



NATIONAL LOGISTICS ASSET TOUR

18th October 2022



SEGRO HOSTS



Andrew Pilsworth

Managing Director,
National Logistics



Kate Bedson

Senior Director -
Development,
National Logistics



Ian Rigby

Director – Technical
Development,
National Logistics



Adam Haley

Associate Director –
Asset Management,
National Logistics

NATIONAL LOGISTICS ASSET TOUR ITINERARY

- 10:15 Arrive at SEGRO Logistics Park Northampton
- 10:20 Introduction and update on National Logistics portfolio (including Northampton site overview)
- 10:50 4x4 tour of SEGRO Logistics Park Northampton
- 12:00 Depart for SEGRO Logistics Park East Midlands Gateway
(sandwich lunch provided for the journey)
- 13:00 Site overview: SEGRO Logistics Park East Midlands Gateway
- 13:45 Customer visit: GXO
- 15:00 Customer visit: K+N
- 16:15 Closing remarks and departure for Northampton for trains back to London

INTRODUCTION

NATIONAL LOGISTICS: OUR TEAM



Andrew Pilsworth
National Logistics
Managing Director

Office Management & Administration



Dawn Judge
PA



Tracey Frearson
Receptionist/Administrator

Development



Jason Dalby
Head of
Strategic Land



Charles Blake
Senior
Director



Kate Bedson
Senior
Director



John Thompson
Director
Development



Adam Lloyd
Associate Director
Development

Asset Management



Adam Haley
Associate Director

Property Management
Outsourced

Investment



Will Sherlock
Associate Director

Finance



Olly White
Finance Director

Finance Team



Ash Adams
Financial Controller



Andy Wright
Accounts Assistant



Shane Slow
Accounts Assistant

Technical Development



Gary Jennings
Director



Ian Hooke
Director



Martin Eckersall
Director



Ian Rigby
Director



Lee Coulson
Associate Director



Krystal Knights
Associate Director



Shaun Cross
Associate Director



Imogen Smazanovich
Associate Director



Ben Asquith
Manager

NATIONAL LOGISTICS: KEY OPERATIONAL METRICS

Portfolio value: £2.0bn

Headline rent: £47m

ERV: £55m

- Reversionary potential: £8m

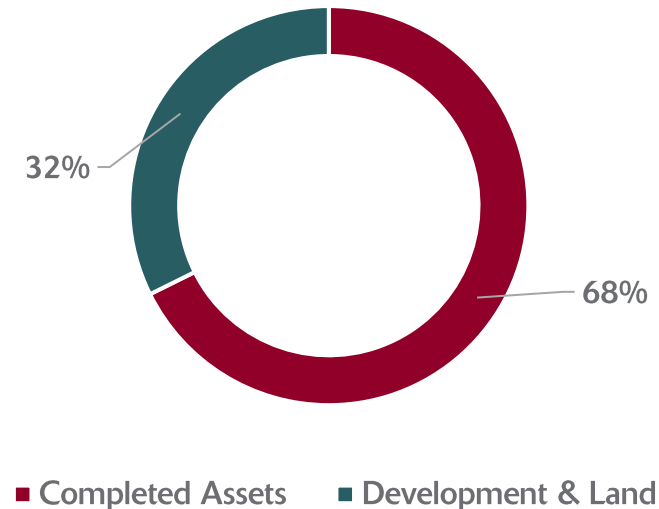
Occupancy: 100%

WAULT (to break): 12.3 years

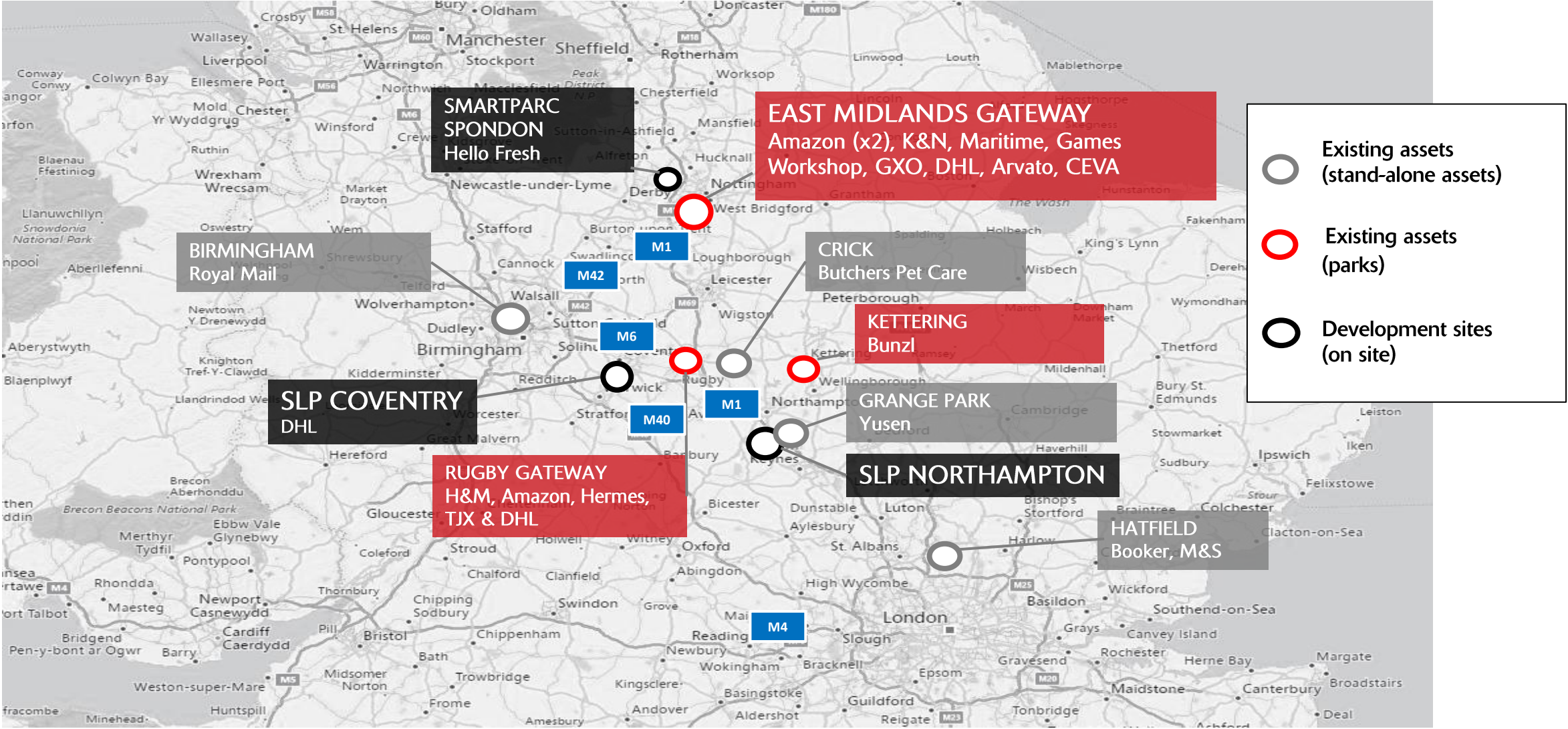
Net true equivalent yield: 3.8%

Average rent: £7-11 per sq ft

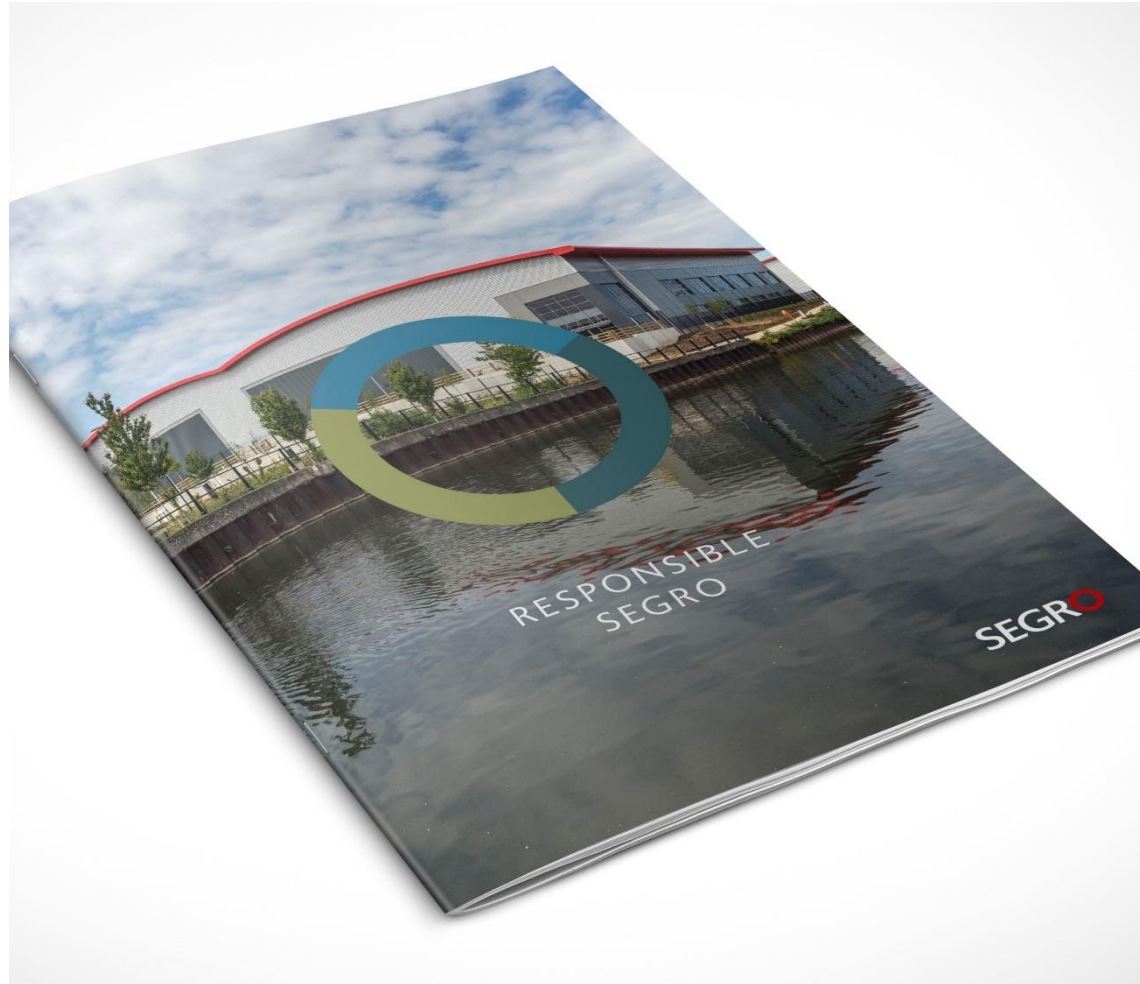
SEGRO National Logistics portfolio
Based on valuation at 30 June 2022



NATIONAL LOGISTICS: PORTFOLIO OVERVIEW



POSITIONING SEGRO TO DELIVER ON ITS PURPOSE



Championing **LOW-CARBON**
GROWTH

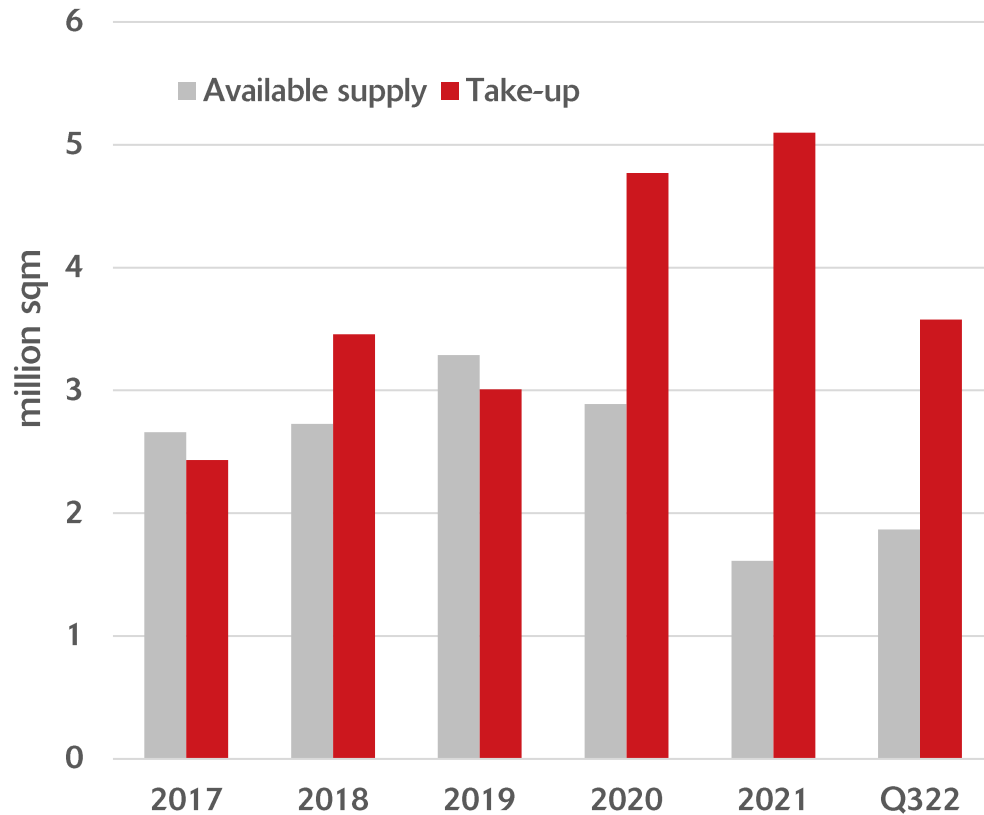
Investing in our local **COMMUNITIES**
and **ENVIRONMENTS**

Nurturing **TALENT**

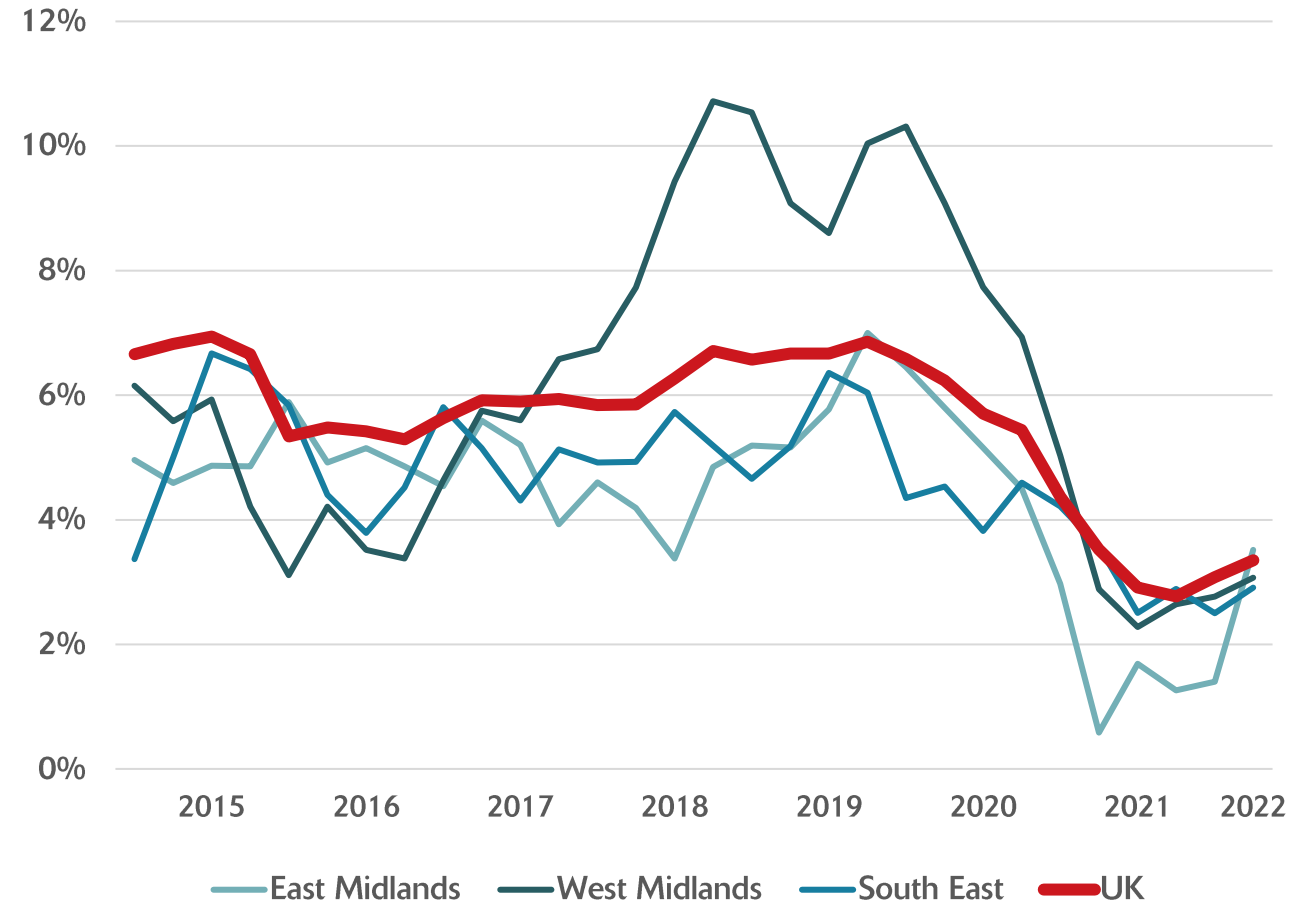
MARKET UPDATE

SUPPLY-DEMAND DYNAMICS POINT TO FURTHER RENTAL GROWTH

Take-up continues to outpace supply in the UK



Vacancy remains low in all markets



ASSET TOUR

SEGRO LOGISTICS PARK NORTHAMPTON

500 acre site: 250 acres to remain as green space accessible to the local community

Planning permission for 5 million sq ft of rail served warehousing

Infrastructure and buildings = net zero carbon

Balanced cut to fill – no waste taken off site

£190m of infrastructure works commenced in 2021

Improvements to local infrastructure Junction 15 of the M1

Delivery of a new bridge over WCML and bypass round village of Roade

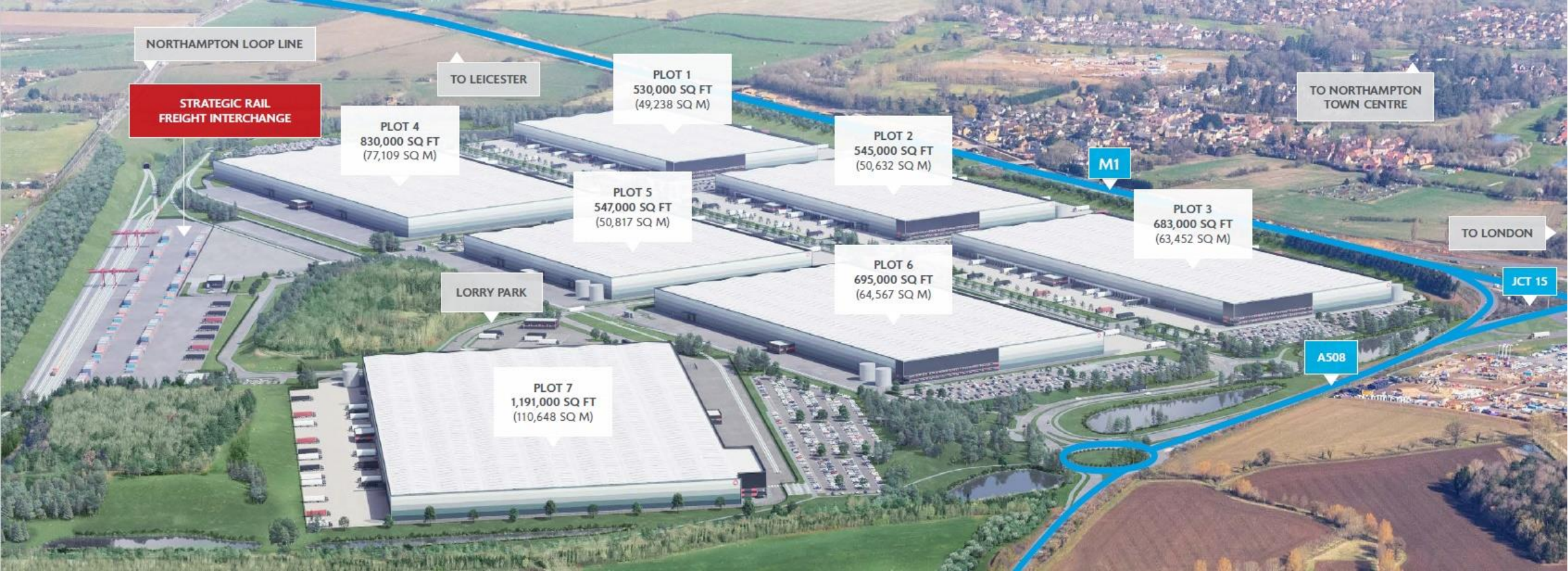
Site will include a Strategic Rail Freight Interchange (SRFI) – terms agreed for 50 year lease

Over 7,000 potential jobs once the park is fully occupied

First units expected to start on site in early 2023



SEGRO LOGISTICS PARK NORTHAMPTON



SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY

700 acre park consisting of >4.5 million sq ft of completed logistics warehousing with infrastructure spend of >£500m

10 warehouses completed and let to customers including Amazon, Avarto, GXO, Games Workshop, Kuehne & Nagel, CEVA and DHL

c.300 acres of Country Park open to the public with 14km of hedgerow, 50,000 thousand trees and 17km of pathways

Strategic Rail Freight Interchange (SRFI) operational since 2020 with Phase 2 scheduled for completion June 2023

Last remaining significant plot now under construction also scheduled for June 2023 completion

The park has created more than 7000 direct jobs



SLP-EMG SITE PLAN



SLP-EMG COMMUNITY INVESTMENT PLAN



CAREER READY

Bringing the world of work to life for 5000 students through education and career advice



SHAW TRUST

Supporting 100 unemployed people into secure and sustainable employment



ABOVE & BEYOND

Enabling 45 young people to receive meaningful training to support them on their career journey



GROUNDWORK

Rejuvenating three community green spaces, while training 30 local people

Q&A

APPENDIX

SEGRO LOGISTICS PARK RUGBY GATEWAY

120 acre logistics park

Adjacent to the M6 and close to the M1 motorways

1.2 million sq ft of prime big box warehousing

Started construction in 2014 and completed in 2017

Lease terms of 10-20 years

Five stand-alone units:

- 240,000 sq ft let to H&M, completed 2014
- 240,000 sq ft let to TJX, completed 2015
- 270,000 sq ft let to Hermes, completed 2016
- 290,000 sq ft let to Amazon, completed 2017
- 180,000 sq ft let to DHL, completed 2017



SEGRO PARK KETTERING GATEWAY

63 acre site

Planning consent for 1.2 million sq ft of industrial space

Direct access to the A14 and close to M1 and M6 motorways

Includes:

- 622,000 sq ft developed on a freehold basis
- 232,000 sq ft let to Bunzl, completed in June 2020
- 150,000 sq ft let to Bunzl, completed in Q3 2022
- 103,000 sq ft to be built speculatively, completing in Q4 2022



SEGRO PARK COVENTRY GATEWAY

450 acre site on a former sewage works and landfill, requiring significant remediation

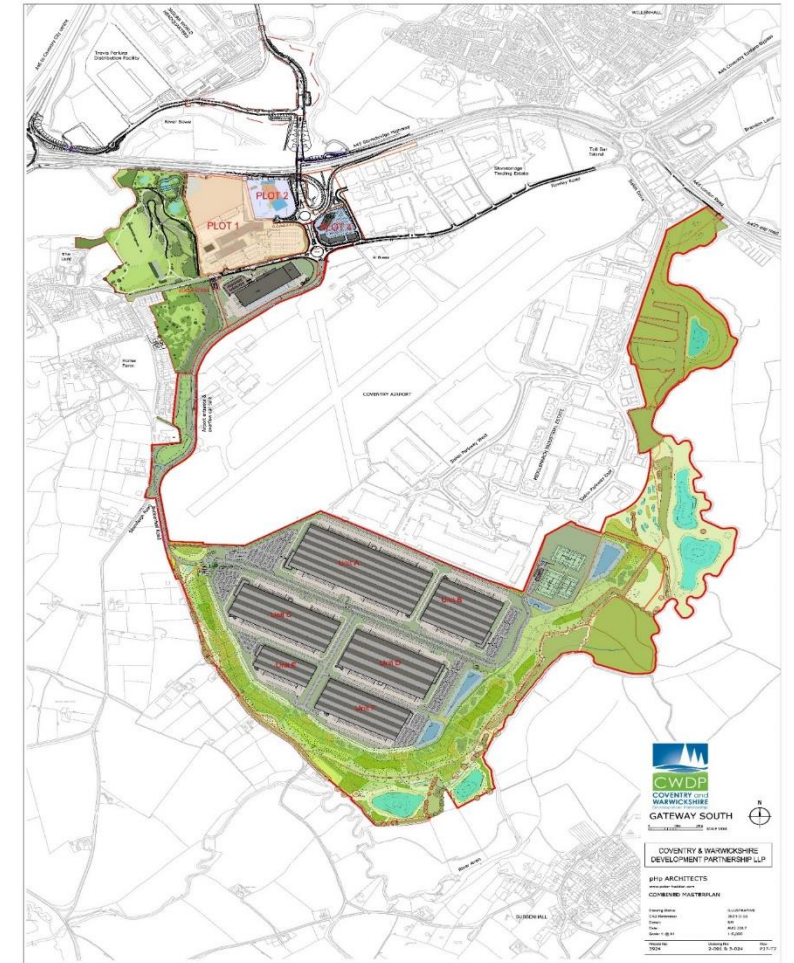
Planning consent for 3.7 million sq ft of industrial and logistics space

Direct access to the A45 and A46, close to the M6, M69, M45 and M40 motorways

£120m of infrastructure works commenced in 2020 (3 year programme)

First units started on site Q3 2022

Creation of a 235 acre community park for the benefit of local residents



SMARTPARC SEGRO SPONDON

155 acre brownfield site

2.4 million sq ft of high-tech food manufacturing and distribution campus

Start-up incubation units to large-scale manufacturing activities

5,000 direct jobs to be created

Started onsite in September 2021, first unit completed in April 2022, with second unit now on site and expected to complete in Q1 2023

Flagship concept scheme including low carbon food manufacturing, shared distribution hub and services to reduce costs and improve sustainability. Working in close partnership with local council and LEP



CONTACT DETAILS

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