



SPAIN

SITE TOUR BARCELONA & MADRID

Nov 2023

SCHEDULE



BARCELONA

Time	
11:00	Meet at SEGRO Offices - Avenida Diagonal 467 6º 2º, 08036, Barcelona
11:00-12:00	Refreshments and overview of SEGRO Spain and Barcelona portfolio
12:00-15:00	Depart for Asset tour (including potential customer visit): Development site in Cerdanyola del Vallès SEGRO Logistics Park Martorelles SEGRO Logistics Park Mollet
15:00	Lunch
16:25-18:55	Train from Barcelona Sant (AVE 3160) to Madrid Atocha
20:00	Dinner Restaurante Askuabarra (Calle de Arlabán 7, Madrid)

MADRID

Time	
11:00	Meet at SEGRO Offices – Antonio Maura, 12, Madrid
11:00-11:30	Refreshments and overview of Madrid portfolio
11:00-14:00	Depart for Asset tour (including customer visit, Mercadona): SEGRO Park Villaverde SEGRO Logistics Park Getafe SEGRO Park Coslada Development site in San Fernando de Henares
14:30	Lunch and Q&A Restaurante Don Pedro Av de Aragon, 358 Via de servicio NII - Coslada San Fernando
15:30	Tour ends



SPAIN OVERVIEW

SPANISH MARKET OVERVIEW 2023



Demand:

- Demand has normalised back towards pre-COVID levels but remains healthy.
- Many occupiers are planning for their future requirements and are looking beyond the next 12 months and current macro uncertainty; they are being more selective (location and quality of space) which puts our prime portfolio in a strong position.
- Take up: The logistics take-up forecast for 2023 in Madrid is 800,000 square meters, slightly lower than the 1.3 million square meters reached in 2022. In Barcelona the forecast is for c.500,000 square meters, very similar to pre-COVID take-up levels.

Supply:

- Supply remains limited, particularly in prime markets where our portfolio is located.
- Vacancy rates are low versus historical levels and speculative development has reduced due to outward movement in yields and increased finance costs.

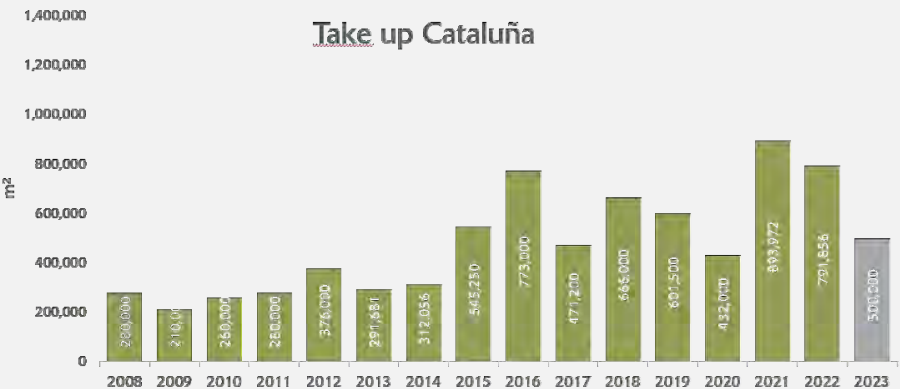
Investment markets:

- Activity has returned to investment markets but volumes remain lower than average and lot sizes small.
- Definition of ‘prime’ has shrunk (for example more focus on location, sustainability credentials and lease structures) and investors, like occupiers, are being more selective.
- Future rental growth potential (and ability to capture it) has become even more important to help balance the increasing yield requirements from investors.

BARCELONA MARKET 2023

5.4%
Vacancy Rate

500k m²
Take-up forecast 2023



MADRID MARKET 2023

6%
Vacancy Rate

800k m²
Take-up forecast 2023





2015

ESTABLISHED
IN 2015

€592 m

PORTFOLIO VALUATION
(including land and buildings
under construction)

25

CUSTOMERS

100%

OCCUPANCY

313 K

SQ M UNDER
MANAGEMENT

236 K

SQ M UNDER NEW
DEVELOPMENT

284 K

SQ M LANDBANK

MEMBERS



David Alcazar

Head of Spain
Barcelona



Natalia Atserias

Marcomms
Executive
Manager
Barcelona



Cristina Barrio

Surveyor
Technical
Development
Madrid



Marina Breda

Associate
Director
Development
Barcelona



Albert Collet

Surveyor
Technical
Development
Barcelona



David Fernandez

Associate
Director
Technical
Development
Barcelona



Jon Fernández

Manager
Asset
Management
Madrid



Jesus Garcia

Surveyor
Property
Manager
Madrid



Ester Gras

Senior
Accountant
Finance
Operations
Francia



Leyre Irazola

Office
Manager
Madrid



Maribel Jimenez

Assistant
Office
Manager
Barcelona



Felipe Palanca

Associate
Director
Investment
Barcelona



Luis Pino

Associate
Director
Development
Madrid



Beatriz Pla

OM BCN
PA DA
Marcomms
Barcelona



Cristina Tojero

Marketing
Executive
Barcelona



Anna Vallejo

Surveyor
Development
Barcelona

 **MADRID**



 **BARCELONA**



SEGRO



BUILT

165.350 m²

UNDER CONSTRUCTION

41.900 m²

UNDER DEVELOPMENT

118.500 m²



BARCELONA

1. SEGRO LOGISTICS PARK Cerdanyola



Cerdanyola

Built Area: 41.904 m²

2. SEGRO LOGISTICS PARK GRANOLLERS



Granollers

Built Area: 28.551 m²

3. SEGRO LOGISTICS PARK MARTORELLES I



Martorelles

Built Area: 34.114 m²

4. SEGRO LOGISTICS PARK MARTORELLES II



Martorelles

Built Area: 19.035 m²

5. SEGRO LOGISTICS PARK MARTORELLES IV



Martorelles

Built Area: 11.695 m²
Under Develop: 8.800 m²

6. SEGRO LOGISTICS PARK MOLLET



Mollet

Built Area: 10.500 m²

7. SEGRO LOGISTICS PARK PALAU



Palau - Solità i Plegamans

Built Area: 66.000 m²

8. SEGRO LOGISTICS PARK RUBÍ



Rubí

Built Area: 11.000 m²

9. SEGRO LOGISTICS PARK SES I



Sant Esteve Sesrovires

Built Area: 28.507 m²

10. SEGRO LOGISTICS PARK SES II



Sant Esteve Sesrovires

Built Area: 21.948 m²

11. SEGRO LOGISTICS PARK TERRASSA



Terrassa

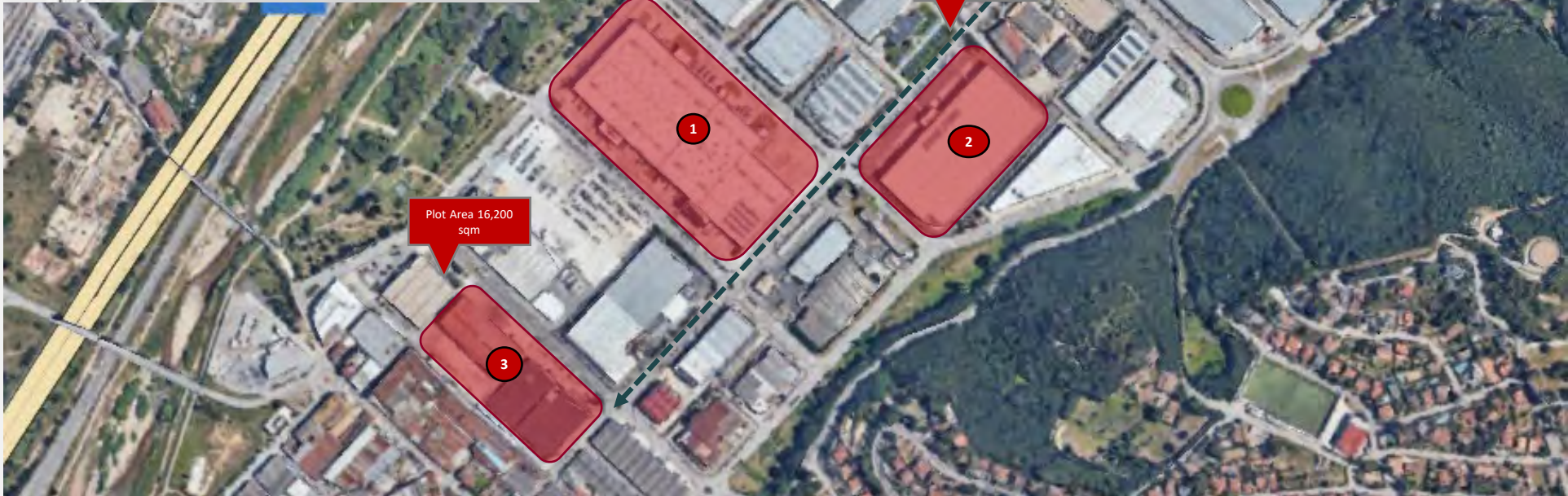
Built Area: 43.704 m²

10. SEGRO LOGISTICS PARK SES II



BARCELONA: BUILT ASSETS

SEGRO LOGISTICS PARK MARTORELLES I, II, II, IV



AP-7, C-33, E-15.



37 km

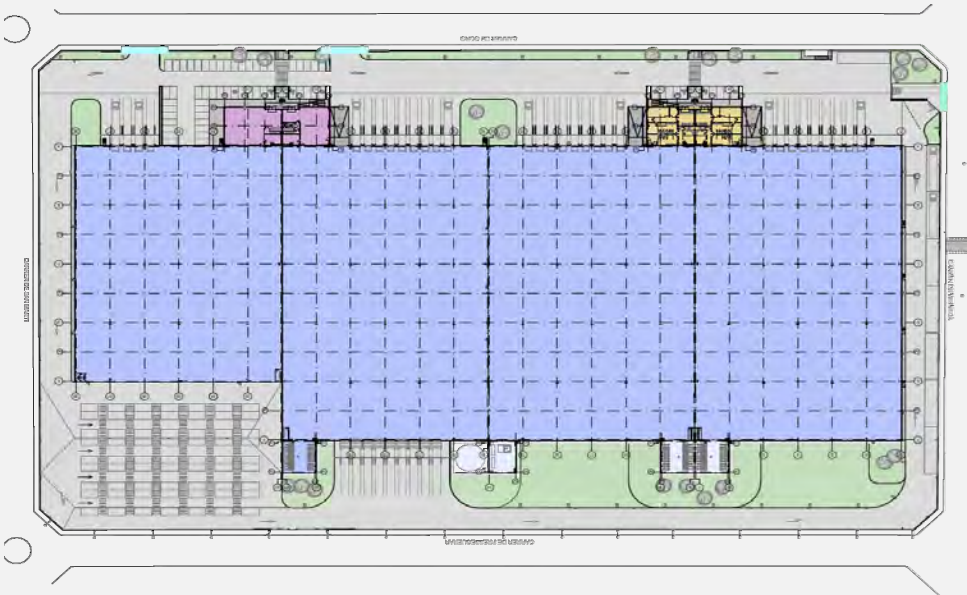


29 km

SEGRO LOGISTICS PARK MARTORELLES I



Name	SELP - SEGRO Logistics Park Martorelles I
Environmental Certification	BREEAM Very Good
Site Acquired	Sep 9 th 2015
Development Start Date	June 1 st 2017
Lease Expiry Date	Oct 12 th 2027
Type	Bog Box
Client	Amazon
Plot Area	56,000 sq m
Built Area	34,114 sq m



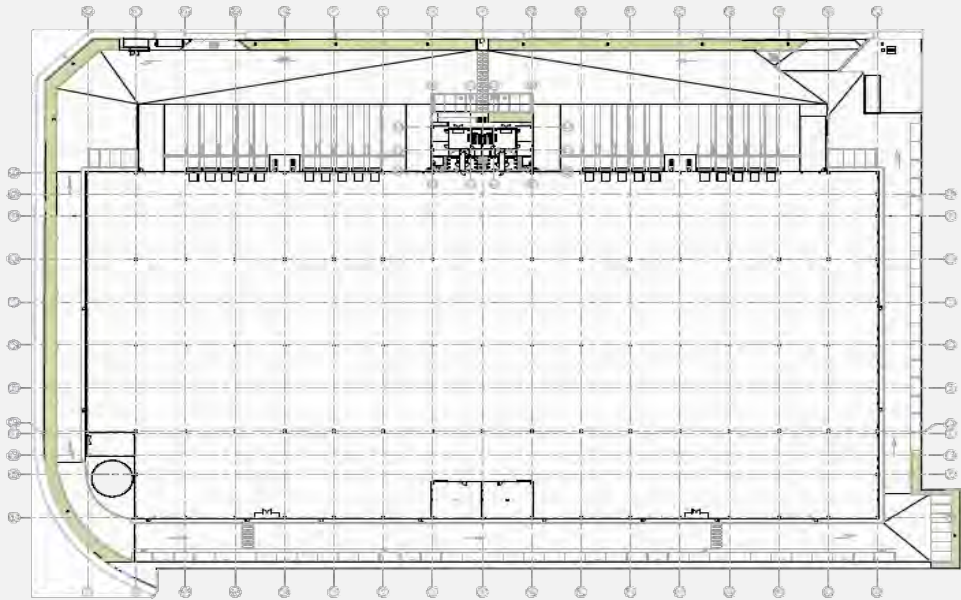
SEGRO LOGISTICS PARK MARTORELLES I



SEGRO LOGISTICS PARK MARTORELLES II



Name	SELP – SEGRO Logistics Park Martorelles II
Environmental Certification	BREEAM Very Good
Site Acquired	March 31 st 2017
Development Start Date	Sep 1 st 2019
Next Break Date	Sep 1 st 2025
Type	Big Box
Client	CTC
Plot Area	32,000 sq m
Built Area	19,000 sq m

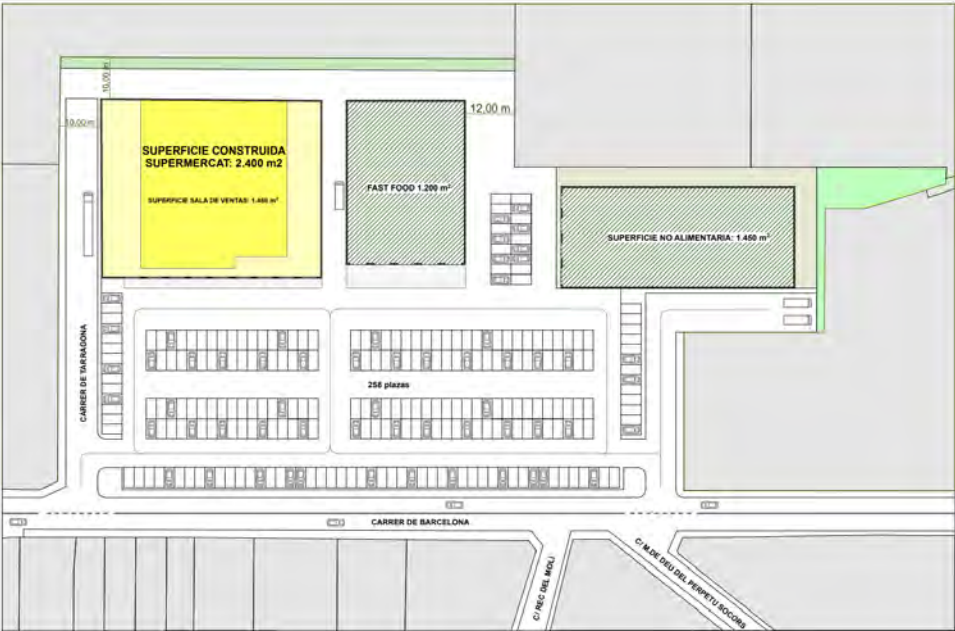




SEGRO LOGISTICS PARK MARTORELLES III



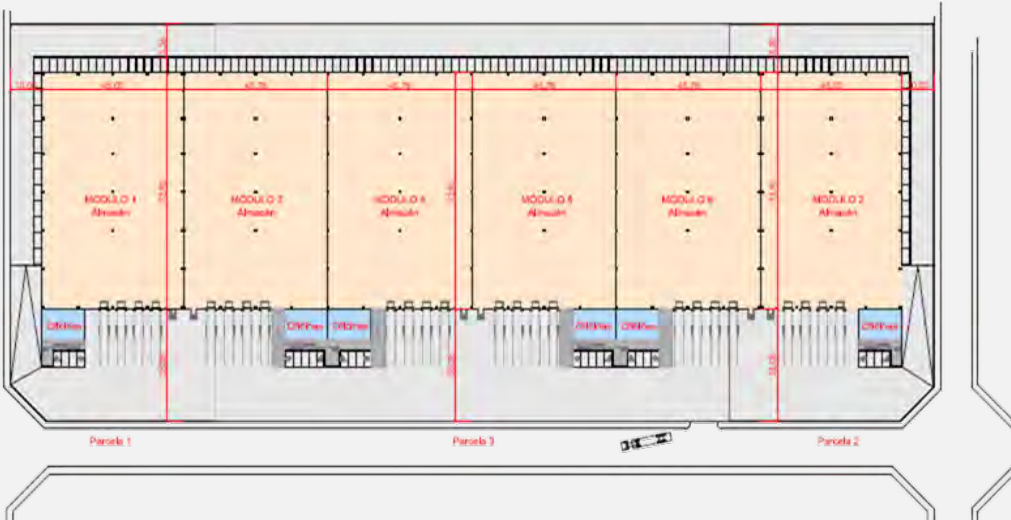
Name	SELP – SEGRO Logistics Park Martorelles III
Environmental Certification	BREEM Excellent
Site Acquired	Feb 2021
Current status	Under disposal Due Dilligence (€5m)
Lease Expiry Date	N/A (Land)
Current Headline Rent	N/A (Land)
Type	Mid Box
Client	N/A
Plot Area	16,200 sqm
Built Area	9,100 sqm



SEGRO LOGISTICS PARK MARTORELLES IV



Name	SELP – SEGRO Logistics Park Martorelles IV - 2024
Environmental Certification	BREEAM Excellent
Site Acquired	Oct 8 th 2021
Development Start Date	TBC
Lease Expiry Date	March 10 th 2030
Current Headline Rent	N/A
Type	Mid Box
Client	Classoplastics & TAG Automotive
Plot Area	19,064 sq m



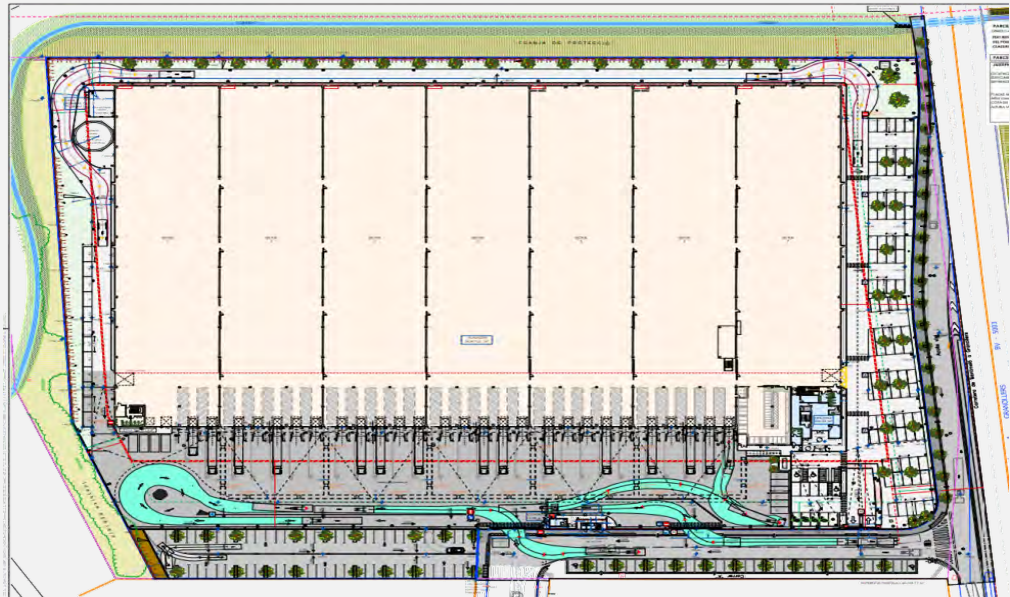
SEGRO LOGISTICS PARK MARTORELLES IV



SEGRO LOGISTICS PARK GRANOLLERS



Name	SEGRO Logistics Park Granollers
Environmental Certification	BREEAM Very Good
Site Acquired	18/01/2019
Development Start Date	2018
Next Break Date	31/12/2028
Type	Big Box
Client	IDL
Plot Area	40,556 sqm
Built Area	28,551 sqm



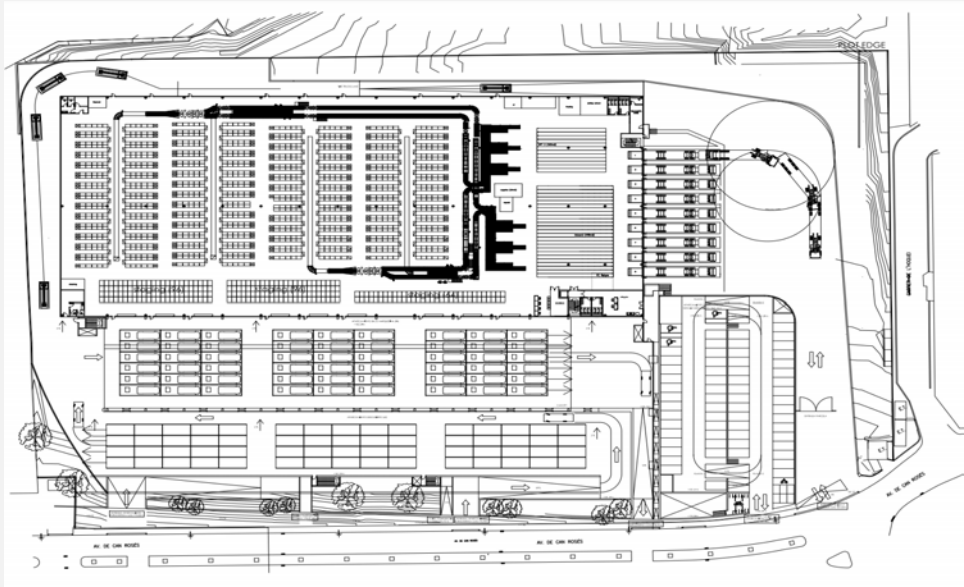
SEGRO LOGISTICS PARK GRANOLLERS



SEGRO LOGISTICS PARK RUBÍ



Name	SEGRO Logistics Park Rubí
Environmental Certification	BREEAM Very Good
Site Acquired	04/06/2019
Development Start Date	2020
Next Break Date	17/09/2035
Type	Urban Logistics
Client	Amazon
Plot Area	26,000 sqm
Built Area	11,000 sqm



SEGRO DEVELOPMENTS: Rubí



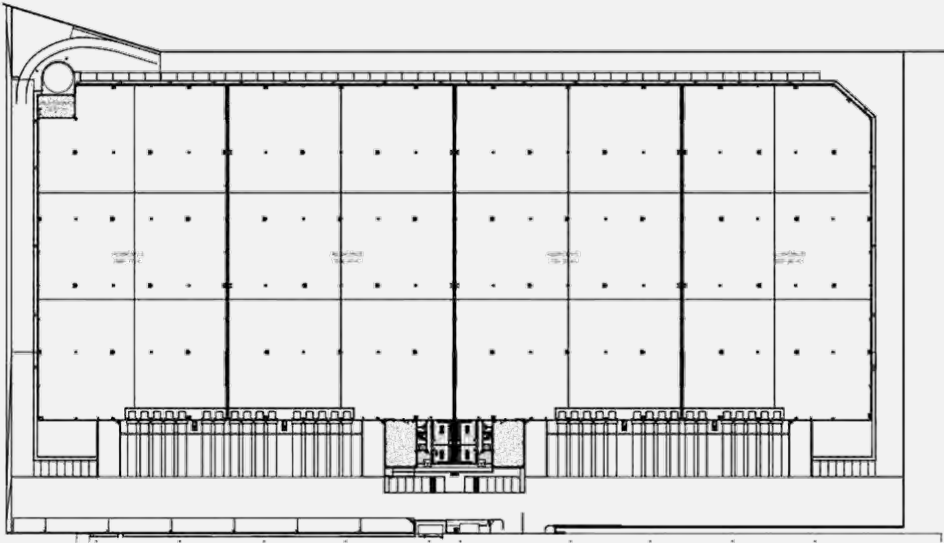




SEGRO LOGISTICS PARK SANT ESTEVE I



Name	SEGRO Logistics Park Sant Esteve I
Environmental Certification	BREEAM Very Good
Site Acquired	15/12/2017
Development Start Date	2019
Next Break Date	31/08/2026
Type	Big Box
Client	Lidl
Plot Area	42,355 sqm
Built Area	28,507 sqm



SEGRO LOGISTICS PARK SANT ESTEVE I



SEG





SEGRO LOGISTICS PARK SANT ESTEVE I



SEGRO LOGISTICS SANT ESTEVE II



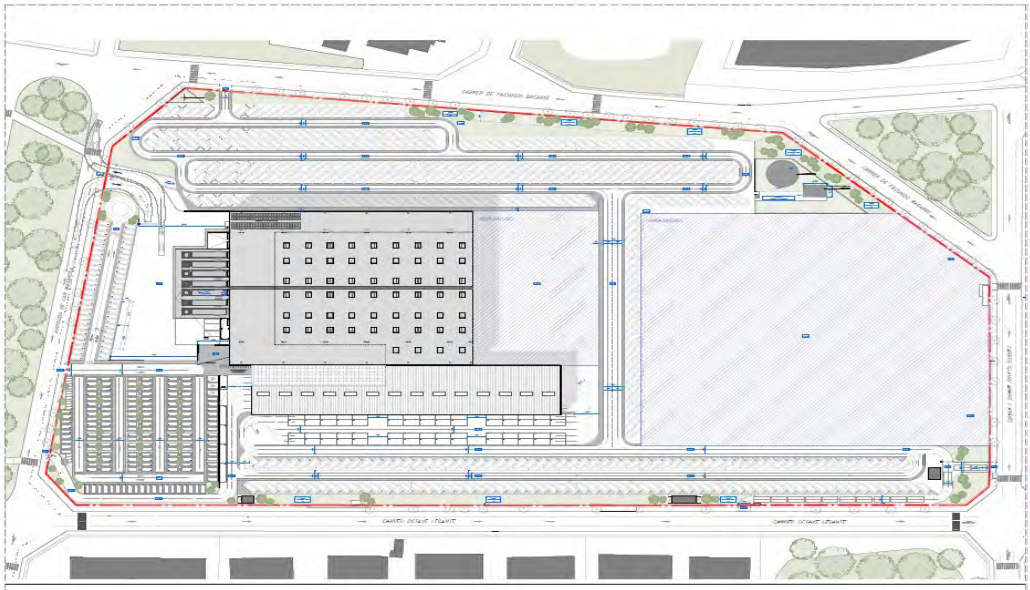
Name	SEGRO Logistics Park Sant Esteve II
Environmental Certification	BREEAM Very Good
Site Acquired	15/12/2017
Development Start Date	2020
Next Break Date	13/09/2031
Type	Big Box
Client	Fercam Transportes SAU Benteler Automotive Manufacturing España SL
Plot Area	36,000 sqm
Built Area	21,948 sqm



SEGRO LOGISTICS PARK MOLLET




Name	SEGRO Logistics Park Mollet
Environmental Certification	BREEAM Very Good
Site Acquired	10/01/2018
Development Start Date	2021
Next Break Date	14/10/2041
Type	Urban Logistics
Client	Amazon
Plot Area	68,900 sqm
Built Area	10,500 sqm



SEGRO Logistics Park Mollet







BARCELONA: UNDER DEVELOPMENT

SEGRO LOGISTICS PARK Cerdanyola



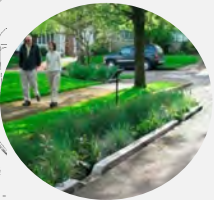
Name	SELP – SEGRO Logistics Park Cerdanyola
Environmental Certification	BREEM Excellent
Site Acquired	2020
Construction Start Date	Q3 2023
Type	Big Box
Client	Penguin Random House (pre-let)
Term	10 years
Plot Area	76,589 sqm
Built Area	41,904 sqm



SEGRO LOGISTICS PARK PALAU



Name	SELP – SEGRO Logistics Park Palau
Environmental Certification	N.A.
Site Acquired	2020
Status	Under development
Type	Big Box
Construction start date	2024
Client	N.A.
Current headline rent	N.A.
Plot Area	100.000 sqm
Built Area	66.000 sqm

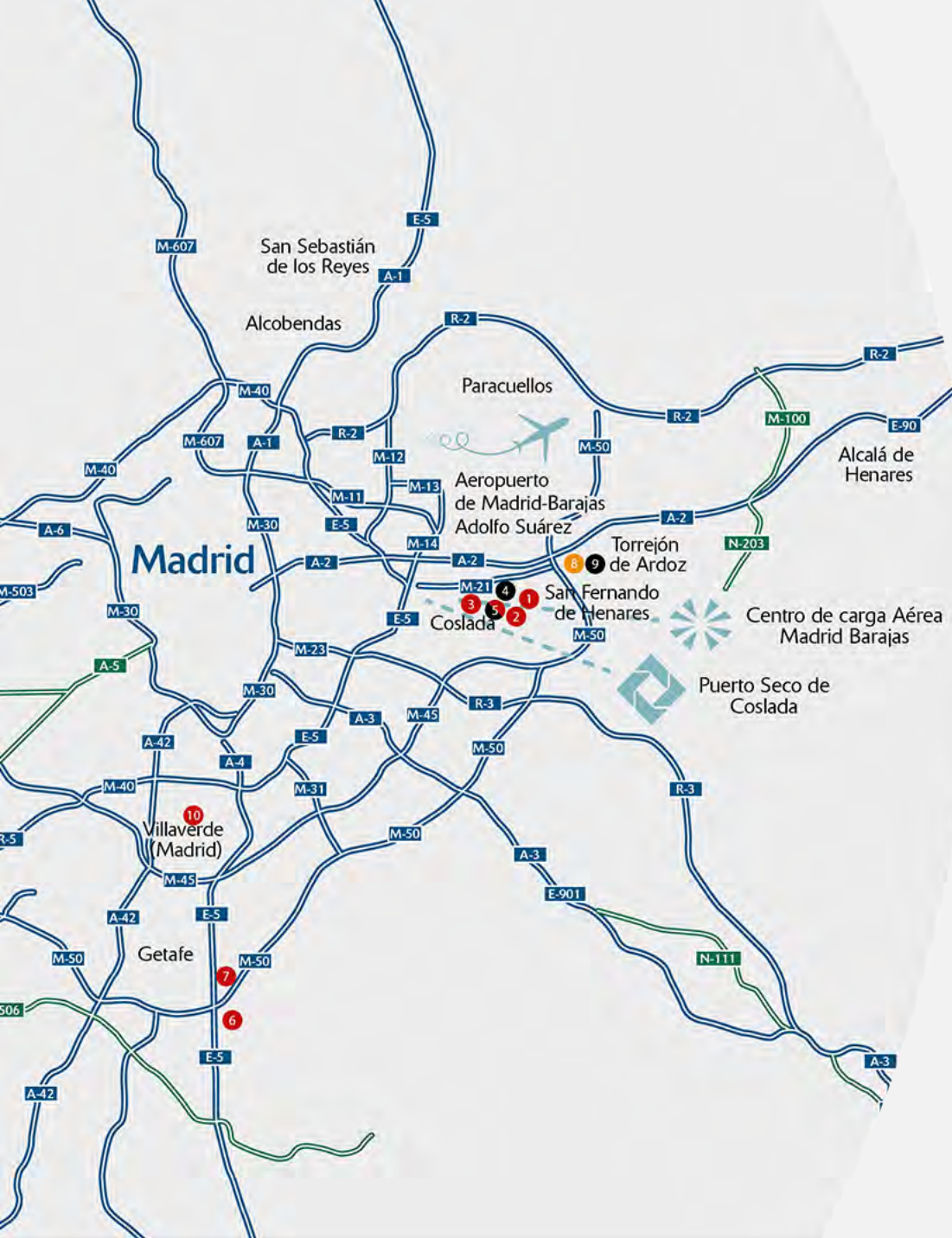


SEGRO LOGISTICS PARK TERRASSA



Name	SELP – SEGRO Logistics Park Terrassa
Environmental Certification	N.A.
Site Acquired	2020
Status	Land Bank
Type	Big Box
Construction start date	TBD
Client	N.A.
Current headline rent	N.A.
Plot Area	93,000 sqm
Built Area	43,704 sqm





BUILT

147.650 m2

UNDER CONSTRUCTION

29.488 m2

UNDER DEVELOPMENT

46.200 m2



MADRID

1. SEGRO PARK COSLADA I



Coslada

Built Area: 16.226 m²

2. SEGRO PARK COSLADA II



Coslada

Built Area: 10.935 m²

3. SEGRO PARK COSLADA III



Coslada

Built Area: 19.900 m²

4. SEGRO PARK COSLADA IV



Coslada

Built Area: 10.000 m²

5. SEGRO PARK COSLADA V



Coslada

Built Area: 7.700 m²
Under Develop: 14.700 m²

6. SEGRO LOGISTICS PARK GETAFE I



Getafe

Built Area: 46.960 m²

7. SEGRO LOGISTICS PARK GETAFE II



Getafe

Built Area: 36.823 m²

8. SEGRO LOGISTICS PARK SFH I



San Fernando de Henares

Built Area: 29.488 m²

9. SEGRO LOGISTICS PARK SFH II



San Fernando de Henares

Built Area: 21.500 m²

10. SEGRO PARK VILLVERDE



Villaverde

Built Area: 9.094 m²

11. SEGRO LOGISTICS PARK SES II

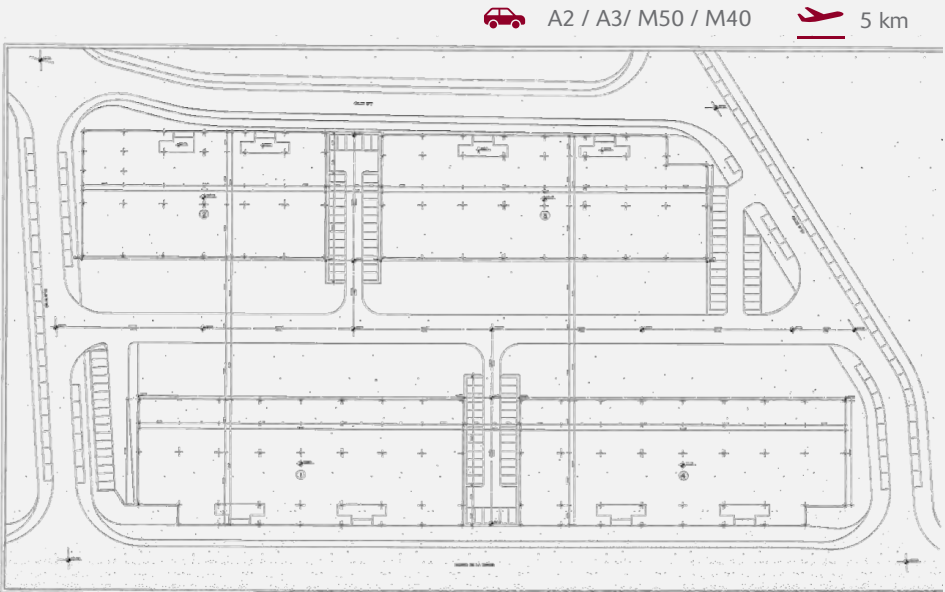


MADRID: BUILT ASSETS

SEGRO LOGISTICS PARK COSLADA I



Name	SEGRO Park Coslada I
Environmental Certification	BREEAM Very Good
Site Acquired	March 2016
Type	Urban Logistics
Client	Adyco / Congreso / ISM / Cargo Marketing / Econocom / Aerodromo / Banco de España / Totalmedia / Royal Premier
Plot Area	27,402 sqm
Built Area	16.226 sqm





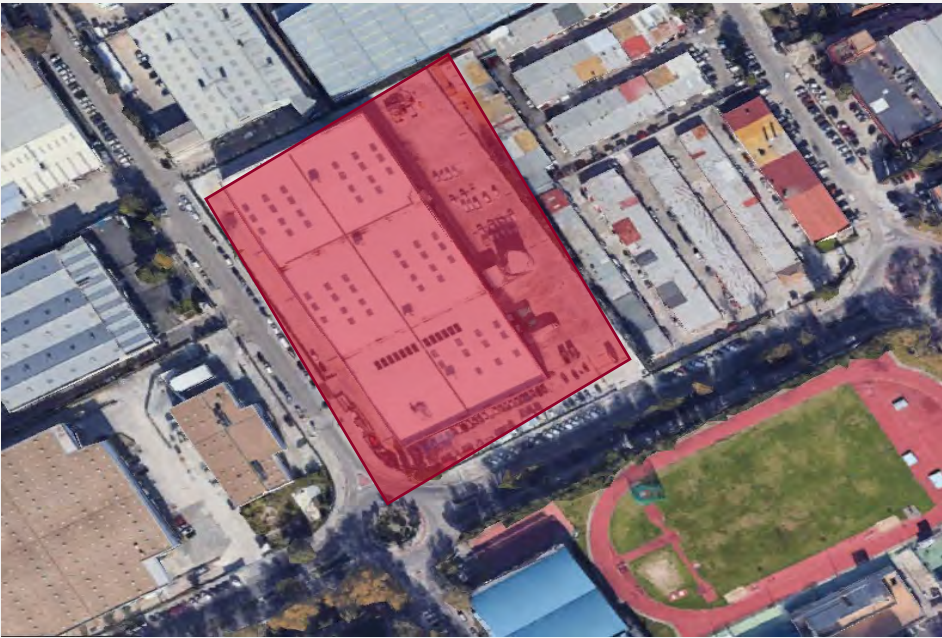
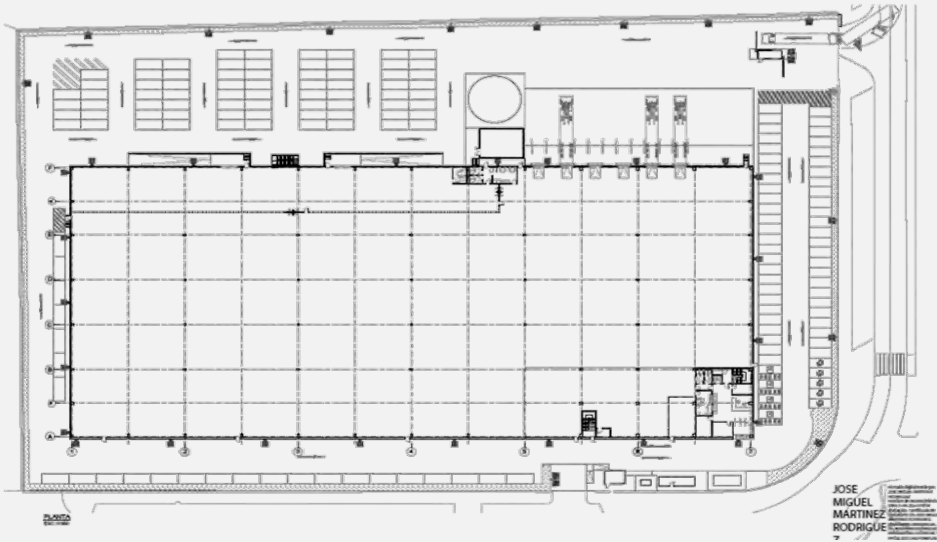


SEGRO LOGISTICS PARK COSLADA II



Name	SEGRO Park Coslada II
Environmental Certification	BREEAM Very Good
Site Acquired	2017
Development Start Date	2020
Next Break Date	September 2031
Type	Urban Logistics
Client	Amazon fulfilment
Plot Area	20,795 sqm
Built Area	10,935 sqm

 A2 / A3/ M50 / M40  5 km



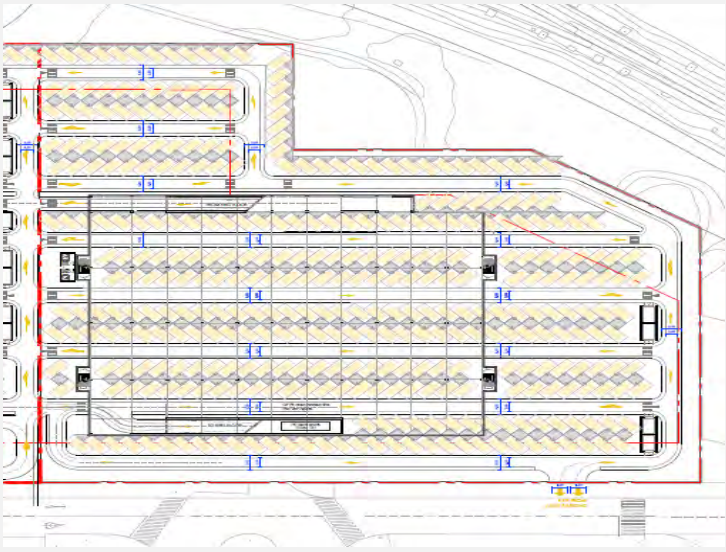


SEGRO LOGISTICS PARK COSLADA III



 A2 / A3/ M50 / M40  5 km

Name	SEGRO Park Coslada III
Site Acquired	2020
Development Start Date	2020
Next Break Date	September 2036
Type	Urban Logistics Parking
Client	Amazon
Plot Area	20,000 sqm
Built Area	19,900 sqm

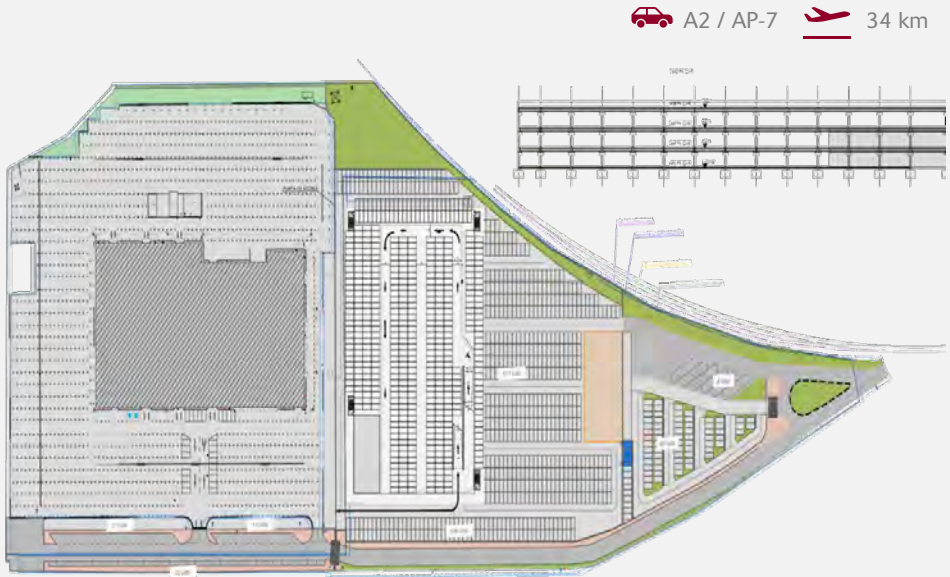




SEGRO LOGISTICS PARK VILLAVERDE I



Name	SEGRO Park Villaverde I
Site Acquired	July 2018
Development Start Date	2026
Type	Land + Existing warehouse
Client	Clicars
Plot Area	73,198 sqm
Built Area	9,094 sqm

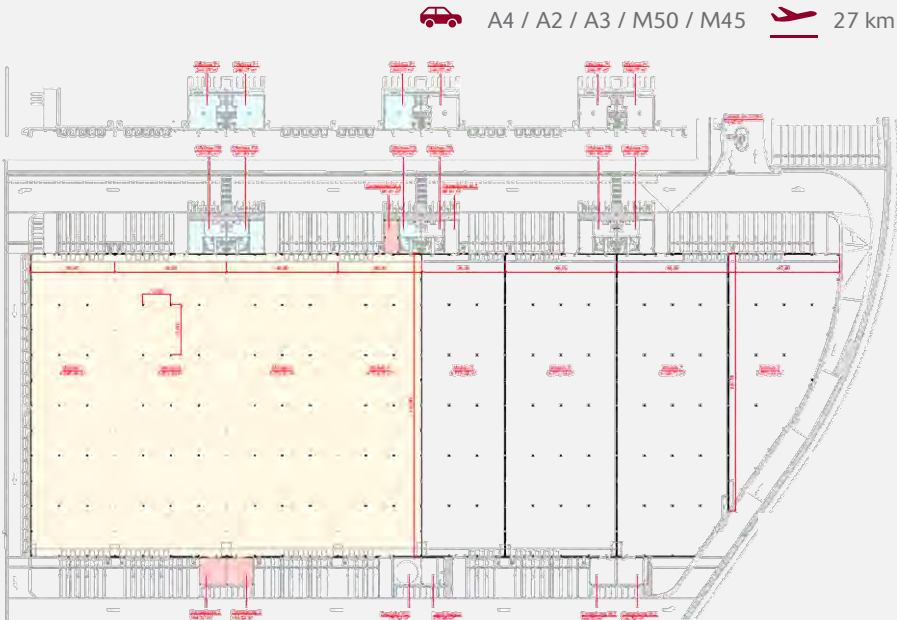




SEGRO LOGISTICS PARK GETAFE I



Name	SEGRO Logistics Park Getafe I
Environmental Certification	BREEAM Very Good
Site Acquired	December 2017
Development Start Date	2018
Type	Big Box
Client	Mercadona
Plot Area	80,751 sqm
Built Area	46,960 sqm



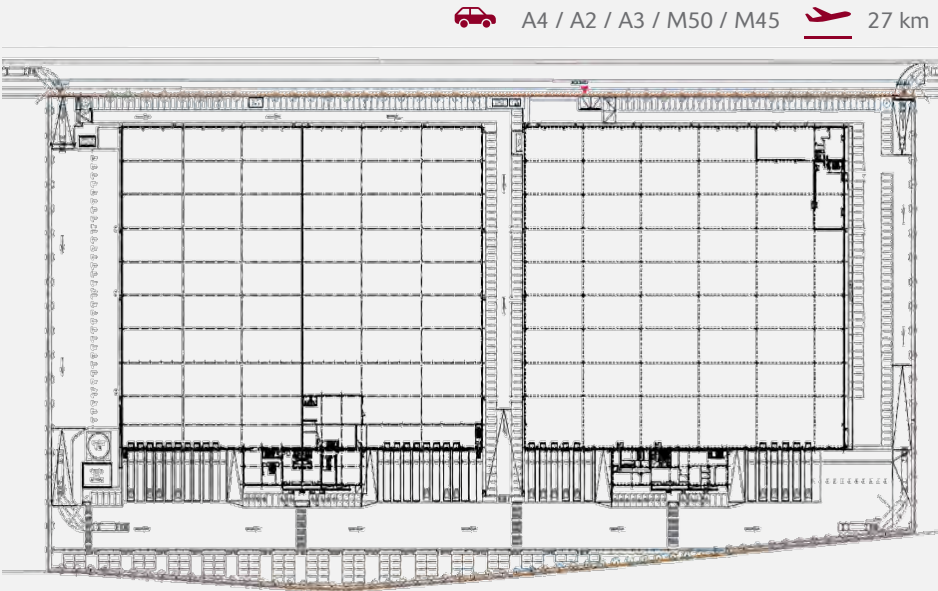




SEGRO LOGISTICS PARK GETAFE II



Name	SEGRO Logistics Park Getafe II
Environmental Certification	BREEAM Very Good
Site Acquired	June 2018
Development Start Date	2019
Next Break Date	2025/ 2035/ 2035
Type	Big Box
Client	MCR, KRAMP, COMAFE
Plot Area	60,000 sqm
Built Area	36,823 sqm







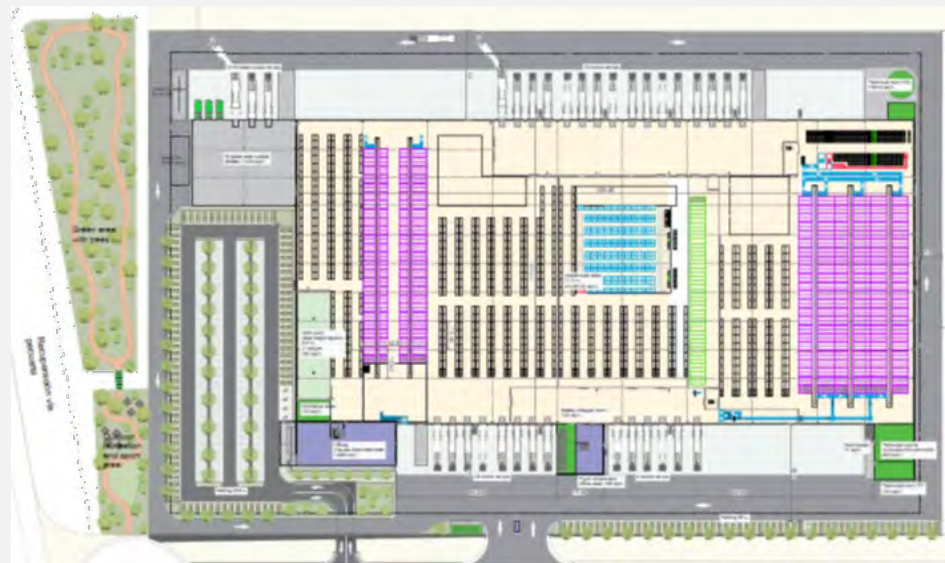


A close-up photograph of a blue corrugated metal roof. The panels are arranged in a series of parallel lines that recede into the distance, creating a strong sense of perspective. The lighting is bright, casting shadows that emphasize the texture of the metal. Overlaid on the lower half of the image is the text "MADRID: UNDER DEVELOPMENT" in a clean, white, sans-serif font.

MADRID: UNDER DEVELOPMENT



 A2  9 km



SEGRO LOGISTICS PARK SAN FERNANDO II



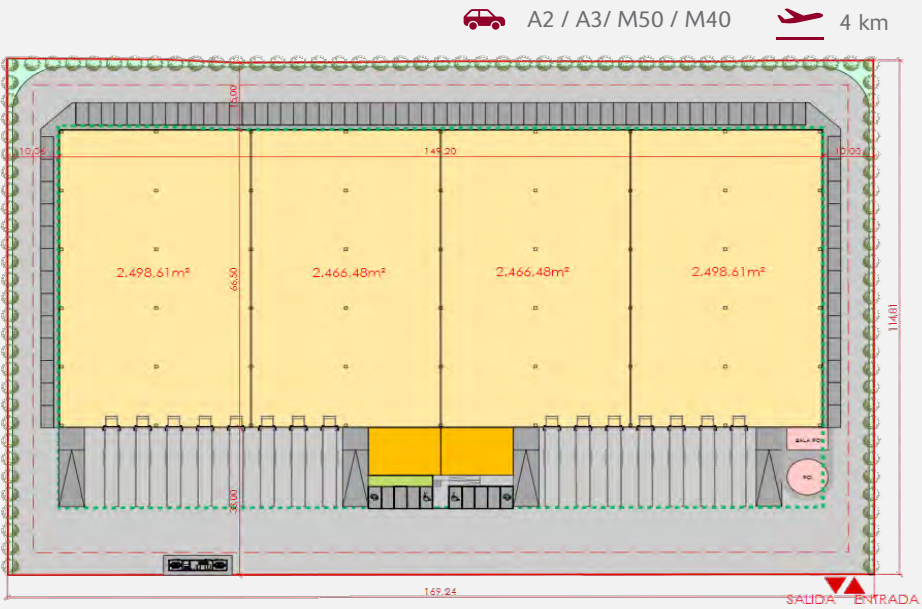
Name	SEGRO Logistics Park San Fernando de Henares II
Environmental Certification	BREEAM Excellent
Site Acquired	August 2020
Development Start Date	2024
Type	Big Box
Client	Spec
Plot Area	44,000 - 46,112 sqm
Built Area	21,500 sqm



SEGRO LOGISTICS PARK COSLADA IV





Name	SEGRO Park Coslada IV
Environmental Certification	BREEAM Very Good
Site Acquired	2021
Development Start Date	BTS
Type	Urban Logistics
Plot Area	19,400 sqm
Built Area	10,000 sqm



SEGRO LOGISTICS PARK COSLADA V

Name	SEGRO Park Coslada V
Environmental Certification	BREEAM Excellent
Site Acquired	July 2021
Demolitions	On going
Development Start Date	Q3 2023
Licenses	June 2023
Asking Rent	7,00 - 7,75
Type	Urban Logistics
Strategy	Spec project
Plot Area	26,700 sqm
Built Area	12,500 - 14,700 sqm



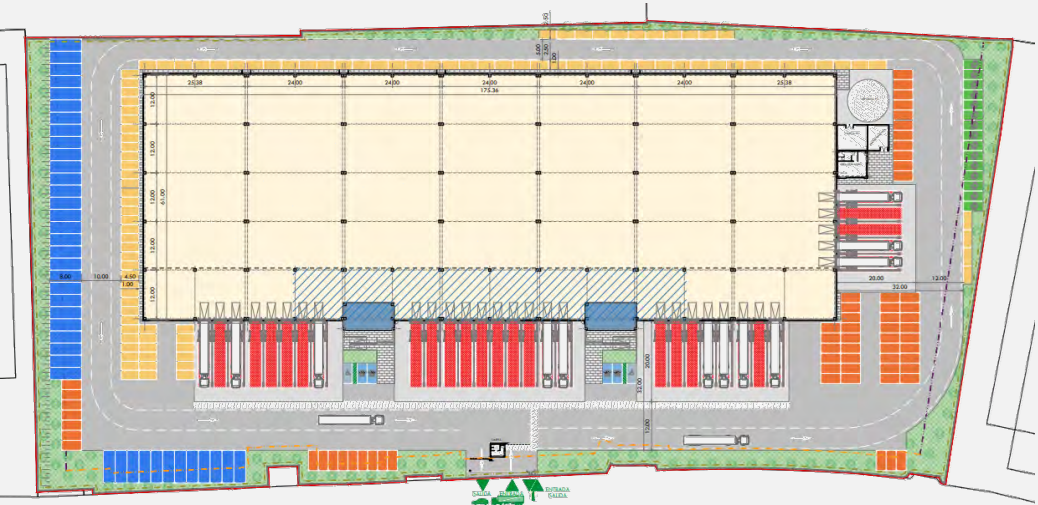
 A2 / A3/ M50 / M40  4 km



Multi-tenant building design



Single-tenant building design



WE CREATE THE SPACE THAT ENABLE
EXTRAORDINARY THINGS TO HAPPEN