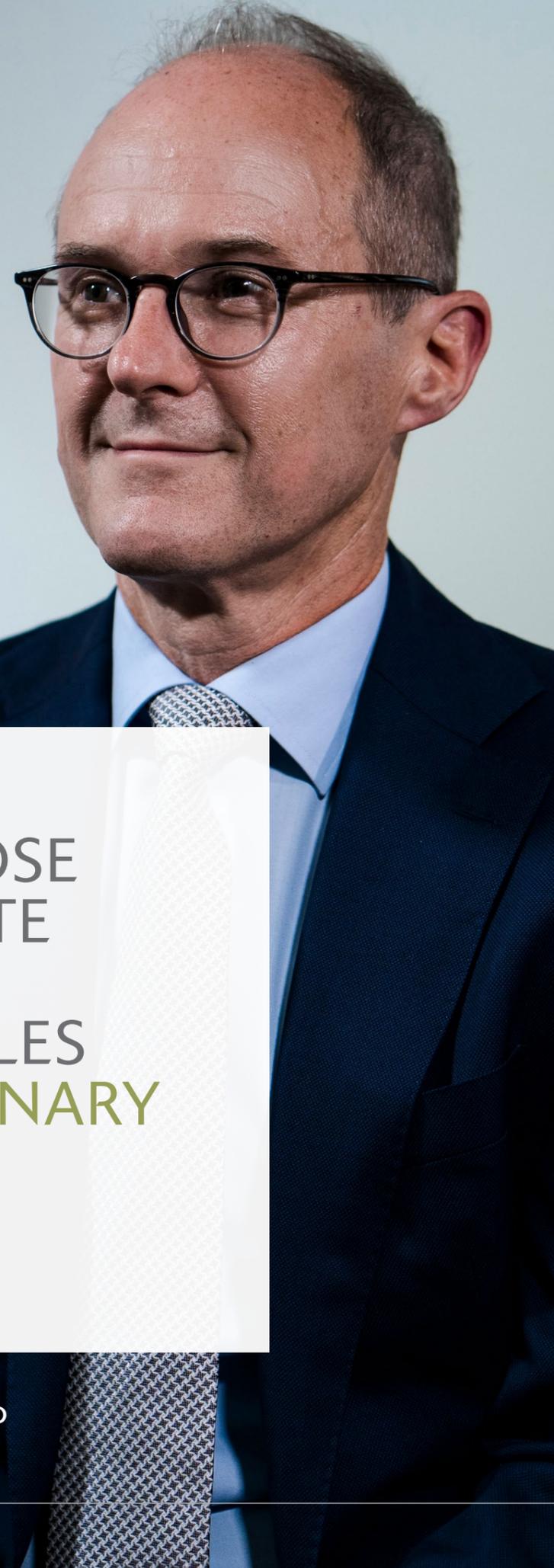




# GREEN FINANCE FRAMEWORK



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OUR PURPOSE IS TO CREATE THE SPACE THAT ENABLES **EXTRAORDINARY** THINGS TO HAPPEN.

DAVID SLEATH, CEO, SEGRO

## 01. INTRODUCTION

SEGRO IS A UK REAL ESTATE INVESTMENT TRUST (REIT), LISTED ON THE LONDON STOCK EXCHANGE AND EURONEXT PARIS, AND IS A **LEADING OWNER, MANAGER AND DEVELOPER** OF MODERN WAREHOUSES AND INDUSTRIAL PROPERTY.

It owns or manages 8.8 million square metres of space (95 million square feet) valued at £15.3 billion (at 31 December 2020), 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 seven other European countries.

From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

Our purpose is to create the space that enables extraordinary things to happen. It highlights our dual roles: as creators of physical spaces and enablers for our stakeholders to achieve their own ambitions. It is true for our customers, who depend on our properties to be able to deliver the extraordinary range of goods and services which are essential to modern life. It is true for our colleagues, whom we want to thrive and to maximise their potential while working with us. And it is true of other stakeholders, such as the people and communities who work in, live near to, or provide services to our properties.

## GREEN FINANCE FRAMEWORK

Our commitment to be a force for societal and environmental good is integral to our purpose and strategy. This has been at the core of how we do business for over 100 years and will be just as important for the next 100. This commitment is led by our Board but lived by SEGRO colleagues every day. It is about doing the right thing and making a positive impact wherever we operate.

To make sure that we continue to meet our own high standards and those that are expected of us, we listened to our customers, employees, suppliers, investors and other stakeholders to understand what's important to them and how we can be a force for good beyond the buildings we create and own. Our ambition is to be the partner of choice for all our stakeholders, to enable us to create long-term economic and societal value.

### SEGRO EUROPEAN LOGISTICS PARTNERSHIP (SELP)

SEGRO's largest joint venture is the SEGRO European Logistics Partnership S.à r.l. (SELP) which was created in October 2013 as a 50:50 joint venture between SEGRO and Public Sector Pension Investment Board, the Canadian pension fund. The objective of the venture is to be a leading owner of big box warehouses in Continental Europe, with portfolio growth driven by active asset management, portfolio acquisitions and disposals, and development.

Its portfolio is located in seven European countries: France, Germany, Poland, Italy, Spain, the Netherlands and the Czech Republic. At 31 December 2020, the portfolio was valued at €5.3 billion and generated €247 million of headline rent across 4.8 million square metres of lettable area.

SEGRO acts as Venture Adviser, Property Manager, Development Manager and Administrator to SELP, acting either through SELP Management Limited (a SEGRO plc group company) or another member of SEGRO plc's group. SELP formally adopted the Responsible SEGRO Framework in April 2021 and all assets owned by SELP, and SELP itself, are managed in line with the Responsible SEGRO Framework as well as other SEGRO policies, some of which are described in this document.

For the purposes of the following information and the details provided in the Green Finance Framework, all references to SEGRO policies or approach also apply to its subsidiaries and joint ventures (in particular, SELP), except where these are explicitly excluded.

Further information on SELP can be found at [www.selp.lu](http://www.selp.lu).



OUR LONG-HELD COMMITMENTS TO LEADERSHIP IN HEALTH AND SAFETY, STAKEHOLDER ENGAGEMENT, CORPORATE GOVERNANCE AND BEING A GOOD CORPORATE CITIZEN ARE STRONGER THAN EVER, AND OUR RESPONSIBLE SEGRO PRIORITIES HAVE BEEN DESIGNED TO SUPPORT AND ENHANCE THESE.



02. RESPONSIBLE SEGRO: SEGRO'S APPROACH TO CORPORATE RESPONSIBILITY

# HOW AN ORGANISATION APPROACHES ITS ENVIRONMENTAL, SOCIAL AND GOVERNANCE RESPONSIBILITIES HAS BECOME INCREASINGLY IMPORTANT IN RECENT YEARS.

Good businesses need to recognise that their actions are far reaching and, in order to drive sustainable growth, the considerations of wider stakeholders need to be taken into account when making decisions that may impact them.

Our Responsible SEGRO framework, which encompasses all of our subsidiaries and joint ventures, introduces three long-term priorities to which we can make the greatest business, environmental and social contribution:



CHAMPIONING LOW-CARBON GROWTH



INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS



NURTURING TALENT





# RESPONSIBLE SEGRO PRIORITIES

	CHAMPIONING LOW-CARBON GROWTH	INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS	NURTURING TALENT				
CONTEXT	<p>SEGRO recognises that the world faces a climate emergency and we are committed to playing our part in tackling climate change, by limiting global temperature rise to less than 1.5 degrees, in tandem with growth in our business and the wider economy.</p>	<p>SEGRO is an integral part of the communities in which it operates, and we are committed to contributing to their long-term vitality.</p>	<p>SEGRO's people are vital to and inseparable from its success, and we are committed to attracting, enhancing and retaining a diverse range of talented individuals in our business.</p>				
TARGETS	<p>We will be net-zero carbon by 2030.</p>	<p>We will create and implement Community Investment Plans for every key market in our portfolio by 2025.</p>	<p>We will increase the overall diversity of our own workforce throughout the organisation.</p>				
ACTIONS	<p>We will aim to reduce carbon emissions from our development activity and the operation of our existing buildings, and eliminate them where possible.</p> <p>We will research and implement innovative approaches to absorb or offset residual carbon.</p>	<p>We will work with our customers and suppliers to support our local businesses and economies.</p> <p>We will help improve the skills of local people to enhance their career and employment opportunities, by investing in local training programmes.</p> <p>Equally, we will enhance the spaces around our buildings, working with local partners to ensure we meet the needs of our communities.</p>	<p>We will provide a healthy and supportive working environment, develop fulfilling and rewarding careers, foster an inclusive culture and build a more diverse workforce.</p>				
UN SDG ALIGNMENT	<p>Through our <b>Responsible SEGRO</b> programme and a focus on the three core priorities above, we believe that we are able to make the greatest contribution to six of the United Nations Sustainable Development Goals.</p>						



# CHAMPIONING LOW-CARBON GROWTH: PATHWAY TO NET-ZERO CARBON

SEGRO recognises that our planet is facing a climate emergency and we are committed to playing our part in tackling climate change by becoming net-zero carbon by 2030.

Our buildings are vital enablers of economic growth and assist the efficient functioning of the economy. As a society, however, we need growth that does not damage our long-term future and we recognise that real estate is a significant contributor to carbon emissions through the construction and operation of buildings.

Our priority is to eliminate as far as possible the carbon emissions from the development of new buildings and the operation of existing buildings, and we will then ensure that any residual carbon is offset or absorbed meaningfully and effectively.

UN SDGs



## BUILDING LOWER-CARBON SPACES

WHERE WE START FROM

WHAT WE WILL DO

We are committed to reducing the average embodied carbon intensity of all new developments by 20% by 2025 (compared to a 2019 baseline).

We will work with our partners and suppliers to find and deliver innovative, low carbon materials and techniques to further reduce the embodied carbon of our developments.

We will embed sustainability in our developments from the design phase, taking a full life-cycle approach.



## RUNNING LOWER-CARBON SPACES

We are committed to reducing the carbon intensity of our operated properties by 40% by 2025 (compared to a 2017 baseline).

We will cut the carbon emissions from the buildings we operate whilst also challenging and supporting our customers to reduce theirs, furthering their own sustainability objectives and reducing their operating costs.

We will do this by increasing the use of renewable energy across our portfolio through promoting or supplying green energy tariffs, or directly from increasing our solar generation capacity, and by developing innovative energy efficiency and sustainable transport solutions.



## ABSORBING ANY RESIDUAL CARBON

We do not offset emissions today, and our priority will be to eliminate, as far as possible, all embodied and operating carbon emissions across our portfolio, including Scope 3 emissions.

To address any residual carbon, we will research and implement innovative approaches to carbon absorption and offset, using our scale and resources to create local, authentic and effective ways to capture carbon from the air.



SEGRO monitors the performance of its own portfolio, and the portfolios of its subsidiaries and joint ventures against its long-term environmental goals through two key building certifications, BREEAM (or its equivalent depending on geography) and Energy Performance Certificates (EPC). We also measure our generation of renewable energy, primarily through photovoltaic panels installed on the roofs of our buildings. Aligned to the aforementioned we have embedded the following targets within our business strategy:



Achieve minimum EPC A rating for new developments and EPC C rating for major refurbishments (note that major refurbishments must achieve a minimum B rating to be classed as a Green Building for the purposes of Use of Proceeds)



All new developments and major refurbishments to target a minimum BREEAM Very Good standard, or equivalent



To install photovoltaic panels, where feasible, on all new developments, major refurbishments and existing buildings where the customers consent

We have put in place a robust structure throughout our business to monitor how we are performing against our targets, and we will achieve our goals by drawing on our expertise in our field; our strong relationships with our investors, customers and suppliers; and the resourcefulness and determination of our people.

Our goals will be achieved by working with our local communities, our partners – in particular our customers – and our suppliers in order to deliver real change for the greater good.

We believe that working towards, and achieving, the goals within the Responsible SEGRO framework will ensure that we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive. In short, we will continue to create the space which allows extraordinary things to happen for many years to come.



## GOVERNANCE

The highest level of responsibility for the Responsible SEGRO framework lies with the Chief Executive Officer and the Board of Directors. The strategy is led by the Executive Committee and implemented by the Sustainability, Partnerships Development and Human Resources Teams, as well as by the Responsible SEGRO Driving Group (RSDG), which meets monthly and is made up of employees from across the business, to monitor and drive progress towards our targets. The RSDG reports progress and performance compared to our targets to the Executive Committee, with a report to the full Board at least once per year.

SELP employs a number of external service providers in relation to the management of its assets. Principally, the Group contracts SELP Management Limited, a SEGRO plc group company, to provide services in relation to investment and financing decisions, together with administration services and some property services. Various other members of SEGRO plc's group also provide development project management, property and asset management services. Responsibility for decision-making at SELP is set out in the private Shareholders' Agreement, with most decisions being made by the SELP Board, although some are reserved for the ultimate decision of the Shareholders.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE RECOGNITION

SEGRO has received recognition for its sustainability approach from the following external agencies:

**Dow Jones Sustainability Index:**  
SEGRO is ranked in the 85th percentile.



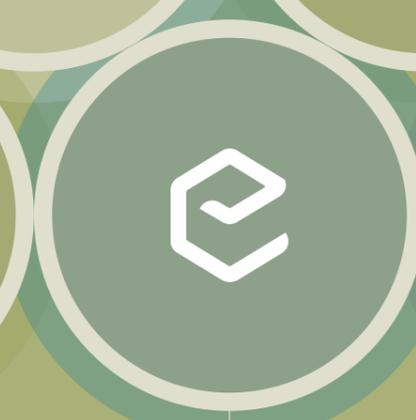
**Carbon Disclosure Project:**  
SEGRO is rated A-.



**GRESB:**  
SEGRO is rated three-star for its standing assets and five-star for its development completions. SELP is rated four-star for its standing assets and five-star for its development completions.



**MSCI:**  
SEGRO is rated AAA.



**European Public Real Estate Association (EPRA):**  
SEGRO is rated Gold for its sustainability disclosure.



**FTSE4Good:**  
SEGRO is a member of the FTSE4Good index.

(Data correct as at 4 May 2021)



# RATIONALE FOR A GREEN FINANCING FRAMEWORK

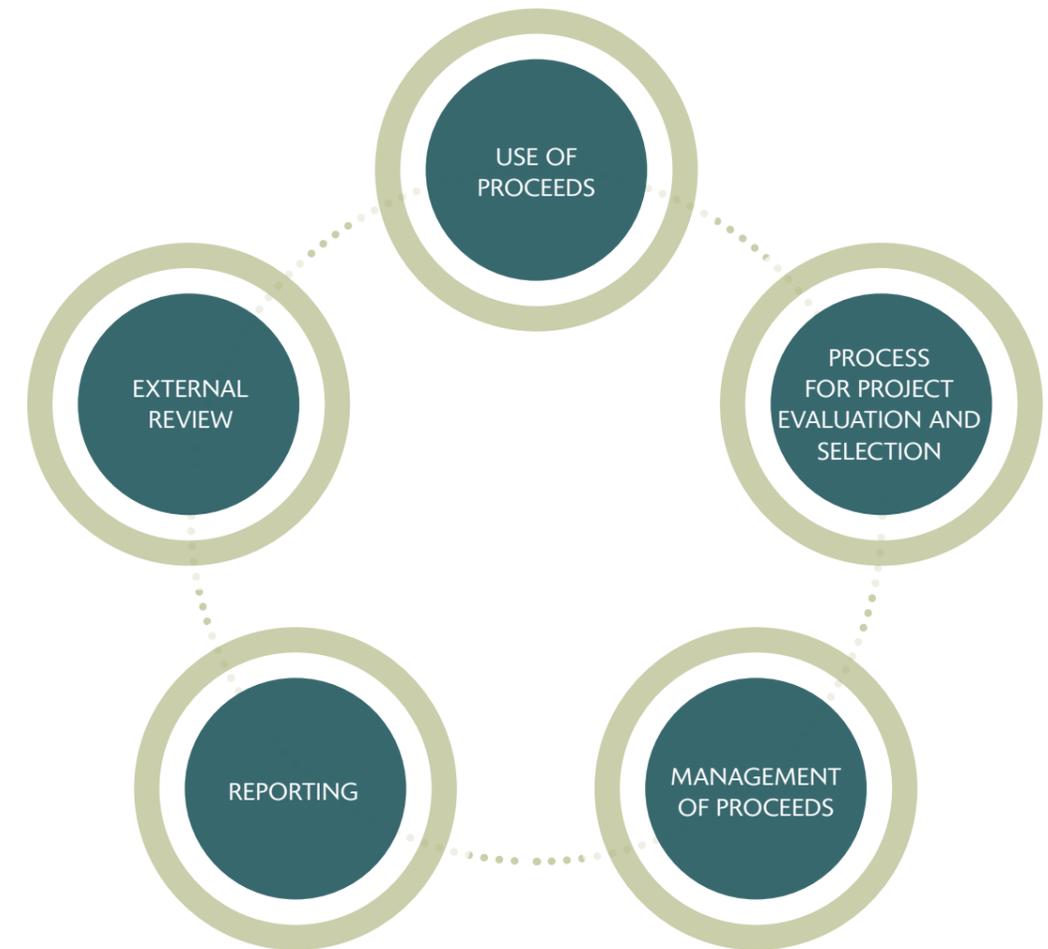
For over 100 years, corporate responsibility has been at the heart of SEGRO's business and its culture. The Responsible SEGRO framework is well integrated throughout the business and is a key element of our asset management and our investment activity.

It is appropriate, therefore, that we should integrate Responsible SEGRO into our sources, as well as our uses, of funds through issuing Green Debt Instruments for both SEGRO and SELP.

The establishment of the Green Finance Framework ensures that investors can have confidence that the proceeds of debt issuances will be spent on acquisitions, developments, refurbishments and other discrete projects which will generate attractive returns while minimising the impact on the local and global environment.

## 03. FRAMEWORK CORE COMPONENTS

The Framework aligns to the Green Bond Principles – June 2018<sup>1</sup> ("GBP") and the Green Loan Principles – February 2021<sup>2</sup> ("GLP") as published by the International Capital Markets Association ("ICMA") and Loan Market Association ("LMA") respectively and uses the five core components of the principles as its basis, being:



This Framework will be used to govern the Use of Proceeds for all forms of finance raised by SEGRO, its subsidiaries or joint ventures<sup>3</sup> including, but not limited to, Public Bonds, US Private Placements, Revolving Credit Facilities and Bank Loans.

<sup>1</sup>Green-Bonds-Principles-June-2018-270520.pdf (icmagroup.org)

<sup>2</sup>Green\_Loan\_Principles\_Feb2021\_V04.pdf (lma.eu.com)

<sup>3</sup>Primarily SELP, whose financing is raised through SELP Finance S.à r.l. and/or SEGRO European Logistics Partnership S.à r.l., both private limited liability companies (*sociétés à responsabilité limitée*), incorporated under the laws of the Grand Duchy of Luxembourg.



04. USE OF PROCEEDS

An amount equal to the net proceeds from the Green Debt instruments issued by SEGRO, its subsidiaries or joint ventures will be used to finance and/or refinance in whole, or in part, new or existing Eligible Green Projects as described in the following categories.

ICMA / LMA ELIGIBLE PROJECT CATEGORIES	DESCRIPTION OF PROJECT TYPES AND ASSOCIATED CRITERIA	REFERENCE FINANCIAL LINE ITEM	RELEVANT UN SDGS
<p><b>Green buildings</b></p>	<p>New developments, acquisitions or major refurbishments of commercial buildings that target and receive third-party verified green building certification and subsequently achieve one or more of the following:</p> <ul style="list-style-type: none"> <li>• Minimum BREEAM Very Good</li> <li>• Minimum DGNB Silver</li> <li>• Minimum HQE Very Good</li> <li>• Minimum EPC B</li> <li>• Any other equivalent or higher level of certification<sup>4</sup></li> </ul> <p>Major refurbishments are defined as those with capital expenditure of more than £500,000 or €500,000.</p>	<p>Asset Value, Capex</p>	<p>7 AFFORDABLE AND CLEAN ENERGY                        11 SUSTAINABLE CITIES AND COMMUNITIES  </p>
<p><b>Clean transportation</b></p>	<p>Projects designed to promote the use of low carbon transport including, but not limited to, investments in electric vehicle charging points and cycling facilities (including bike storage, shower and changing room facilities) and their associated infrastructure.</p>	<p>Capex</p>	<p>11 SUSTAINABLE CITIES AND COMMUNITIES  </p>
<p><b>Renewable energy</b></p>	<p>Projects relating to the generation of on-site renewable energy including, but not limited to the investment, installation (including work required to strengthen relevant roof structures) and deployment of on-site solar and wind systems.</p>	<p>Capex</p>	<p>7 AFFORDABLE AND CLEAN ENERGY                        13 CLIMATE ACTION  </p>

<sup>4</sup>Other certification standards may become applicable over time and will be introduced into the eligibility criteria as appropriate.



Dependent on the nature of the project, Eligible Green Projects can be measured through asset value, capital expenditure (“Capex”) or operating expenditure (“Opex”). For capital or operating expenditures, a look-back period of up to 24 months prior to the time of the debt issuance will be applied.

SEGRO expects to allocate an amount equivalent to the net proceeds raised by each Green Debt Instrument to Eligible Green Projects within 24 months of issuance.

It is expected that SEGRO will, from time to time, dispose of buildings or other assets that were partly financed by Green Debt Instruments. When this occurs, SEGRO will identify and replace the asset with another Eligible Green Project to continue to meet its Use of Proceeds commitment under the Green Financing Framework, as soon as reasonably practicable.

The Eligible Green Projects are developed, managed and/or owned directly by SEGRO, or through any of its subsidiaries or joint ventures (including SELP).

ICMA / LMA ELIGIBLE PROJECT CATEGORIES	DESCRIPTION OF PROJECT TYPES AND ASSOCIATED CRITERIA	REFERENCE FINANCIAL LINE ITEM	RELEVANT UN SDGS
<p><b>Energy efficiency</b></p>	<p>Projects on existing buildings, whether in operation or under refurbishment, related to energy efficiency which have a clear, demonstrable positive impact on the efficiency of the building or space. This can include, but is not limited to, the adoption of systems for optimising energy management in new and existing buildings, the installation of ground or air source heat pumps, LED lighting and sensor technology.</p> <p>For refurbishments, the relevant projects should result in either:</p> <ul style="list-style-type: none"> <li>• a demonstrated reduction in primary energy demand of at least 30%; or</li> <li>• an improvement in the EPC rating of the existing building by two rating bands or more.</li> </ul>	<p>Capex, Opex</p>	<p><b>7 AFFORDABLE AND CLEAN ENERGY</b>    <b>13 CLIMATE ACTION</b>  </p>
<p><b>Pollution prevention and control</b></p>	<p>Projects and any related infrastructure, equipment, technology and processes towards the improvement in air quality in and near to our properties. Such initiatives can include, but are not limited to, sensor technology to identify high levels of carbon dioxide and the use of natural and man-made materials which absorb pollution.</p>	<p>Capex, Opex</p>	<p><b>11 SUSTAINABLE CITIES AND COMMUNITIES</b>  </p>
<p><b>Terrestrial biodiversity conservation</b></p>	<p>Projects that have a positive influence on biodiversity net-gain on and near to our properties including, but not limited to, the installation of green walls, beehives and the planting of native trees and shrubs.</p>	<p>Capex, Opex</p>	<p><b>15 LIFE ON LAND</b>  </p>



## 05. PROCESS FOR PROJECT EVALUATION AND SELECTION

### AS PART OF THE MANAGEMENT OF ITS GREEN FINANCE FRAMEWORK, SEGRO HAS ESTABLISHED A GREEN FINANCE COMMITTEE (THE “COMMITTEE”).

Every application for capital expenditure of £10 million or more requires approval from the Investment Committee which comprises the Executive Directors of SEGRO (together, the Chief Executive Officer, the Chief Financial Officer and the Chief Operating Officer). Expenditures in excess of £50 million require approval from the SEGRO Board and those below £10 million can be approved by an Executive Director.

In addition to appraisal based on the risks and the financial and non-financial returns, every request for capital expenditure approval must demonstrate that it is consistent with the Responsible SEGRO commitments and targets, including on energy efficiency, building certification, and renewable energy use and generation.

Once a project (development, acquisition or refurbishment) is completed, whether by SEGRO or by one of its joint ventures or subsidiaries (including SELP), the Green Finance Committee will determine if that project is eligible for inclusion in the Green Portfolio and what expenditures are eligible to be funded by the proceeds of Green Debt Instruments. This decision will be based on identified outputs and outcomes.

For capital decisions affecting SELP (including development, acquisition or disposal), SELP Management Limited (a SEGRO plc group company) makes recommendations to the SELP Board in Luxembourg and the SELP Board decide whether to accept the recommended action.

#### THE GREEN FINANCE COMMITTEE INCLUDES:

- Chief Financial Officer (Chair)
- Commercial Finance Director
- Managing Director, Group Operations
- Group Treasurer
- Group Sustainability Manager

The Committee may be supported by other members of the sustainability, operations, investment and finance team as appropriate and will meet no less than every 12 months.

#### THE COMMITTEE WILL BE RESPONSIBLE FOR THE FINAL APPROVAL OF:

- Eventual updates to the Green Finance Framework to ensure alignment with relevant market standards and best practices, and with the Responsible SEGRO Framework
- Selection of Eligible Green Projects
- Management of the proceeds
- Reporting on the use of proceeds and their impact
- Overseeing the review process of the framework and impact reports



06. MANAGEMENT OF PROCEEDS

SEGRO RECOGNISES THE IMPORTANCE OF SEPARATELY MANAGING AND MONITORING THE PROCEEDS RAISED UNDER THE FRAMEWORK.

The process will be managed by SEGRO's Treasury and Sustainability teams which will establish a register tracking all investments into Eligible Green Projects. Eligible projects will be matched by the Committee to an amount equal to the net proceeds of the instruments issued under the Framework.

Unallocated amounts equivalent to the net proceeds raised under the Framework will be held as cash deposits or in euro or sterling denominated money market funds in line with our treasury management policy or used for short-term repayment of other debt facilities before allocation to Eligible Green Projects.

The Group has a documented and structured process to determine how projects fit within the identified categories, and how the proceeds will be matched to, and monitored in relation to, specific Eligible Green Projects.



07. REPORTING

ALLOCATION REPORTING

SEGRO will annually, and until the full allocation of each Green Debt Instrument, publish an allocation and impact report on its website at [www.segro.com](http://www.segro.com) and, for SELP, at [www.selp.lu](http://www.selp.lu), encompassing the portfolio of relevant Eligible Green Projects financed and/or refinanced by Green Debt Instruments. The report will include:

- NET PROCEEDS OUTSTANDING FROM EACH GREEN DEBT INSTRUMENT IN ISSUE
- AMOUNT OF PROCEEDS ALLOCATED TO ELIGIBLE GREEN PROJECTS
- AMOUNT OF UNALLOCATED PROCEEDS (IF ANY)
- A COMPLETE LIST OF ELIGIBLE GREEN PROJECTS FINANCED BY OUTSTANDING GREEN DEBT INSTRUMENTS

We will also publish updated information on SEGRO’s and SELP’s overall ESG performance within the respective Annual Report and Accounts, including case study examples of eligible projects either developed or acquired, and our annual Responsible SEGRO Data Pack.

IMPACT REPORTING

SEGRO intends to periodically report on the impact of the portfolio of relevant Eligible Green Projects financed and/or refinanced by Green Debt Instruments, where feasible and practicable. We will target reporting against the following indicators:

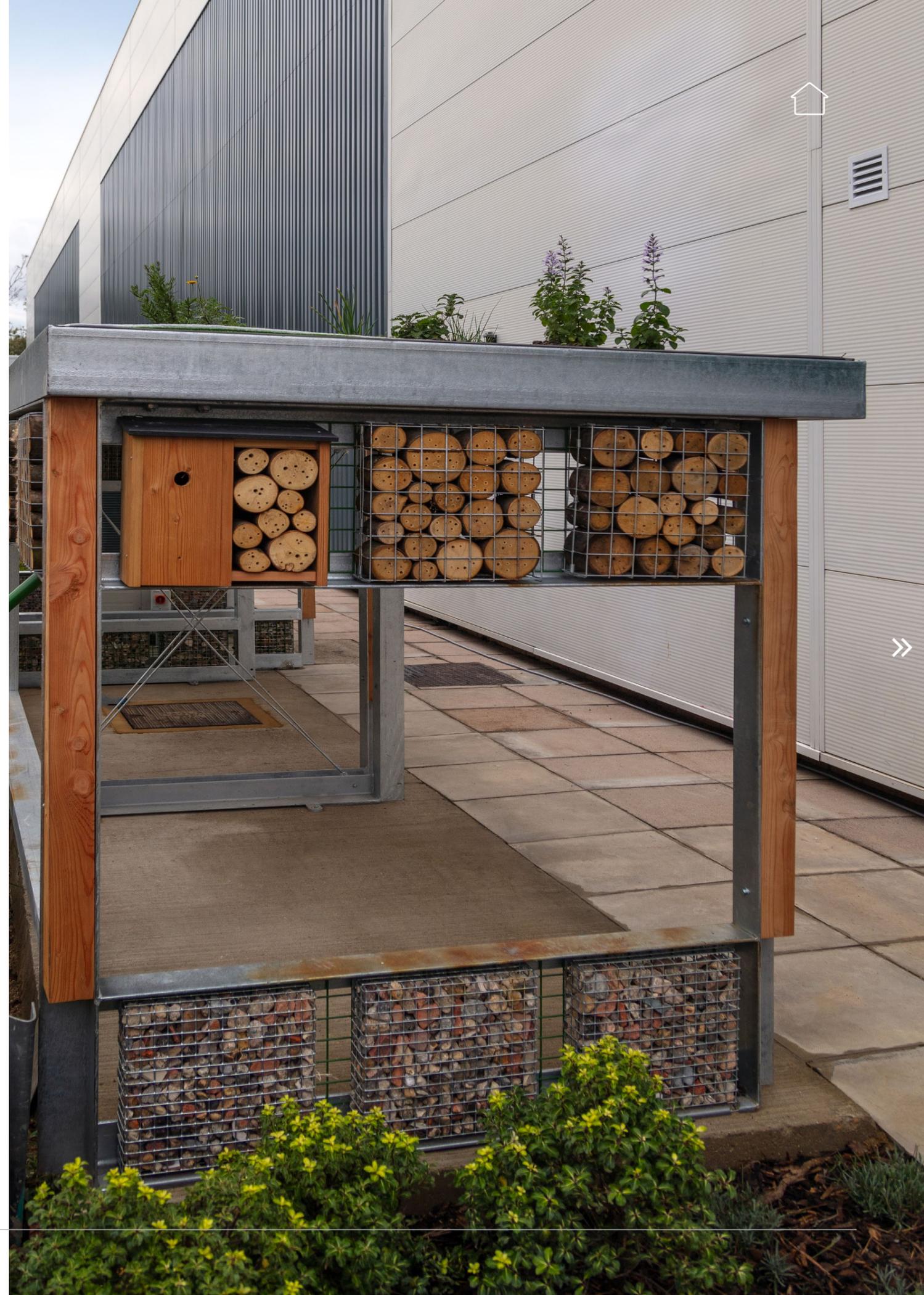
ICMA / LMA ELIGIBLE PROJECT CATEGORIES	POTENTIAL KPI REPORTING METRICS
Green buildings	<ul style="list-style-type: none"> <li>• Building certification achieved (system and rating) across the eligible portfolio</li> <li>• Energy Performance Certificate ratings achieved across the eligible portfolio</li> <li>• For major refurbishments, improvement in EPC and certification ratings on completion</li> </ul>
On-site renewable energy generation	<ul style="list-style-type: none"> <li>• MW renewable energy capacity</li> <li>• MWh renewable energy generation</li> </ul>
Off-site renewable energy procurement	<ul style="list-style-type: none"> <li>• % of energy sourced from certified renewables</li> </ul>
Energy efficiency	<ul style="list-style-type: none"> <li>• Carbon intensity of the buildings in kg/CO<sub>2</sub>/sq m</li> <li>• % of visibility on operating carbon emissions by building space</li> </ul>
Clean transportation	<ul style="list-style-type: none"> <li>• Number of EV charging points</li> <li>• Number of bicycle storage units installed</li> </ul>
Pollution prevention and control	<ul style="list-style-type: none"> <li>• Where calculable, reduction in air pollution (chemical and particulate) from projects in absolute terms or compared to a benchmark</li> </ul>
Terrestrial biodiversity conservation	<ul style="list-style-type: none"> <li>• Number of trees planted</li> <li>• Number of beehives installed</li> </ul>

# GREEN FINANCE FRAMEWORK

## 08. EXTERNAL REVIEW

DNV GL Business Assurance Services UK Limited (“DNV”) has been appointed to confirm the alignment of the Framework to the Green Bond Principles – June 2018 and the Green Loan Principles – February 2021 as published by ICMA and the LMA respectively. DNV has provided a Second Party Opinion (SPO) on the Group’s Green Finance Framework.

SEGRO intends to request a limited assurance report regarding the allocation of an amount equal to the net proceeds from any Green Debt Instrument issued under this Green Finance Framework.



A LINK TO THE SECOND PARTY OPINION IS AVAILABLE AT [WWW.SEGRO.COM](http://WWW.SEGRO.COM) AND [WWW.SELP.LU](http://WWW.SELP.LU)



CASE STUDY

# SEGRO PARK AMSTERDAM AIRPORT

Developed by SELP



30,000 sq m of  
warehousing close  
to Schiphol Airport



Carbon-neutral  
development



Rated BREEAM  
Excellent



EPC A and  
A+ rated



1.7 MW of  
solar capacity



LED lighting  
throughout



Heating and cooling  
provided by ground  
source heat pumps



Rainfall drainage  
designed to mitigate  
local flooding risk



CASE STUDY

# VAILOG ROME SOUTH LOGISTICS PARK

Developed by SEGRO/Vailog and to be acquired by SELP in June 2021



170,000 sq m of warehousing near Rome



Rated BREEAM Excellent



EPC A-rated



2 MW of solar capacity installed



LED lighting throughout in tandem with motion sensor technology



Office heating and cooling from air source heat pumps



Rainwater recycling and used for landscape irrigation



Beehives installed



Facilities for parking 60 bicycles





CASE STUDY

# PREMIER PARK PARK ROYAL

SEGRO's first "zero-carbon in operation" refurbishment



4,200 sq m unit,  
constructed in 2000



Rated BREEAM  
Excellent



EPC A+-rated



176 kW of  
solar capacity



Sensor-activated LED  
lighting



Air-source heat pumps



Rainwater harvesting



Landscaped woodland  
garden providing  
seating and charging  
points for outside  
working



EV charging points and  
bicycle storage facility



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Certain statements have been made with reference to forecast process changes, economic conditions and the current regulatory environment. Any forward-looking statements made by or on behalf of SEGRO or SELP are based upon the knowledge and information available as at the date of the statement. Accordingly, no assurance can be given that any particular expectation will be met and you are cautioned not to place undue reliance on the forward-looking statements. Additionally, forward-looking statements regarding past trends or activities should not be taken as a representation that such trends or activities will continue in the future.

The information contained in this document is provided as at the date of this document and is subject to change without notice. Other than in accordance with its legal or regulatory obligations (including under the UK Listing Rules and the Disclosure Guidance and Transparency Rules of the Financial Conduct Authority), SEGRO does not undertake to update any forward-looking statements, including to reflect any new information or changes in events, conditions or circumstances on which any such statement is based. Past performance cannot be relied on as a guide to future performance. Nothing in this document should be construed as a profit estimate or profit forecast.

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