

Enabling
extraordinary
things

Slough Trading Estate

30 April 2026



Jo Jackson – Director, Western Corridor

Ged Parry – Associate Director, Western Corridor

SEGRO hosts



Jo
Jackson

Director,
Western Corridor

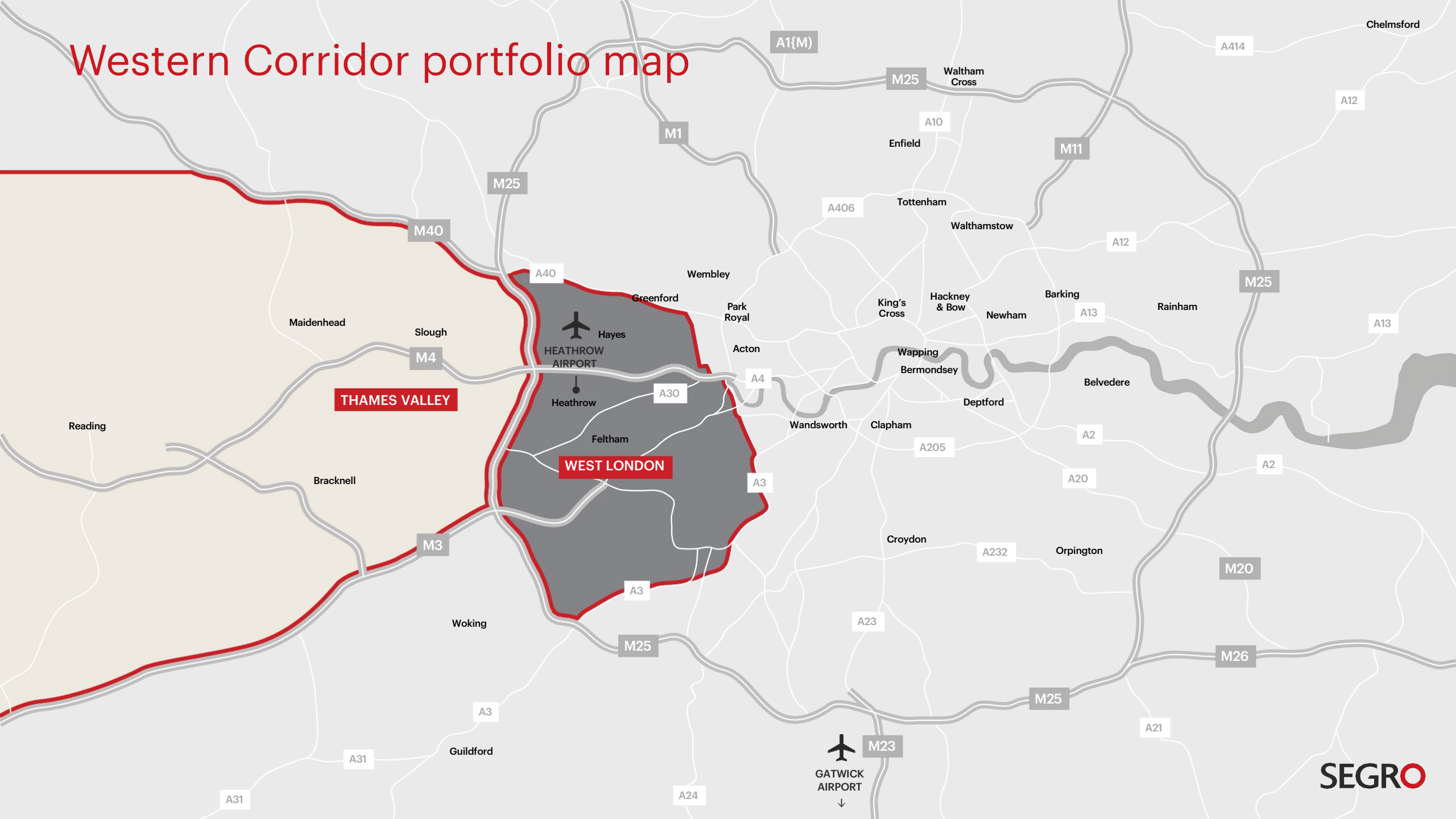


Ged Parry

Associate Director,
Western Corridor

Slough Trading Estate

Western Corridor portfolio map



Western Corridor Overview

Predominately urban portfolio split between Heathrow and Thames Valley

Owner of the Slough Trading Estate – Europe’s largest business park in single ownership and where our business began 106 years ago

Also home to the largest data centre cluster in Europe

Heathrow – mix of airside cargo assets and modern industrial which is increasingly servicing the local resident population

Diverse customer base including post & parcel, wholesale distribution, transport & logistics, tech, media & telecoms and the manufacturing sector

PORTFOLIO DATA (31 Dec 25)

Floor space (sq ft; at 100%)	12.0 million
No. of customers	398
Valuation (at share) – all assets	£5.5bn
Rents <ul style="list-style-type: none">• Passing• Headline• ERV	£233m £244m £295m
Land and development <ul style="list-style-type: none">• Area• Value (at share)	30 hectares £564m
Occupancy (by ERV)	97.1%
WAULT <ul style="list-style-type: none">• Break• Expiry	8.4 years 9.3 years

Slough Trading Estate



 314	Customers	 £3.2bn	Capital value	 £129m	Headline rent (ERV = £156m)	 6.8m sq ft	Built space	 95.1%	Occupancy
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Over a century of providing industrial and logistics space in Slough

Site developed in 1918 to service military automobiles

Acquired by SEGRO (then Slough Estates) and commenced trading in 1920

Customer base has shifted from manufacturing to a broad mix across varied industries and sectors

Some of our largest customers have been with us since the very start – Hanovia (since 1924), Stanley Black & Decker (since 1927), Ragus (since 1928) and Mars Chocolate (since 1932)

Slough Trading Estate remains Europe's largest industrial estate under single ownership



Beginning of the estate, 1918



Citroen Cars, 1920



Ford GT40 developed on estate, 1960s



Thunderbirds filmed on estate, 1960s

An attractive location for both local and international businesses

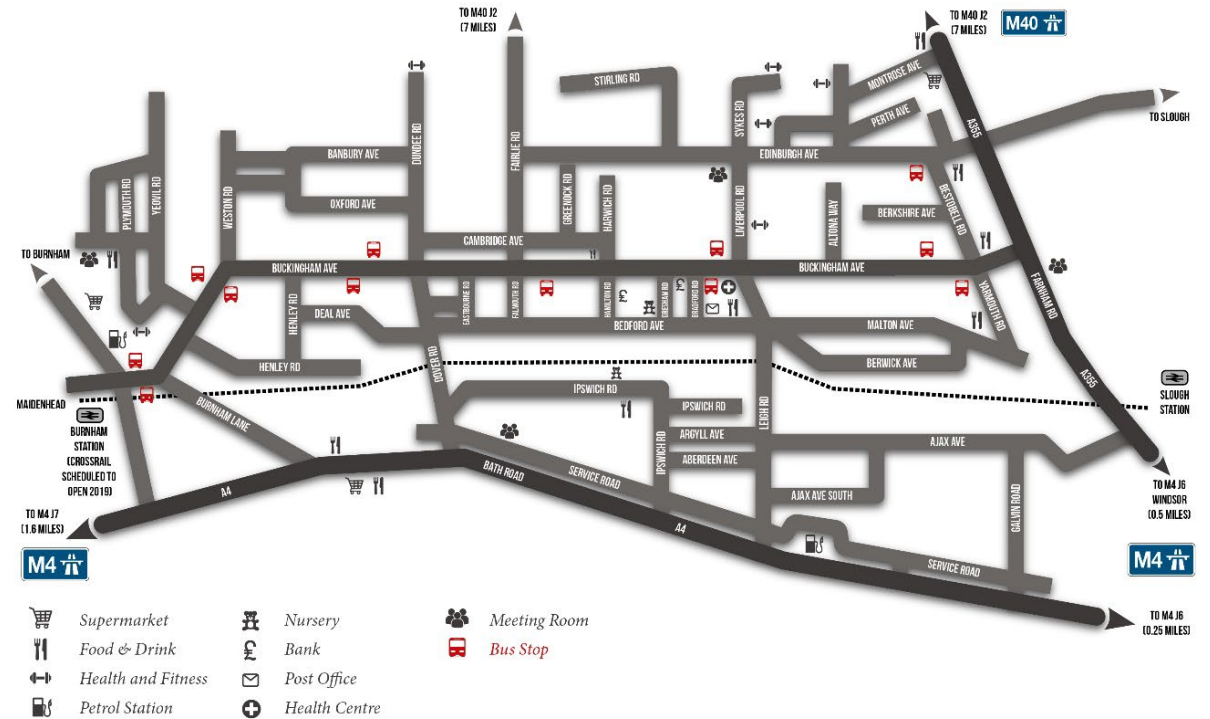
Excellent connections:

- Currently 17 minutes by train to London Paddington
- Direct Central London connectivity via Elizabeth line (c.40 minutes to Central London)
- 20 minutes to Heathrow Airport
- Close proximity to M4, M40, M25

1.6 million quality labour force within 1 hour drive

Dense fibre network with high connectivity to the City of London, US and Europe

On site biomass power station backed by connections to National Grid



Significant investments into infrastructure and customer service

£23m of infrastructure spend

New bridge across
Western Mainline



Removal of electricity
pylons



Estate security through Business Watch

24/7, 365 day
monitoring



Out of Hours
security patrols



SIMPLIFIED PLANNING ZONE THE POWER OF CERTAINTY

A SPECIFIED PLANNING PERMISSION COVERING THE ESTATE MEANING THAT PERMITTED DEVELOPMENT CAN GO AHEAD WITHOUT THE NEED FOR INDIVIDUAL PLANNING PERMISSIONS

- KEY FEATURES
 - FLEXIBILITY
 - CERTAINTY
 - SPEED
 - MARKETABILITY
 - INFRASTRUCTURE
 - BENEFITS FOR NEW & EXISTING CUSTOMERS
 - THE SPZ PROMOTES & DELIVERS CONTINUED INVESTMENT IN SLOUGH
-



Diverse customer base

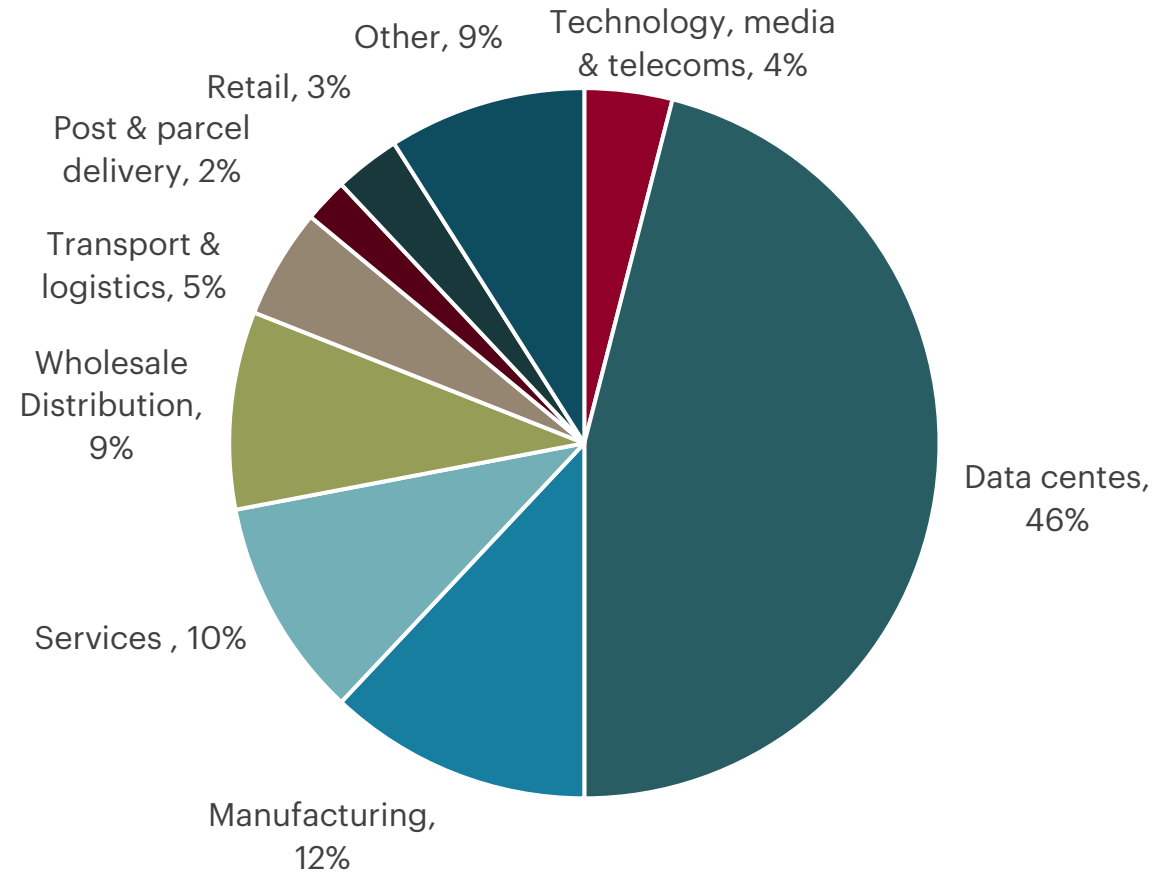
TOP 10 CUSTOMERS (at 31 Dec 25)

CUSTOMER (BY HEADLINE RENT)	CUSTOMER TYPE
Virtus	Data centre provider
Iron Mountain	Data centre provider
GTR	Data centre provider
Equinix	Data centre provider
KD 2 Ltd	Data centre provider
Mars Wrigley Confectionery UK Ltd	Manufacturing
LHR1 Data Center Holding	Data centre provider
BFS Group Ltd	Wholesale Distribution
CyrusOne	Data centre provider
Fuller Logistics	Transport and logistics

Our top 10 customers represent £63 million headline rent in aggregate, as of 31 December 25

Customer sectors

(Percentage of headline rent at 31 December 25)



A diverse customer base

Post & Parcel



Retail & Services



Technology & Communications



Manufacturing & Pharmaceutical



2025 highlights



Searches 900+

Enquiries for
STE units



Occupancy 95.1%

Lack of availability
in TV market



Spec Development

136 Edinburgh
speculative
development of over
100,000 sq ft in 9
units – 3 leased in
2025



Diverse Occupiers

A secure
portfolio not
reliant on one
sector –
pharmaceuticals
through to
creative
industries



Strong Pipeline

Light Industrial
and Data Centre
pipeline
facilitating future
rental growth.
New spec
development
coming online



Transaction Activity

106 transactions in
2025
41 new lettings, 65
rent reviews / lease
renewals



SERIOUS PIG



Strong track-record of development on the estate – over 2m sq ft completed since 1 January 2018

Urban warehouses



Data centres and higher value uses



Data centres

Over 20 years of experience in the data centre sector

First data centre lease was signed on the **Slough Trading Estate in 2005**.

Slough is now home to **Europe's largest cluster of data centres**.

SEGRO's first **multi-storey** data centre was built in 2018.

All of our existing data centres are **powered shells** – SEGRO developed and leases the building (with an allocation of power) to data centre operators, such as:



0.5GW

Operational capacity

£58m

Headline rent¹
(7% of Group)

17years

WAULT¹
(to break)



The secrets to the Slough Trading Estate's data centre success

Proximity

Located in major **Availability Zones** for latency and resilience.

Access to **established** fibre optic and sub-sea cables.



Power

Private and resilient power network.



Planning

Strong relationship with the Slough Borough Council.

Simplified Planning Zone (SPZ) offers a significant competitive advantage in **Slough**.



Case study: Ajax Avenue, Slough Trading Estate



72,500 sq ft of 1960s multi-let terraced warehouses



Re-located customers to other parts of the portfolio



Completed three multi-level data centres, equating to over 400,000 sq ft of space in December 2023



Lease signed with Global Technical Realty for 25-year term



Significant increase in rent and lettable area



Q&A

Site Tour

Tour of Slough Trading Estate including customer visit

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