



NATIONAL MARKETS ASSET TOUR

19 October 2023



SEGRO HOSTS



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Development



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NATIONAL MARKETS ASSET TOUR ITINERARY

- 10:15 Arrive at SEGRO Logistics Park East Midlands Gateway
- 10:20 Introduction and update on National Markets portfolio (including EMG site overview)
- 11:00 Presentation and customer visit from GXO
- 12:00 Lunch and Q&A
- 13:00 Depart for SEGRO Logistics Park Northampton
- 14:00 Site overview and tour of SEGRO Logistics Park Northampton
- 15:30 Closing remarks and departure for Northampton for trains back to London

INTRODUCTION

NATIONAL MARKETS: KEY OPERATIONAL METRICS

Portfolio value: £2.0bn

Headline rent: £64m

ERV: £78m

- Reversionary potential: £14m

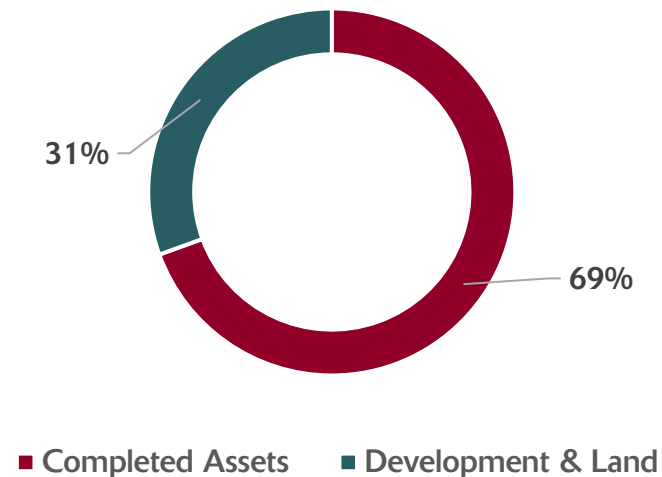
Occupancy: 99%

WAULT (to break): 11.2 years

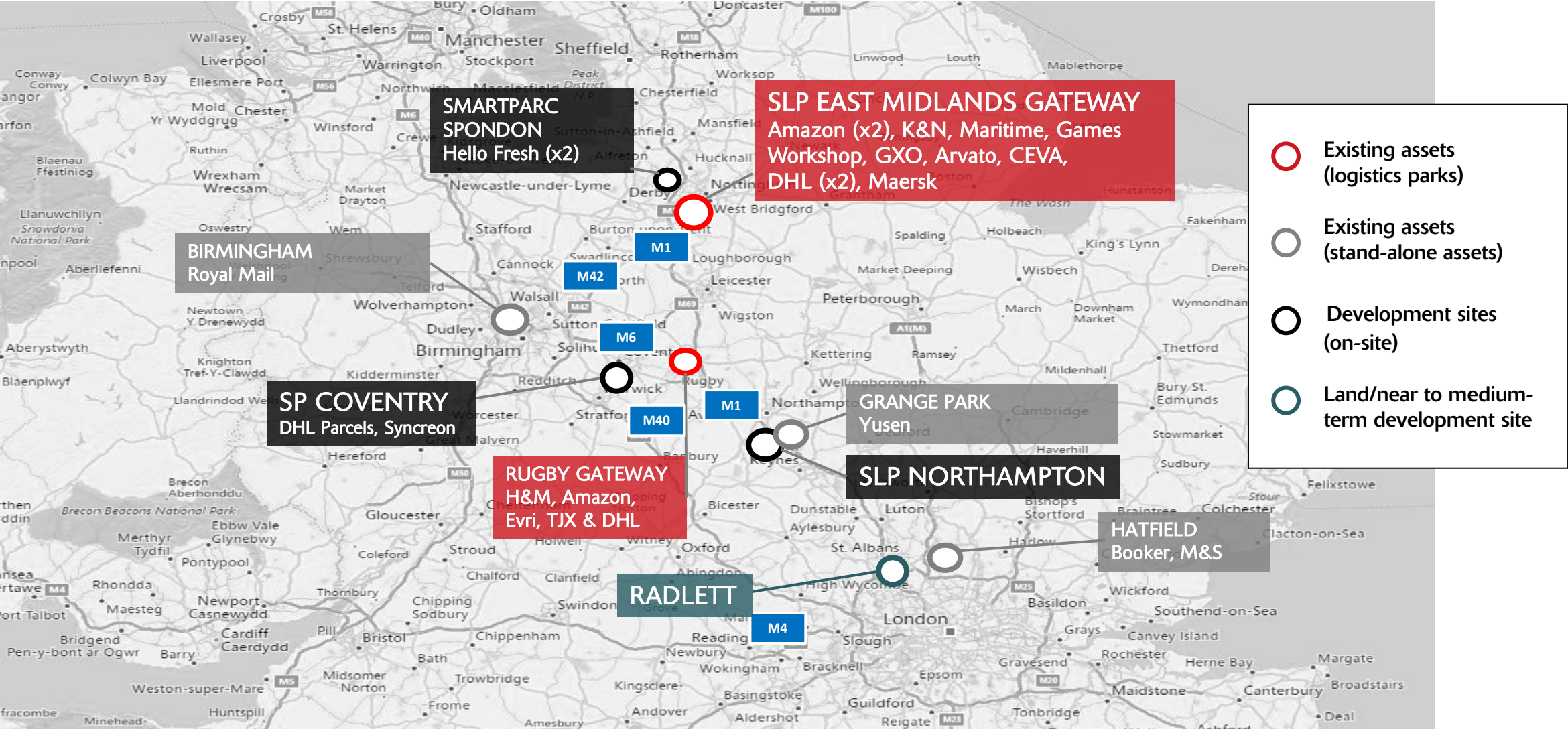
Net true equivalent yield: 5.4%

Average rent: £8-15 per sq ft

SEGRO National Markets portfolio
Based on valuation at 30 June 2023



NATIONAL MARKETS: PORTFOLIO OVERVIEW



POSITIONING SEGRO TO DELIVER ON ITS PURPOSE



Championing **LOW-CARBON
GROWTH**

Investing in our local **COMMUNITIES
and ENVIRONMENTS**

Nurturing **TALENT**

SLP-EMG COMMUNITY INVESTMENT PLAN



CAREER READY

Bringing the world of work to life for 5000 students through education and career advice



SHAW TRUST

Supporting 100 unemployed people into secure and sustainable employment



ABOVE & BEYOND

Enabling 45 young people to receive meaningful training to support them on their career journey



GROUNDWORK

Rejuvenating three community green spaces, while training 30 local people

ASSET TOUR

SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY

700 acre park consisting of c.5 million sq ft of completed logistics warehousing with infrastructure spend of >£500m

11 warehouses completed and let to customers including Amazon, Avarto, GXO, Games Workshop, Kuehne & Nagel, CEVA, DHL and Maersk

c.300 acres of Country Park open to the public with 14km of hedgerow, 50,000 thousand trees and 17km of pathways

Strategic Rail Freight Interchange (SRFI) operational since 2020 with Phase 2 completed. Maritime have commenced construction of their three-storey office accommodation

All major plots are now completed with remaining land under construction

The park has created c.7000 direct jobs



SLP-EMG BEFORE AND AFTER



SLP-EMG SITE PLAN



SEGRO LOGISTICS PARK NORTHAMPTON

500 acre site: 250 acres to remain as green space accessible to the local community

Planning permission for 5 million sq ft of rail served warehousing

Infrastructure and buildings = net zero carbon

Balanced cut to fill – no waste taken off site

£190m of infrastructure works commenced in 2021

Improvements to local infrastructure Junction 15 of the M1

Delivery of a new bridge over West Coast Mainline and bypass round village of Roade

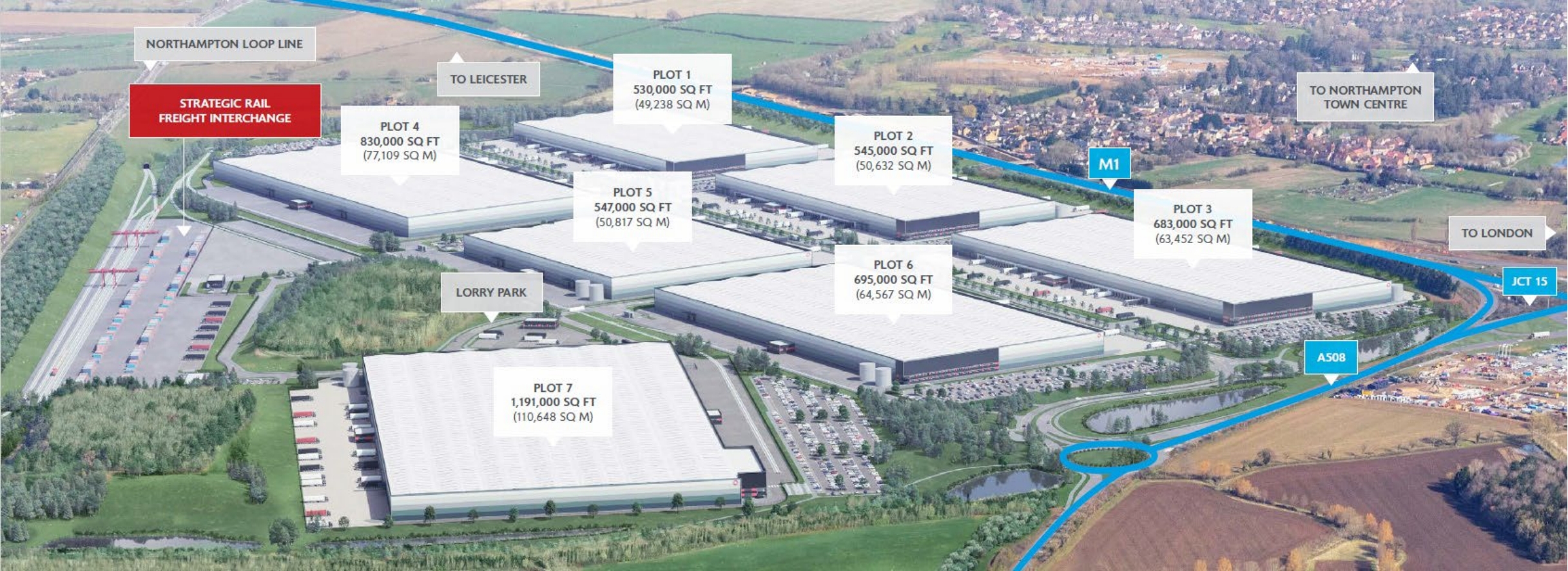
Site includes a Strategic Rail Freight Interchange (SRFI), freight terminal is under construction

Over 7,000 potential jobs once the park is fully occupied

First units expected to start on site in early 2024



SEGRO LOGISTICS PARK NORTHAMPTON



Q&A

APPENDIX

SEGRO LOGISTICS PARK RUGBY GATEWAY

120 acre logistics park

Adjacent to the M6 and close to the M1 motorways

1.2 million sq ft of prime big box warehousing

Started construction in 2014 and completed in 2017

Lease terms of 10-20 years

Five stand-alone units:

- 240,000 sq ft let to H&M, completed 2014
- 240,000 sq ft let to TJX, completed 2015
- 270,000 sq ft let to Hermes, completed 2016
- 290,000 sq ft let to Amazon, completed 2017
- 180,000 sq ft let to DHL, completed 2017



SEGRO PARK COVENTRY

450 acre site on a former sewage works and landfill, requiring significant remediation

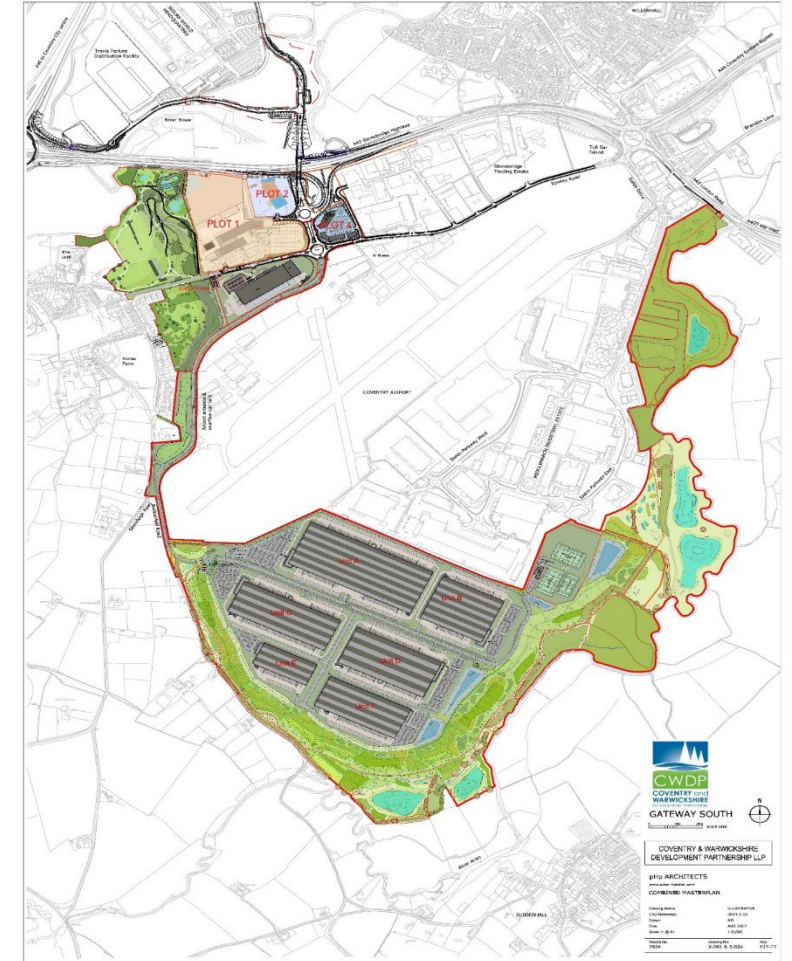
Planning consent for 3.7 million sq ft of industrial and logistics space

Direct access to the A45 and A46, close to the M6, M69, M45 and M40 motorways

£120m of infrastructure works commenced in 2020 (3 year programme)

First units started on site Q3 2022

Creation of a 235 acre community park for the benefit of local residents



SMARTPARC SEGRO SPONDON

155 acre brownfield site

2.4 million sq ft of high-tech food manufacturing and distribution campus

Start-up incubation units to large-scale manufacturing activities

5,000 direct jobs to be created

Started onsite in September 2021, first unit completed in April 2022, with second unit now on site and expected to complete in Q1 2023

Flagship concept scheme including low carbon food manufacturing, shared distribution hub and services to reduce costs and improve sustainability. Working in close partnership with local council and LEP



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