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If you are in any doubt as regards the contents of this communication or the action you should take, you are recommended to seek your own financial advice immediately from your stockbroker, bank manager, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000 if you are in the United Kingdom, or from another appropriately authorised independent financial adviser if you are taking advice in a territory outside the United Kingdom. If you sell or have sold or otherwise transferred all of your shares in SEGRO plc, please send this communication, together with any accompanying documents, at once to the purchaser or transferee, or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee. However, such documents should not be forwarded, distributed or transmitted (in whole or in part) in or into or from any jurisdiction in which such act would constitute a violation of the relevant laws of such jurisdiction. If you sell or have sold or otherwise transferred only part of your holding of shares in SEGRO plc, you should retain this communication and any accompanying documents and consult the bank, stockbroker or other agent through whom the sale or transfer was effected.

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1 September 2026

To: SEGRO plc ("**SEGRO**" or the "**Company**") persons with information rights and holders of securities convertible into, rights to subscribe for and/or options over shares in SEGRO.

Notification of publication of important documentation in relation to the recommended share offer with a partial cash alternative (the **"Partial Cash Alternative"**) for **SEGRO by Prologis, Inc. ("Prologis")**

On 4 August 2026, the boards of SEGRO and Prologis announced that they had reached agreement on the terms of a recommended share offer with a partial cash alternative, pursuant to which Prologis, Prologis, L.P. and/or a wholly owned subsidiary (or subsidiaries) of Prologis or Prologis, L.P. will acquire the entire issued and to be issued ordinary share capital of SEGRO (the "**Combination**"). The Combination is to be effected by way of a Court-sanctioned scheme of arrangement (the "**Scheme**") under Part 26 of the Companies Act 2006 (the "**Companies Act**").

Capitalised terms used in this email shall, unless otherwise defined, have the same meanings as set out in the Scheme Document (as defined below).

A circular in relation to the scheme (the "**Scheme Document**"), which has been published today and which contains, among other things, a letter from the Chair of SEGRO, an explanatory statement in compliance with section 897 of the Companies Act, the full terms and conditions of the Scheme, an expected timetable of principal events, notices of the Court Meeting and the General Meeting and details of the actions to be taken by SEGRO Shareholders, is now available to view at, and can be downloaded from, SEGRO's website at https://www.segro.com/investors

Please read the Scheme Document carefully. Please note that this email is not a summary of the information and proposals set out in the Scheme Document and should not be regarded as a substitute for reading the Scheme Document in full. You should read the Scheme Document in full before making a decision.

Subject to certain restrictions relating to persons resident in Restricted Jurisdictions, the Scheme Document, the Forms of Proxy, the Form of Election and other related documentation is available on SEGRO's website at https://www.segro.com/investors and on Prologis's website at https://ir.prologis.com. A copy of the Scheme Document will also be submitted to the National Storage Mechanism and will be available for inspection at https://data.fca.org.uk/#/nsm/nationalstoragemechanism

What do you need to do?

As further detailed in the Scheme Document, in order to become Effective, the Scheme will require, among other things, that the requisite majorities of: (i) eligible Scheme Shareholders vote in favour of the Scheme at the Court Meeting; and (ii) eligible SEGRO Shareholders vote in favour of the Special Resolution to be proposed at the General Meeting. The Scheme is also subject to the satisfaction or, where applicable, waiver of the Conditions and further terms that are set out in the Scheme Document.

Notices convening the Court Meeting and the General Meeting, both of which will be held at the offices of UBS at 5 Broadgate, London, EC2M 2QS on 28 September 2026, are set out in the Scheme Document. The Court Meeting will start at 11.00 a.m. and the General Meeting at 11.15 a.m. (or as soon thereafter as the Court Meeting concludes or is adjourned).

The Court Meeting is being held with the permission of the Court to seek the approval of Scheme Shareholders for the Scheme. The General Meeting is being convened to seek the approval of SEGRO Shareholders to enable the SEGRO Directors to implement the Scheme and to amend the Articles of Association.

If you hold SEGRO Shares via a nominee, you are advised to speak to your nominee for instructions on how to exercise a vote in relation to the Court Meeting and the General Meeting and the applicable deadlines for lodging such a vote.

Partial Cash Alternative

If you hold SEGRO Shares via a nominee and wish to receive cash consideration under the Partial Cash Alternative, you are advised to contact your nominee and instruct it as to the number of SEGRO Shares held on your behalf for which you wish an election to be made. Your nominee may specify a deadline for instruction that is earlier than the Election Return Time. If you wish only to receive New Prologis Shares in respect of your SEGRO Shares, you do NOT need to make any such instruction.

Right to request hard copies

You may change your communication preferences (and request a hard copy of any document, announcement or information that is sent to you in electronic form, or by means of being published on a website, in connection with the Combination (and any information incorporated into such materials by reference to another source)) by: (i) contacting Equiniti during business hours on +44 (0)371 384 2614 if calling from the UK (lines are open from 8.30 a.m. to 5.30 p.m., Monday to Friday (excluding public holidays in England and Wales)); or (ii) by submitting a request in writing to Equiniti at Highdown House, Yeoman Way, Worthing, West Sussex, BN99 6DA.

Questions you may have

If you have any questions about the Scheme Document, the Court Meeting or the General Meeting, please visit https://shareview.info/segroshareoffer/ or call Equiniti between 8.30 a.m. and 5.30 p.m. (London time), Monday to Friday (excluding English and Welsh public holidays) on +44 (0) 371 384 2614. For deaf and speech impaired shareholders, Equiniti welcomes calls via Relay UK. Please see https://www.relayuk.bt.com for more information. Calls to the Shareholder Helpline from outside the UK will be charged at applicable international rates. Different charges may apply to calls from mobile telephones and calls may be recorded and randomly monitored for security and training purposes. Please note that calls to Equiniti may be monitored or recorded and no advice on the Combination or its merits, nor any legal, taxation or financial advice, can be given.

Thank you for taking the time to read through this email.

Yours faithfully,

David Sleath
Chief Executive

Disclosure requirements of the Code

Under Rule 8.3(a) of the Code, any person who is interested in 1% or more of any class of relevant securities of an offeree company or of any securities exchange offeror (being any offeror other than an offeror in respect of which it has been announced that its offer is, or is likely to be, solely in cash) must make an Opening Position Disclosure following the commencement of the offer period and, if later, following the announcement in which any securities exchange offeror is first identified. An Opening Position Disclosure must contain details of the person's interests and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchange offeror(s). An Opening Position Disclosure by a person to whom Rule 8.3(a) applies must be made by no later than 3.30 pm (London time) on the 10th business day following the commencement of the offer period and, if appropriate, by no later than 3.30 pm (London time) on the 10th business day following the announcement in which any securities exchange offeror is first identified. Relevant persons who deal in the relevant securities of the offeree company or of a securities exchange offeror prior to the deadline for making an Opening Position Disclosure must instead make a Dealing Disclosure.

Under Rule 8.3(b) of the Code, any person who is, or becomes, interested in 1% or more of any class of relevant securities of the offeree company or of any securities exchange offeror must make a Dealing Disclosure if the person deals in any relevant securities of the offeree company or of any securities exchange offeror. A Dealing Disclosure must contain details of the dealing concerned and of the person's interests and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchange offeror(s), save to the extent that these details have previously been disclosed under Rule 8. A Dealing Disclosure by a person to whom Rule 8.3(b) applies must be made by no later than 3.30 pm (London time) on the business day following the date of the relevant dealing.

If two or more persons act together pursuant to an agreement or understanding, whether formal or informal, to acquire or control an interest in relevant securities of an offeree company or a securities exchange offeror, they will be deemed to be a single person for the purpose of Rule 8.3.

Opening Position Disclosures must also be made by the offeree company and by any offeror and Dealing Disclosures must also be made by the offeree company, by any offeror and by any persons acting in concert with any of them (see Rules 8.1, 8.2 and 8.4).

Details of the offeree and offeror companies in respect of whose relevant securities Opening Position Disclosures and Dealing Disclosures must be made can be found in the Disclosure Table on the Panel's website at https://www.thetakeoverpanel.org.uk, including details of the number of relevant securities in issue, when the offer period commenced and when any offeror was first identified. You should contact the Panel's Market Surveillance Unit on +44 (0) 20 7638 0129 if you are in any doubt as to whether you are required to make an Opening Position Disclosure or a Dealing Disclosure.

Electronic communications

Please be aware that addresses, electronic addresses and certain other information provided by SEGRO Shareholders, persons with information rights and other relevant persons for the receipt of communications from SEGRO may be provided to Prologis during the offer period as required under Section 4 of Appendix 4 of the Code.