



# EAST & NORTH LONDON TOUR

6 December 2022



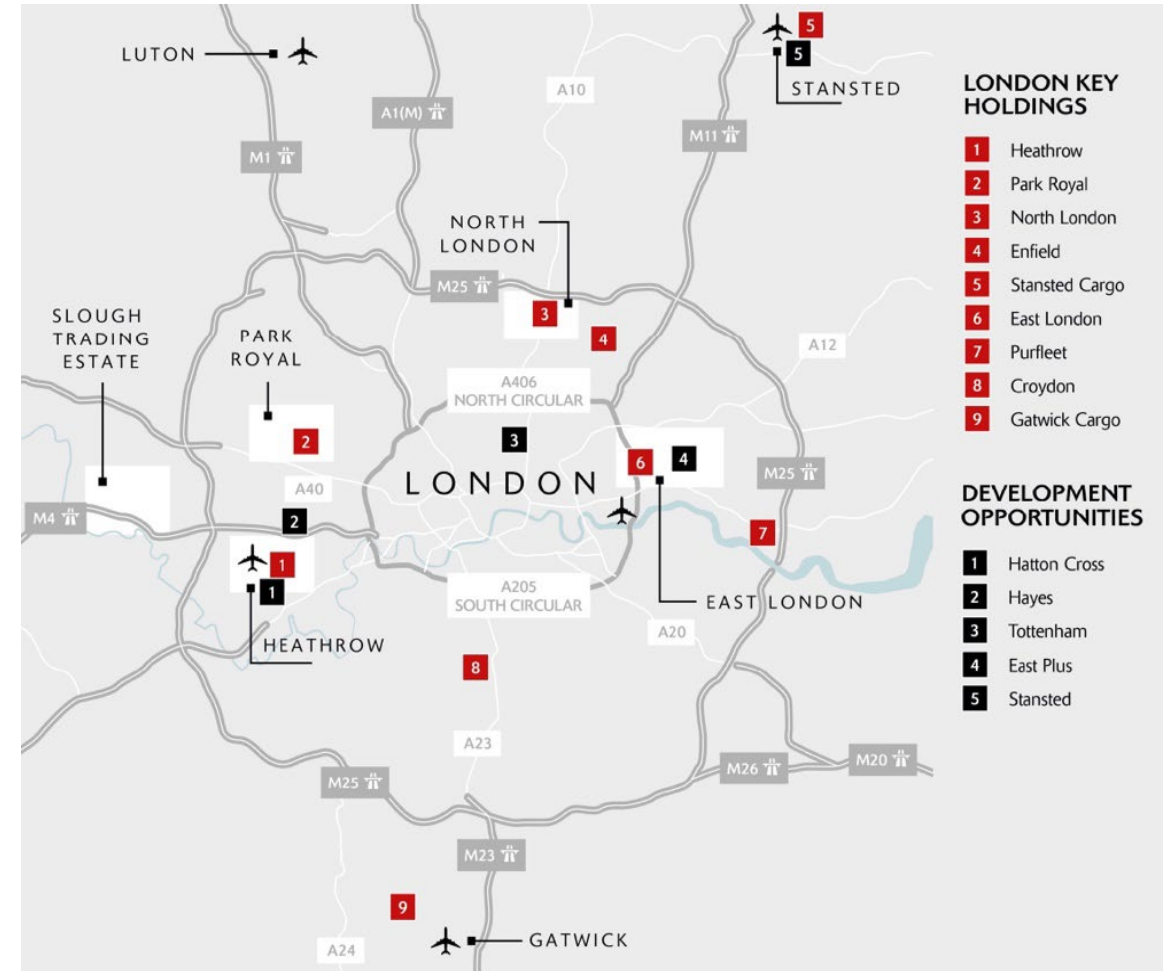
# ASSET TOUR ITINERARY

- 09:30 Meet at Canning Town station
- 09:45 SEGRO Park Newham
- 10.00 SEGRO Park Rainham
- 10.30 Ocado at Purfleet – customer visit
- 11.30 SEGRO Park Ferry Lane, Rainham
- 11.45 SEGRO Park Dagenham
- 12.30 SEGRO Park Enfield – customer visit to Netflix & lunch
- 13.30 Navigation Park Enfield
- 14.15 SEGRO Park Tottenham, White Hart Lane
- 15:00 Drop guests at Wood Green (Piccadilly Line)

# LONDON PORTFOLIO OVERVIEW

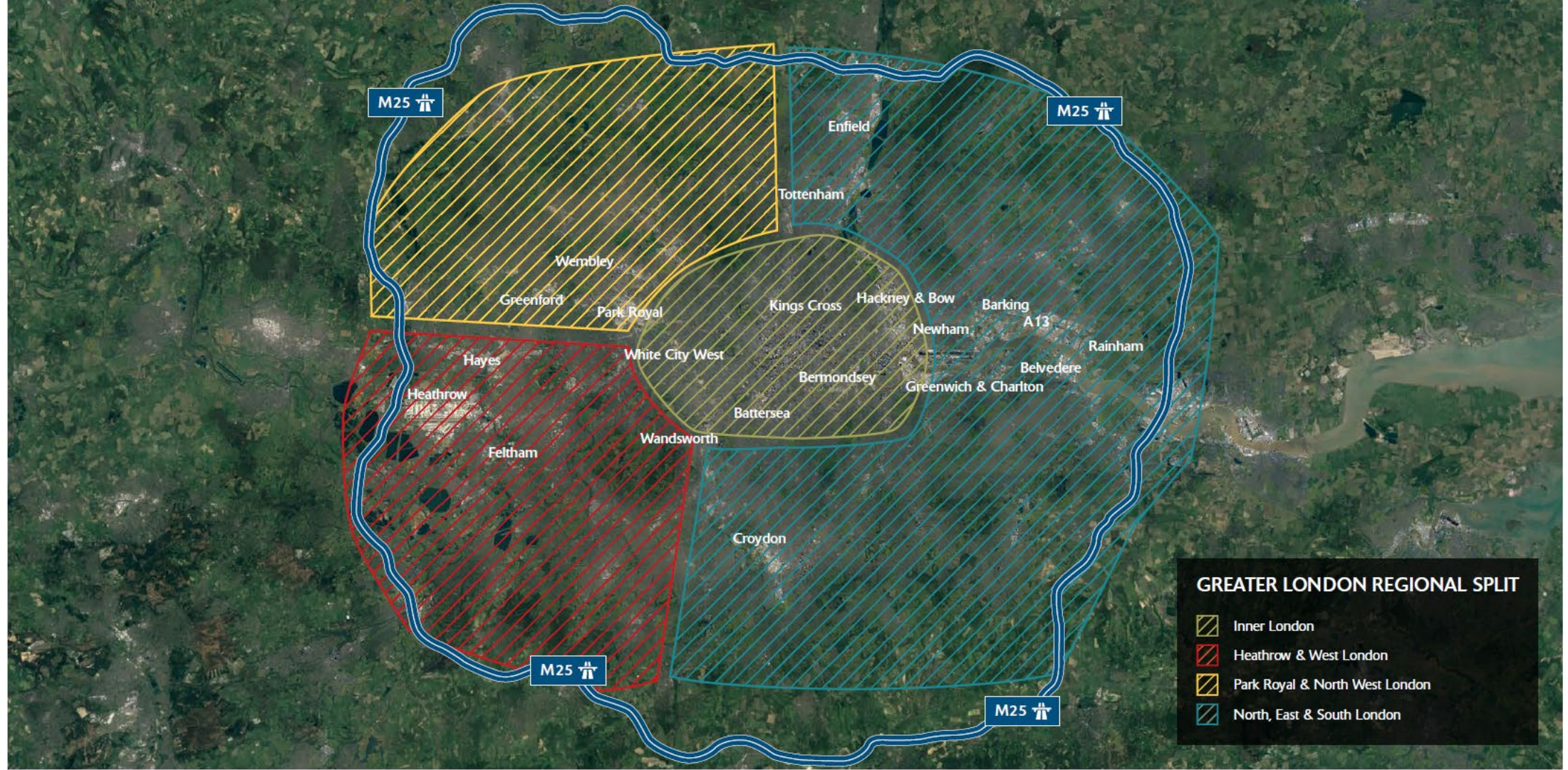
## LONDON PORTFOLIO (30 June 2022)

Floor space (sq ft; at 100%)	14 million
No. of estates	58
No. of customers	392
Valuation (at share) – all assets	£8.1bn
Yields <ul style="list-style-type: none"> <li>• Net initial</li> <li>• True equivalent</li> </ul>	2.4% 3.5%
Rents <ul style="list-style-type: none"> <li>• Passing</li> <li>• ERV</li> </ul>	£186m £280m
Land and development <ul style="list-style-type: none"> <li>• Area</li> <li>• Value (at share)</li> </ul>	27 hectares £683m
Occupancy (by ERV)	96%
WAULT (to earlier of break/expiry)	7.4 / 8.6 years





# LONDON PORTFOLIO



# ASSET TOUR



# REST OF GREATER LONDON: KEY OPERATIONAL METRICS

Portfolio value: £2.1bn

Headline rent: £37m

ERV: £58m

- Reversionary potential: £21m

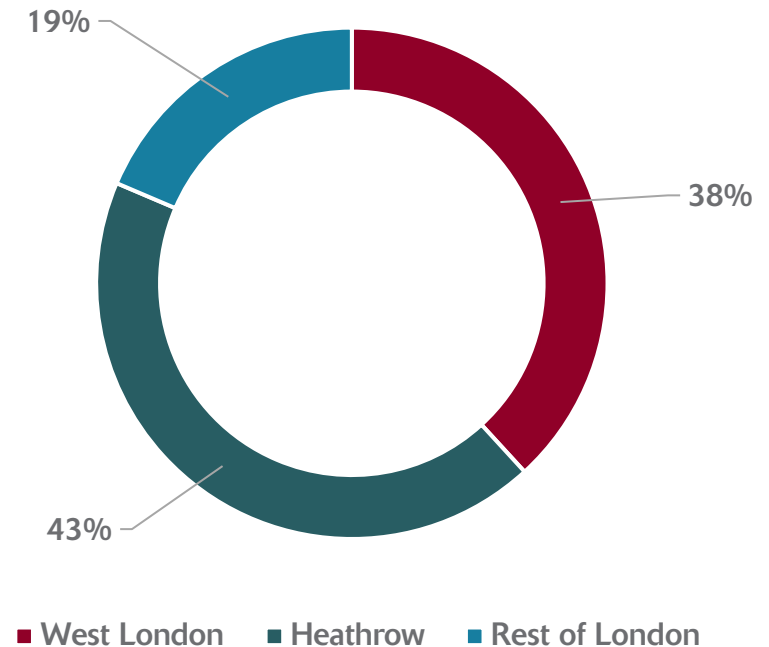
Occupancy: 96%

WAULT (to break/expiry): 7.5 /9.7 years

Net true equivalent yield: 3.3%

Rent range: £18-37 per sq ft

London Portfolio split by Headline Rent  
as of 30 June 2022





# EAST LONDON PORTFOLIO





# EAST PLUS PARTNERSHIP

10 year partnership between SEGRO and GLA to regenerate 86 acres of derelict and unused land in Newham, Barking, Havering and Dagenham

Creating up to 4,400 jobs and providing a unique programme of local business support, training and development





# SEGRO PARK NEWHAM

14 acre site, former landfill

Development started in 2017, completed 2019

Three stand-alone units all built on a pre-let basis:

- 45,000 sq ft cross-dock – let to DPD
- 51,500 sq ft cross-dock – let to DHL
- 39,000 sq ft – let to Travelodge



# SEGRO PARK RAINHAM

Multi-phase development on site of former Ford Motors

Developed in two phases:

- Phase 1 consists of 190,000 sq ft of warehouse space over five units. Completed in 2017 and fully let to customers including Babcock, SIG Trading, Mitsubishi and MEP Hire.
- Phase 2 consists of a further 106,000 sq ft of space over five units. Completed in 2020 and only one unit available. Customers include London Ambulance Service, Focus Group Logistics and TFL.

Carbon neutral development with advanced features focusing on operational efficiency, wellbeing and biodiversity.





# SEGRO PARK PURFLEET

19 acre site next to the A13 and within easy reach of M25

304,000 sq ft of space in a single unit, completed in late 2020

Developed on a pre-let basis for Ocado Retail as a state-of-the-art Customer Fulfillment Centre (CFC)

BREEAM 'Excellent' rating



# SEGRO PARK FERRY LANE

Freehold sale of 100,000 sq ft distribution unit completed in 2020 to Wanis

Proposed speculative scheme of two units, 30,000 sq ft and 40,000 sq ft to start in 2023. Currently on-site undertaking remediation.





# SEGRO PARK DAGENHAM

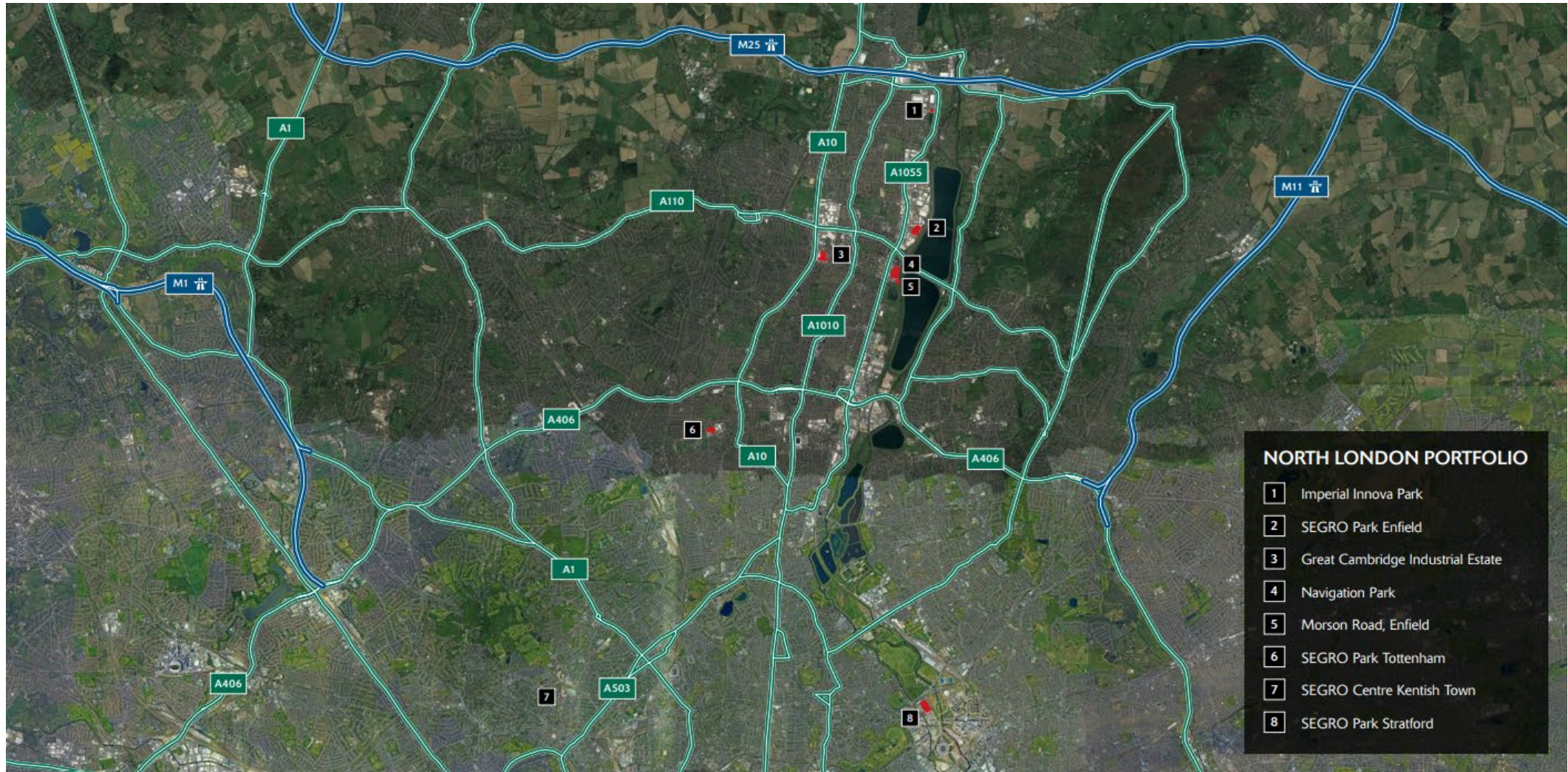
Potential for 600,000 sq ft across six separate plots:

- Plot 1: speculative development of 13 small freehold units totalling 39,000 sq ft, completed September 2022
- Plot 2: Planning consent for a 300,000 sq ft multi-storey building
- Plot 3: V Park Barking: Planning consent for a two-storey building of 110,000 sq ft
- Plot 4: potential for 94,000 sq ft available for pre-lets/sales
- Plot 5: 23,000 sq ft pre-sale to Capital Dairies completed in 2021
- Plot 6: freehold sale to City of London Corporation





# NORTH LONDON PORTFOLIO





# SEGro PARK ENFIELD

Former brownfield site.

Speculatively built as three detached self-contained buildings in Q2 2020 totalling 220,000 sq ft (units ranging from 49,000-118,000 sq ft)

Designed to achieve high ESG credentials:

- ✓ Carbon Neutral in Operation
- ✓ WELL 'Gold'
- ✓ BREEAM Excellent
- ✓ EPC A+
- ✓ Smart building sensors installed

Netflix acquired entire development in September 2021 to use as a film studio campus.

The Netflix logo, consisting of the word "NETFLIX" in red, bold, sans-serif capital letters, centered on a black rectangular background.

# NAVIGATION PARK ENFIELD

Located on the site of a former factory  
Completed in 2016

213,000 sq ft of warehousing across 4 units:

- Unit 1: 35,000 sq ft, pre-let to DPD
- Unit 2: 54,000 sq ft, let to Camden Town Brewery
- Unit 3: 64,000 sq ft, let to DHK/ UK Mail
- Unit 4: 45,000 sq ft, let to Caesarstone

First carbon neutral industrial building in London:

- Natural light complemented by energy efficient LED lighting
- EPC rating A+, BREEAM 'Excellent'
- Photovoltaic panels on all rooves
- Rainwater harvesting system





# SEGRO PARK TOTTENHAM

Off-market purchase of 8 acres of land, former self-storage warehouse

Construction started in H1 2021, completed in October 2022

190,000 sq ft of modern sustainable space, built with workplace and environmental wellbeing as its first priority

Targeting BREEAM 'Outstanding'

Features include:

- Carbon negative for regulated energy use
- Exemplary energy efficiency
- Green walls and biodiverse landscaping
- Electric car charging points
- Outdoor gyms and cycle facilities
- Creating 225 jobs in the local community
- Supply chain initiatives and a skills & training programme, including apprenticeships



# CONTACT DETAILS

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