

Strictly Private & Confidential

To:
SEGRO plc
1 New Burlington Place
London
W1S 2HR

1 September 2026

Dear All,

Recommended best and final share offer with a partial cash alternative for SEGRO plc by Prologis, Inc. ("Prologis")

We refer to the scheme of arrangement document of SEGRO plc under Part 26 of the Companies Act 2006 (the "**Scheme Document**"), the accompanying announcement relating to the publication of the Scheme Document (the "**Announcement**"), and the letters to holders of options under SEGRO plc's employee share plans to be sent pursuant to Rule 15 of the City Code on Takeovers and Mergers (the "**Rule 15 Letters**"), each expected to be published or sent on or around 1 September 2026, in connection with the recommended best and final share offer with a partial cash alternative for SEGRO plc by Prologis.

We hereby confirm that: (i) we have given and not withdrawn our consent to the publication of the Scheme Document and the Announcement with the inclusion of the references to our name in the form and context in which they appear; and (ii) we have given and not withdrawn our consent to the issue of the Rule 15 Letters with the inclusion of the references to our name in the form and context in which they are included. We hereby also consent to this letter being made available for inspection.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully

UBS AG London Branch

