

Enabling
extraordinary
things

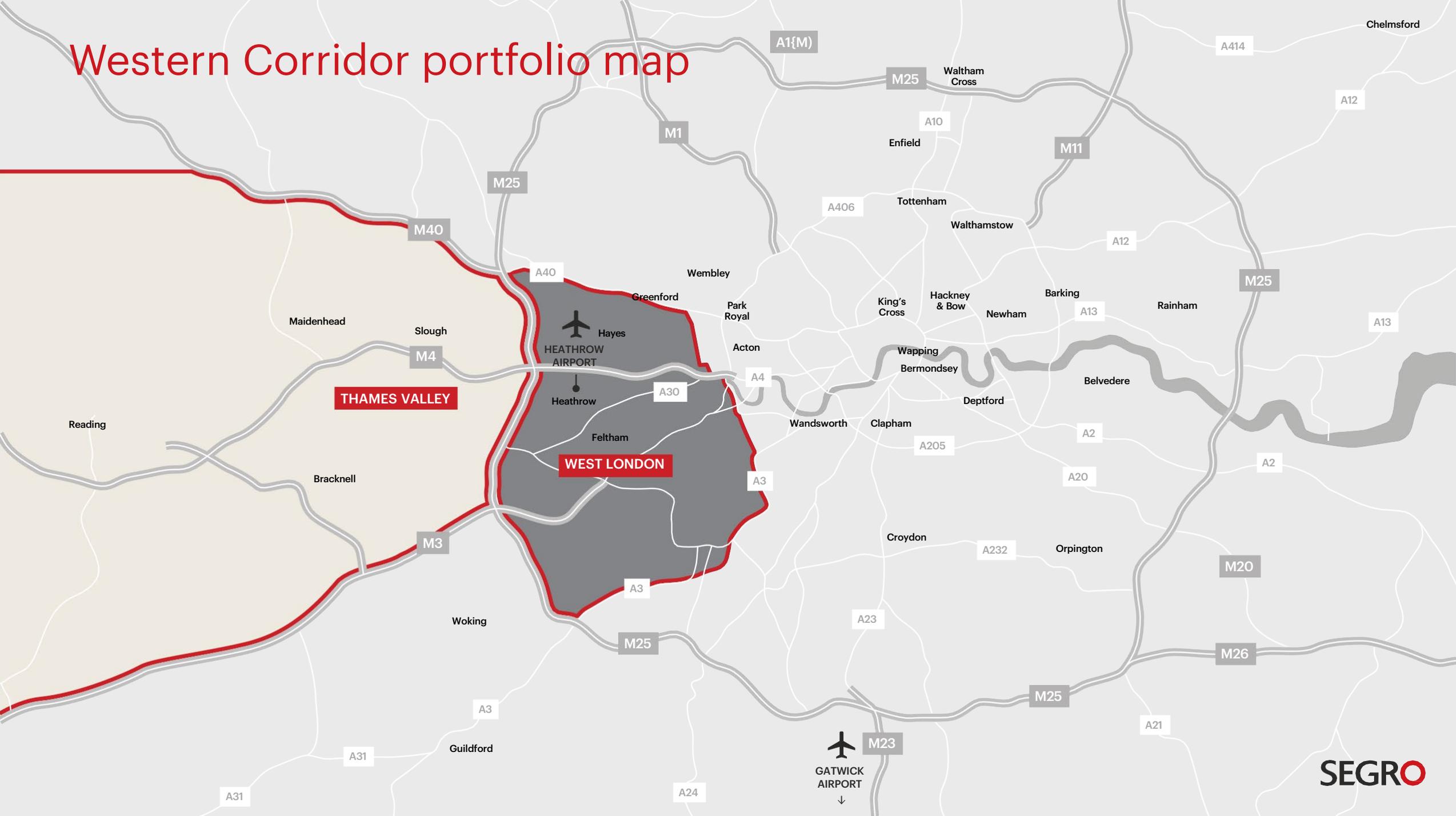
Heathrow and Hayes Asset Tour

8 May 2025

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Western Corridor portfolio map



Western Corridor Overview

Predominately urban portfolio split between Heathrow and Thames Valley

Heathrow – mix of modern industrial and airside cargo assets

105 years in the Thames Valley

Owner of the Slough Trading Estate – Europe’s largest business park in single ownership

Largest data centre cluster in Europe

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

PORTFOLIO DATA (31 Dec 24)

Floor space (sq ft; at 100%)	11.8 million
No. of customers	376
Valuation (at share) – all assets	£4.5bn
Rents <ul style="list-style-type: none">• Passing• Headline• ERV	£210m £221m £278m
Land and development <ul style="list-style-type: none">• Area• Value (at share)	42 hectares £685m
Occupancy (by ERV)	97.2%
WAULT <ul style="list-style-type: none">• Break• Expiry	8.5 years 9.4 years

Heathrow portfolio map



SEGRO Logistics Centre Poyle

154,000 sq ft cross-dock warehouse

Redevelopment of an old multi-let estate,
completed in 2016

Purpose built for DHL after they relocated from
another site in our Heathrow portfolio

Used as their Southern Distribution Hub



Heathrow Airside



Heathrow Cargo Centre

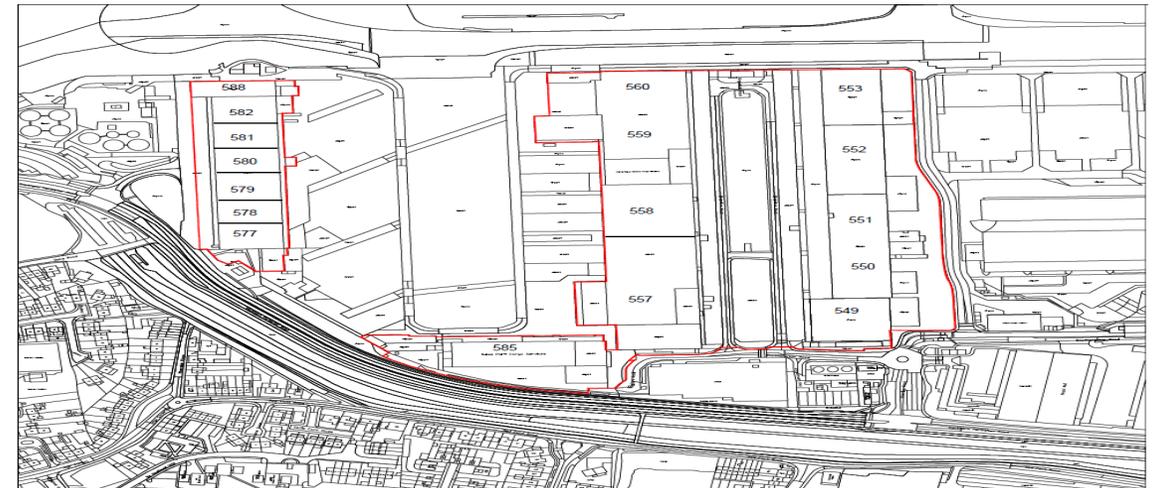
Purchased 50% in 2011 and the remaining 50% as part of the APP acquisition in 2017

Direct access to the runway at Heathrow

22 units, mainly used by cargo handlers

Strategy:

- Recent completed re-gear of old ground leases
- Asset manage for rental growth
- Retain optionality around redevelopment



Heathrow Cargo redevelopment plan



BA World Cargo Centre

50 year lease on land – expires 2051

IAG built their own building

Rent last reviewed in Q1 2018

Known as the 'Breadbin'



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 DB Schenker

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 Bollore Logistics
- Unit 2: 76,000 sq ft let to Fedex



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

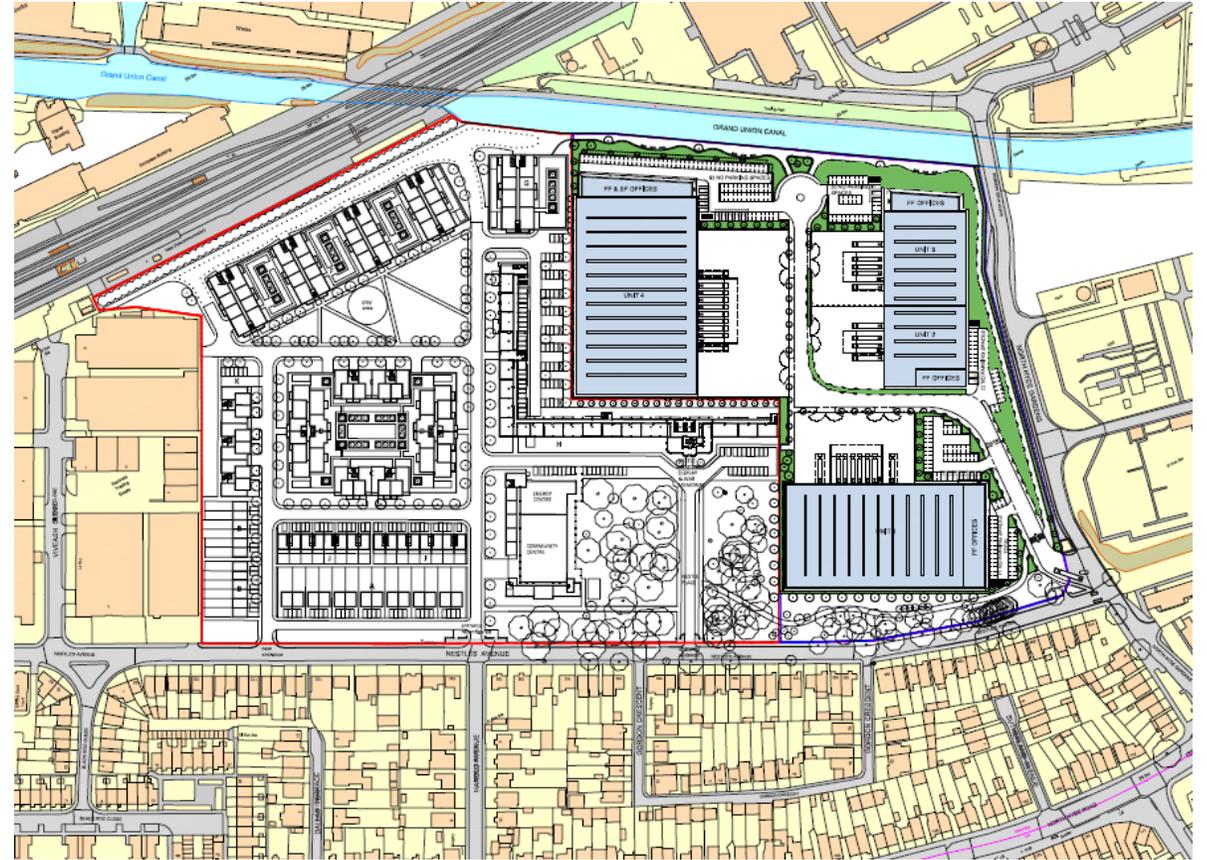
Part of a comprehensive, mixed-use regeneration of the 30-acre former Nestlé factory site

Site bought in 2015 for c£50m, and half sold to Barratt for c£70m (who built 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

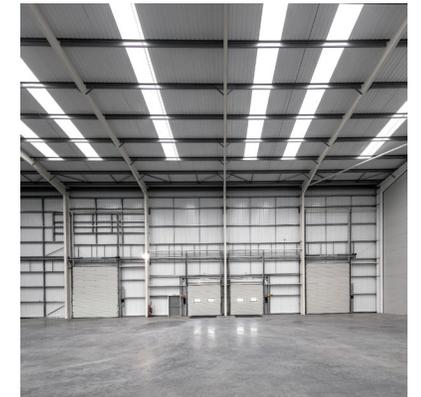
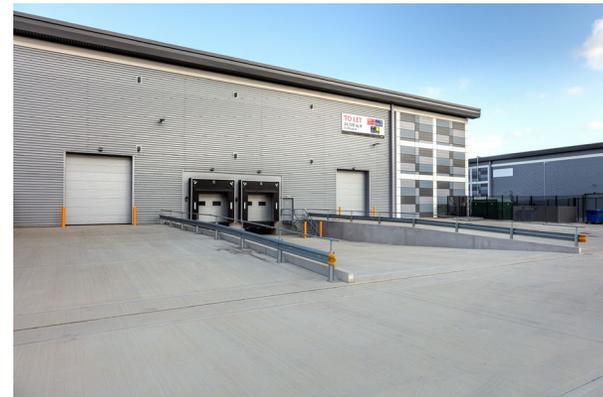
Fully let 244,000 sq ft of modern industrial space:

- 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

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



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