



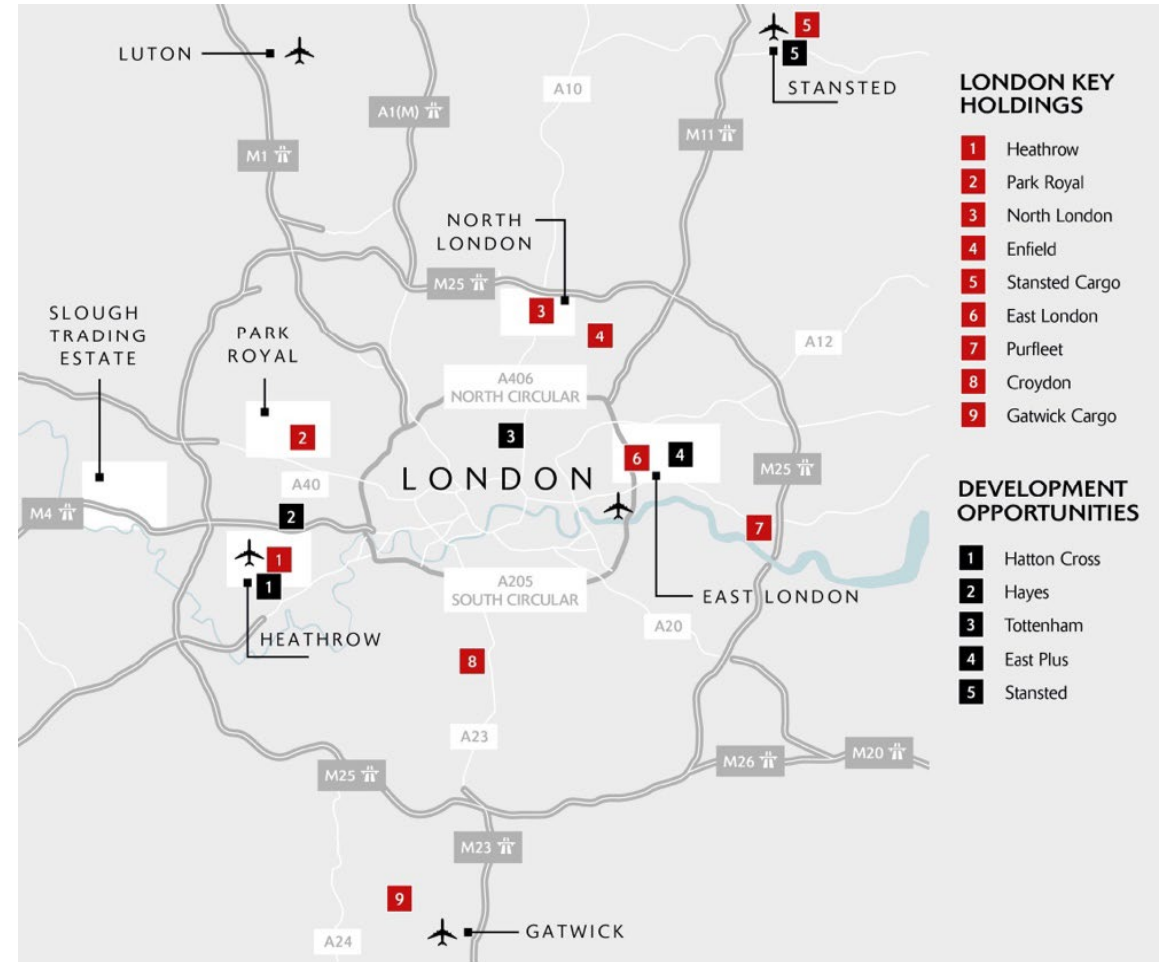
# EAST & NORTH LONDON TOUR

23<sup>rd</sup> March 2022



# LONDON PORTFOLIO OVERVIEW

LONDON PORTFOLIO (31 December 2021)	
Floor space (sq ft; at 100%)	13.9 million
No. of estates	57
No. of customers	413
Valuation (at share) – all assets	£7.3bn
Yields	
• Net initial	2.4%
• True equivalent	3.5%
Rents	
• Passing	£176m
• ERV	£242m
Land and development	
• Area	17.4 hectares
• Value (at share)	£327m
Vacancy rate (by ERV)	2.8%
WAULT (to earlier of break or expiry)	7.0 years



# ASSET TOUR

# REST OF LONDON: KEY OPERATIONAL METRICS

Portfolio value: £7.3bn

Headline rent: £42m

ERV: £57m

- Reversionary potential: £15m

Vacancy: 3.1%

WAULT (to break): 7.1 years

Net true equivalent yield: 3.2%

Average rent: £13-30 per sq ft

London Portfolio Spilt by Headline Rent  
As of 31 December 2021



Data as of 31 December 2021



# EAST LONDON PORTFOLIO





# SEGRO PARK CANNING TOWN

Acquired by SEGRO in 2020 (formerly known as Electra Park) for £133 million from Schroders

Located on the edge of Zone 2 and only 5 miles from the City of London

237,323 sq ft of space across 10 units

Fully let to customers from a variety of sectors including transportation & logistics

Strategy:

- Active asset management to grow rents from average £16 per sq ft on acquisition





# EAST PLUS PARTNERSHIP

10 year partnership between SEGRO and GLA to regenerate 86 acres of derelict and unused land in Newham, Barking, Havering and Dagenham

Creating up to 4,400 jobs and providing a unique programme of local business support, training and development



# SEGRO PARK NEWHAM

14 acre site, former landfill

Development started in 2017, completed 2019

Three stand-alone units all built on a pre-let basis:

- 45,000 sq ft cross-dock – let to DPD
- 51,500 sq ft cross-dock – let to DHL
- 39,000 sq ft – let to Travelodge





# SEGRO PARK RAINHAM

Multi-phase development on site of former Ford Motors

Developed in two phases:

- Phase 1 consists of 190,000 sq ft of warehouse space over 5 units. Completed in 2017 and fully let to customers including Babcock, SIG Trading, Mitsubishi and MEP Hire.
- Phase 2 consists of a further 106,000 sq ft of space over 5 units. Completed in 2020 and currently 2/3s let. Customers include London Ambulance Service, Focus Group Logistics and Aspire Group

Carbon neutral development with advanced features focusing on operational efficiency, wellbeing and biodiversity.



# ENTERPRISE QUARTER

Completed in July 2018

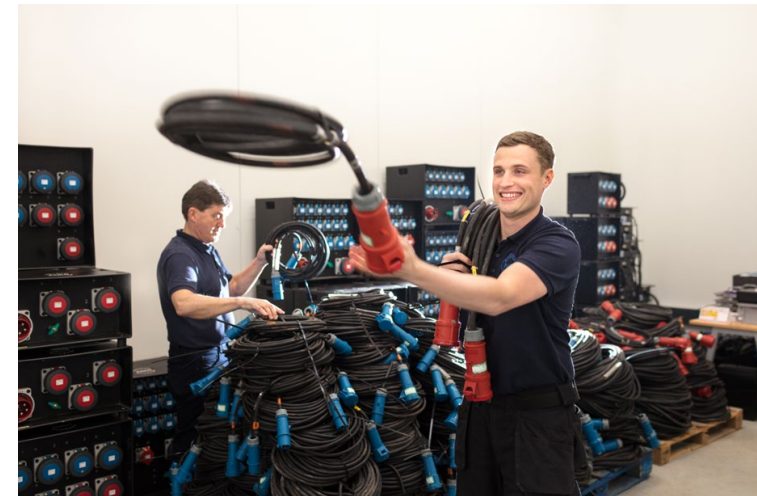
42 units ranging from 500-4,000 sq ft

Supporting local trades and businesses by providing flexible (3-5 year leases) and collaborative workspace at affordable rents

Access to the Havering Works Jobs Brokerage Service, promoting employment from local communities and providing access to training and development opportunities

Wide customer range, including:

- The Manufacturing Technology Centre
- Focus Logistics Group
- Hypervolt Ltd
- Dr Ice Enterprise Ltd
- Just Drinks London
- Genetech Pharmaceuticals





# SEGRO PARK PURFLEET

19 acre site next to the A13 and within easy reach of M25

304,000 sq ft of space in a single unit, completed in late 2020

Developed on a pre-let basis for Ocado Retail as a state-of-the-art Customer Fulfillment Centre (CFC)

BREEAM 'Excellent' rating



# SEGRO PARK DAGENHAM

Potential for 600,000 sq ft across six separate plots:

- Plot 1: speculative development of 13 small freehold units totalling 39,000 sq ft, currently under construction
- Plot 2: Planning consent for a 300,000+ sq ft multi-storey scheme
- Plot 3: V Park Barking: Speculative two-storey building of 110,000 sq ft, start on site Q4 2022.
- Plot 4: potential for 94,000 sq ft available for pre-lets/sales
- Plot 5: 23,000 sq ft pre-sale to Capital Dairies completed in 2021
- Plot 6: freehold sale to City of London Corporation



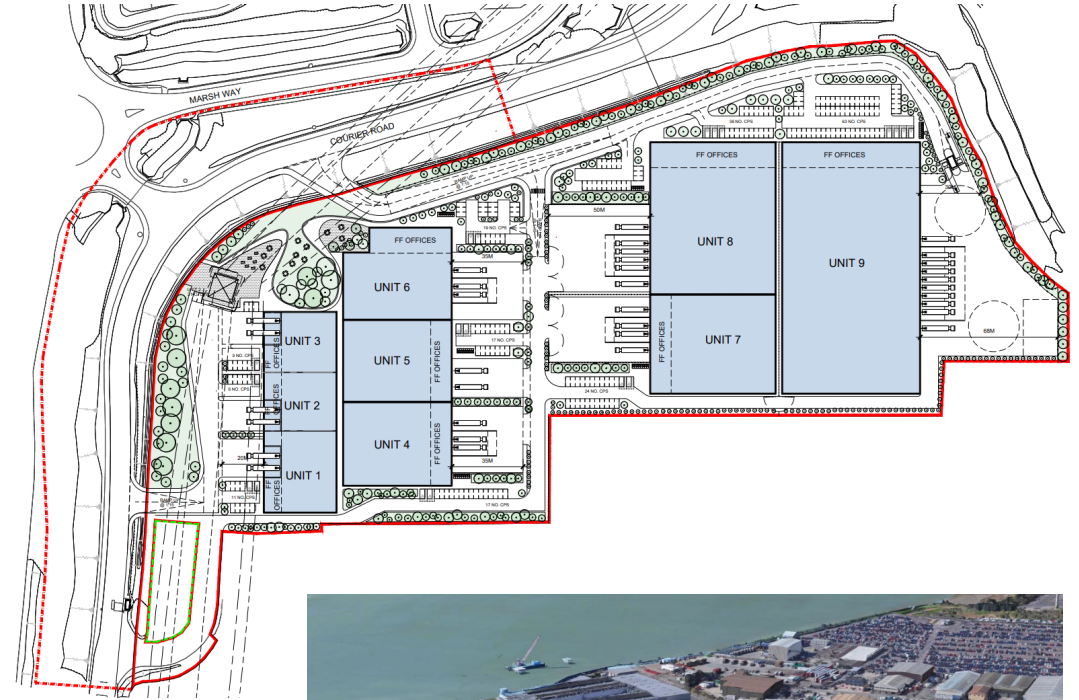


# OTHER EAST LONDON PROJECTS

## SEGRO PARK RAINHAM, PHASE III

Site enabling works undertaken

Planning permission being worked up for a multi-unit scheme totalling 330,000 sq ft (PC end 2024)



## SEGRO PARK FERRY LANE

Freehold sale of 100,000 sq ft distribution unit completed in 2020 to Wanis

Due to start a speculative scheme of two units, 30,000 sq ft and 40,000 sq ft in 2022.



# SEGRO PARK, BELVEDERE

Acquired by SEGRO in 2021

20-acres across four industrial estates in South East London

Multi-phase redevelopment opportunity totalling c.450,000 sq ft of industrial space

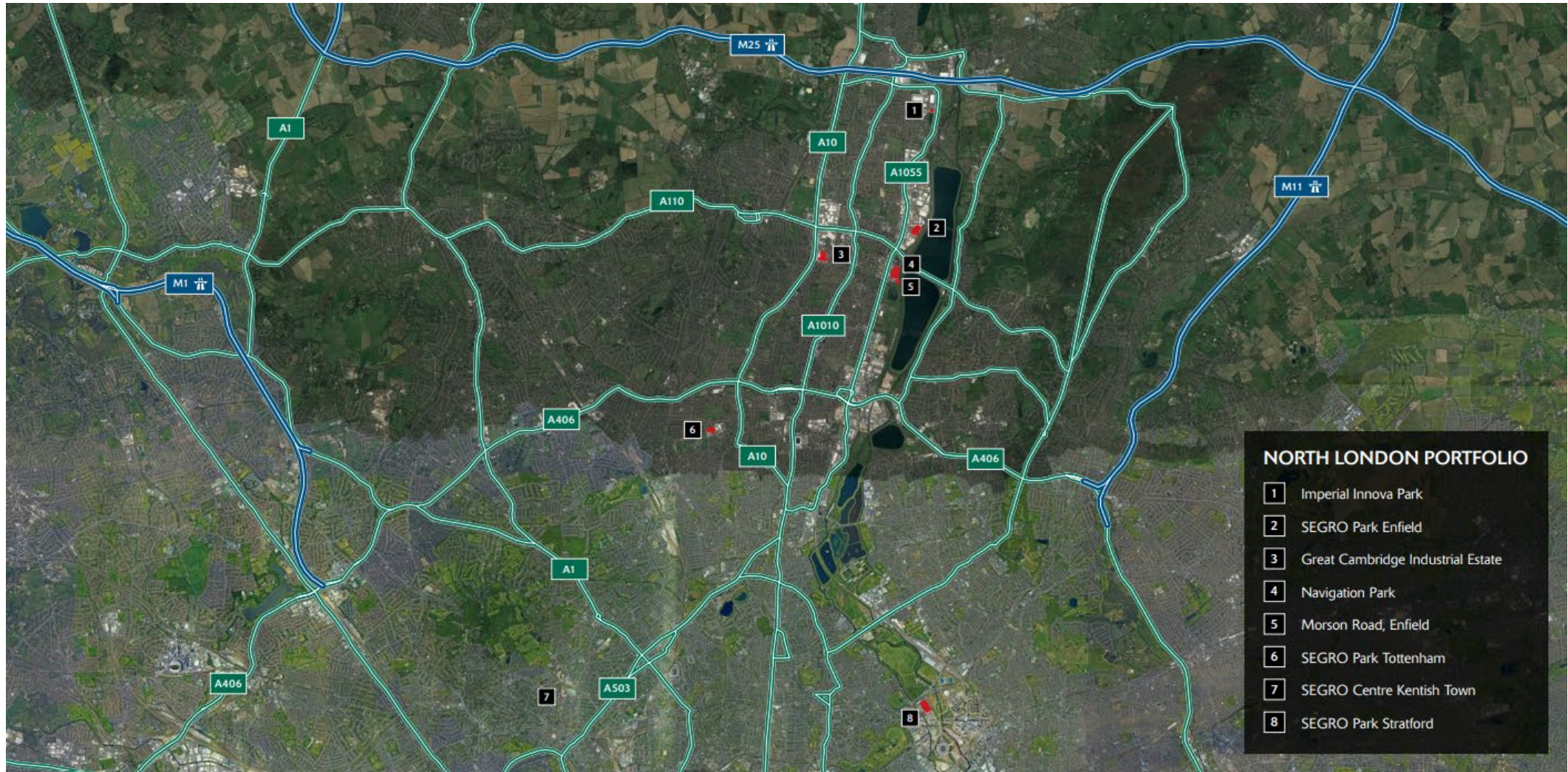
Units range from 5,000-130,000 sq ft

Phase 1: Speculative 130,000 sq ft single unit, due to start on site Q1 2023





# NORTH LONDON PORTFOLIO





# SEGRO PARK ENFIELD

Former brownfield site

221,000 sq ft of warehouse space across 3 units  
(48,000 – 116,000 sq ft)

Completed in 2020

EPC A, BREEAM 'Very Good' and carbon neutral

Fully let to Netflix



**NETFLIX**



# NAVIGATION PARK ENFIELD

Located on the site of a former factory

Completed in 2016

213,000 sq ft of warehousing across 4 units:

- Unit 1: 35,000 sq ft, let to DPD
- Unit 2: 54,000 sq ft, let to Camden Town Brewery
- Unit 3: 64,000 sq ft, let to DHK/ UK Mail
- Unit 4: 45,000 sq ft, let to Caesarstone

First carbon neutral industrial building in London:

- Natural light complemented by energy efficient LED lighting
- EPC rating A+, BREEAM 'Excellent'
- Photovoltaic panels on all rooves
- Rainwater harvesting system



# OTHER NORTH LONDON ESTATES

## INNOVA PARK ENFIELD

73,000 sq ft standalone warehouse

Built by a trader developer and purchased vacant in 2015

Let to Tazaki Foods within the estimated void period



## GREAT CAMBRIDGE INDUSTRIAL ESTATE

Multi-let estate, 29 units

Extended in 2006 and part refurbished in 2018

Let to a wide range of customers, including: Magic Madhouse, World Wrestling Entertainment, Howden Joinery, Travis Perkins, HSS Hire Service Group and Met Police





# SEGRO PARK TOTTENHAM

Off-market purchase of 8 acres of land, former self-storage warehouse

Construction started in H1 2021, due to complete in June 2022

190,000 sq ft of modern sustainable space, built with workplace and environmental wellbeing as its first priority

Targeting BREEAM 'Outstanding'

Features include:

- Net-zero carbon in operation
- Exemplary energy efficiency
- Green walls and biodiverse landscaping
- Electric car charging points
- Outdoor gyms and cycle facilities
- Creating 225 jobs in the local community
- Supply chain initiatives and a skills & training programme, including apprenticeships



# CONTACT DETAILS

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