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Strictly Private & Confidential

To:
SEGRO plc
1 New Burlington Place
London
W1S 2HR

4 August 2026

Dear All,

Recommended best and final share offer with a partial cash alternative for SEGRO plc by Prologis, Inc. ("Prologis")

We refer to the announcement pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the "**Document**"), to be posted by Prologis on or around 4 August 2026, in connection with the recommended best and final share offer with a partial cash alternative for SEGRO plc by Prologis.

We hereby confirm that we have given and not withdrawn our consent to our name in the Document with the inclusion of the references to our name in the form and context in which they appear. We hereby also consent to this letter being made available for inspection.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully

UBS AG London Branch

[redacted] [redacted]

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Jonathan Retter, Managing Director George Dracup, Executive Director