



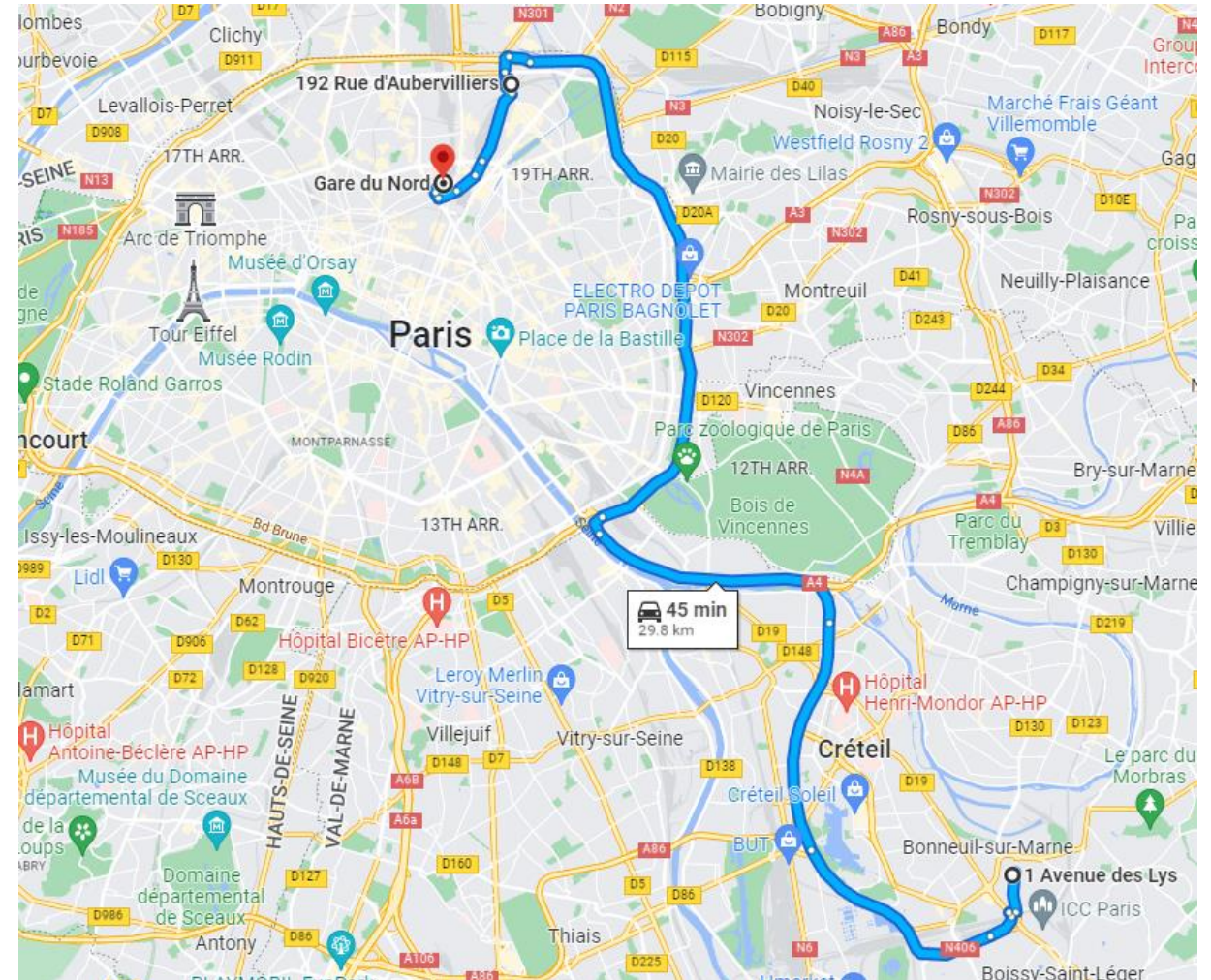
SEGRO PARIS TOUR

Monday 28th March 2022



PARIS TOUR ITINERARY

- 10:30 Coach departs Gare du Nord and transfers to PAPC
- 11:30 Refreshments in the marketing suite
- 11:45 Presentation and visit of PAPC
- 12:45 Lunch in the marketing suite
- 14:00 Transfer to Paris 19 – La Chapelle
- 15:00 Visit of Paris 19 – La Chapelle
- 15:45 Drop off at Gare du Nord



INTRODUCTION

SEGRO FRANCE – FOCUSED ON THE FRENCH LOGISTICS 'SPINE'

Portfolio size: 1.5m sq m

Portfolio valuation: £1.8bn (£2.4bn AuM)

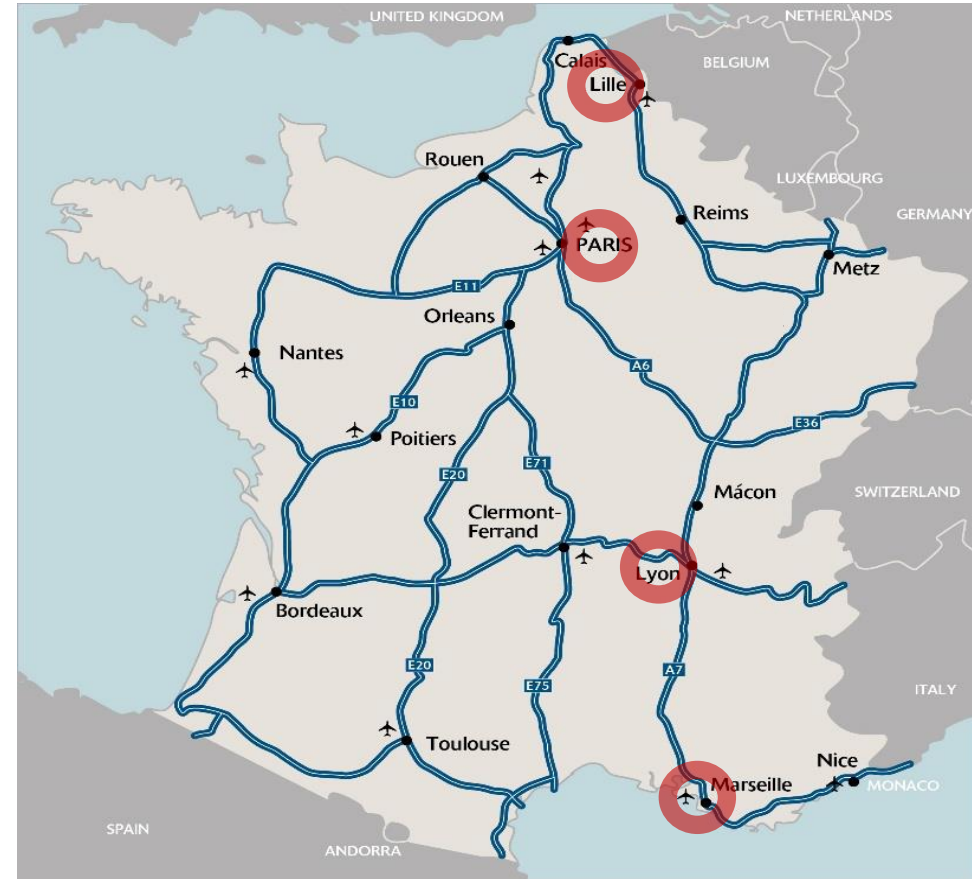
Headline rent: £70m

ERV: £79m (FY21 ERV growth 6.0%)

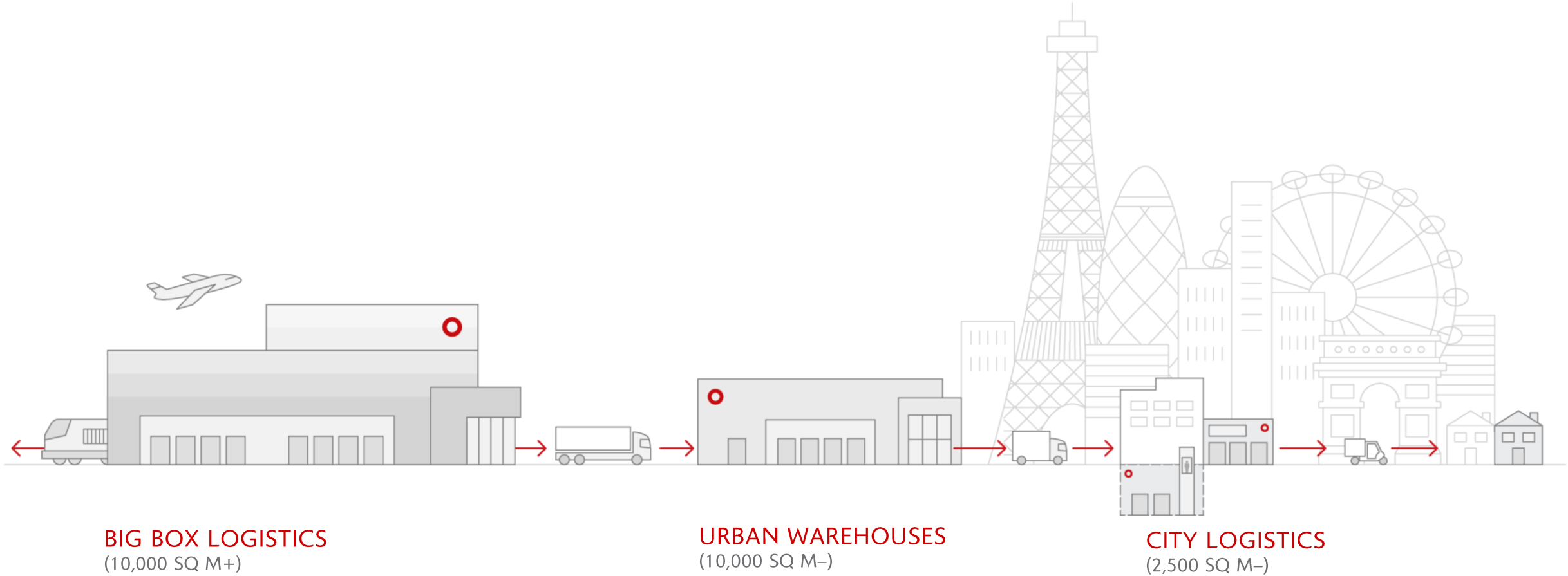
Vacancy: 6.5%

WAULT (to break): 4.2 years

Net true equivalent yield: 4.1%



UNIQUE END-TO-END CUSTOMER OFFERING

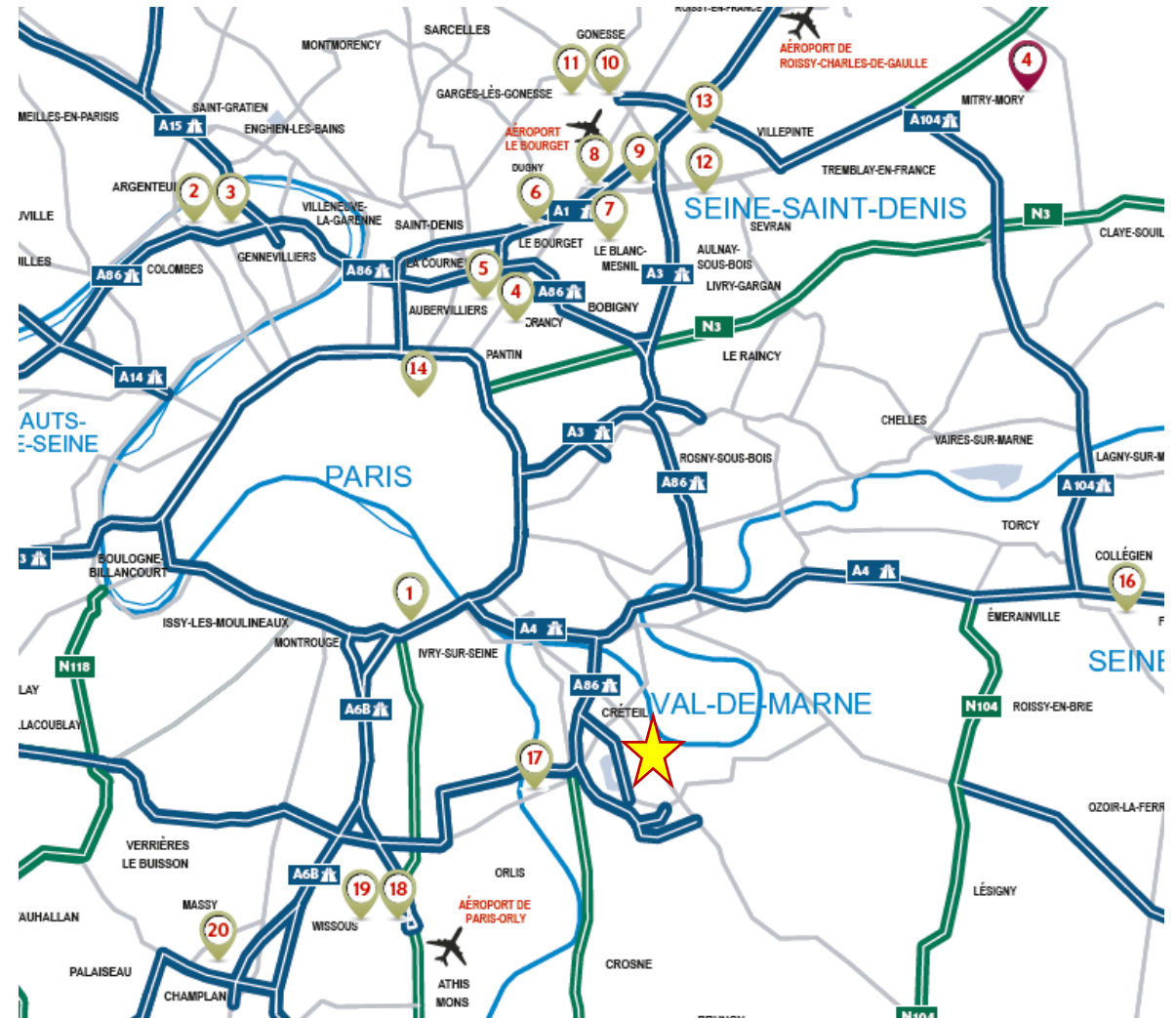


SEGRO URBAN PORTFOLIO IN PARIS

1	SEGRO PARK LES GOBELINS
2	PARIS AIR ² LOGISTIQUE GENNEVILLIERS
3	SEGRO DISTRIBUTION CENTRE GENNEVILLIERS
4	SEGRO LOGISTICS PARK DRANCY
5	SEGRO BUSINESS PARK LA COURNEUVE
6	SEGRO LOGISTICS CENTRE DUGNY
7	CARRÉ DES AVIATEURS LE BLANC-MESNIL
8	SEGRO BUSINESS PARK LE BLANC-MESNIL
9	SEGRO LOGISTICS PARK GARONOR
10	SEGRO BUSINESS PARK GONESSE
11	SEGRO LOGISTICS CENTRE GONESSE
12	SEGRO LOGISTICS CENTRE AULNAY
13	SEGRO LOGISTICS PARK AULNAY
14	SEGRO PARK LA CHAPELLE
15	SEGRO PARK ROISSY
16	SEGRO PARK COLLÉGIEN
17	SEGRO BUSINESS PARK CHOISY-ALFORTVILLE
18	SEGRO DISTRIBUTION CENTRE WISSOUS 5
19	SEGRO DISTRIBUTION CENTRE WISSOUS 4
20	SEGRO PARK MASSY
21	SEGRO LE THILLAY
22	SEGRO ROISSY

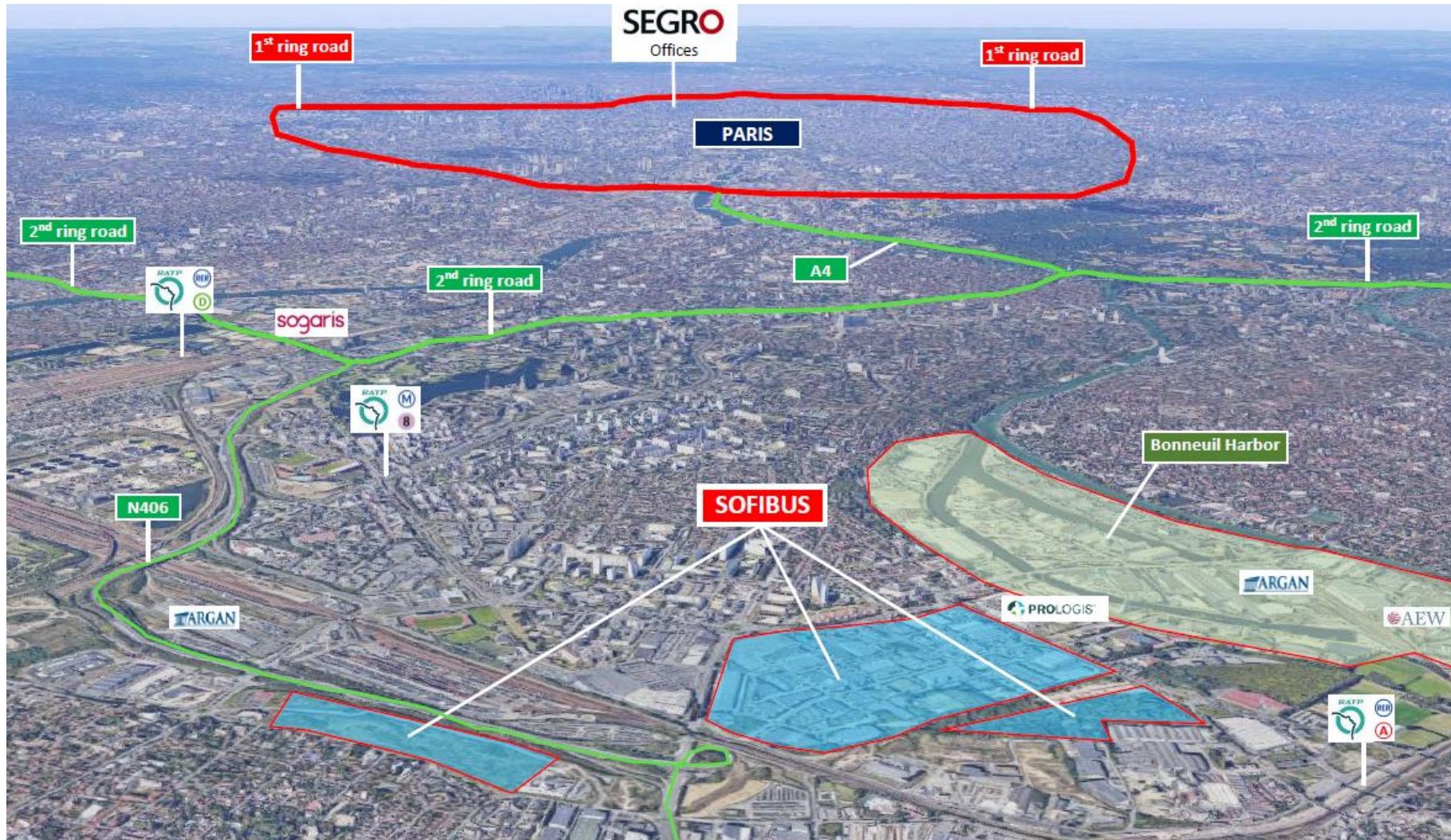


SEGRO PARC DES PETITS CAREEAUX



SEGRO PARC DES PETITS CARREAUX

SEGRO PARC DES PETITS CARREAUX LOCATION



SEGRO PARC DES PETITS CARREAUX OVERVIEW

Full control (100%)

Acquired in 2021 as part of the acquisition of Sofibus Patrimoine

12km from Paris

Close to the N406 and 2nd ring road

52 hectares site with 150,000 sq m of urban warehousing

172 customers, mainly SMEs in sectors such as medical, pharmaceutical, merchandising, construction, retail, IT... employing c.3000 people

17 hectares of additional land for development with potential for 45,000 sq m of additional warehousing

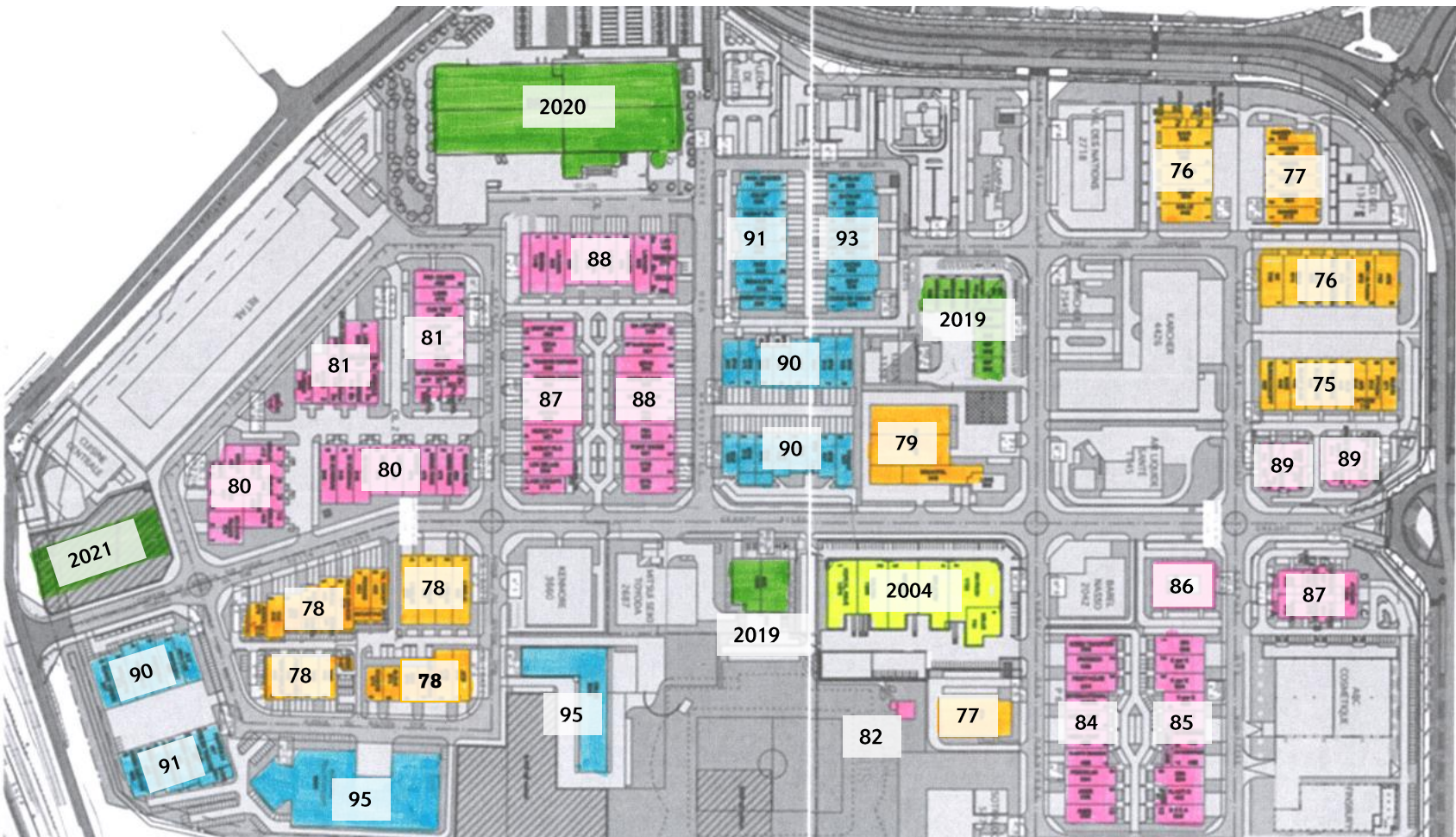


-  Assets owned by SEGRO
-  Leaseholds owned by SEGRO
-  Land bank owned by SEGRO
-  Park perimeter

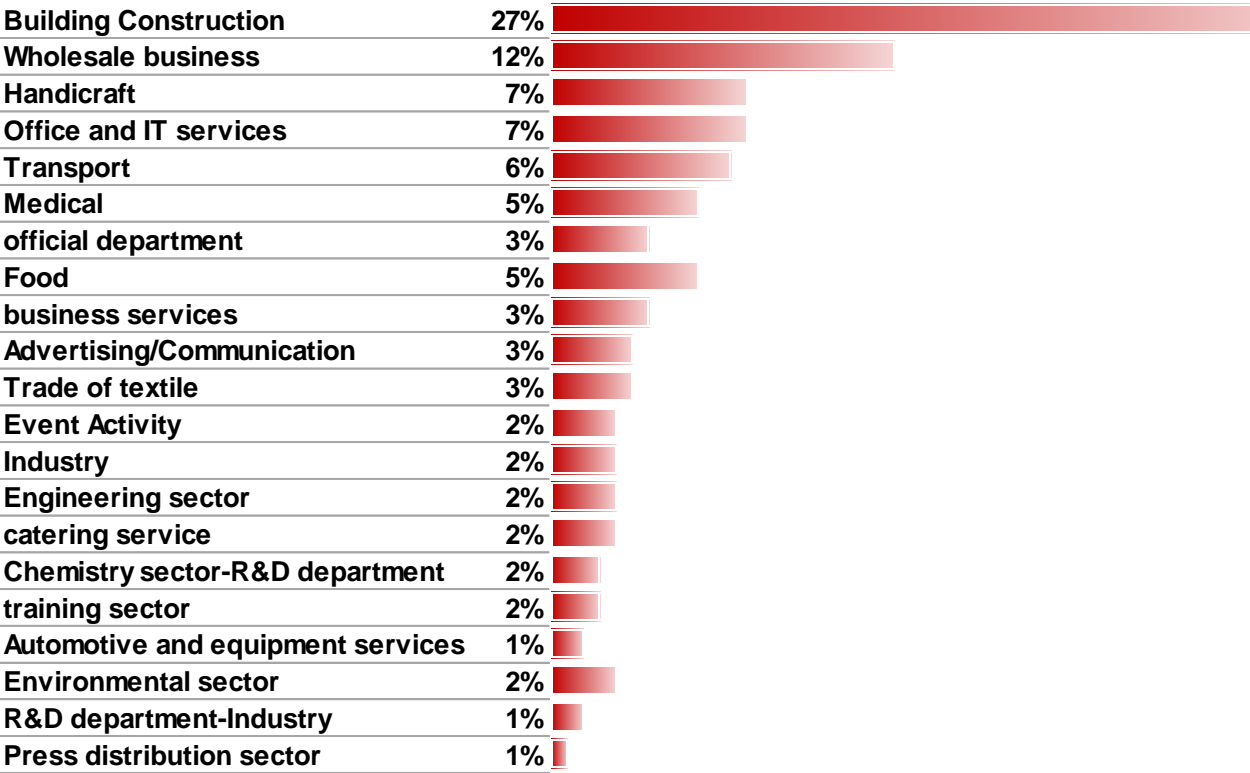
SEGRO PARC DES PETITS CARREAUX MAP

Year of Construction

70's	28,200 sq m, c.22%
80's	30,200 sq m, c.23%
90's	47,600 sq m, c.37%
2000's	6,700 sq m, c.5%
< 5 y	17,800 sq m, c.13%



A DIVERSIFIED CUSTOMER BASE



RECENT DEVELOPMENTS



BIL 25
Total area : 2,900 sq m



BIL 26 (SNIC)
Total area : 1,540 sq m



BIL 27
Total area : 2,100 sq m

IMPROVING AMMENITIES ON THE ESTATE



ISO 14001 CERTIFIED



PARTNERING WITH LOCAL COMMUNITIES

Working closely with Grand Paris Sud Est Avenir to understand and support their priorities

Creating partnerships on employment and environment through our Community Investment Programme with local organisations including: Cities, Association Régionale pour l'Insertion, le Logement et l'Emploi, Emmaüs Solidarité, Préfecture du Val-de-Marne.

Working closely with the Cities and local middle school to organize local events allowing students to find some internships.

Developing a CSR Charter between SEGRO and the customers of PAPC.

SEGRO



TOUR ITINERARY

Park's façade / high visibility

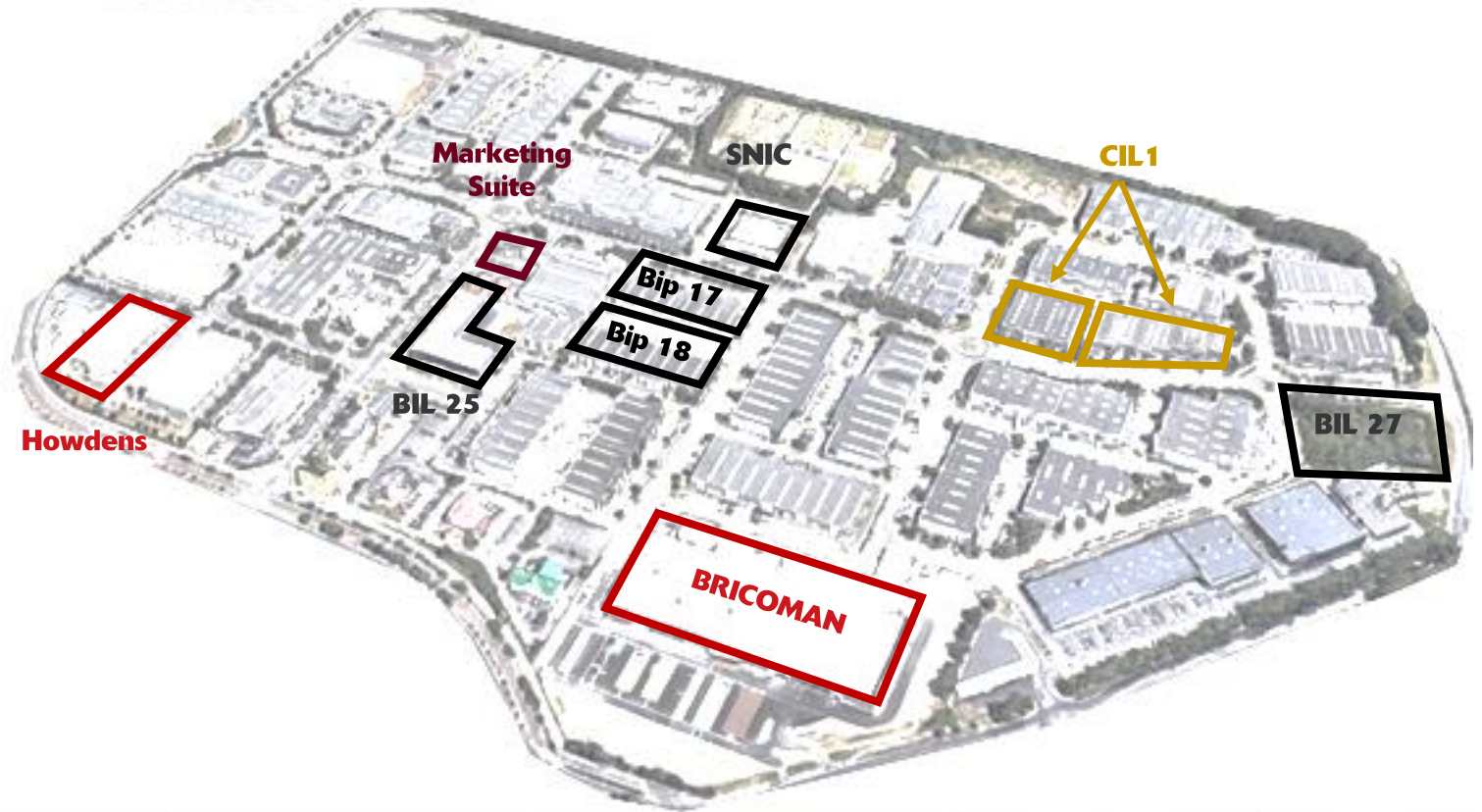
- ADEO - BRICOMAN
- Howdens

Centre of the Park : with recent new developments and opportunities for further redevelopments

- BIL25
- SNIC
- Micromania and BIL22
- BIL27

Smaller units in PAPC South for future repositioning/redevelopment :

- CIL1



PARIS 19 – LA CHAPELLE

SEGRO CENTRE PARIS 19

1,012 sq m including 840 sq m of warehouse and 172 sq m of office space

First zero-carbon area in Paris (developed by LinkCity Bouygues Construction)

First City Logistics project for SEGRO in France and a great example of a mixed use project

Completion: 26 November 2021



SEGRO



10 YEAR LEASE SIGNED WITH URB-IT IN DECEMBER 2021

Urb-It is a Swedish company that specialises in last-mile deliveries and 100% zero-carbon emissions

Urb-It will operate by delivering products to different customers (ship-from-store, ship-from-hub, micro-fulfilment etc) using c.60 cargo bicycles



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