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SEGRO

SEGRO

**Italy
2026**

COMPANY PRESENTATION

SEGRO

100+ Years of History

SEGRO is a UK Real Estate Investment Trust and a leading owner, manager and developer of modern warehouses and light industrial property.

We have been creating spaces that enable extraordinary things to happen for over 100 years. We established in 1920 it owns or manages 10.3 million square metres of space valued at € 23.8 billion serving CUSTOMERS from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in eight other European countries.

OUR OFFICES



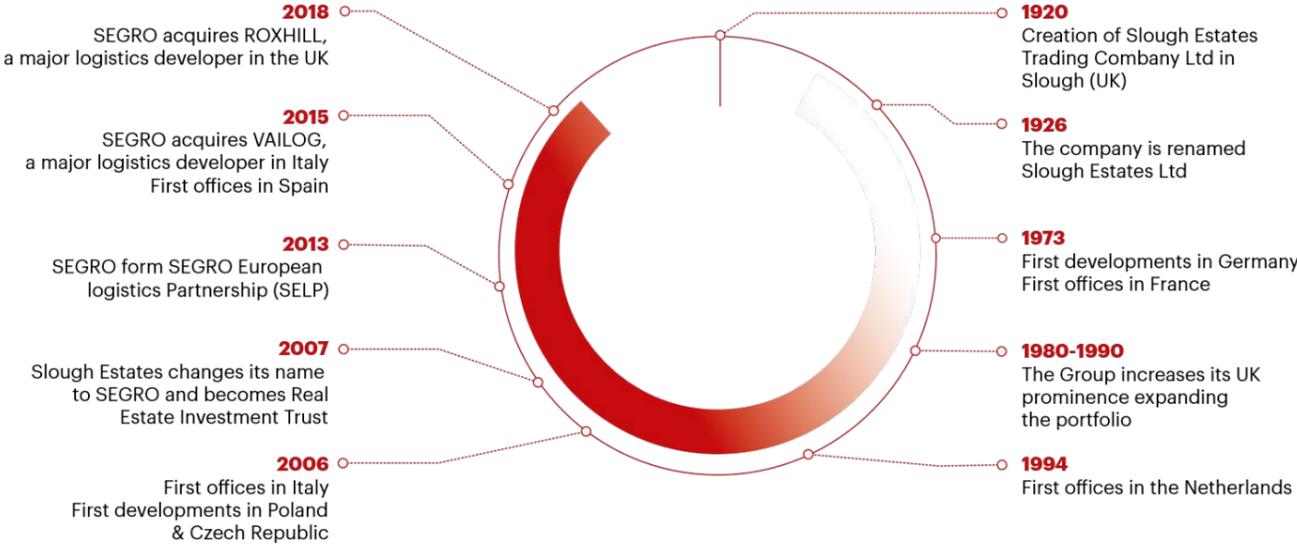
GROUP

ITALY

10.8 M sq m		1.5 M sq m
	PORTFOLIO SIZE	
466		23
	HEADCOUNT	
€ 21 bln		€ 1.6 bln
	PORTFOLIO VALUE	
94%		100%
	OCCUPANCY RATE	
666 Ha		79 Ha
	LAND BANK	

Values updated at 30th June 2025

SEGRO – Timeline



COMPANY PRESENTATION

SEGRO

First Logistics Developer in Italy

SEGRO began its operations in Milan offices in 2007 with the acquisition of different assets on Northern Italy.

In 2015 SEGRO acquired Vailog S.r.l., a leading Italian developer, with a track record of 1.5M sq m of space developed since its foundation in 2003, paving the way for SEGRO Italy to grow scale in the development and investment markets across Northern, Central and Southern Italy.

Since the acquisition, SEGRO Italy has developed approx. 2.3 M sq m of logistics properties throughout Italy, including Big Box warehouses, City Logistics, and Urban warehouses.

Totalling 3.6M sq m developed since the foundation of the company.

SEGRO Italy's current net-of-disposal portfolio is 1.3M sq m, following several strategic disposals to reinvest into the company's development pipeline.



TOTAL INVESTMENTS
SINCE 2015
2.3 M SQ M

TOTAL INVESTMENTS
SINCE 2015
(Net Of Disposal)
€2.2 BILLION

Values updated at 31st December 2024

MAIN ACHIEVEMENTS

OUR CUSTOMERS

2015-2018

- 81,300 sq m at Interporto Bologna
- 46,000 sq m for Yoox in Milan South
- 28,000 sq m for Tiesse in Milan South
- 42,000 sq m for Yoox at Interporto Bologna
- 47,300 sq m for Leroy Merlin at CSG Logistics Park
- 155,000 sq m in Fara in Rome North
- 11,000 sq m for Amazon in Turin
- 35,500 sq m for Amazon in Milan East
- 75,300 sq m for Close2You and Fiege at CSG Logistics Park

2019-2021

- 60,000 sq m at Castel San Giovanni Logistics Park, Rome, Verona and Bologna
- 56,000 sq m for Aldi Milan South
- 126,000 sq m for Zalando at Verona
- 189,028 sq m for Amazon in Novara 49,855 sq m for Amazon in Bologna
- 6,647 sq m for Tannico at CSG Logistics Park
- 11,000 sq m for Amazon in Parma
- 8,030 sq m Due Torri at Interporto Bologna
- 17,440 sq m for Pallex at Interporto Bologna
- 49,570 sq m for GXO at CSG Logistics Park
- 21,420 sq m for MARR at CSG Logistics Park
- 11,120 sq m for One Express at Milan South
- 11,100 sq m for Logista in Rome
- 29,430 sq m for Amazon at Treviso, Vicenza and Turin

2022-2025

- 5,800 sq m for Amazon in Milan
- 23,750 sq m at Interporto Bologna
- 10,140 sq m for Holyart at Reggio Emilia
- 10,800 for Tiesse at CSG Logistics Park
- 26,540 sq m for C2U at CSG Logistics Park
- 32,750 sq m for Decathlon in Naples
- 35,085 sq m for Amazon in Turin
- 30,150 sq m for Renault at CSG Logistics Park
- 22,750 sq m for SDA at CSG Logistics Park
- 20,600 sq m for Leroy Merlin in Rome
- 50,000 sq m for Unieuro in Colleferro
- 18,000 sq m for Sephora in CSG Logistics Park
- 34,000 sq m for SDA Italian Post in Naples

				ANTONY MORATO
				
				
				
				
				

WHAT WE DO

To address its CUSTOMERS' needs, SEGRO offers state-of-the-art and flexible spaces, located in and around major cities and at key transportation hubs. The portfolio comprises city logistics units, urban distribution units, and modern big box warehouses.



CITY LOGISTICS

Inner city logistics is requiring the use of new spaces in the city (parking lots, railyards,...) in order to adapt alternative storage spaces and accommodate new technological solutions to distribute goods.



URBAN WAREHOUSES

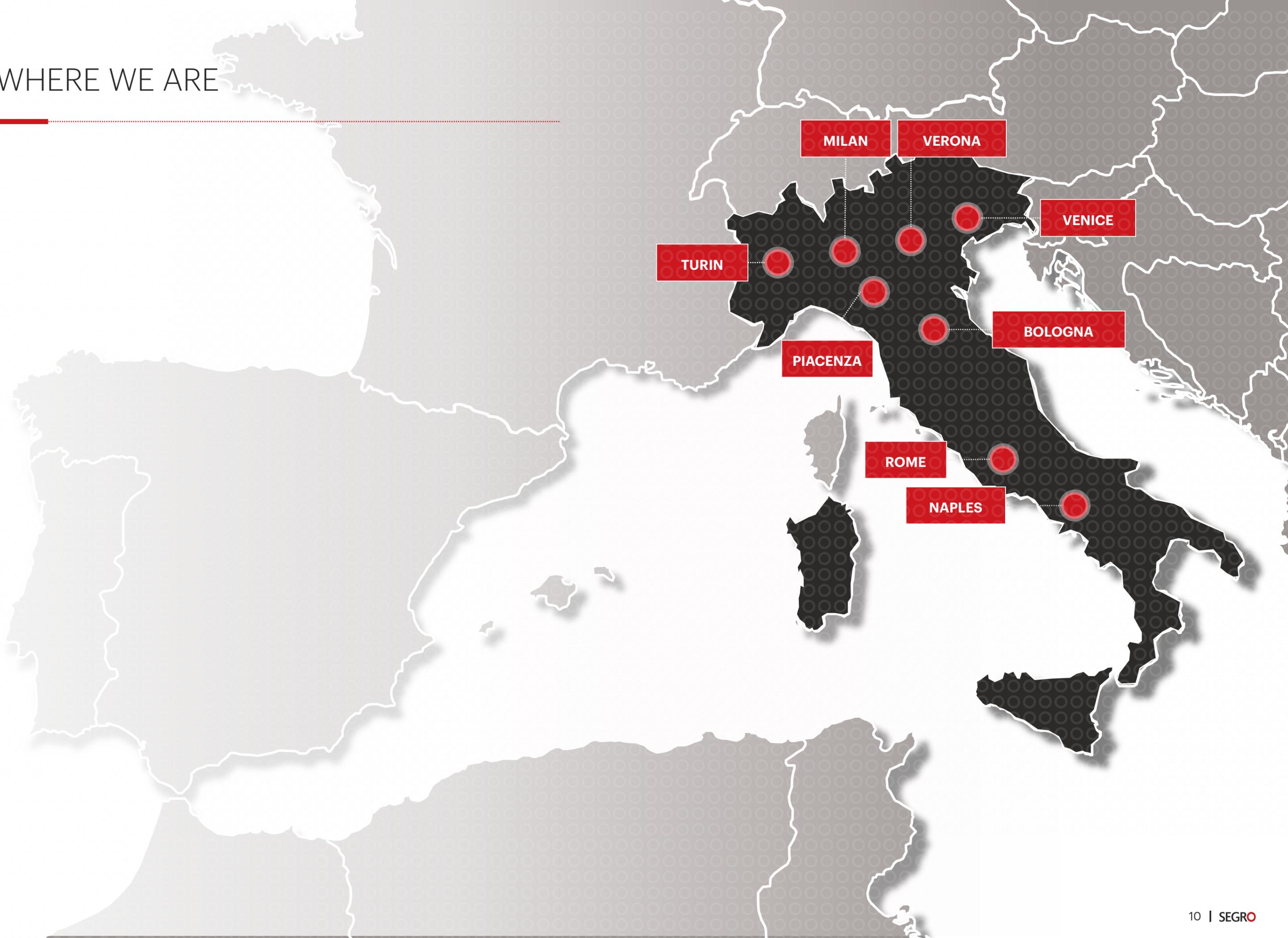
Urban warehouses are located within easy reach of population centres and business districts. They are used by a wide variety of CUSTOMERS who need rapid access to their own CUSTOMERS and to labour and are therefore close to main roads and public transport. Land supply in and around urban areas tends to be less available so urban warehouses tend to be smaller.



BIG BOX WAREHOUSES

Big box warehouses are typically used for storage and processing of goods for regional, national and international distribution. The requirement for large land plots means that they tend to be located some distance from the ultimate CUSTOMER but on major transport routes (mainly motorways, but also ports, rail freight terminals and airports) to allow rapid transit.

WHERE WE ARE



OUR PORTFOLIO



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 6

LOCATION	Bologna (BO)
G.L.A.	14,000 sq m
COMPLETION	2015
CUSTOMER	YOOX NET-A-PORTER GROUP



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 7

LOCATION	Bologna (BO)
G.L.A.	14,000 sq m
COMPLETION	2016
CUSTOMER	



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 9

LOCATION	Bologna (BO)
G.L.A.	14,400 sq m
COMPLETION	2016
CUSTOMER	



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 10 U2

LOCATION	Bologna (BO)
G.L.A.	9,200 sq m
COMPLETION	2020
CUSTOMER	



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 11**

LOCATION	Bologna (BO)
G.L.A.	13,000 sq m
COMPLETION	2016
CUSTOMER	YOOX NET-A-PORTER GROUP



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 12**

LOCATION	Bologna (BO)
G.L.A.	60,000 sq m
COMPLETION	2018
CUSTOMER	YOOX NET-A-PORTER GROUP



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 13 U1**

LOCATION	Bologna (BO)
G.L.A.	16,500 sq m
COMPLETION	2017
CUSTOMER	JAGUAR



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 13 U2**

LOCATION	Bologna (BO)
G.L.A.	8,000 sq m
COMPLETION	2017
CUSTOMER	DUE TORRI Logistics Partner



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 14**

LOCATION	Bologna (BO)
G.L.A.	29,000 sq m
COMPLETION	2020
CUSTOMER	Champion



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 15**

LOCATION	Bologna (BO)
G.L.A.	18,000 sq m
COMPLETION	2021
CUSTOMER	PALLEX



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 16 U1**

LOCATION	Bologna (BO)
G.L.A.	11,000 sq m
COMPLETION	2022
CUSTOMER	DUE TORRI Logistics Partner



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 16 U2**

LOCATION	Bologna (BO)
G.L.A.	13,000 sq m
COMPLETION	2022
CUSTOMER	Logista



**SEGR0 LOGISTICS PARK
INTERPORTO BOLOGNA 17**

LOCATION	Bologna (BO)
G.L.A.	17,000 sq m
COMPLETION	2024
CUSTOMER	



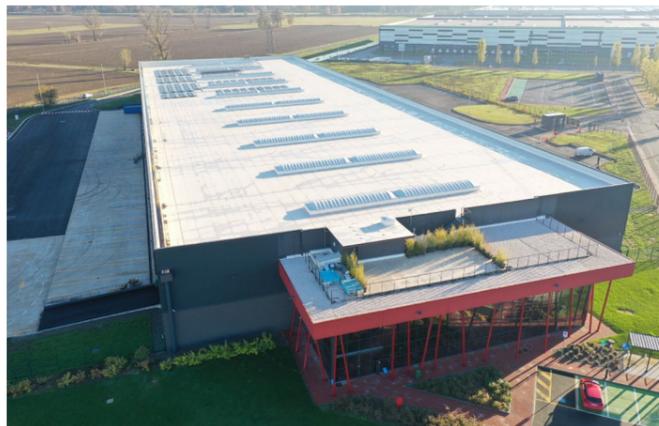
**SEGR0 LOGISTICS CENTRE
BOLOGNA NORTH SPILAMBERTO**

LOCATION	Spilamberto (MO)
G.L.A.	38,000 sq m
COMPLETION	2021
CUSTOMER	



**SEGR0 LOGISTICS CENTRE
BOLOGNA NORTH REGGIO EMILIA**

LOCATION	Reggio Emilia (RE)
G.L.A.	10,000 sq m
COMPLETION	2022
CUSTOMER	



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI F**

LOCATION	Castel San Giovanni (PC)
G.L.A.	11,000 sq m
COMPLETION	2022
CUSTOMER	



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI N**

LOCATION	Castel San Giovanni (PC)
G.L.A.	93,000 sq m
COMPLETION	2017
CUSTOMER	



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI P**

LOCATION	Castel San Giovanni (PC)
G.L.A.	47,000 sq m
COMPLETION	2017
CUSTOMER	



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Q**

LOCATION	Castel San Giovanni (PC)
G.L.A.	23,000 sq m
COMPLETION	2018
CUSTOMER	



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI R**

LOCATION	Castel San Giovanni (PC)
G.L.A.	53,000 sq m
COMPLETION	2018
CUSTOMER	



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI T**

LOCATION	Castel San Giovanni (PC)
G.L.A.	18,000 sq m
COMPLETION	2019
CUSTOMER	ANTONY MORATO



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI V1**

LOCATION	Castel San Giovanni (PC)
G.L.A.	33,000 sq m
COMPLETION	2020
CUSTOMER	MONCLER



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI V2**

LOCATION	Castel San Giovanni (PC)
G.L.A.	50,000 sq m
COMPLETION	2021
CUSTOMER	GXO



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI W**

LOCATION	Castel San Giovanni (PC)
G.L.A.	4,000 sq m
COMPLETION	2020
CUSTOMER	ALS



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI X**

LOCATION	Castel San Giovanni (PC)
G.L.A.	23,000 sq m
COMPLETION	2023
CUSTOMER	SDA Posteitaliane



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Y1**

LOCATION	Castel San Giovanni (PC)
G.L.A.	29,000 sq m
COMPLETION	2023
CUSTOMER	Renault Group



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Y2**

LOCATION	Castel San Giovanni (PC)
G.L.A.	18,000 sq m
COMPLETION	2023
CUSTOMER	SDA Posteitaliane



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Y3**

LOCATION	Castel San Giovanni (PC)
G.L.A.	18,000 sq m
COMPLETION	2024
CUSTOMER	FIEGE



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Z1 U1**

LOCATION	Castel San Giovanni (PC)
G.L.A.	7,000 sq m
COMPLETION	2021
CUSTOMER	TANNICO



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Z1 U2, U3**

LOCATION	Castel San Giovanni (PC)
G.L.A.	20,000 sq m
COMPLETION	2021
CUSTOMER	MARR



**SEGR0 LOGISTICS PARK
CASTEL SAN GIOVANNI Z2**

LOCATION	Castel San Giovanni (PC)
G.L.A.	26,000 sq m
COMPLETION	2022
CUSTOMER	ALS



**SEGR0 LOGISTICS CENTRE
MILAN TOFFETTI**

LOCATION	Milan (MI)
G.L.A.	21,700 sq m
COMPLETION	2017
CUSTOMER	amazon



**SEGR0 LOGISTICS CENTRE
MILAN EAST TREZZO**

LOCATION	Trezzo sull'Adda (MI)
G.L.A.	34,000 sq m
COMPLETION	2018
CUSTOMER	GXO



**SEGR0 LOGISTICS PARK
NAPLES 1**

LOCATION	Maddaloni (CE)
G.L.A.	33,000 sq m
COMPLETION	2023
CUSTOMER	DECATHLON



**SEGR0 LOGISTICS PARK
NAPLES 3**

LOCATION	Maddaloni (CE)
G.L.A.	33,000 sq m
COMPLETION	2023
CUSTOMER	SDA Posteitaliane



**SEGR0 LOGISTICS PARK
NAPLES 4, 5**

LOCATION	Maddaloni (CE)
G.L.A.	17,000 sq m
COMPLETION	2025
CUSTOMER	SDA Posteitaliane



**SEGR0 LOGISTICS PARK
MILAN SOUTH A**

LOCATION	Landriano (PV)
G.L.A.	29,000 sq m
COMPLETION	2017
CUSTOMER	



**SEGR0 LOGISTICS PARK
MILAN SOUTH E**

LOCATION	Landriano (PV)
G.L.A.	28,000 sq m
COMPLETION	2020
CUSTOMER	



**SEGR0 LOGISTICS PARK
MILAN SOUTH B**

LOCATION	Landriano (PV)
G.L.A.	54,000 sq m
COMPLETION	2017
CUSTOMER	



**SEGR0 LOGISTICS PARK
MILAN SOUTH F**

LOCATION	Torrevecchia Pia (PV)
G.L.A.	11,000 sq m
COMPLETION	2021
CUSTOMER	



**SEGR0 LOGISTICS PARK
MILAN SOUTH C**

LOCATION	Landriano (PV)
G.L.A.	56,000 sq m
COMPLETION	2019
CUSTOMER	



**SEGR0 LOGISTICS PARK
TURIN 1**

LOCATION	Brandizzo (TO)
G.L.A.	23,000 sq m
COMPLETION	2017
CUSTOMER	



**SEGR0 LOGISTICS PARK
MILAN SOUTH D**

LOCATION	Landriano (PV)
G.L.A.	31,000 sq m
COMPLETION	2020
CUSTOMER	



**SEGR0 LOGISTICS PARK
NOVARA 1**

LOCATION	Novara (NO)
G.L.A.	189,000 sq m
COMPLETION	2021
CUSTOMER	





**SEGR0 LOGISTICS CENTRE
ROME TECNOPOLO**

LOCATION	Rome (RM)
G.L.A.	9,000 sq m
COMPLETION	2019
CUSTOMER	



**SEGR0 LOGISTICS PARK
ROME NORTH 3**

LOCATION	Passo Corese (RI)
G.L.A.	19,000 sq m
COMPLETION	2020
CUSTOMER	



**SEGR0 LOGISTICS PARK
ROME NORTH 4 U1**

LOCATION	Passo Corese (RI)
G.L.A.	10,000 sq m
COMPLETION	2020
CUSTOMER	



**SEGR0 LOGISTICS PARK
ROME NORTH 4 U2**

LOCATION	Passo Corese (RI)
G.L.A.	6,000 sq m
COMPLETION	2020
CUSTOMER	



**SEGR0 LOGISTICS CENTRE
VENICE TREVISO**

LOCATION	Treviso (TV)
G.L.A.	5,000 sq m
COMPLETION	2021
CUSTOMER	



**SEGR0 LOGISTICS CENTRE
VENICE VICENZA**

LOCATION	Vicenza (VI)
G.L.A.	8,000 sq m
COMPLETION	2021
CUSTOMER	



**SEGR0 LOGISTICS PARK
ROME SOUTH C**

LOCATION	Colleferro (RM)
G.L.A.	50,000 sq m
COMPLETION	2025
CUSTOMER	



**SEGR0 LOGISTICS CENTRE
ROME SOUTH ANAGNI**

LOCATION	Anagni (FR)
G.L.A.	11,000 sq m
COMPLETION	2021
CUSTOMER	



**SEGRO LOGISTICS CENTRE
TURIN ORBASSANO**

LOCATION	Orbassano (TO)
G.L.A.	35,000 sq m
COMPLETION	2023
CUSTOMER	



**SEGRO LOGISTICS CENTRE
TURIN GRUGLIASCO**

LOCATION	Grugliasco (TO)
G.L.A.	12,700 sq m
COMPLETION	2021
CUSTOMER	



**SEGRO LOGISTICS CENTRE
TURIN ASTI**

LOCATION	Asti (AT)
G.L.A.	5,000 sq m
COMPLETION	2022
CUSTOMER	



**SEGRO LOGISTICS PARK
TURIN DS1**

LOCATION	Brandizzo (TO)
G.L.A.	11,000 sq m
COMPLETION	2018
CUSTOMER	



**SEGRO LOGISTICS PARK
INTERPORTO BOLOGNA 18**

LOCATION	Bologna (BO)
G.L.A.	23,700 sq m
COMPLETION	2026
CUSTOMER	TBA



**SEGRO LOGISTICS CENTRE
TURIN ALESSANDRIA**

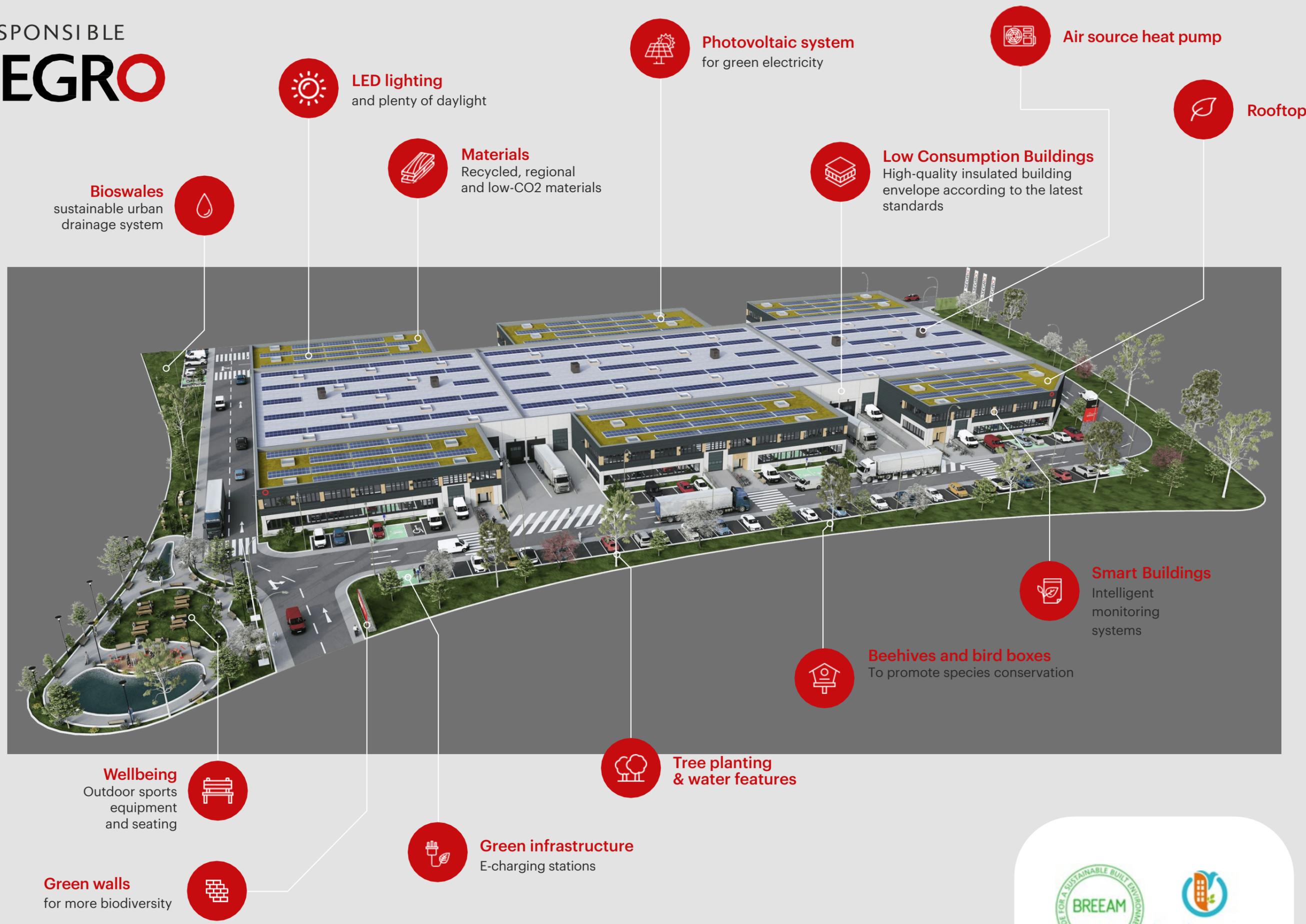
LOCATION	Alessandria (TO)
G.L.A.	81,000 sq m
COMPLETION	2026
CUSTOMER	



ENVIRONMENTAL AND SOCIAL COMMITMENT



RESPONSIBLE
SEGR



Bioswales
sustainable urban
drainage system

LED lighting
and plenty of daylight

Materials
Recycled, regional
and low-CO2 materials

Photovoltaic system
for green electricity

Air source heat pump

Rooftop

Low Consumption Buildings
High-quality insulated building
envelope according to the latest
standards

Smart Buildings
Intelligent
monitoring
systems

Beehives and bird boxes
To promote species conservation

**Tree planting
& water features**

Green infrastructure
E-charging stations

Wellbeing
Outdoor sports
equipment
and seating

Green walls
for more biodiversity



DESIGNED FOR THE FUTURE

As a developer, we understand that we are responsible for enabling growth and creating sustainable buildings which help reduce carbon emissions.

We develop high quality and sustainable assets in prime locations.

Our modern portfolio is the result of an ambitious design and construction process. We focus on every detail, from the terrain to the delivery of the asset. We pay attention to the energy used in construction. We constantly review and improve materials used throughout the entire process, to maximize energy efficiency of our buildings and to reduce embodied carbon. Our technical approach to environmental sustainability is ingrained in our commitment to creating state-of-the-art logistics spaces. With a forward-thinking mindset, we are dedicated to designing and developing properties that not only meet the needs of today but are also prepared for the challenges and opportunities of the future. At SEGRO, we are not just building warehouses; we are crafting a sustainable legacy, perfectly aligned with the evolving demands of the modern world.

RESPONSIBLE SEGRO

Our commitment to be a force for societal and environmental good is integral to our purpose and strategy.

Our responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

Our three priorities are:

- CHAMPIONING LOW-CARBON GROWTH
- INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS
- NURTURING TALENT

For each of these areas we have established challenging initial targets, against which we will report annually, and have set out the actions needed to achieve them. We will set additional, more specific, supporting targets as necessary and we expect our actions and approach to evolve over time to reflect our achievements, technological change and the priorities of our stakeholders and wider society.



CHAMPIONING LOW-CARBON GROWTH

Our buildings are developed with high-quality specifications, raising the bar of sustainable industrial development and low-carbon growth.

Embedding sustainability in our developments from the design phase, helps us take a full life-cycle approach. We work with partners and suppliers to find and deliver innovative, low carbon materials and techniques. This is how we will reduce the embodied carbon intensity of all new developments by at least 58% by 2034 (compared to a 2024 baseline of 318 KgCO₂e/sq m).

We're stepping up our use of renewable energy across our portfolio through promoting or supplying green energy tariffs, increasing our solar generation capacity and improving energy efficiency and sustainable transport solutions. We are committed to reducing the corporate and the customer emissions intensity by at least 81% by 2034 (compared to a 2024 baseline of 36 KgCO₂e).

We will become a net-zero carbon business by 2050.

SEGRO LOGISTICS CENTRE TURIN ORBASSANO

IMPROVING BIODIVERSITY

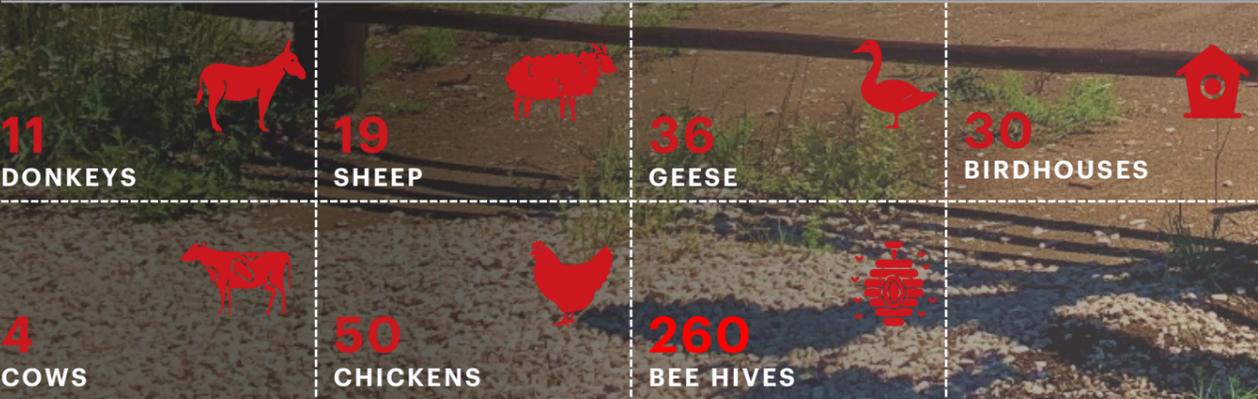
As a developer, We has a comprehensive approach to supporting biodiversity and local communities.

We carefully consider the landscape surrounding both our existing and new buildings to ensure they provide pleasant environments for people to work in, meet the needs of local communities, and positively impact local biodiversity.

We have created green spaces within our estates, including woodland areas with public walking trails around our big box parks, as well as small pocket parks and green walls.

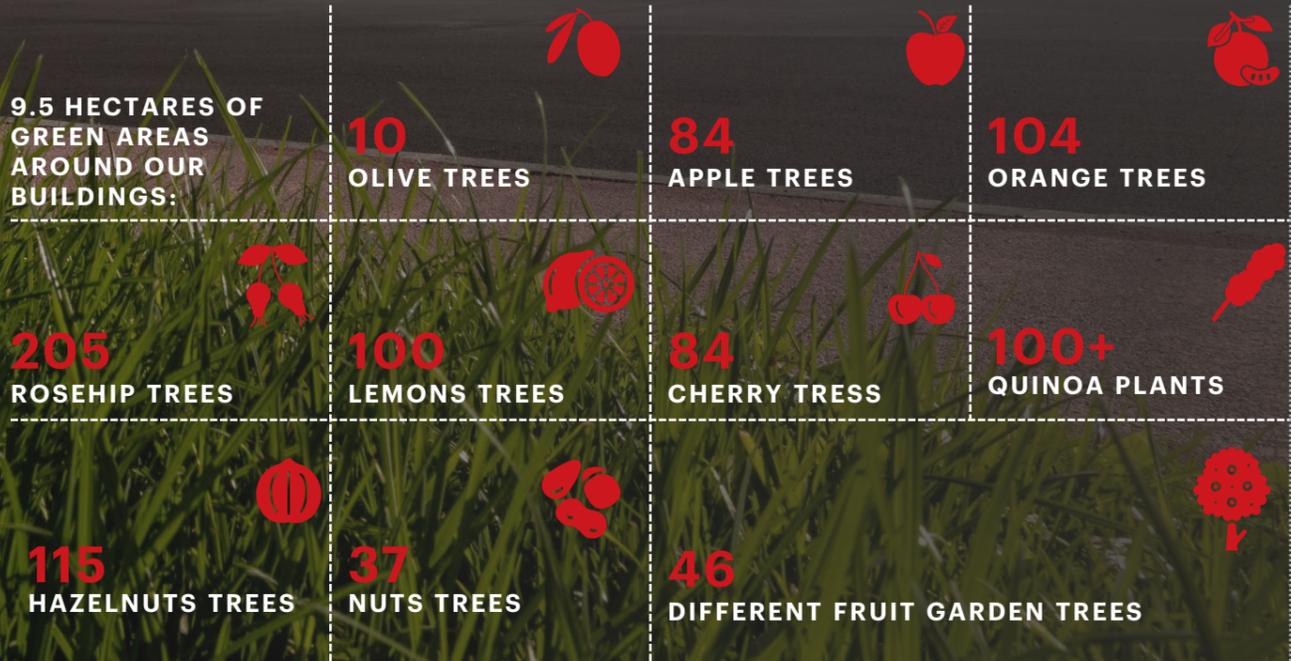
We collaborate with small local producers that transform raw materials into finished products.

Some of our friends:



We create important spaces for our customers and for their employees. We care about people and the space that surrounds them.

Our green spaces are enriched by planting a variety of vegetation, based on the characteristics of the local environment. In all our buildings, we design areas that can be used by our customers and their employees. These spaces are typically intended to lighten the workday and promote physical and mental well-being. Some numbers of our green areas:



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI N

ENHANCING SUSTAINABLE CRAFTING

As a developer, we collaborate with communities-to support biodiversity and local produce.

In our process, our partners transform raw materials into finished products using both traditional and innovative crafting techniques. Every step is carried out with respect for the environment, with a strong focus on local biodiversity and a commitment to a sustainable industry deeply rooted in the community.

Some of our creations:





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**Italy
2026**