SEGRO

Enabling extraordinary things

2026
Half year results

30 July 2026

Half Year 2026

Positive momentum across industrial and logistics portfolio

Continued execution of data centre strategy

Strong financial performance supporting future growth opportunity

£53m
New rent contracted

£26m
Development signings

£11m
Reversion capture

5.3%
Like-for-like NRI growth

6.6%
Adjusted earnings per share growth

(2.5)%
EPRA NTA per share

We create the space that enables extraordinary things to happen

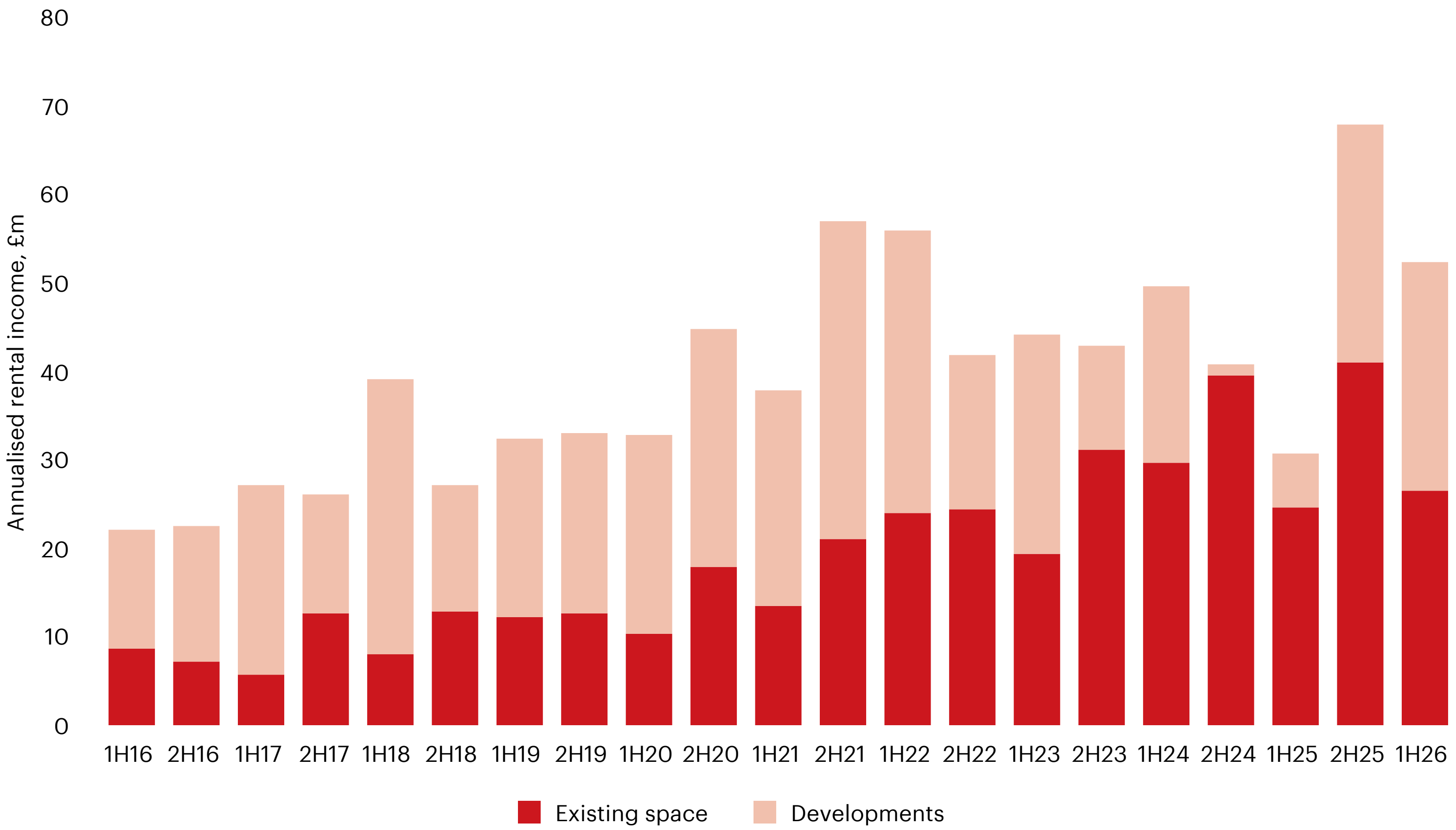
Positive momentum across industrial and logistics portfolio

Continued execution of data centre strategy

Strong financial performance supporting future growth opportunity

Existing portfolio and development pipeline contributing to £53 million of new headline rent contracted

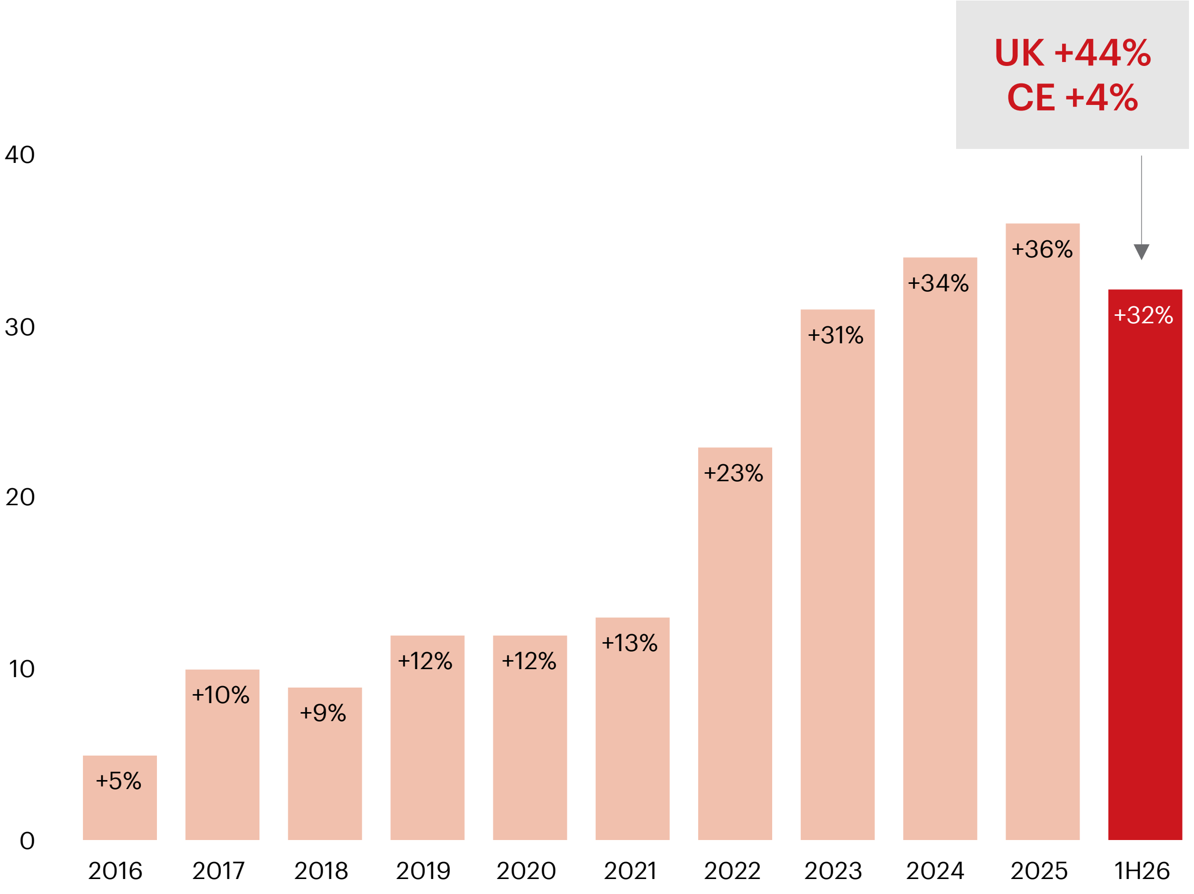
New contracted headline rent (£m)[1]



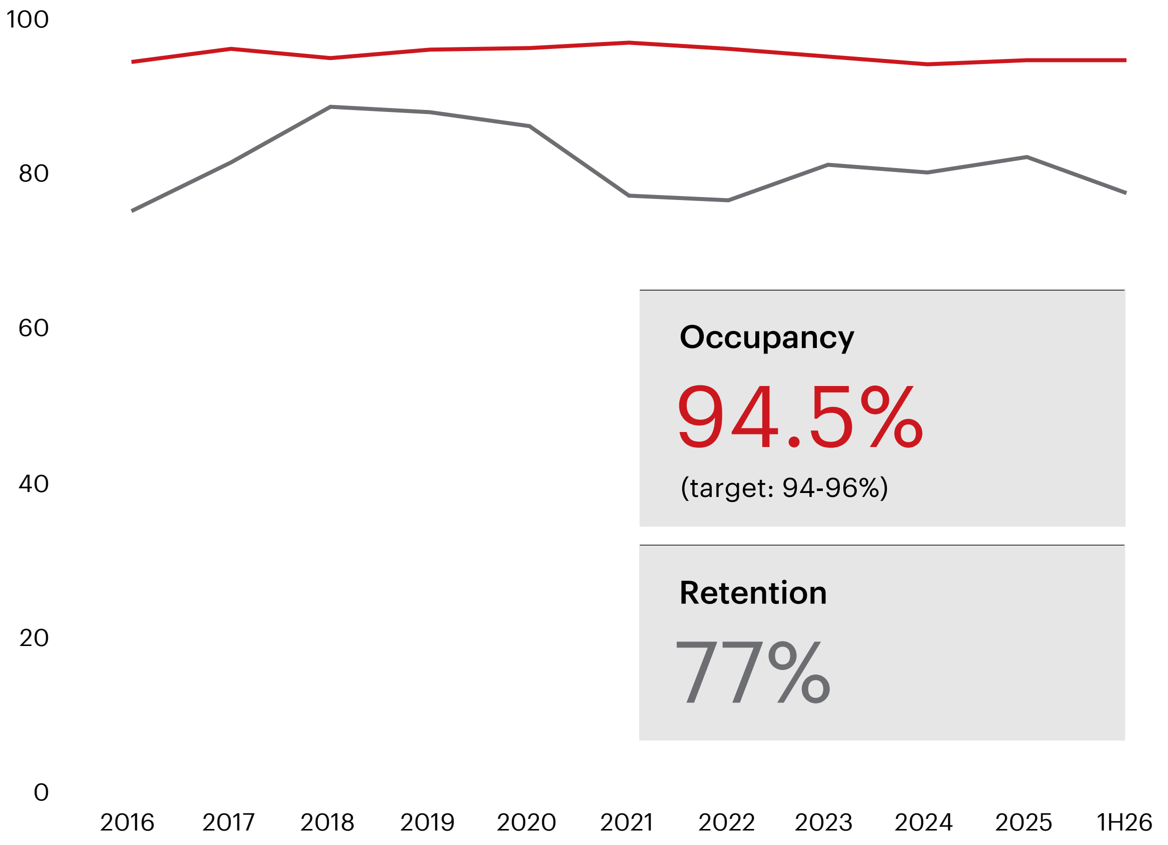
1. New rent contracted is total headline rent secured or in the case of developments agreed in the year.

Capturing reversion, maintaining occupancy and retaining customers

Rent change on review and renewal (%)[1]



Customer retention rate and occupancy rate (%)



Occupancy

94.5%

(target: 94-96%)

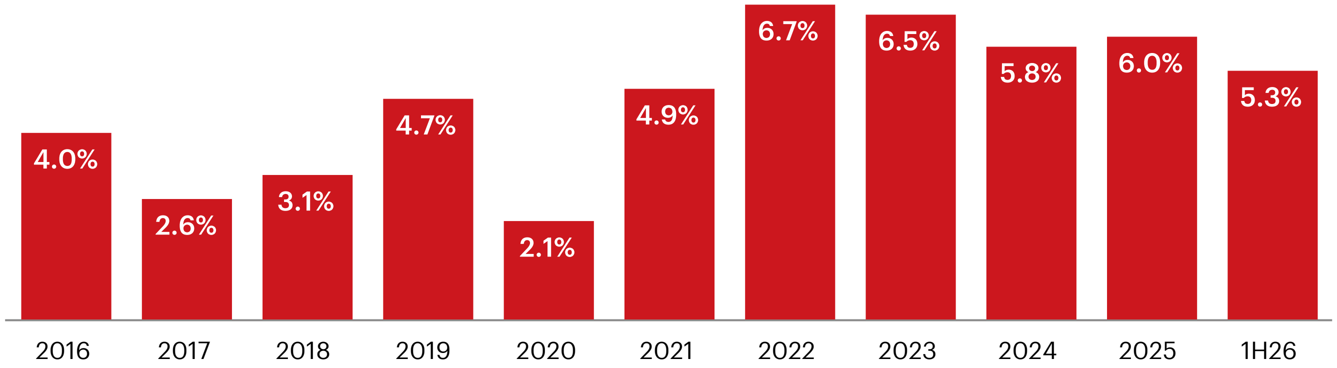
Retention

77%

1. Uplift from rent reviews and renewals excludes annual indexation uplifts. Uplift in 2019 and 2020 excludes re-gears on the peppercorn leases in the Heathrow portfolio (total +18% in 2019 and +19% in 2020).

Delivering strong like-for-like rental growth through active asset management

Like for like net rental income growth, (%)



Current opportunity in the portfolio

£101m + £56m = £157m

Mark-to-market rent potential + ERV of vacant space = Total current opportunity from existing portfolio

Disciplined capital allocation driving portfolio performance

Disposals

Selective sales of assets and land to crystallise value and fund investment

£308m[1]

Acquisitions

Attractive land acquisitions supporting future development

£37m

Development

765,000 sq m under construction and FY26 capex now expected: £500-550m

£176m

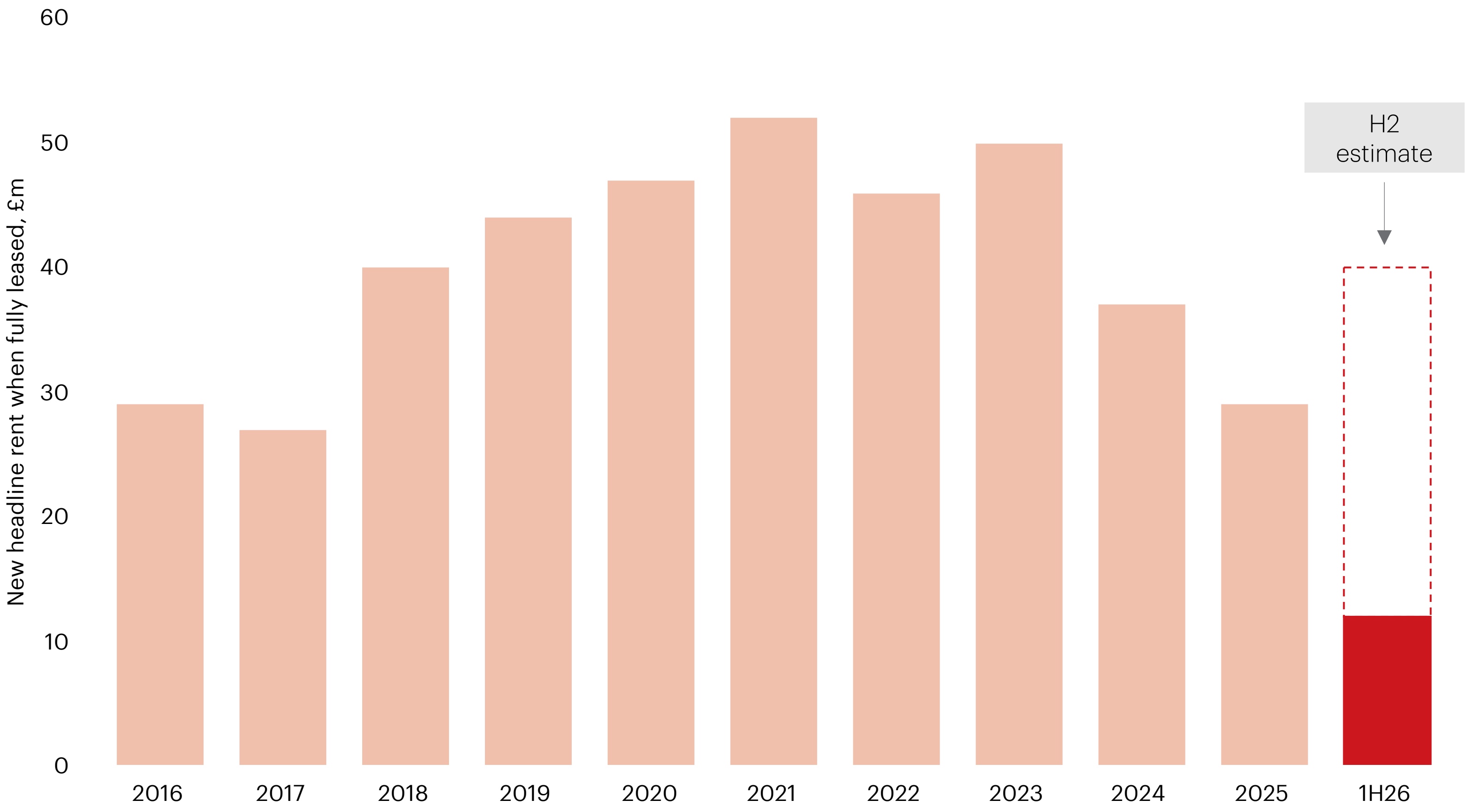
UK big box JV

SEGRO expected to contribute £1bn seed portfolio of land and standing assets into the JV, with future capex to be funded by non-recourse debt and partner equity contributions on a 50:50 basis

1. Includes £95 million exchanged and due to complete later in 2026.
See slide 24 for pro-forma net rental income.

Development completions expected to increase in the second half

Development completions



H1 2026 completions

- 116,200 sq m of space[1]
- £12m headline rent[2]
- 58% leased
- 6.5% development yield
- All BREEAM 'Excellent' or better[3]

SEGRO Park Düsseldorf Flingern

1. At 100%.
2. At SEGRO share.
3. Based on certifications received or expected.

Industrial and logistics development pipeline with £441m of potential rent

Current and near-term pipeline[1]

£90m Potential rent	7.4% Expected development yield	75% Associated with pre-lets

SEGRO Park Dortmund

Future pipeline

£223m Potential rent on owned land	£128m Potential rent on optioned land	7-8% Attractive development yield

1. Estimated based on the current expected completion date of projects to be developed on the Group's land bank, which incorporates a number of assumptions including planning, customer demand and procurement of construction contracts. Includes one powered shell data centre project under construction.

We create the space that enables extraordinary things to happen

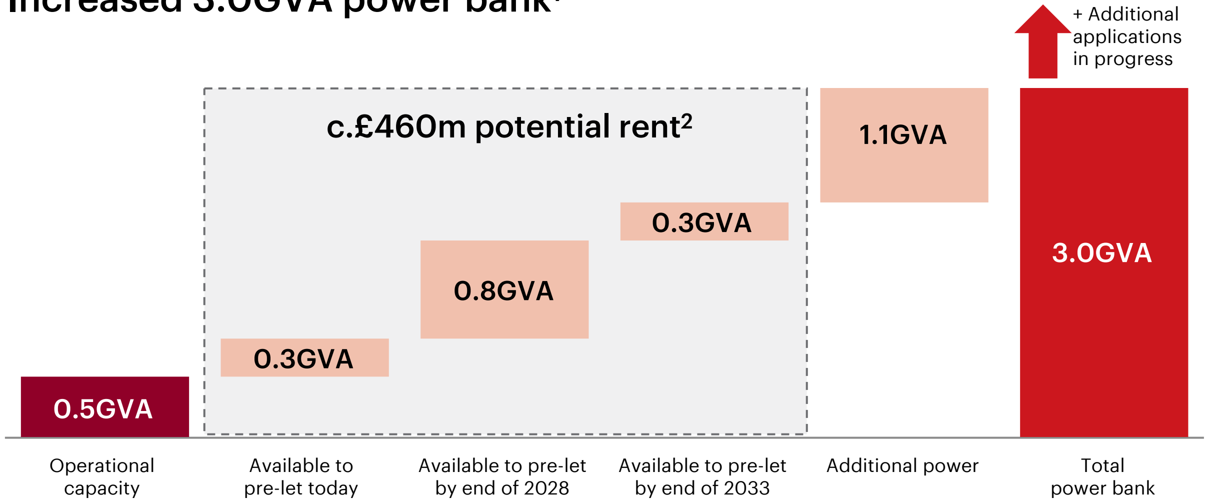
Positive momentum across industrial and logistics portfolio

Continued execution of data centre strategy

Strong financial performance supporting future growth opportunity

3.0GVA power bank with 1.4GVA of near to mid-term data centre opportunity in key Availability Zones

Increased 3.0GVA power bank[1]



Near to mid-term opportunities

- 12 sites currently assumed to be fully fitted developments
- 2 powered shells assumed and 4 powered land sales

CGI of Premier Park DC JV

1. Estimated based on the potential pre-lease date of projects which can be 2-3 years before the energisation date. 1.4GVA near to mid-term opportunity, c.95% power secured. Power secured defined as contracted or confirmed with ROFO as per local market convention.
2. Excluding powered shell pre-let signed in March 2026 which is under construction and sits within current pipeline.

Executing our data centre strategy in H1 2026

- Signed a **powered shell data centre pre-let** on the Slough Trading Estate
- Obtained **planning approval** for Premier Park DC JV[1] in West London, **active pre-let discussions** underway
- Formed a **second fully fitted data centre joint venture** with Pure DC
- Added **0.5GVA to strategic power bank** and advanced further power applications
- Progressed **infrastructure works in Slough** to enable significant future power upgrades

1. SEGRO's first fully fitted data centre in joint venture with Pure Data Centres Group Limited.

We create the space that enables extraordinary things to happen

Positive momentum across industrial and logistics portfolio

Continued execution of data centre strategy

Strong financial performance supporting future growth opportunity

Strong financial performance

£268m
Adjusted profit before tax
+6.3%

19.3p
Adjusted earnings per share[1]
+6.6%

10.14p
Dividend per share[2]
+4.5%

£19bn
Portfolio valuation (at share)
(1.2)%[3]

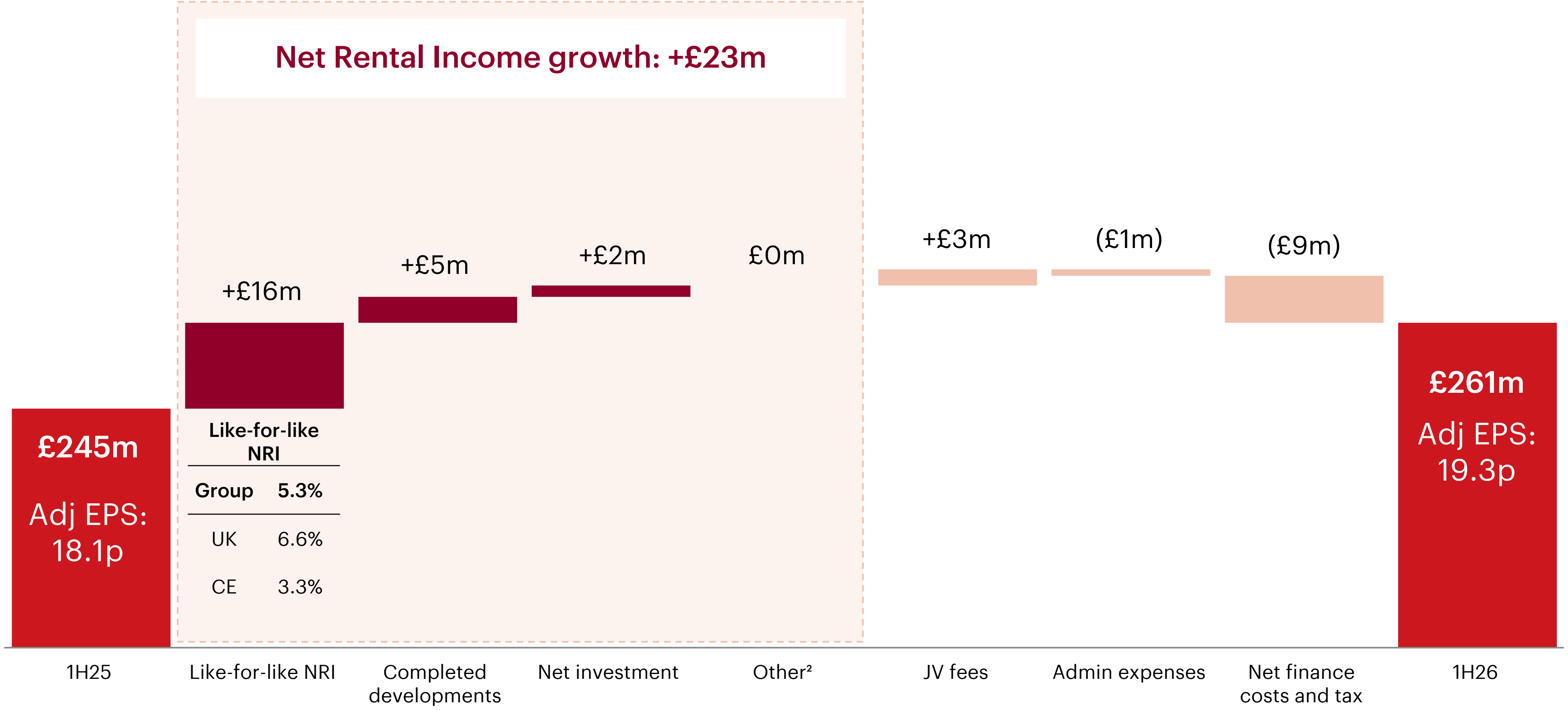
902p
EPRA NTA per share[4]
(2.5)%

31%
Loan to value[5]
+0.6 ppt

1. Average number of shares was 1,352.8 million for the period ending 30 June 2026. 2. Consistent with the terms of the "Best and Final" Proposal from Prologis announced on 22 July 2026, which the Board has stated it is minded to recommend, the interim dividend is set at up to 10.14 pence. 3. Percentage valuation change based on difference between opening and closing valuation for all properties including those under construction and land, adjusting for capex, acquisitions and disposals. The portfolio valuation decreased 1.2 per cent (H1 2025: 0.5 per cent increase) on a like-for-like basis driven mostly by the application of higher yields by the Group's incoming UK valuer.
4. EPRA NTA per share consistent with the 905p proforma Adjusted NAV we announced in our H1 2026 Trading Update after adjusting for profits, dividends and currency movements in the period. 5. SEGRO only (excluding joint ventures), 32% including joint ventures

Earnings driven by strong 5.3% like-for-like NRI growth

Adjusted profit (proportionally consolidated)



Total cost ratio (excl. share based payments):
- 17.4% (H1 2025: 18.4%)[3]

Net finance costs:
- £11m higher, reflecting higher weighted average cost of debt

Capitalised interest
- £36m (H1 2025: £32m)
- 2026: c.£70m (reducing thereafter)

1. See slide 24 for more detail on the impact of acquisitions, disposals and development completions on net rental income.
2. Other includes -£2m takebacks for redevelopment, -£2m of lease surrenders and dilapidation income offset by +£4m of FX.
3. Including share base payments 18.1% (H1 2025: 19.0%).

Modest portfolio value decline driven by yield movements

Group	£19bn Portfolio value[1]	(1.2)% Valuation change[2]	5.6% (+10bps) Yield[3]	1.8% ERV growth[5]
UK	£12bn UK portfolio value[1]	(2.0)% Valuation change[2,4]	5.6% (+20bps) Yield[3]	2.3% ERV growth[5]
CE	£7bn Continental Europe portfolio value[1]	0.1% Valuation change[2]	5.7% (+10bps) Yield[3]	1.1% ERV growth[5]

1. Whole portfolio including acquisitions, land & developments, at SEGRO share.
2. Percentage valuation change based on difference between opening and closing valuation for all properties including those under construction and land, adjusting for capex, acquisitions and disposals.
3. Net True Equivalent yield.
4. UK portfolio valued by Cushman & Wakefield for the first time following the mandatory rotation of external valuers.
5. ERV growth based on assets held throughout at 30 June 2026.
   See slide 25 for further information by country.

Balance sheet remains strong

31%
Loan to value[1,2]

8.3x
Net debt:EBITDA[1]

6.3 years
Average debt maturity[3]

2.8%
Average cost of debt[3]

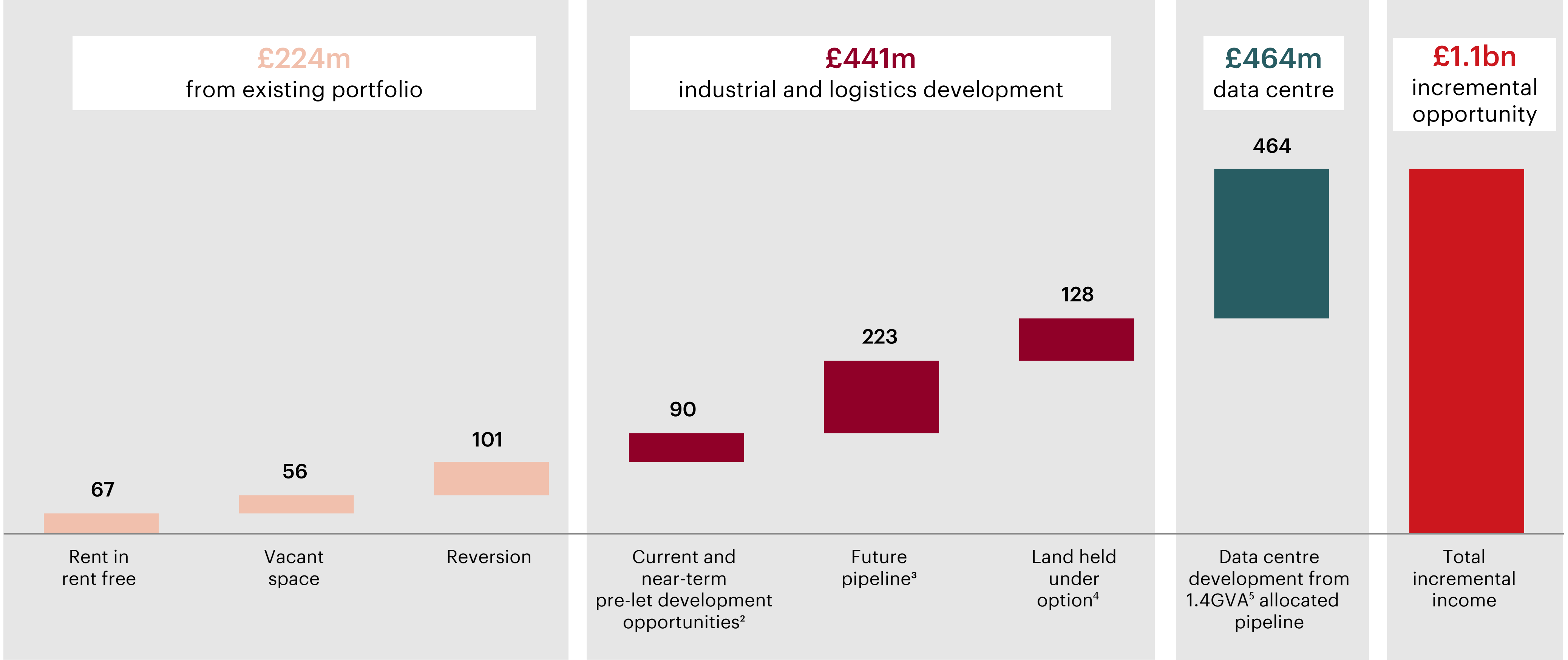
£1.5bn
Cash and undrawn facilities[3,4]

FitchRatings
A- senior unsecured / BBB+ Issuer Rating

1. SEGRO only (excluding joint ventures). 2. 32% including joint ventures.
3. Including share of joint ventures. 4. Available cash and undrawn facilities, excludes tenant deposits and uncommitted facilities.
See slide 31 for debt maturity profile

Over £1bn of incremental income opportunity embedded in our existing portfolio and development pipelines

Annualised gross cash passing rent[1], £ million
30 June 2026 passing rent: £762m



+ Further ERV growth
+ Indexation
+ Selective redevelopment of assets
+/– Acquisitions/ disposals
+ 1.1GVA additional power for data centre pipeline

1. Including JVs at share.
2. Near-term development opportunities include pre-let agreements subject to final conditions such as planning permission, which are expected to commence within the next 12 months.
3. Estimated based on the current expected completion date of projects to be developed on the Group's landbank, which incorporates a number of assumptions including planning, customer demand and procurement of construction contracts. Excludes development projects identified for sale on completion and from projects identified as "near-term opportunities".
4. Land secured by way of options or conditional on contract. 5. Power secured defined as contracted or allocated with ROFO as per local market convention.

We create the space that enables extraordinary things to happen

Positive momentum across industrial and logistics portfolio

Continued execution of data centre strategy

Strong financial performance supporting future growth opportunity

Q&A
2026 Half year results

Appendix

Supplementary information

Adjusted income statement

Adjusted income statement	Half year to 30 June 2026 £m	Half year to 30 June 2025 £m	Change
Gross rental income	326	306	
Property operating expenses	(46)	(42)	
Net rental income	**280**	**264**	**6.1 %**
Joint venture management fee income	15	12	
Other income	2	2	
Administrative expenses	(34)	(33)	
Share of joint ventures' adjusted profit after tax[1]	42	38	
Adjusted operating profit	**305**	**283**	**7.8 %**
Net finance costs	(37)	(31)	
Adjusted profit before tax	**268**	**252**	**6.3 %**
Tax	(7)	(7)	
Adjusted profit after tax	**261**	**245**	**6.5 %**

1. Net property rental income less administrative expenses, net interest expenses and taxation.

Adjusted income statement (JVs proportionally consolidated)

	Half year to 30 June 2026			Half year to 30 June 2025		
	Group £m	JVs £m	Total £m	Group £m	JVs £m	Total £m
Gross rental income	326	75	401	306	68	374
Property operating expenses	(46)	(4)	(50)	(42)	(4)	(46)
Net rental income	**280**	**71**	**351**	**264**	**64**	**328**
JV management fee income[1]	15	(6)	9	12	(6)	6
Other income	2	1	3	2	1	3
Administration expenses	(34)	(1)	(35)	(33)	(1)	(34)
Adjusted operating profit	**263**	**65**	**328**	**245**	**58**	**303**
Net finance costs	(37)	(17)	(54)	(31)	(12)	(43)
Adjusted profit before tax	**226**	**48**	**274**	**214**	**46**	**260**
Tax	(7)	(6)	(13)	(7)	(8)	(15)
Adjusted profit after tax	**219**	**42**	**261**	**207**	**38**	**245**

1. The management fees earned from joint ventures are recorded at 100% in SEGRO's income statement.

Pro forma H1 2026 accounting net rental income

	H1 2026		
	Group £m	JVs £m	Total £m
June 2026 net rental income	**280**	**71**	**351**
Incremental impact of:			
Disposals since 1 Jan 2026	(4)	—	(4)
Acquisitions since 1 Jan 2026	—	—	—
Developments completed and let since 1 Jan 2026	2	—	2
One-off items	(2)	—	(2)
Pro-forma June 2026 Net rental income	**276**	**71**	**347**

Pro forma H1 2026 net rental income assuming disposals, acquisitions and let developments completed as at 1 January 2026

Share of JV fee costs removed from JV net rental income (see slide 23)

Net rental income would have been £4 million lower on this basis

Portfolio metrics by region

	Property yield (%)[1]	Capital growth (%)[2]	ERV growth (%)[3]
Group	5.6	(1.2)	1.8
UK	5.6	(2.0)	2.3
Continental Europe	5.7	0.1	1.1
Germany	5.3	0.4	1.5
Netherlands	5.5	0.4	0.1
France	5.6	(1.3)	1.3
Italy	5.8	1.3	1.6
Spain	5.2	2.1	1.6
Poland	6.9	0.1	0.0
Czech Republic	6.1	(0.1)	0.0

UK urban: 1.7%
UK big box: 5.2%

CE urban: 1.4%
CE big box: 0.9%

1. Net true equivalent yield. Yield on standing assets at 30 June 2026.
2. Whole portfolio including acquisitions, land & developments, at SEGRO share.
3. ERV growth based on assets held throughout at 30 June 2026.

Total cost ratio (proportionally consolidated)

Incl. joint ventures at share	H1 2026 £m	H1 2025 £m
Gross rental income (less reimbursed costs)	**399**	**372**
Property operating expenses	46	42
Administration expenses	34	33
JV operating and administrative expenses	11	11
JV management fees and other costs recovered[2]	(19)	(16)
Total costs[1]	**72**	**70**
Of which share based payments	(3)	(2)
Total costs excluding share based payments	**69**	68
Total cost ratio	**18.1 %**	**19.0 %**
Total cost ratio excluding share based payments	17.4 %	18.4 %

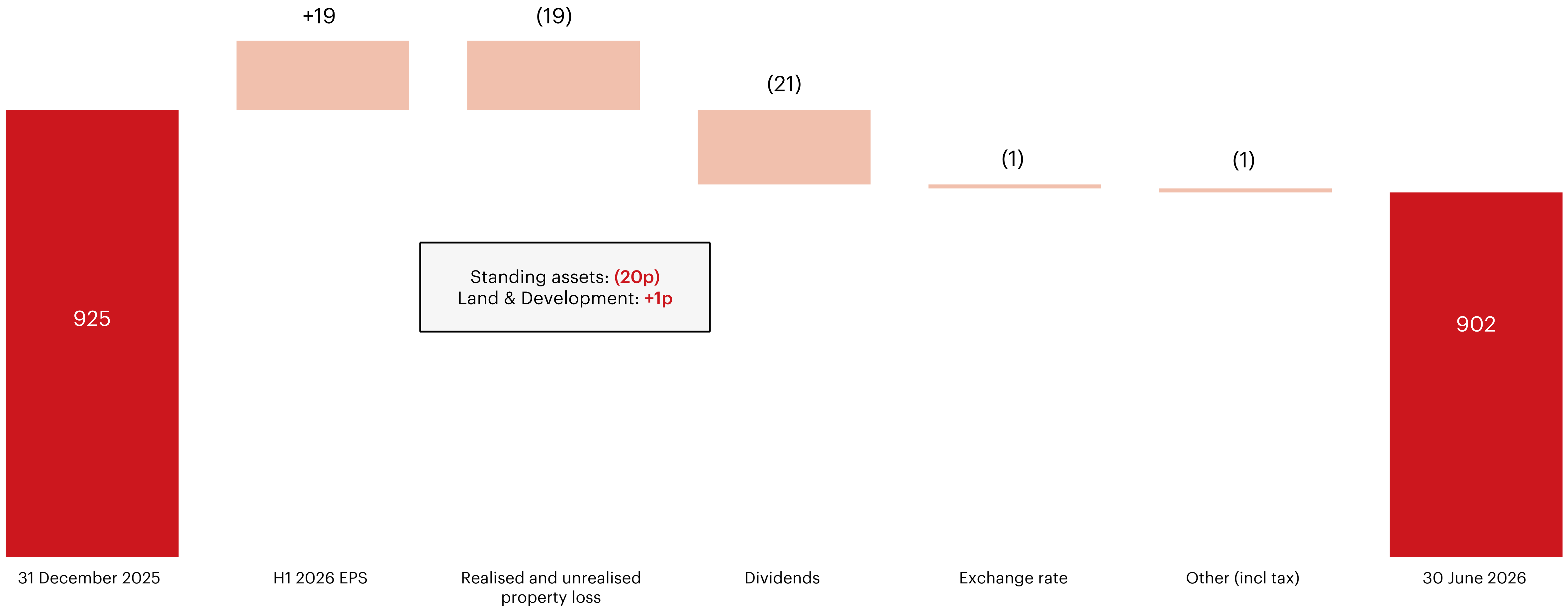
1. Total cost includes wholly-owned vacancy property costs of £10 million (1H25: £8 million) and share of JV vacant property costs of £1 million (1H25: £1 million).
2. Includes JV Property management fee income of £15 million, management fees and other costs recovered £4 million (1H25: £12 million and £4 million respectively).

Balance sheet (JVs proportionally consolidated)

	30 June 2026			31 December 2025		
	Group £m	JVs £m	Total £m	Group £m	JVs £m	Total £m
Investment properties	15,734	3,044	18,778	15,998	3,042	19,040
Trading properties	1	—	1	1	—	1
Total properties	**15,735**	**3,044**	**18,779**	**15,999**	**3,042**	**19,041**
Investment in joint ventures	1,733	(1,733)	—	1,715	(1,715)	—
Other net liabilities	(654)	(239)	(893)	(601)	(248)	(849)
Net debt	(4,847)	(1,072)	(5,919)	(4,840)	(1,079)	(5,919)
Net asset value	**11,967**	—	**11,967**	**12,273**	—	**12,273**
EPRA adjustments			253			264
EPRA NTA			**12,220**			**12,537**
EPRA NTA, pence per share			**902**			**925**

EPRA NTA

Components of EPRA NTA change (pence), 31 December 2025 to 30 June 2026



EPRA performance measures

	Half year to 30 June 2026		Half year to 30 June 2025		Year to 31 December 2025	
	£m	Pence per share	£m	Pence per share	£m	Pence per share
EPRA earnings	261	19.3	245	18.1	495	36.6
EPRA NTA	12,220	902	12,330	910	12,537	925
EPRA NRV	13,486	995	13,585	1,003	13,827	1,020
EPRA NDV	12,293	907	12,379	914	12,590	929
EPRA LTV		34.4 %		33.1 %		33.6 %
EPRA net initial yield		4.3 %		4.1 %		4.2 %
EPRA topped-up net initial yield		4.7 %		4.6 %		4.6 %
EPRA vacancy rate		5.5 %		5.7 %		5.1 %
EPRA cost ratio (including vacant property costs)		18.1 %		19.0 %		20.4 %
EPRA cost ratio (excluding vacant property costs)		15.4 %		16.6 %		17.5 %

EPRA capital expenditure analysis

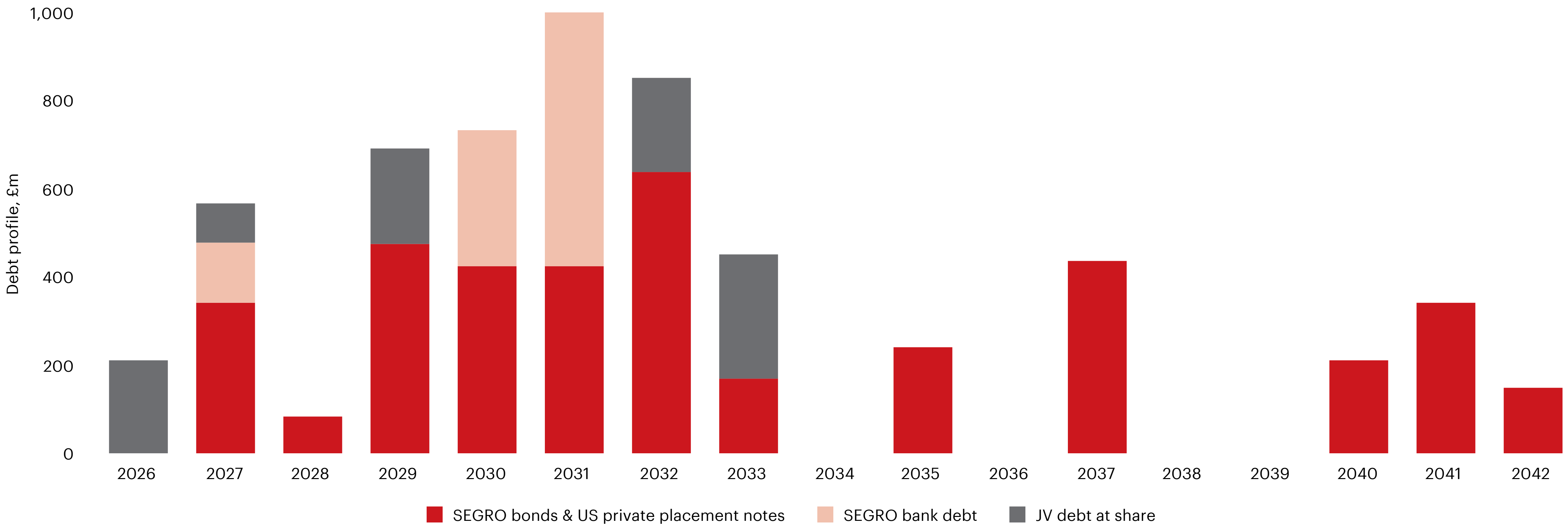
	Six months to 30 June 2026			Six months to 30 June 2025		
	Group £m	JVs £m	Total £m	Group £m	JVs £m	Total £m
Acquisitions	30	7	37	15	228	243
Development	144	32	176	175	5	180
Capitalised interest	35	1	36	31	1	32
Completed properties[1]	19	6	25	19	4	23
Other[2]	30	5	35	28	7	35
Total	**258**	**51**	**309**	**268**	**245**	**513**

More than 64% of Completed properties capex was for major refurbishment, infrastructure and fit-out costs prior to re-letting which is expected to be value-enhancing rather than solely maintenance capex

1. Completed properties are those not deemed under development during the period.
2. Tenant incentives, letting fees and rental guarantees.

Diverse, long duration debt profile

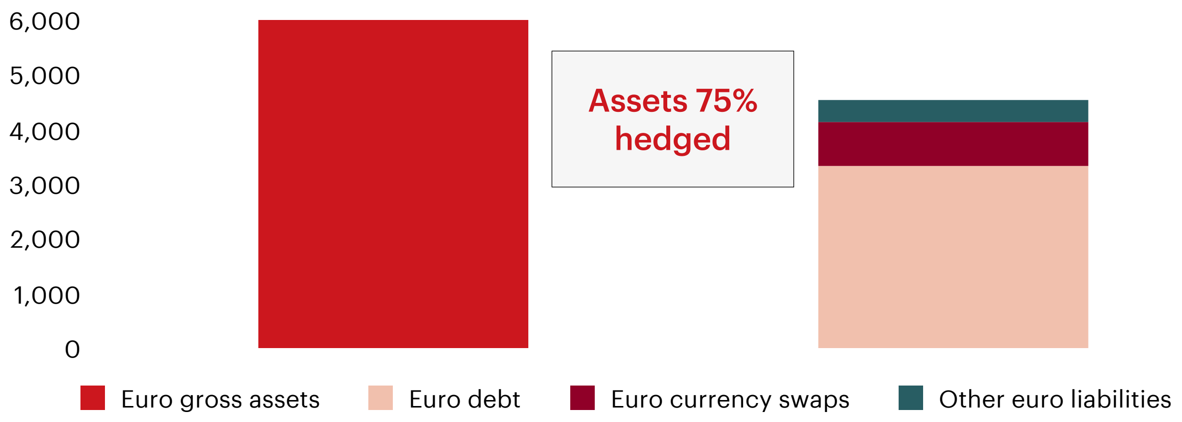
Debt maturity profile
(as at 30 June 2026)



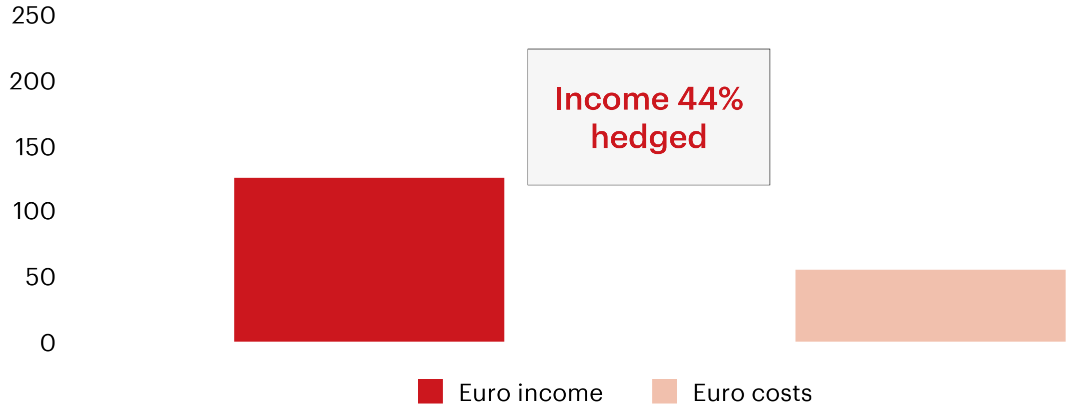
Upcoming 2026 debt maturities have been refinanced through term loans and JV bond issuances in H1 2026.

Euro currency exposure and hedging

Balance sheet, £m (30 June 2026)



Adjusted profit after tax, £m (6 months to 30 June 2026)



- €1.16:£1 as at 30 June 2026
- € assets 75% hedged by € liabilities
- €1.8bn (£1.6bn) of residual exposure – 13% of Group NAV
- Illustrative NAV sensitivity vs €1.16:
  - +5% (€1.22) = -£74m (-5 pence per share)
  - -5% (€1.10) = +£82m (+6 pence per share)

- Loan to Value (on look-through basis) at €1.16:£1 is 32%
- Sensitivity vs €1.16:
  - +5% (€1.22) LTV -0.8%
  - -5% (€1.10) LTV +0.8%

- Average rate for 6 months to 30 June 2026 €1.15:£1
- € income 44% hedged by € expenditure (including interest)
- Adjusted € profit after tax for the period €81m (£71m) – 27% of Group
- Illustrative annualised adjusted profit after tax sensitivity versus €1.15:
  - +5% (€1.21) = -£3.4m (-c.0.2 pence per share)
  - -5% (€1.09) = +£3.7m (+c.0.3 pence per share)

Look-through loan-to-value ratio and cost of debt

	30 June 2026 £m	Weighted average interest rate, %		Hedging cover, %
		excluding commitment fees and non-cash interest	including commitment fees and non-cash interest	Fixed Cover including active caps
Group gross borrowings[1]	5,057	2.8	3.0	81 %
Group cash & equivalents	(176)	1.3	1.3	
Group net borrowings	**4,881**	**2.8**	**3.1**	**84 %**
Joint venture gross borrowings[1]	1,236	3.0	3.2	100 %
Joint venture cash & equivalents	(156)	1.3	1.3	
Joint venture net borrowings	**1,080**	**3.2**	**3.5**	**114 %**
'Look-through' gross borrowings[1]	**6,293**	**2.8**	**3.1**	**84 %**
'Look-through' net borrowings	**5,961**	**2.9**	**3.2**	**90 %**
Total properties (including SEGRO share of joint ventures)	**18,699**			
'Look-through' loan to value ratio	**32 %**			

1. Excluding capitalised finance costs.

Net debt: EBITDA (SEGRO Group)

	12 months ending 30 June 2026	12 months ending 30 June 2025	12 months ending 31 December 2025
	£m	£m	£m
Gross rental income	657	615	637
Property operating expenses	(98)	(91)	(94)
Administrative expenses	(74)	(74)	(73)
Other fee income	4	2	4
JV management fee income	28	24	25
Add back depreciation	15	14	17
Dividends received (incl from JVs)	54	32	63
EBITDA	**586**	**522**	**579**
Net debt	**4,847**	**4,608**	**4,840**
Net debt: EBITDA	**8.3x**	**8.8x**	**8.4x**

High quality, diverse and growing customer base[1]

Transport and logistics	Retail	Manufacturing	Post and parcel delivery	Wholesale and retail distribution	Data centre providers	Services and utilities	TMT	Other
25%	17%	15%	10%	9%	7%	6%	4%	7%

Customers

1,358

Top 20 customers

32%

of total group headline rent

Largest customer

5%

of total group headline rent

1. Customers sectors by headline rent (SEGRO share).

£441m of potential rental income from logistics and industrial development

SEGRO land bank (30 June 2026)

Development pipeline	Area (sq m)	Estimated cost to complete (£m)	Potential gross rent (£m)	Development yield[4]	Proportion pre-let	Expected delivery
Current[1]	764,866	322[3]	65	7.5%	65%	1-12 months
Near-term pre-lets[2]	174,400	193	25	7.2 %	100 %	12-18 months
Future[2]	2.0m	2,076	223	8.1 %	-	1-7 years
Total	**3.0m**	**2,591**	**313**		**-**	**1-10 years**
Optioned land[5]	c.1.3m		128		-	1-10 years

Potential annualised gross rent from current, near-term and future pipeline[6], by asset type (£313m at 30 June 2026)

Big box (58%) | **Urban (42%)**

Potential annualised gross rent from current, near-term and future pipeline[6], by region (£313m at 30 June 2026)

UK (61%) | **Continental Europe (39%)**

1. Includes one powered shell data centre project under construction. 2. Future development pipeline in the 2026 Half Year Property Analysis Report.
3. Capex already incurred is £221m. 4. Estimated average yield on total development cost.
5. Land secured by way of options or conditional on contract. 6. Excludes optioned land.

Data centre power bank phasing

1 Available to lease now

Location	# sites	MVA	FLAP-D	Power on	Model	Planning status
London (STE)[1]	1	50	☑	Now	PS	Under Construction
London	1	70	☑	2028	FF	Approved
Paris	1	70	☑	2028	PS	Approved
Paris	1	75	☑	2029	FF	Ongoing
Total	4	**265**				

2 Available to lease by 2028

Location	# sites	MVA	FLAP-D	Power on	Model	Planning status
Milan	2	265	-	2029/31	FF/Sale	Ongoing
London (STE)[1]	5	350	☑	2030	FF	Approved
Marseille	1	40	-	2030	FF	Ongoing
Warsaw	2	50	-	2030	Sale	Ongoing
Turin	1	110	-	2029	Sale	Ongoing
Total	11	815				

3 Available to lease by 2033

Location	# sites	MVA	FLAP-D	Power on	Model	Planning status
London	2	200	☑	-	-	In progress
London (STE)[1]	1	100	☑	-	-	Approved
Total	3	300				

4 Additional power

Power on date:

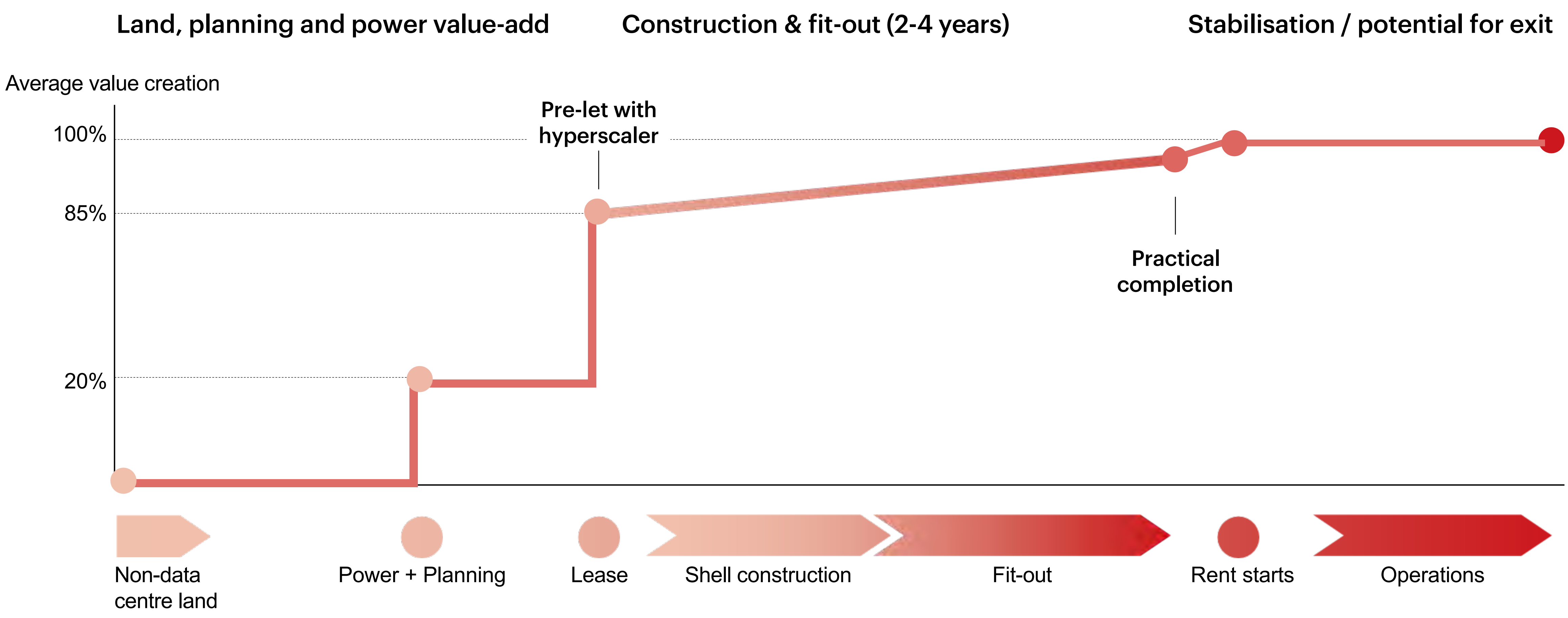
2030-2038

1.1 GVA[2]

1. Slough Trading Estate , planning approved under Simplified Planning Zone.
2. Power confirmed with ROFO or provisionally allocated (firm costs, dates and conditions to be confirmed). Expected connection dates 2030-2038.

Data centre value accretion occurs throughout the development process

Indicative value creation journey of fully fitted data centre from non-data centre land:



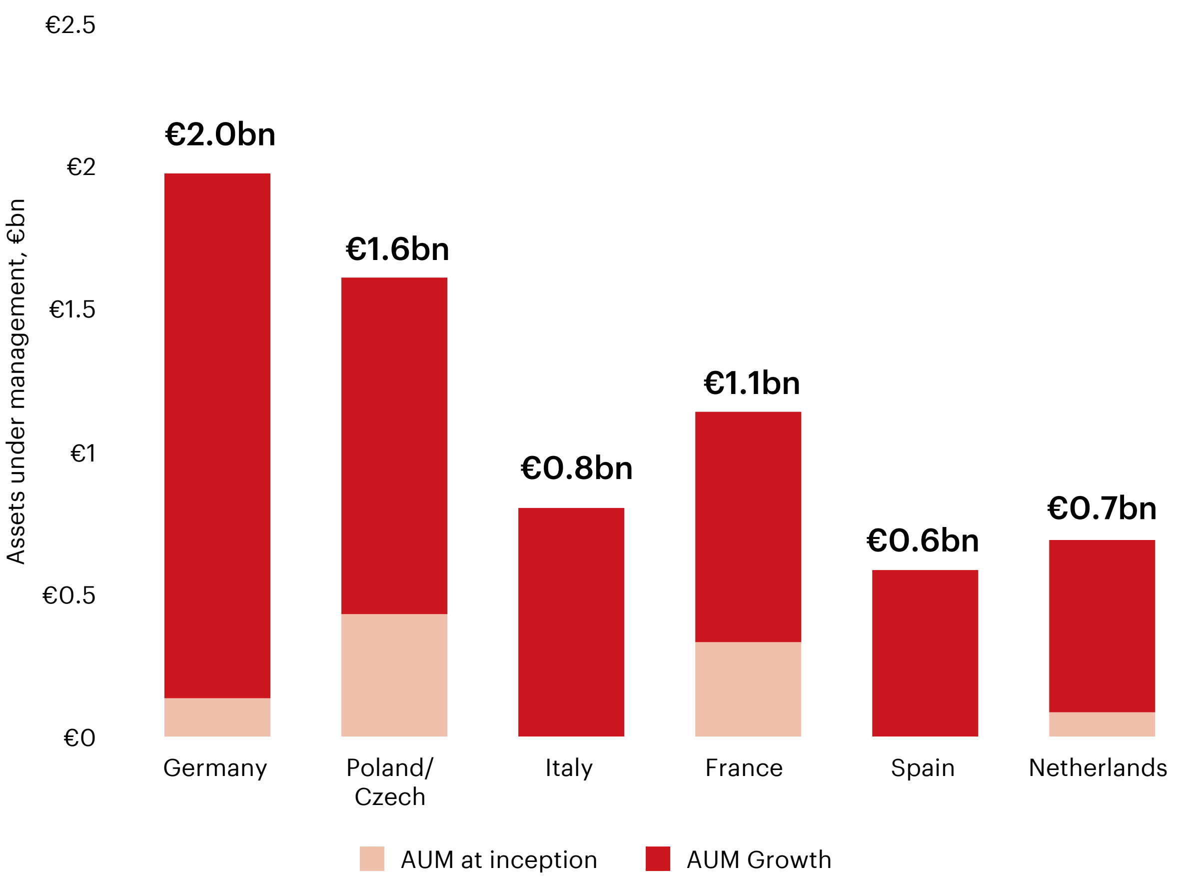
Source: Illustrative value accretion based on CBRE approach to NRV calculations.

Positioning SEGRO to deliver on its purpose

	Championing Low-carbon growth	Investing in our local communities and environments	Nurturing talent
Context	SEGRO recognises that the world faces a climate emergency, and we are committed to playing our part in tackling climate change, by limiting global temperature rise to less than 1.5°C, in tandem with growth in our business and the wider economy.	SEGRO is an integral part of the communities in which it operates, and we are committed to contributing to their long-term vitality.	SEGRO's people are vital to and inseparable from its success, and we are committed to attracting and retaining a diverse range of talented individuals in our business.
Targets	**Become a net-zero carbon business by 2050.** – 2034 interim target 80% reduction in corporate and customer emissions intensity vs 2023 baseline – 2034 interim target 58% reduction in embodied carbon in developments intensity vs 2023 baseline	**By 2025, we have created and implemented Community Investment Plans for every key market in our portfolio.** We are now focused on expanding participation, alongside data collection and analysis. We have annual targets to expand employee and other stakeholder participation in our volunteering programmes.	**Increase the overall diversity of our own workforce throughout the organisation:** – We reached our target of 40% female representation in senior leadership roles – 2027 target of 15% for senior leadership representation from an ethnic minority background
Actions	We will aim to reduce carbon emissions from our development activity and the operation of our existing buildings and eliminate them where possible. We will research and implement innovative approaches to absorb or offset residual carbon.	We will work with our customers and suppliers to support our local economies. We will help improve the skills of local people to enhance their career and employment opportunities, by investing in local training programmes. Equally, we will enhance the spaces around our buildings, working with local partners to ensure we meet the needs of our communities.	We will provide a healthy and supportive working environment, develop fulfilling and rewarding careers, foster an inclusive culture and build diverse workforce.

SEGRO European Logistics Partnership (SELP) headline figures

Assets under Management
(as at 30 June 2026)



€6.8bn
Land and assets

+5.7%
Net true equivalent yield

-0.1%
Capital value change

+0.9%
ERV growth

€367m
Headline rent

€414m
ERV

97.2%
Occupancy rate

37%
LTV ratio

Forward-looking statements and Disclaimer

This document has been prepared by SEGRO plc (SEGRO) solely for use at the presentation of SEGRO's results announcement in respect of the period ended 30 June 2026 (the Results Announcement). For the purposes of this disclaimer, 'Presentation' shall mean this document, the oral presentation of the slides by SEGRO and related question-and-answer session and any materials distributed at, or in connection with, that presentation.

This Presentation is supplied for information purposes only and may not be reproduced or redistributed. This Presentation should be read in the context of the Results Announcement. No representation or warranty of any nature is given, nor is any responsibility or liability of any kind accepted by SEGRO or any of its Directors, officers, employees, advisers, representatives or other agents with respect to the completeness or accuracy of any information provided in this Presentation.

This Presentation may contain certain forward-looking statements with respect to SEGRO's expectations and plans, strategy, management objectives, future developments and performance, costs, revenues and other trend information. Some of these forward-looking statements may be based on data provided by third parties. All statements other than historical fact are, or may be deemed to be, forward-looking statements. Forward-looking statements are statements of future expectations and all forward - looking statements are subject to assumptions, risks and uncertainties. Many of these assumptions, risks and uncertainties relates to factors that are beyond SEGRO's ability to control or estimate precisely and which could cause actual results or developments to differ materially from those expressed or implied by these forward-looking statements. Certain statements have been made with reference to forecast process changes, economic conditions and the current regulatory environment. Any forward-looking statements made by or on behalf of SEGRO are based upon the knowledge and information available to Directors as at the date of the statement. Accordingly, no assurance can be given that any particular expectation will be met and you are cautioned not to place undue reliance on the forward-looking statements. Additionally, forward-looking statements regarding past trends or activities should not be taken as a representation that such trends or activities will continue in the future. The information contained in this Presentation, including information provided by third parties, is given as at the date of this Presentation and is subject to change without notice. Other than in accordance with its legal or regulatory obligations (including under the UK Listing Rules and the Disclosure Guidance and Transparency Rules of the Financial Conduct Authority), SEGRO does not undertake to update any forward-looking statements, including to reflect any new information or changes in events, conditions or circumstances on which any such statement is based. Past share performance cannot be relied on as a guide to future performance. Nothing in this Presentation should be construed as a profit estimate or profit forecast.

This Presentation does not constitute an offer to sell or an invitation to buy securities in SEGRO or an invitation or inducement to engage in or enter into any contract or commitment or other investment activity. No part of this Presentation, nor the fact of its distribution, should form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever.