



EAST MIDLANDS GATEWAY TOUR

25 SEPTEMBER 2019

Office Management &
Administration
(2 people)



Andrew Pilsworth
National Logistics
Business Unit Director



Simon Pursey
Head of UK Investment

Development

Asset Management

Asset Recycling

Finance



Jason Dalby
Head of Development



Charles Blake
Senior
Development
Director



Kate Bedson
Senior
Development
Director



John Thompson
Development Director



Ken Butcher
Senior Asset Manager



Chris Caiulo
Investment Director



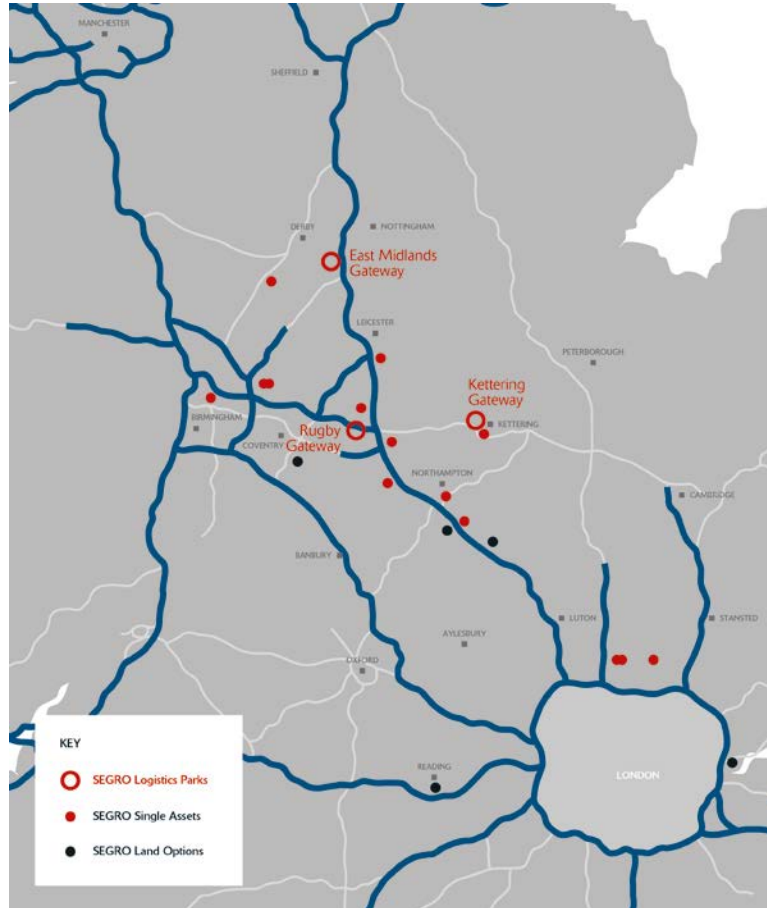
Olly White
Finance Director

Construction team
(6 people)

Development Manager
(1 person)

Property Management
Outsourced

Finance Team
(3 people)



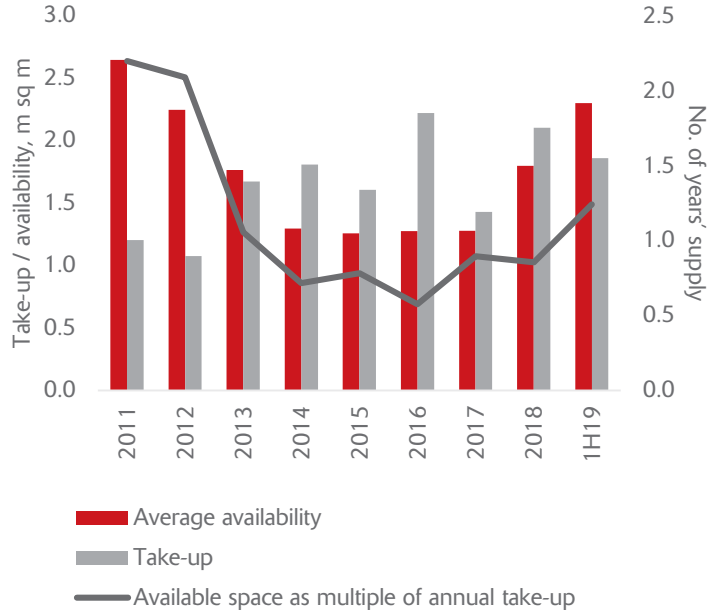
Key operational metrics:

Portfolio value:	£1,088m
Headline rent:	£44.0m
ERV:	£49.0m
> Reversionary potential:	£2.4m
Vacancy:	5.2%
WAULT (to break):	10.8 years
Net true equivalent yield:	5.0%
Rental range:	£5.50 -10 per sq ft

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

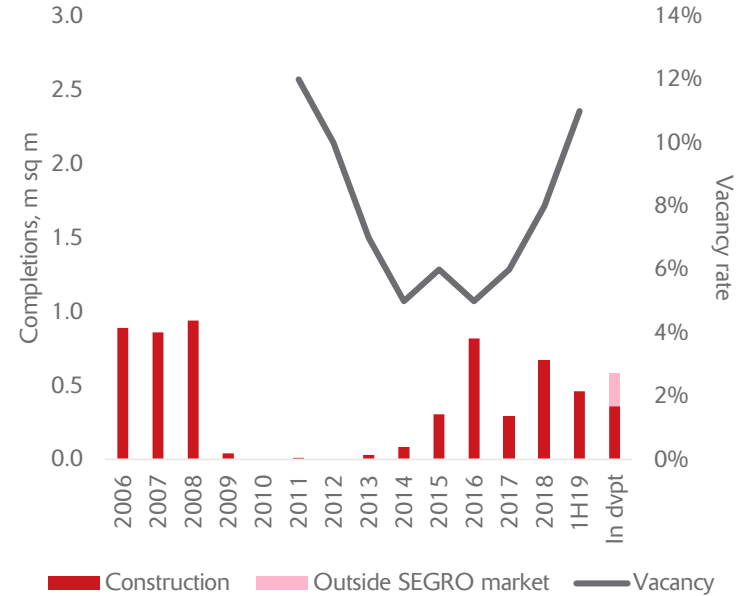
UK Big Box supply-demand dynamics¹

(m sq m)



Speculative UK Big Box completions²

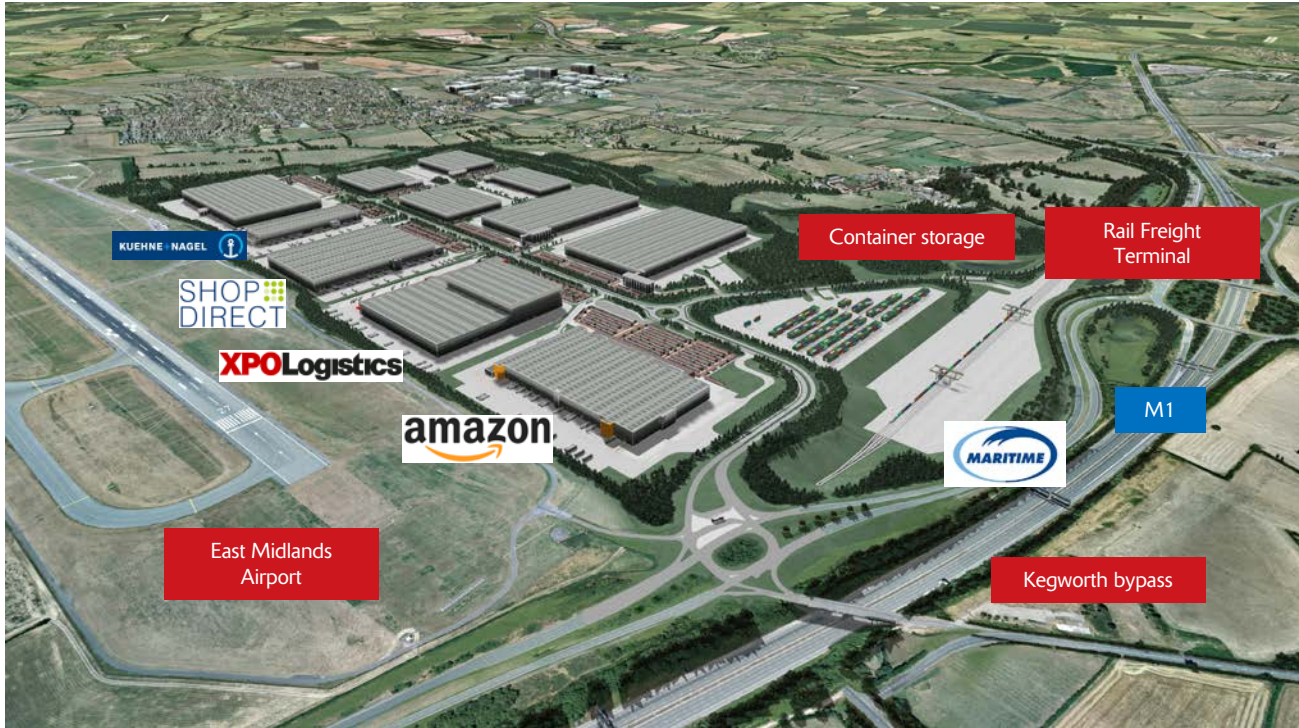
(m sq m)



¹ Source: JLL (logistics warehouses >100,000 sq ft, Grade A), take-up calculated based on 1 July 2018 to 30 June 2019

² Source: JLL

SEGRO Logistics Park East Midlands Gateway (SLP-EMG)



Land and infra costs¹



Construction costs¹



Total potential space
— 250,000 sq m completed²



Total potential rent
— £12.6m secured
— 7% yield on cost

¹ Includes costs relating to Shop Direct building which has been sold to the occupier.

² Includes mezzanine floors; 177,000 sq m based on footprint.

700 acre
site

6 million sq ft
of warehouse space

65
machines operated at a
single time during the
infrastructure
works

1,000
tennis courts worth
of base build

6 million m³
of earth
moved

163km
of utility
services
added

300,000t
of aggregate used
to create the site

28 MVH
of power

£112m of infrastructure spend

Including:

M1 improvements (£20m)

Kegworth bypass (£10m)

Rail freight terminal (£15m+)

Power 28 MVA (£12m)



Current status – 4 completed, 1 under construction, 1 in negotiations





Unit 1: Amazon

Size: 517,000 sq ft (excluding mezzanines)

Lease length: 20 years

Special features: 3 floors (2 mezzanine levels), 58 dock doors



Unit 2: XPO

Size: 638,000 sq ft

Lease length: 16 years

Special features: 34m high cold storage section



Unit 3: Freehold sale to Shop Direct

Size: 552,000 sq ft



Unit 4: Kuehne & Nagel

Size: 195,500 sq ft

Lease length: 10 years

Special features: cross-dock



Leased to Maritime Modal

Expected completion: Q4 2019

Size: 18 acres

Lease length: 25 years

Special features: capacity for 16 trains a day (up to 775m in length), potential for turnover based rent enhancement



Some highlights:

- 700 acre site, 300 acres of which remains as green space and accessible by local community
- 700 construction jobs at the peak (advertised to local communities first)
- Balanced cut to fill – no waste taken offsite
- 7000+ potential jobs created once the park is fully occupied
- Huge improvements to local infrastructure and area now designated as a 'growth hub' by local authority
- Delivery of a new bridge and bypass around the village of Kegworth – first requested in 1948
- Quarterly community liaison group involving local stakeholders
- Facilitating customer interaction with local schools (potential for site visits and apprenticeship schemes)
- Electric shuttle bus for onsite transportation

Contact Details:

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