

Enabling  
extraordinary  
things

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# Heathrow and Hayes Asset Tour

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16 April 2026

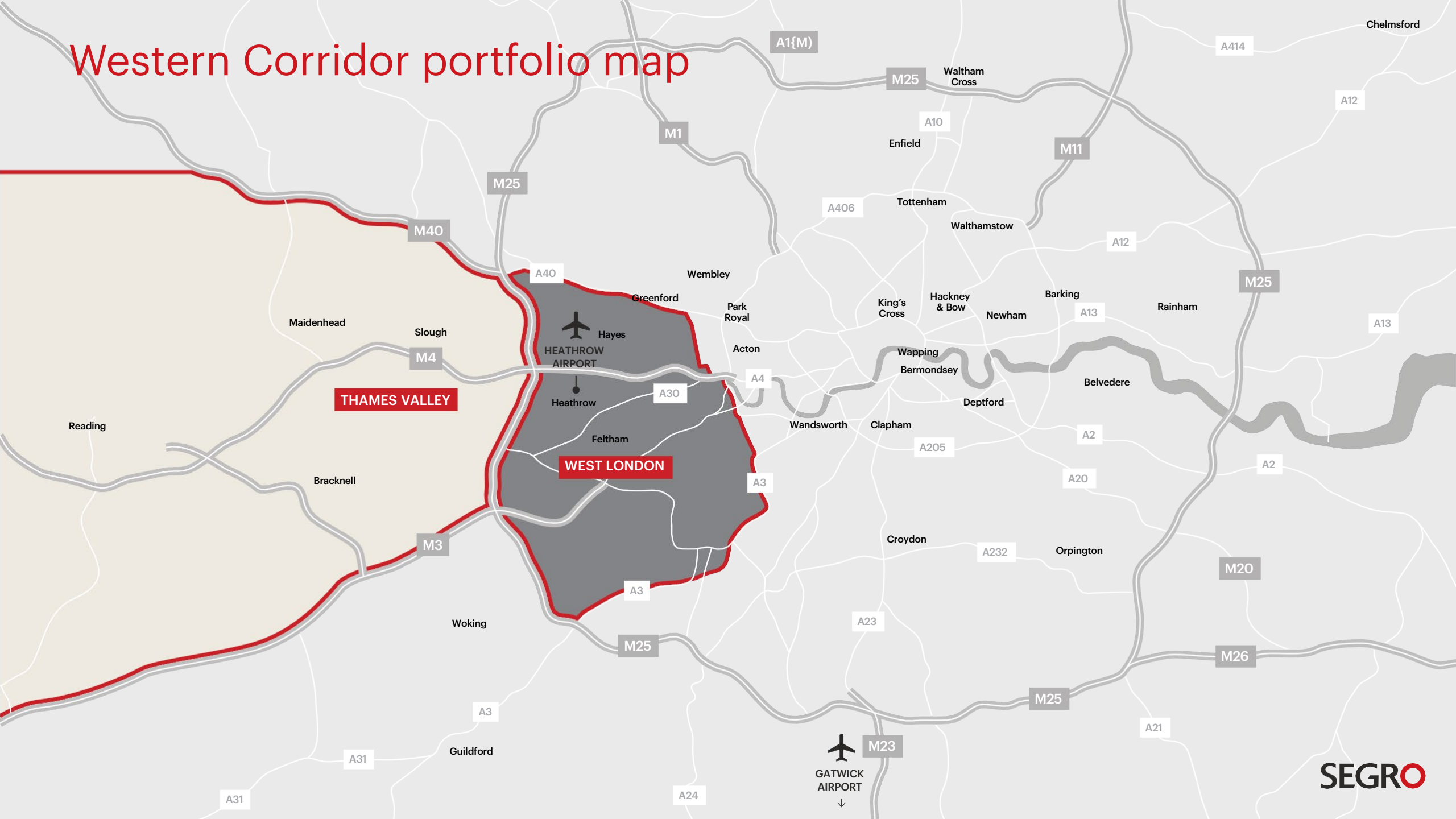
Gareth Baker – Director, Western Corridor

Claire Mogford – Head of Investor Relations

# Agenda

- 08:45 Breakfast and Heathrow presentation at our Slough office
- 09:30 Heathrow asset tour
- SEGRO Axis Park
  - Heathrow Cargo Centre
  - Heathrow Portal (SEGRO Park Scylla Road) – including customer visit at Haeco
  - Skyline (SEGRO Park Great West Road)
  - North Feltham Trading Estate
  - SEGRO Park Hayes
- 12:00/12:15 Drop off at Hayes & Harlington for trains back to London

# Western Corridor portfolio map



# Western Corridor Overview

Predominately urban portfolio split between Heathrow and Thames Valley

Owner of the Slough Trading Estate – Europe’s largest business park in single ownership and where our business began 105 years ago

Also home to the largest data centre cluster in Europe

Heathrow – mix of airside cargo assets and modern industrial which is increasingly servicing the local resident population

Diverse customer base including post & parcel, wholesale distribution, transport & logistics, tech, media & telecoms and the manufacturing sector

## PORTFOLIO DATA (31 Dec 25)

Floor space (sq ft; at 100%)	12.0 million
No. of customers	398
Valuation (at share) – all assets	£5.5bn
Rents <ul style="list-style-type: none"><li>• Passing</li><li>• Headline</li><li>• ERV</li></ul>	£233m £244m £295m
Land and development <ul style="list-style-type: none"><li>• Area</li><li>• Value (at share)</li></ul>	30 hectares £564m
Occupancy (by ERV)	97.1%
WAULT <ul style="list-style-type: none"><li>• Break</li><li>• Expiry</li></ul>	8.4 years 9.3 years

# Heathrow portfolio map



# SEGRO Axis Park

Prime West London location adjacent to the M4, with fast access to Heathrow, M25 and Central London

665,000 sq ft total space across 6 units

Anchored by Royal Mail who occupy Unit 2 (462,000 sq ft), on which rent reviews drove an excellent 2025 performance

81,500 sq ft prominent Grade A+ logistics/distribution space under construction – recently exchanged a lease agreement with a post and parcel operator

Targeting BREEAM 'Excellent' and EPC A+ with PV panels, EV charging and air source heat pumps



# Heathrow Airside



# Heathrow Cargo Centre

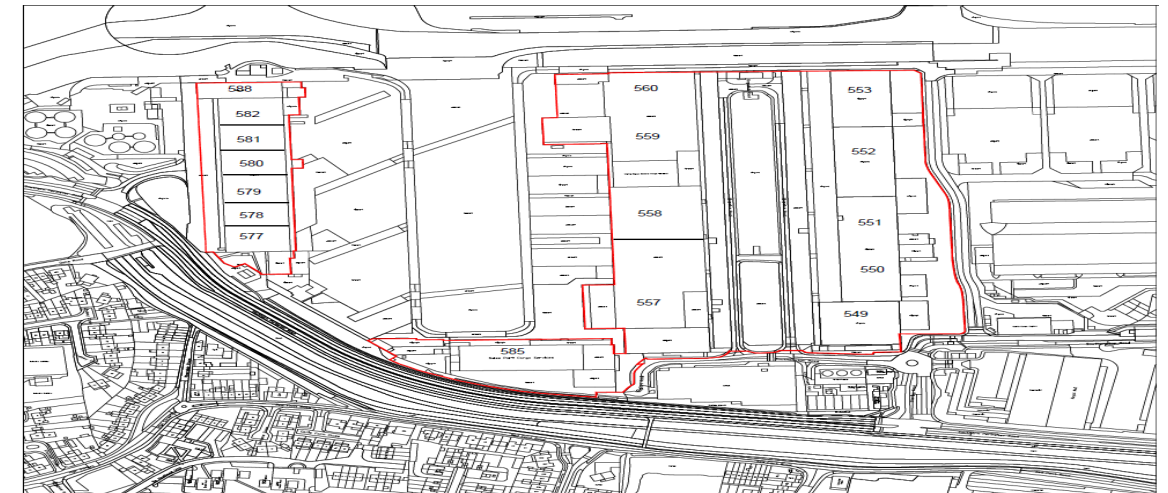
Direct access to the runway at Heathrow

Purchased 50% in 2011 and the remaining 50% as part of the APP acquisition in 2017

22 units, mainly used by cargo handlers

Strategy:

- Asset manage for rental growth
- Retain optionality around redevelopment



# Heathrow Cargo redevelopment plan



# BA World Cargo Centre

Known as the 'Breadbin'

IAG have a 50 year lease on land (expires 2051)  
and built their own facility

Rent review due April 2028



# SEGRO Park Scylla Road and SEGRO Park Great West Road

## SEGRO Park Scylla Road (formerly known as Heathrow Portal)

Built by SEGRO in 3 phases, completed in 2017

230,000 sq ft of warehousing across 4 units:

- Unit 1: 36,000 sq ft let to Swissport UK
- Unit 2 & 3: 90,000 sq ft let to Rolls Royce
- Unit 3: 100,000 sq ft let to DSV

## SEGRO Park Great West Road (formerly known as Heathrow Skyline)

Built by SEGRO, completed in 2016

158,000 sq ft of warehousing across 2 units:

- Unit 1: 82,000 sq ft let to Ceva
- Unit 2: 76,000 sq ft let to Fedex



SEGRO  
Park Scylla  
Road

SEGRO  
Park Great  
West Road

# SEGRO Park North Feltham (including Spacewaye & Central Way)

825,000 sq ft in total across three estates

Diverse occupier mix

Continued rental growth and high occupancy

Strong interest from existing occupiers to take additional space



# SEGRO Park Hayes

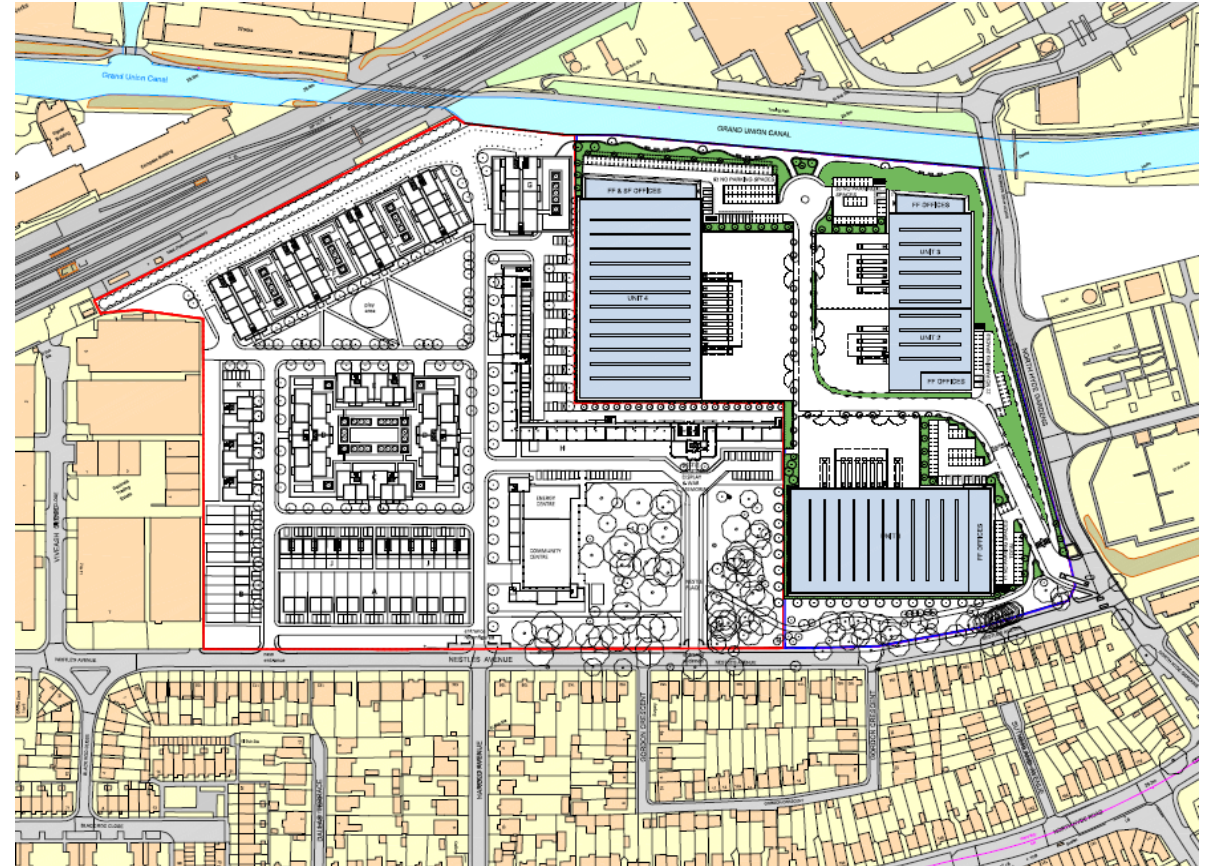
Part of a comprehensive, mixed-use regeneration of the 30-acre former Nestlé factory site

Site bought in 2015 for c.£50m, half of the site sold to Barratt for c.£70m (who delivered 1,500 new homes)

Designated as a Conservation area, meaning key features of the 1920's factory had to be retained

Acoustic wall to separate industrial and residential parts of the development, separate access points

New public realm with landscaped parks, canal frontage and other amenities



# SEGRO Park Hayes

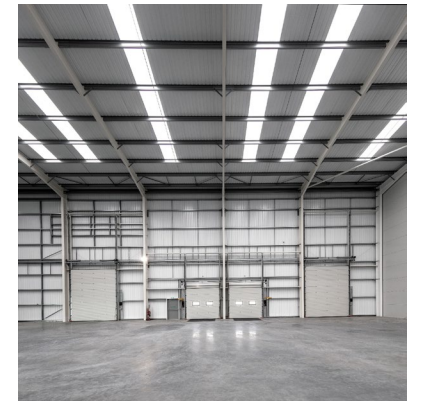
Rapid access into Central London, Heathrow and the M4 corridor, also located close to Hayes town centre and Elizabeth line.

Fully let 244,000 sq ft of modern industrial space:

- Unit 1: 84,000 sq ft, let to print and packaging company
- Unit 2: 25,000 sq ft, let to all-electric parcel delivery
- Unit 3: 35,000 sq ft, let to Transglobal Express
- Unit 4: 100,000 sq ft, let to JFC

Carbon neutral in design as well as BREEAM 'Outstanding' and EPC A+

Features include highly insulated walls and roofs, LED lighting, air source heat pumps and solar panels



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