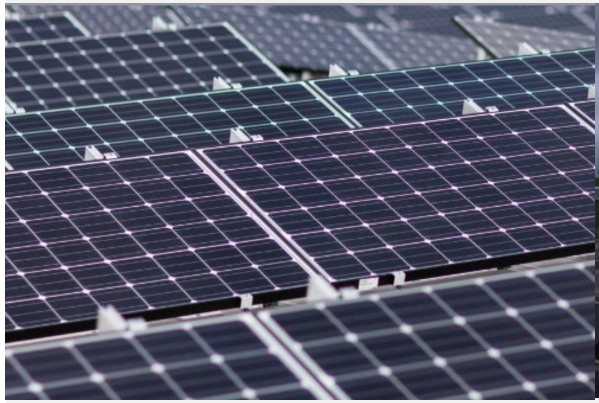
SEGRO Logistics Park Radlett

3.1 Million SQ FT OF SPACE	140 ACRES NETT DEVELOPABLE	7 UNITS + RAIL TERMINAL	INFRASTRUCTURE ONGOING

Responsible SEGRO

Championing Low Carbon Growth

- Solar panels installed with ability to generate 2.7MWh of electricity per annum (saving 506 tonnes of CO_2 per annum).
- 454 EV charging points installed across our portfolio.
- First timber framed building (marketing suite) now completed at SLP Northampton.



Investing in our Local Communities

- SEGRO Schools programme in partnership with Career Ready include mentoring and internships.
- SEGRO Employability programmes empowering local residents with employment support with 35 progressed into employment.
- SEGRO's Community Environmental projects in partnership with Groundwork UK have created 8 improved community spaces and over an acre of improved land, increasing biodiversity and community well-being.

Asset tour

SEGRO Park Coventry

Regeneration of former sewage treatment works.

3.7 million sq ft of new logistics warehouse space less than 25 minutes to six major motorways.

100-hectare biodiverse landscape being created.

First phase included:

- Two pre-let units totalling over 900,000 sq ft for DHL and DP World
- Two speculative units (140,000 sq ft and 220,000 sq ft) completed to high sustainability specifications:
  - BREEAM 'Excellent'
  - LED lighting
  - PV panels
  - Highly sustainable EPC 'A'
  - Air source heat pumps and EV charging points

Key figures (30 June 2025)	
Size	117,418 sqm
ERV	£13m
Occupancy	75%
WAULT (to break)	15.3 years

SEGRO Park Coventry – before and after

Pre-development, 2020

July 2024

SEGRO Logistics Park East Midlands Gateway

700 acre park consisting of c.5 million sq ft of completed logistics warehousing with infrastructure spend of >£500m.

c.300 acres of Country Park open to the public with 14km of hedgerow, 50,000 thousand trees and 17km of pathways.

11 warehouses completed and let to customers including Amazon, Avarto, GXO, Games Workshop, Kuehne & Nagel, CEVA, DHL and Maersk.

Strategic Rail Freight Interchange (SRFI) operational since 2020 with Phase 2 completed. Maritime have commenced construction of their three-storey office accommodation.

Key figures (30 June 2025)

Size	456,684 sqm
ERV	£43m
Occupancy	100%
WAULT (to break)	12.3 years

SEGRO Logistics Park East Midlands Gateway – before and after


Pre-development, 2017


June 2024

SEGRO Logistics Park East Midlands Gateway - site plan

Contact details

Claire Mogford – Head of Investor Relations
claire.mogford@segro.com
+44 (0) 207 451 9048

Julia Pillans – IR Manager
julia.pillans@segro.com
+44 (0) 207 451 9098

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