

PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER
Rules 8.1 and 8.2 of the Takeover Code (the “Code”)

1. KEY INFORMATION

(a) Full name of discloser:	SEGRO PLC
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	N/A
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	SEGRO PLC
(d) Is the discloser the offeror or the offeree?	OFFEREE
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	6 JULY 2026
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state “N/A”</i>	YES – PROLOGIS, INC.

2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates

Class of relevant security:	Ordinary shares of 10 pence each			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	NIL	-	NIL	-
(2) Cash-settled derivatives:	NIL	-	NIL	-
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	NIL	-	NIL	-
TOTAL:	NIL	-	NIL	-

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

(b) Rights to subscribe for new securities

Class of relevant security in relation to which subscription right exists:	NONE
Details, including nature of the rights concerned and relevant percentages:	NONE

3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:

(a) Interests held by directors of SEGRO plc and their close relatives and related trusts

Name	No. of ordinary shares	Percentage of total issued share capital*
Andrew Harrison	564,755	0.04%
Carol Ann Fairweather	20,000	0.00%
David John Rivers Sleath	1,277,499	0.09%
Dr. Linda Yi-Chuang Yueh	4,716 ¹	0.00%
Marcus Sperber	11,137	0.00%
Mary Elizabeth Barnard	12,507 ²	0.00%
Simon William David Fraser	31,440	0.00%
Susan Vivien Clayton	8,013 ³	0.00%
Susanne Dorothee Schroeter	1,941	0.00%

* Figures are rounded down to two decimal places and are calculated on the basis of SEGRO plc having 1,354,073,367 ordinary shares of 10 pence each in issue (as set out in SEGRO plc's announcement dated 1 July 2026).

¹ 1,559 ordinary shares held by a close relative of Dr. Linda Yi-Chuang Yueh.

² Held by a close relative of Mary Elizabeth Barnard.

³ 1,013 ordinary shares held by a close relative of Susan Vivien Clayton.

(b) Interests held as options or awards under the share plans of SEGRO plc by the directors of SEGRO plc and their close relatives and related trusts

Name	Share plan under which option or award was granted¹	No. of ordinary shares in SEGRO plc under option or subject to award¹	Date of grant	Exercise price (pence)	Vesting date(s)²	Expiry date
David John Rivers Sleath	LTIP	264,001	22 March 2024	Nil	22 March 2027	-
		335,378	19 February 2025	Nil	19 February 2028	-
		304,181	25 February 2026	Nil	25 February 2029	-
	Sharesave	3,035	15 April	599.52	1 June	1

			2026		2029	December 2029
Susanne Dorothee Schroeter	LTIP	128,385	2 December 2025	Nil	19 February 2028	-
		105,514 ³	2 December 2025	Nil	31 March 2027; 31 March 2028	-
		169,585	25 February 2026	Nil	25 February 2029	-
	Sharesave	3,035	15 April 2026	599.52	1 June 2029	1 December 2029

¹ LTIP awards are structured as conditional awards over ordinary shares. Sharesave is an HMRC approved option scheme.

² LTIP awards are subject to a three-year performance period followed by a two-year post-vesting holding period.

³ Granted as a recruitment LTIP award on Susanne Dorothee Schroeter's appointment as an executive director of SEGRO plc, vesting in two equal tranches (50 per cent on 31 March 2027 and 50 per cent on 31 March 2028, subject to continued employment) and not subject to performance conditions or a post-vesting holding period.

(c) Interests of connected advisers

Name	No. of ordinary shares	Percentage of total issued share capital
Calvert Research and Management ¹	103,474	0.008

¹ Calvert Research and Management is a group company of Morgan Stanley.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the party to the offer making the disclosure or any person acting in concert with it:

Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"

None.

(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between

the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to:

(i) the voting rights of any relevant securities under any option; or

(ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced:

If there are no such agreements, arrangements or understandings, state "none"

None.

(c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	6 July 2026
Contact name:	Stephanie Murton
Telephone number:	+44 207 451 9082

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.