



# PARIS ASSET TOUR

6<sup>th</sup> September 2022



# SEGRO HOSTS



**Laurence  
Giard**

Managing Director,  
France



**Laure  
Darmon**

Director,  
Light Industrial

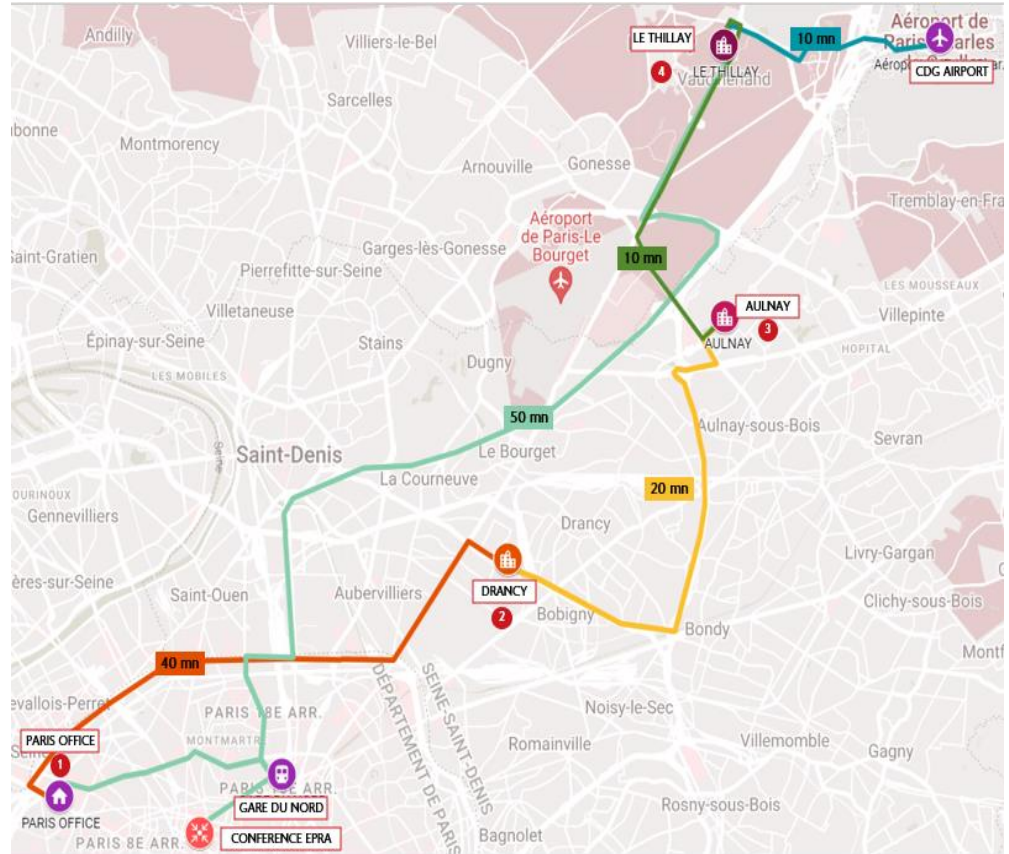


**Quentin  
Liu**

Director,  
Technical Delivery

# PARIS TOUR ITINERARY

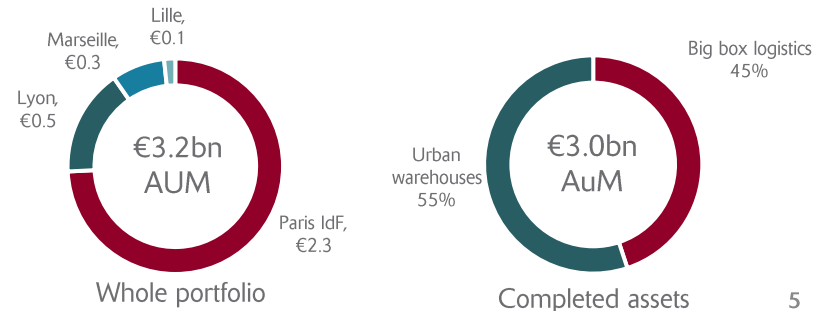
- 08:30 Breakfast and portfolio overview
- 09:00 Depart office for tours (minibus)
- 09:40 SEGRO Centre Drancy
- 10:50 SEGRO Logistics Park Aulnay
- 11:15 SEGRO Centre Le Thillay
- 12:00 Drop-off at Gare du Nord  
(15:13 Eurostar)
- 13:15 SEGRO Paris Office



# SEGRO IN FRANCE

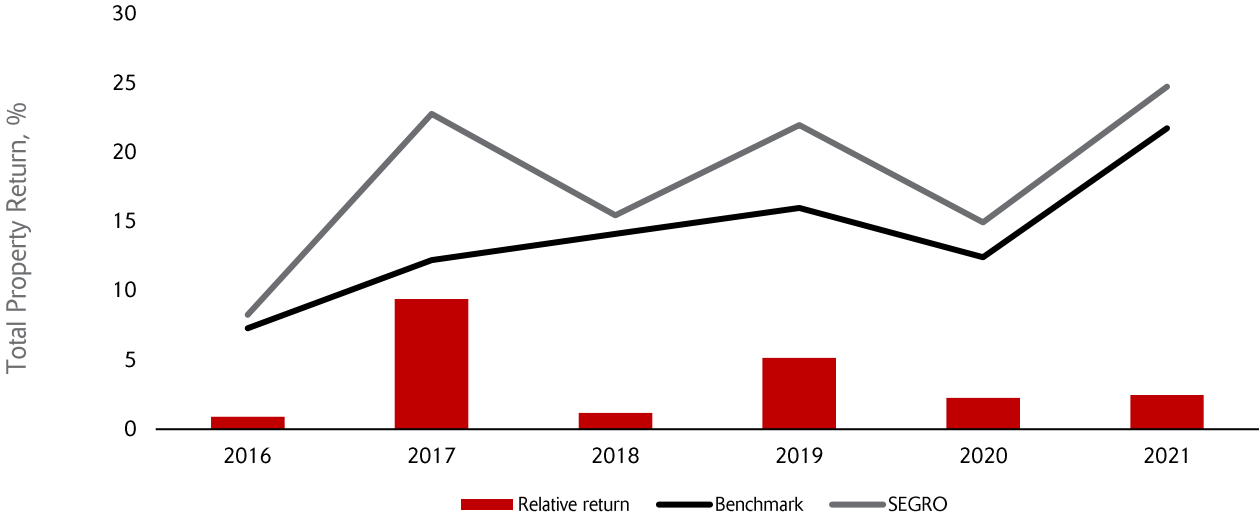
# FRENCH PORTFOLIO OVERVIEW

PORTFOLIO METRICS (30 JUNE 2022)	
Floor space	1.6 million sq m
No. of estates	57
No. of customers	352
Valuation (at share) – all assets	€3.2 billion
Yields	
• Net initial	3.1%
• Net true equivalent	4.0%
Rents	
• Passing	€77m
• ERV	€97m
Land and development	
• Area	67 hectares
• Value (at share)	€238m
Occupancy (by ERV)	93.5%
WAULT (to earlier of break or expiry)	4.2 years



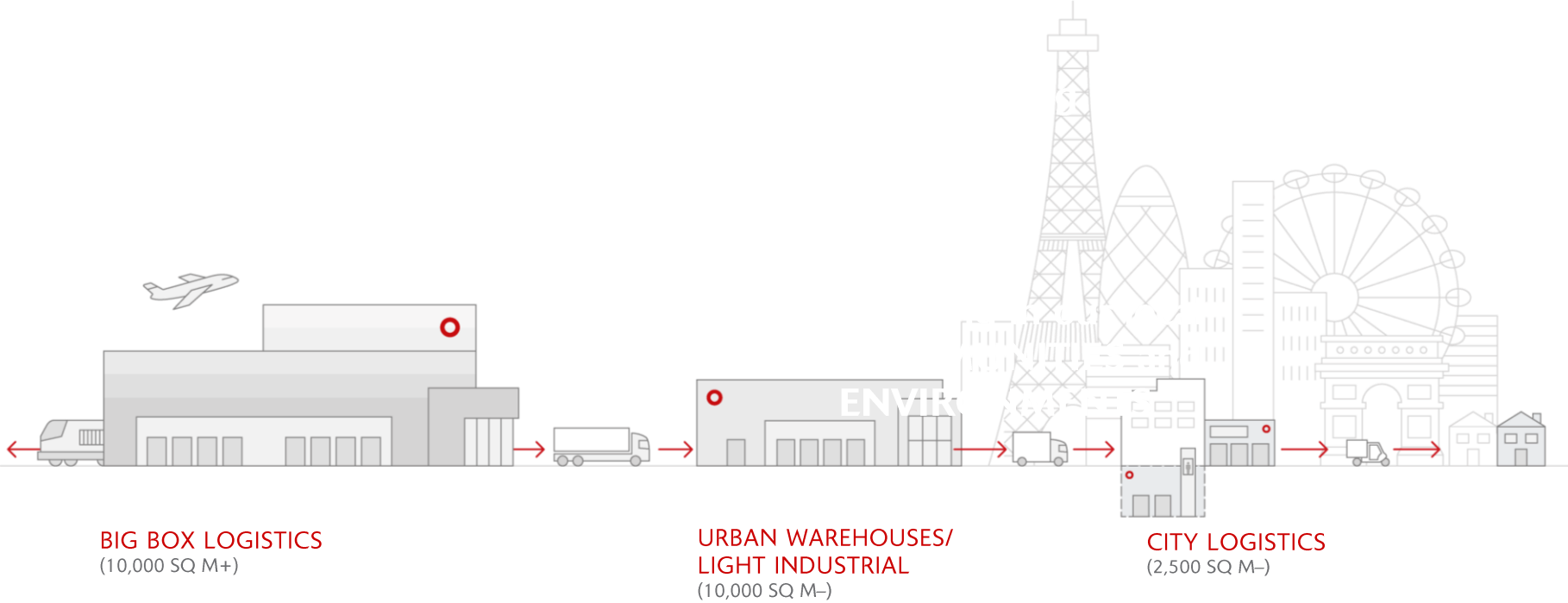
# STRONG PERFORMANCE VERSUS BENCHMARK

SEGRO France TPR versus MSCI-IPD benchmark



	Portfolio	Benchmark	Relative
3 years	20.48	16.65	3.28
5 years	19.91	15.24	4.05

# UNIQUE END-TO-END CUSTOMER OFFERING



# BIG BOX LOGISTICS





# URBAN WAREHOUSES / LIGHT INDUSTRIAL



# CITY LOGISTICS

3 locations inside the Paris city limits

Various formats designed in partnership with our customers

Super prime sites with expected high rental growth



# FOCUSING ON ENVIRONMENTAL SUSTAINABILITY

## Creating green spaces

*Saint Quentin Fallavier*



## Supporting multi-modal transportation

*Dourges*



## Promoting bio-diversity

*Paris Air2*



## Installing solar panels

*Paris Air2*



## Providing Electrical Chargers

*Massy*



## Encouraging car sharing

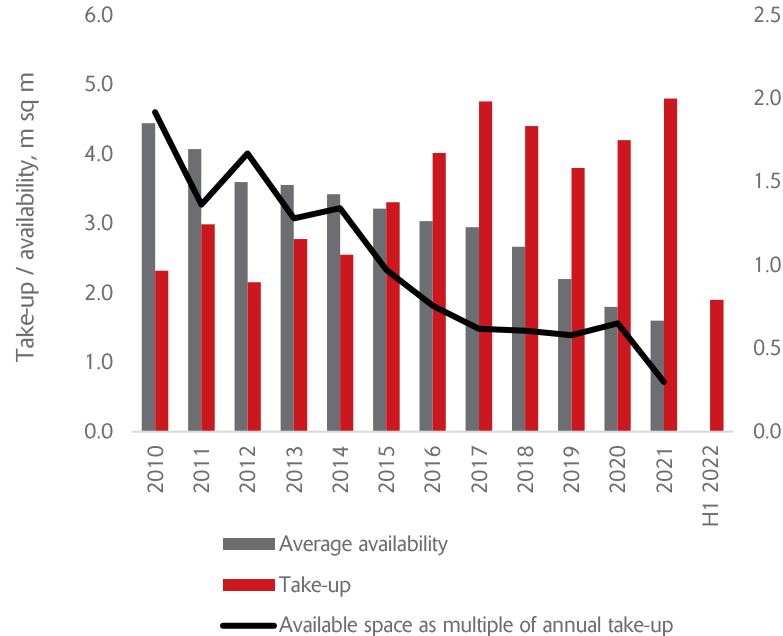
*Paris Air2*



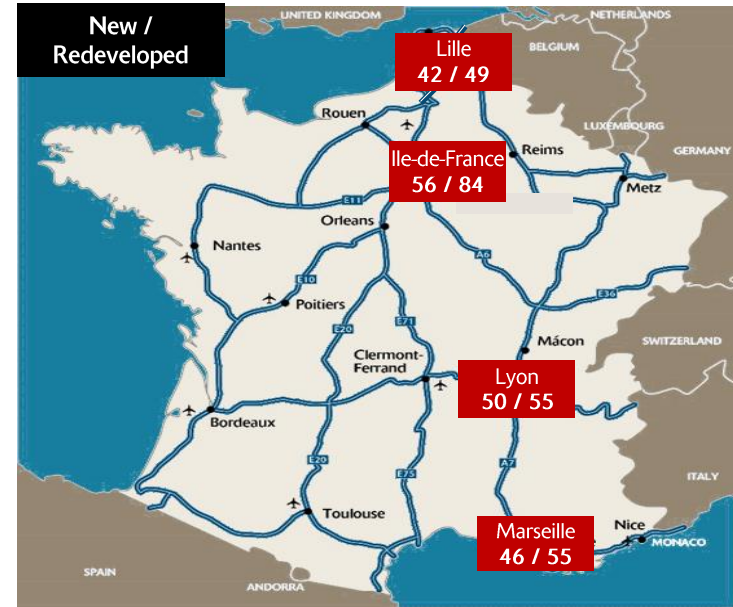
# MARKET UPDATE

# FAVOURABLE SUPPLY-DEMAND DYNAMICS

Take-up continues to outpace supply<sup>1</sup>



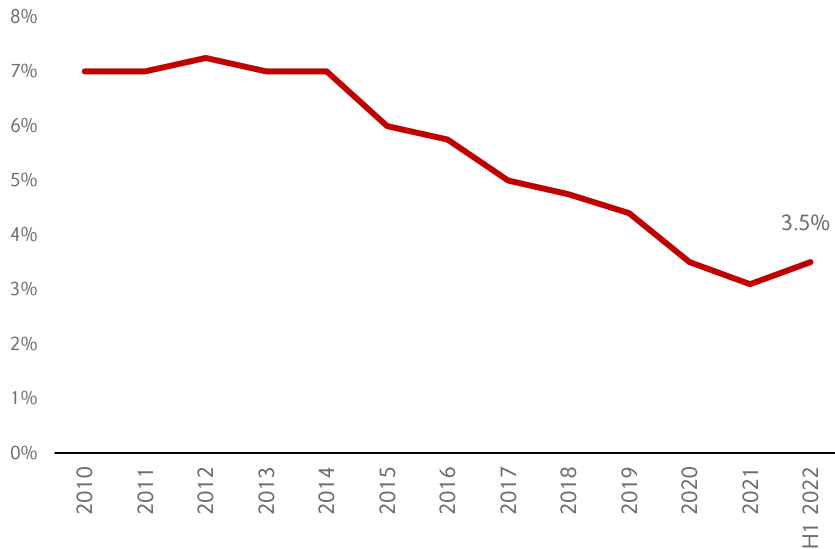
French prime big box warehouse rents  
(€ per sq m per year)



Source: CBRE – H1 2022 Market report

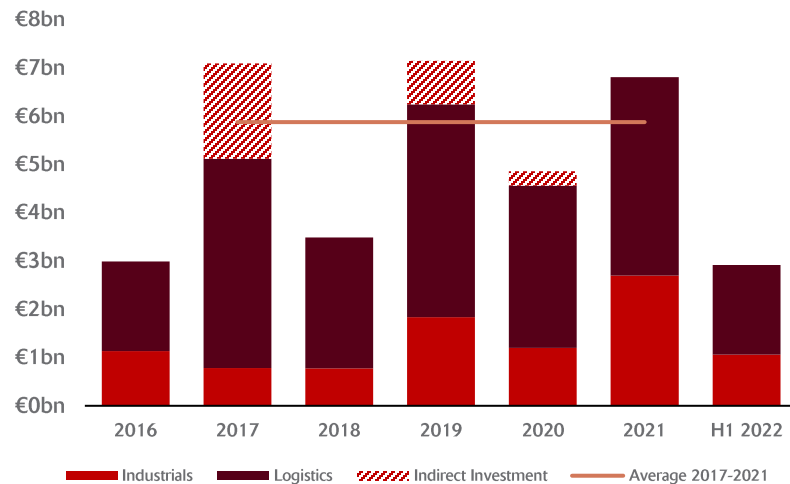
# GROWING INVESTOR DEMAND FOR PRIME WAREHOUSES

## French prime big box yields<sup>1</sup>



Source: CBRE – H1 2022 Market report

## French warehouse investment volumes (2016-22) (€billions)



Source: CBRE – H1 2022 Market report

# GRAND PARIS INFRASTRUCTURE PROJECT SET TO INCREASE OCCUPIER DEMAND

€649bn

30% of French GDP

1 million

companies  
(employing 6.1m people)

12 million

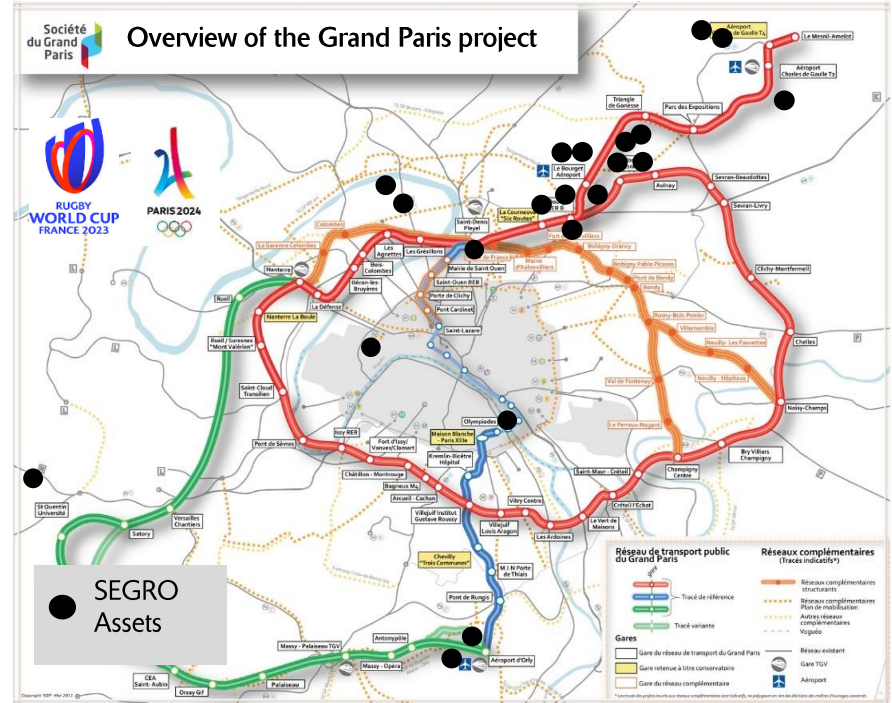
20% of French population

72%

of SEGRO's assets in Paris



2024 Olympic Games



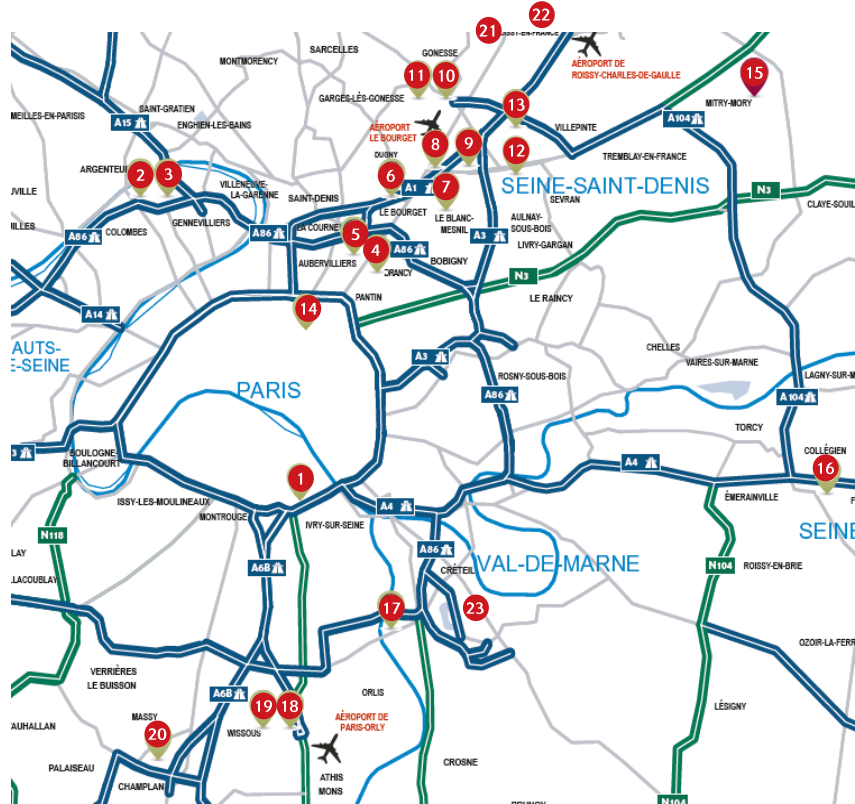
**SEGR**

# ASSET TOUR





# SEURO URBAN PORTFOLIO IN PARIS



1	SEURO PARK LES GOBELINS PARIS 13
2	PARIS AIR <sup>2</sup> LOGISTIQUE GENNEVILLIERS
3	SEURO DISTRIBUTION CENTRE GENNEVILLIERS
4	SEURO LOGISTICS PARK DRANCY
5	SEURO BUSINESS PARK LA COURNEUVE
6	SEURO LOGISTICS CENTRE DUGNY
7	CARRE DES AVIATEURS LE BLANC-MESNIL
8	SEURO BUSINESS PARK LE BLANC-MESNIL
9	SEURO LOGISTICS PARK GARONOR
10	SEURO BUSINESS PARK GONESSE
11	SEURO LOGISTICS CENTRE GONESSE
12	SEURO LOGISTICS CENTRE AULNAY
13	SEURO LOGISTICS PARK AULNAY
14	SEURO PARK LA CHAPPELLE PARIS 19
15	SEURO PARK ROISSY
16	SEURO PARK COLLEGIEN
17	SEURO BUSINESS PARK CHOISY-ALFORTVILLE
18	SEURO DISTRIBUTION CENTRE WISSOUS 5
19	SEURO DISTRIBUTION CENTRE WISSOUS 4
20	SEURO PARK MASSY
21	SEURO LE THILLAY
22	SEURO ROISSY
23	SEURO PARC DES PETITS CARREAUX

# SEGRO CENTRE DRANCY

Standalone urban warehouse built on 2.5 hectares of land

Built by SEGRO in 2021 as a pre-let for Alliance Healthcare

Drancy is an established commercial location in a prime location, just north of the périphérique - good connections to both the city centre and CDG airport via the A86, RER (line B), Tramway 1 and the Metro line 7 (La Courneuve-8-Mai-1945 station).

Certification BREEAM Good.

PV solar installation is on going for 430 kwc with generation of 11.456 kwh.



## Key Metrics (30 June 2022)

Size	14,256 sq m
Value	€6.m
Net True Equivalent Yield	3%
ERV	€2.0m or €140 sq m/per year
Vacancy	100%
WAULT (to break)	11 years

# SEGRO LOGISTICS PARK AULNAY

18 hectare big box logistics park, consisting of two standalone units

Built by SEGRO in 2018 on a former Peugeot factory

Located close to one of the main logistics hubs in Île-de-France, Roissy-Charles de Gaulle, and also close to Le Bourget airport. Close to A1 and A3 motorways giving easy access to Paris

Carrefour building : Certification HQE Excellent

Chronopost building : Certification BREEAM Very Good

Air liquid station: Centre de distribution automatique de CNG (Compressed Natural Gas) et LNG (Liquified Natural Gas)

Customers:



## Key Metrics (30 June 2022)

Size	47,288 sq m
Value	€174
Net True Equivalent Yield	3.2%
ERV	€5.8m or €123 per sq m/ per year
Occupancy	100%
WAULT (to break)	7.3 years

# SEGRO CENTRE LE THILLAY (ONYX)

10 hectare light industrial estate

25,340 sq m over 4 units

Prime Paris location, close to CDG airport (and freight area) and also close to the FedEx European hub

Will be built to BREEAM Very Good standard Offices with wood structure in order to reduce carbon emission during construction phase

Multiple operation permit authorization for different kind of storage

Due to complete in February 2023



# SEGRO CENTRE LE THILLAY (CLOVER)

5.4 hectare light industrial estate in prime Paris location

Built by SEGRO in two phases:

- 11,216 sq m over 2 units, completed in March 2021
- 10,464 sq m over 2 units, due to complete in early 2023

Located close to CDG airport (and freight area) and also close to the FedEx European hub

BREEAM Good

Customers:



COSWAY

OMAC

Vinted

SAFRAM



SEGRO



## Key Metrics (30 June 2022)

Size	21,680 sq m
Value	€26m
Net True Equivalent Yield	4.5%
ERV	€1.2m or €108 sq m/ per year
Occupancy	77%
WAULT (to break)	4.8 years

# SEGRO

## Q&A

