



SEGRO plc

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If you are in any doubt as regards the contents of this communication, you are recommended to seek your own financial advice immediately from your stockbroker, bank manager, solicitor or other independent adviser authorised under the Financial Services and Markets Act 2000 if you are in the United Kingdom, or from another appropriately authorised independent financial adviser if you are in a territory outside the United Kingdom. If you have sold or otherwise transferred all of your ordinary shares in SEGRO, please send this communication at once to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee. If you have sold or transferred only part of your holding of ordinary shares in SEGRO, you should retain this communication and consult the bank, stockbroker or other agent through whom the sale was effected. However, this communication should not be forwarded or transmitted into any jurisdiction where to do so would constitute a violation of the relevant laws or regulations of that jurisdiction.

4 August 2026

To: SEGRO shareholders, persons with information rights and holders of securities convertible into, rights to subscribe for and/or options over shares in SEGRO.

Announcement of a recommended offer by Prologis, Inc. (“Prologis”) for SEGRO plc (“SEGRO”)

On 4 August 2026, SEGRO and Prologis made an announcement under Rule 2.7 of the City Code on Takeovers and Mergers (the “**Takeover Code**”) (the “**Rule 2.7 Announcement**”), confirming that they had reached agreement on the terms of a recommended share offer comprising 0.0920 Prologis shares for each SEGRO share and a partial cash alternative of up to c.£3.5 billion pursuant to which Prologis, Prologis, L.P. and/or a wholly owned subsidiary (or subsidiaries) of Prologis or Prologis, L.P. will acquire the entire issued and to be issued ordinary share capital of SEGRO (the “**Offer**”). It is intended that the Offer will be implemented by means of a scheme of arrangement under Part 26 of the Companies Act 2006.

In accordance with Rule 2.11 of the City Code on Takeovers and Mergers (the “**Takeover Code**”), copies of the Rule 2.7 Announcement, and all other information, documents and announcements relating to the Offer, have been made available on SEGRO’s website at <https://www.segro.com/investors/disclaimer-agreement-june-26>. This communication is not to be taken as a summary of the information in the Rule 2.7 Announcement and should not be regarded as a substitute for reading the Rule 2.7 Announcement in full. For the avoidance of doubt, the content of SEGRO’s website is not incorporated into, and does not form part of, this communication.

Yours faithfully,

David Sleath
Chief Executive

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Important Notices

Should you wish to contact SEGRO regarding administrative matters in view of the Rule 2.7 Announcement, please contact SEGRO's registrar, Equiniti Limited ("**Equiniti**") during business hours on +44 (0) 371 384 2186 if calling from the UK (lines are open from 8.30 a.m. to 5.30 p.m. (London time), Monday to Friday (excluding public holidays in England and Wales)); or submit a request in writing to Equiniti at Equiniti Limited, Highdown House, Yeoman Way, Worthing, BN99 6DA.

Please be aware that addresses, electronic addresses and certain other information provided by you for the receipt of communications from SEGRO may be provided to Prologis during the offer period as required under Section 4 of Appendix 4 of the Takeover Code.

Responsibility statement

The directors of SEGRO (the "**Directors**") accept responsibility for the information contained in this communication relating to SEGRO. To the best of the knowledge and belief of the Directors (who have taken all reasonable care to ensure that such is the case) the information contained in this communication (including any expressions of opinion) is in accordance with the facts and does not omit anything likely to affect the import of such information.

Right to request hard copies

You may access electronic copies of the Rule 2.7 Announcement on SEGRO's website at <https://www.segro.com/investors/disclaimer-agreement-june-26>. You may request a hard copy of this communication, the Rule 2.7 Announcement and any information incorporated into the Rule 2.7 Announcement by reference to another source in hard copy by: (i) contacting Equiniti during business hours on +44 (0) 371 384 2186 (lines are open from 8.30 a.m. to 5.30 p.m., Monday to Friday (excluding public holidays in England and Wales)); or (ii) by submitting a request in writing to Equiniti at Equiniti Limited, Highdown House, Yeoman Way, Worthing, BN99 6DA. Hard copies will not be sent to you unless you so request them. You may also request that all future documents, announcements and information sent to you in relation to the Offer should be sent to you in hard copy form, again by writing to the address set out above or by calling the telephone number above.

Disclosure requirements of the Takeover Code

Under Rule 8.3(a) of the Takeover Code, any person who is interested in 1 per cent or more of any class of relevant securities of an offeree company or of any securities exchange offeror (being any offeror other than an offeror in respect of which it has been announced that its offer is, or is likely to be, solely in cash) must make an Opening Position Disclosure following the commencement of the offer period and, if later, following the announcement in which any securities exchange offeror is first identified.

An Opening Position Disclosure must contain details of the person's interests and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchange offeror(s). An Opening Position Disclosure by a person to whom Rule 8.3(a) applies must be made by no later than 3.30 p.m. (London time) on the 10th business day following the commencement of the offer period and, if appropriate, by no later than 3.30 p.m. (London time) on the 10th business day following the announcement in which any securities exchange offeror is first

identified. Relevant persons who deal in the relevant securities of the offeree company or of a securities exchange offeror prior to the deadline for making an Opening Position Disclosure must instead make a Dealing Disclosure.

Under Rule 8.3(b) of the Takeover Code, any person who is, or becomes, interested in 1 per cent or more of any class of relevant securities of the offeree company or of any securities exchange offeror must make a Dealing Disclosure if the person deals in any relevant securities of the offeree company or of any securities exchange offeror. A Dealing Disclosure must contain details of the dealing concerned and of the person's interests and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchange offeror(s), save to the extent that these details have previously been disclosed under Rule 8. A Dealing Disclosure by a person to whom Rule 8.3(b) applies must be made by no later than 3.30 p.m. (London time) on the business day following the date of the relevant dealing.

If two or more persons act together pursuant to an agreement or understanding, whether formal or informal, to acquire or control an interest in relevant securities of an offeree company or a securities exchange offeror, they will be deemed to be a single person for the purpose of Rule 8.3.

Opening Position Disclosures must also be made by the offeree company and by any offeror and Dealing Disclosures must also be made by the offeree company, by any offeror and by any persons acting in concert with any of them (see Rules 8.1, 8.2 and 8.4).

Details of the offeree and offeror companies in respect of whose relevant securities Opening Position Disclosures and Dealing Disclosures must be made can be found in the Disclosure Table on the Takeover Panel's website at www.thetakeoverpanel.org.uk, including details of the number of relevant securities in issue, when the offer period commenced and when any offeror was first identified. You should contact the Panel's Market Surveillance Unit on +44 (0)20 7638 0129 if you are in any doubt as to whether you are required to make an Opening Position Disclosure or a Dealing Disclosure.