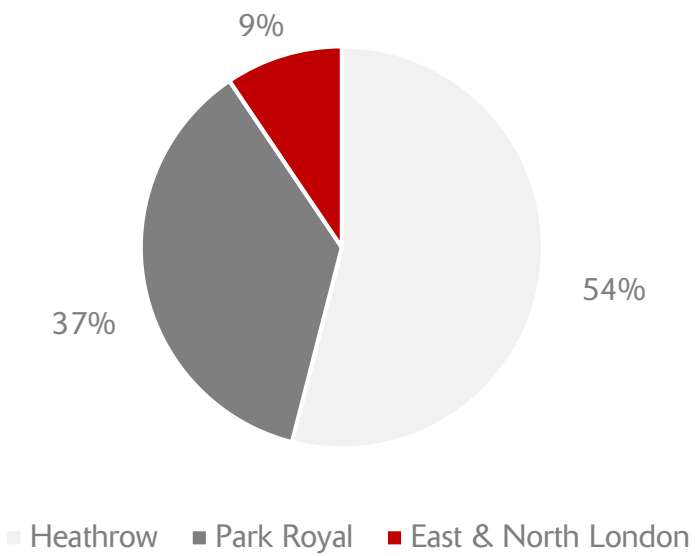
SEGRO EAST LONDON PORTFOLIO

CITI TRANSPORT & INFRASTRUCTURE TRIP
6 SEPTEMBER 2019

North & East London portfolio – key operational metrics[1]:

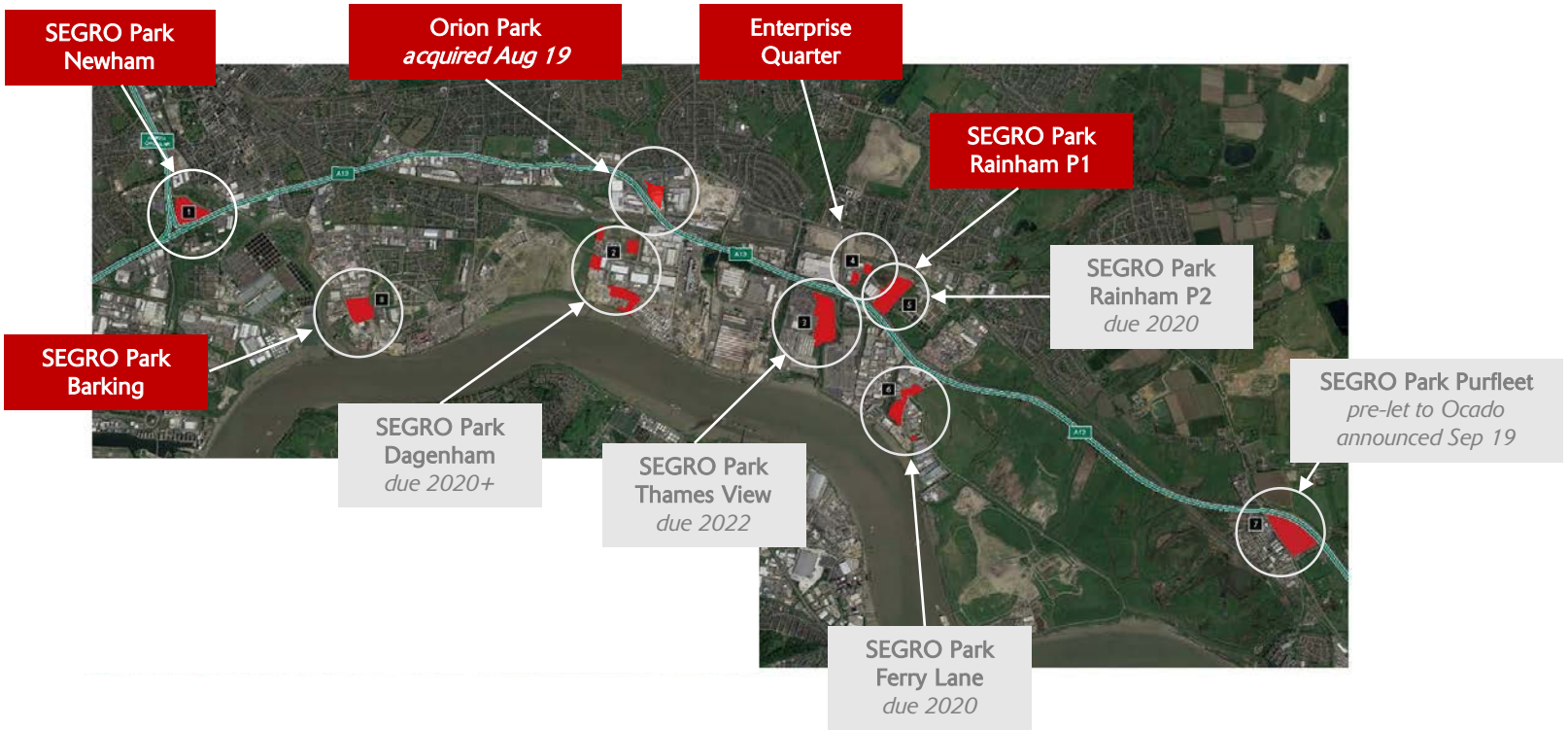
Portfolio value:	£485.9m
Headline rent:	£12.9m
ERV:	£18.2m
> Reversionary potential:	*£3.4m*
Vacancy:	10.8%
WAULT (to break):	10.8 years
Net true equivalent yield:	4.3%
Average rent:	£9-14 per sq ft

SEGRO London portfolio split by headline rent
(at June 2019)



1 All data as of HY 2019 – see the 2019 Half Year Property Analysis Report for further information

SEGRO East London portfolio:



East
Beyond Business

- 10 year partnership between SEGRO and the GLA to regenerate 86 acres of derelict and underused land in Newham, Havering and Barking & Dagenham
- Creating up to 4,400 jobs and providing a unique programme of local business support, training and development

SEGRO Park Newham:

East
Beyond Business

- 14 acre site, former landfill
- Development commenced in 2017
- Three standalone units:
  - 45,000 sq ft - let to DPD, completed H1 18
  - 51,500 sq ft – let to DHL, completed H2 19
  - 39,000 sq ft - let to Travelodge, due to complete H2 19

BEFORE

DPD

DHL (under construction)

SEGRO Park Rainham – Phase 1:

East
Beyond Business

- Multi-phase development on site of former Ford Motors
- First phase completed in Q3 2017
- Five units:
  - Unit 1: 58,000 sq ft, let to Babcock
  - Unit 2: currently vacant
  - Unit 3 & 4: 36,000 sq ft, let to Mitsubishi
  - Unit 5: 24,000 sq ft, let to MEP Hire

MEP Hire supplied the platforms and cherry-pickers used in the construction of the recently completed Tottenham Hotspurs Stadium

Tottenham Hotspurs Stadium

Shanghai Tower, China

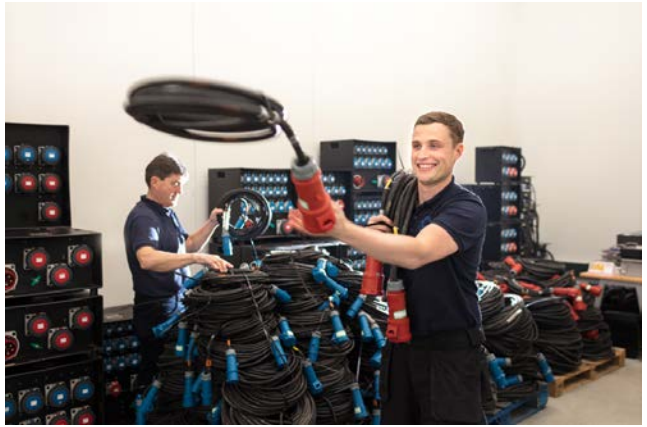
Mitsubishi supplied & installed the world's second – fastest elevators in the 632m tall Shanghai Tower in China

Babcock service the London Met Police fleet out of Rainham

Enterprise Quarter:

East
Beyond Business

- 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
- 20 units let since completion
- 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:
  - JS Entertainment
  - The Date Company London
  - Mount Valley Beverages
  - BJA Civil Rail
  - LB Apparel
  - Finch Electrical Distribution
  - Carter Global UK



SEGRO Park Barking:

- 275,000 sq ft standalone warehouse
- Let to London City Bond
- Re-geared in H1 2019

Orion Park:

- 64,000 sq ft cross-dock warehouse built by Roxhill
- Acquired in August 2019 from Kuehne & Nagel on a sale & leaseback basis (10 year term)

SEGRO Park Rainham – Phase 2:

East
Beyond Business

- 106,000 sq ft of warehouse space across 5 units (11,500 - 36,000 sq ft)
- Speculative development – started on site H2 19
- Due to complete H1 20
- Improved specification

SEGRO Park Dagenham:

East
Beyond Business

- 400,000 sq ft of land in 5 separate plots
- GLA allocated the land for the London Sustainable Industries Park
- Plot 2: speculative development of 30,000 sq ft small freehold units – due to complete H2 20
- Plot 6: exchanged in H1 2019 on a 20,000 sq ft freehold sale to Capital Dairies
- Remaining plots are being marketed for pre-lets/pre-sales

SEGRO Park Ferry Lane:

- Agreement for Sale exchanged on 100,000 sq ft distribution unit
- Planning application submitted
- Expected to complete in H2 2020

SEGRO Park Purfleet:

- 19 acre site
- Pre-let for a 304,000 sq ft state-of-the-art Customer Fulfilment Centre (CFC) for Ocado Retail (JV between Ocado and M&S)
- Expected to complete in H2 2020

SEGRO Park Thames View:

East
Beyond Business

- Site enabling works undertaken
- Re-branded from SEGRO Park Rainham P3 for unique identity
- Marketing for pre-lets of up to 250,000 sq ft

SEGRO Park Rainham leading the way in sustainable development:

Phase 1:

- BREEAM 'Excellent' & EPC Rating 'A'
- Natural daylight improved by translucent panels in the walls and roof
- LED lighting
- Photovoltaic panels & solar walls
- Electric car charging points

Phase 2:

- Targeting BREEAM 'Excellent' & EPC Rating 'A+'
- All buildings will feature smart building technology
- Use of TESLA batteries to store electricity for use during off-peak hours
- Green/ living walls to improve air quality

Continuing to find opportunities to grow the London portfolio:

SEGRO Park Hayes:

- Regeneration of 30 acres of land on the site of the former Nestle factory
- 240,000 sq ft of urban warehousing in West London (with potential for a data centre)
- Due to complete in 2020

SEGRO Park Tottenham:

- Off-market purchase of 8 acres of land on the site of a former self-storage warehouse
- Potential for 185,000 sq ft of urban warehousing, subject to planning
- Targeting to start development in 2020

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