

WE CREATE THE SPACE THAT ENABLES **EXTRAORDINARY** THINGS TO HAPPEN

SEGRO



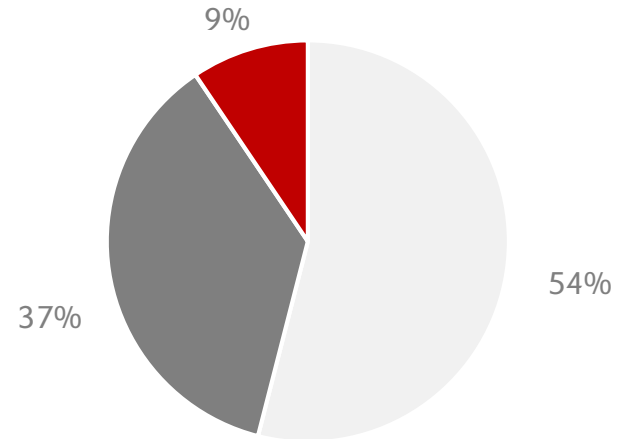
SEGRO HEATHROW PORTFOLIO

24 OCTOBER 2019

London Airport portfolio – key operational metrics¹:

Floor space:	5.4 million sq ft
Number of estates:	21
Number of customers:	105
Portfolio value:	£1.8bn
Headline rent:	£73.7m
ERV:	£88.6m
> <i>Reversionary potential:</i>	£12.6m
Vacancy:	2.5%
WAULT (to break):	9.4 years
Net true equivalent yield:	4.7%
Average rent:	£16-25 per sq ft

SEGRO London portfolio split by headline rent
(at June 2019)



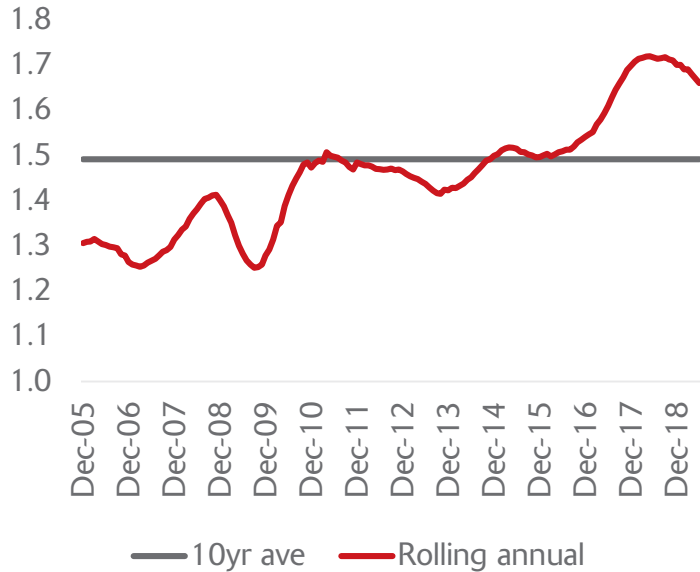
■ London Airports ■ Park Royal ■ East & North London

¹ All data as of HY 2019 – see the 2019 Half Year Property Analysis Report for further information

Heathrow Airport cargo and passenger volumes:

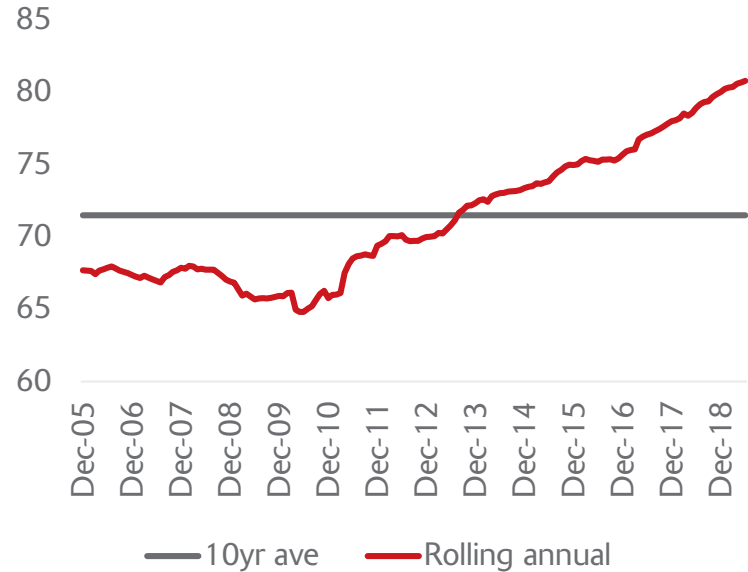
Heathrow Airport cargo volumes

(million metric tonnes)



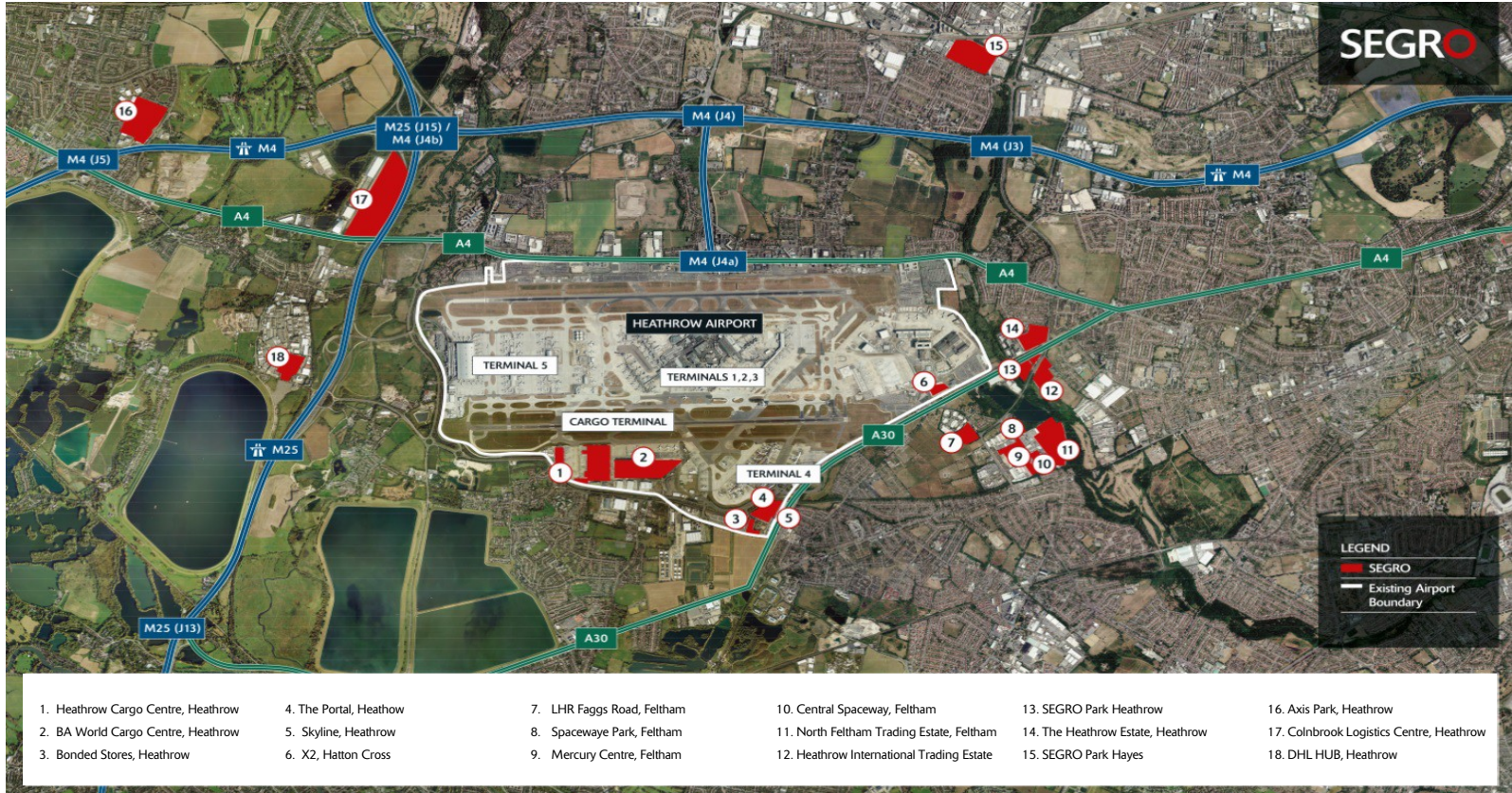
Heathrow Airport passenger volumes

(millions)



Source: Heathrow Airport

SEGRO Heathrow portfolio:

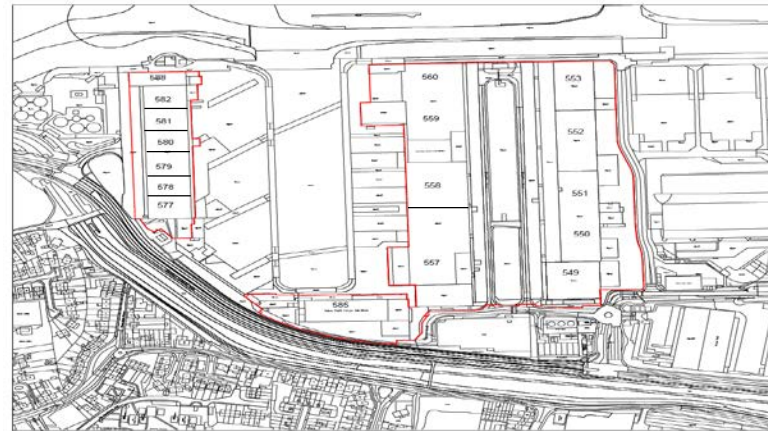


Heathrow Airside:



Heathrow Cargo Area:

- 22 separate units, mainly used by cargo handlers
- Purchased 50% in 2010 and the remaining 50% as part of the APP acquisition in 2017
- Direct access to the runway at Heathrow
- Asset management:
 - Re-gear old ground leases (60% done)
 - Achieve rental growth
 - Retain optionality around redevelopment



Heathrow Cargo Centre: Redline certainty



- Aligned with HAL R3 aspirations
- Airside boundary retained at MOU line
- Equal land swap area (we gain 1.5 acres)

Heathrow Cargo Centre: An aspirational plan



Continuing to find opportunities to grow the London portfolio:

SEGRO Park Hayes:

- Regeneration of 30 acres of land on the site of the former Nestle factory
- 240,000 sq ft of urban warehousing in West London (with potential for a data centre)
- Due to complete in 2020



SEGRO Park Tottenham:

- Off-market purchase of 8 acres of land on the site of a former self-storage warehouse
- Potential for 185,000 sq ft of urban warehousing, subject to planning
- Targeting to start development in 2020



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ASSET TOUR

DHL HUB, Poyle:

- 154,000 sq ft cross-dock warehouse
- Redevelopment of an old multi-let industrial estate – completed in 2016
- Purpose built for DHL after they relocated from another site in our Heathrow portfolio – former site was old and no longer fit for their purpose
- Used as their Southern Distribution Hub
- Next rent review August 2021



BA World Cargo Centre:

- 50 year lease on land – expires 2051
- IAG built their own building
- Rent last reviewed in Q1 2018
- Known as the “Breadbin”





SEGRO
Park Skyline

SEGRO
Park Portal

SEGRO Park Portal:

- Completed in three phases, last phase completed in 2017
- 230,000 sq ft of urban warehouse space across 4 units:
 - Unit 1: 36,000 sq ft, let to Swissport UK
 - Units 2 & 3: 90,000 sq ft, let to Rolls Royce
 - Unit 3: 100,000 sq ft, let to DB Schenker
- Record rent achieved in 2018
- BREEAM 'Excellent – includes PV and rainwater harvesting
- BBC programme 'What Britain Buys & Sells in a Day (Seafood edition)' filmed here in 2019



SEGRO Park Skyline:

- Completed in 2016
- 158,000 sq ft of warehousing across 2 units:
 - Unit 1: 82,000 sq ft, let to Bollore Logistics
 - Units 2: 76,000 sq ft, let to Fedex



SEGRO Park Heathrow:

- 12 acre site, previously let to DHL
- Pre-let development for DO&CO
- 172,000 sq ft stand-alone warehouse
- Due to complete in Q4 2019



Contact Details:

Claire Mogford – Head of Investor Relations

claire.mogford@segro.com

+44 (0) 207 451 9048