

SEGRO

2021

HALF YEAR
PROPERTY ANALYSIS
REPORT



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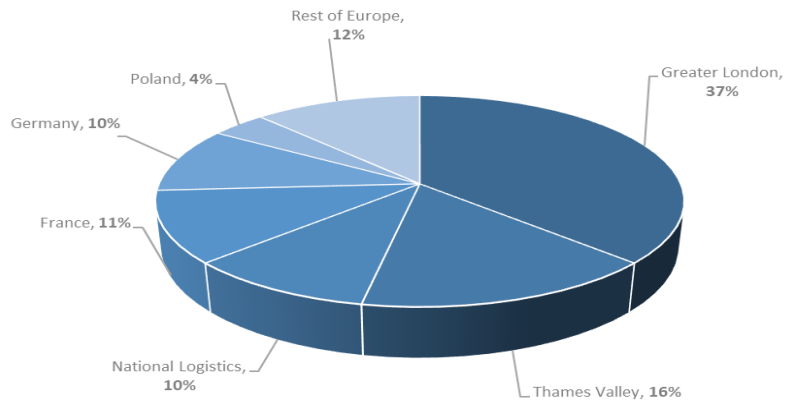
ABOUT SEGRO

SEGRO is a leading owner, asset manager and developer of modern warehousing and light industrial properties, with £17.1 billion of assets under management (£14.4 billion including SEGRO's share of joint ventures). The assets are principally concentrated in key conurbations and major distribution hubs in nine European countries.

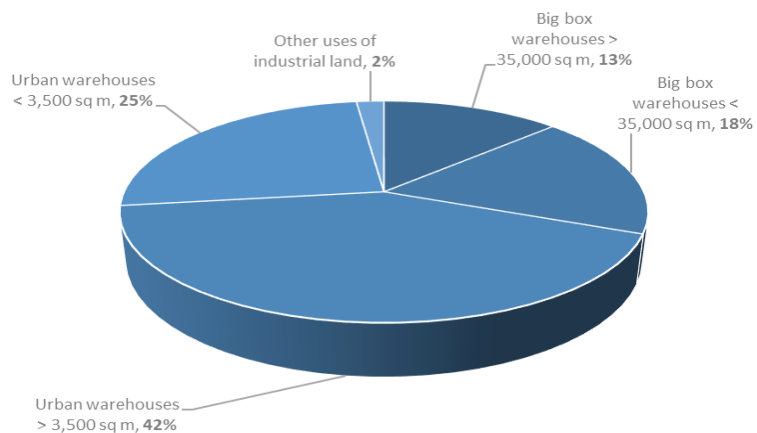
The Group serves customers spread across a diverse range of industry sectors. It has 8.8 million square metres of built space under management and annual rental income of £461 million at share.

OVERVIEW

Geographical split by value (SEGRO share)



Asset type by value (excluding land) (SEGRO share)



THE BUILDINGS WE PROVIDE



BIG BOX WAREHOUSES

Big box warehouses are typically used for storage and processing of goods for regional, national and international distribution. The requirement for large land plots means that they tend to be located some distance from the ultimate customer but on major transport routes (mainly motorways, but also ports, rail freight terminals and airports) to allow rapid transit.



URBAN WAREHOUSES

Urban warehouses are located within easy reach of population centres and business districts. They are used by a wide variety of customers who need rapid access to their own customers and to labour and are therefore close to main roads and public transport. Land supply in and around urban areas tends to be less available so urban warehouses tend to be smaller. They are often clustered in estates which can comprise multi-let terraces of smaller units (typically less than 3,500 sq m), larger detached single-let warehouses (typically larger than 3,500 sq m) or a mixture of the two.



OTHER USES OF INDUSTRIAL LAND

Industrial land in urban areas is often used for non-warehouse purposes. Car showrooms, self storage facilities, budget hotels and offices require similar location characteristics to urban warehouses (close to major roads, public transport and a population centre) and the frontage of urban estates is often best used by such occupiers who benefit from a location with high visibility to passing trade.

COMBINED PROPERTY PORTFOLIO AND YIELD RECONCILIATION AS AT 30 JUNE 2021

	UK £m	Continental Europe £m	Total £m
Combined property portfolio (including share of joint ventures)			
COMBINED PROPERTY PORTFOLIO PER FINANCIAL STATEMENTS	9,036	5,485	14,521
Add valuation surplus not recognised on trading properties and other items	-	-	-
Less capitalisation of leasehold obligations under IFRS 16	-	(75)	(75)
COMBINED PROPERTY PORTFOLIO PER EXTERNAL VALUERS' REPORTS	9,036	5,410	14,446
Less land and development properties (investment, trading and joint ventures)	(928)	(856)	(1,784)
NET VALUATION OF COMPLETED PROPERTIES	8,108	4,554	12,662
Add notional purchasers' costs	549	227	776
GROSS VALUE OF COMPLETED PROPERTIES INCLUDING NOTIONAL PURCHASERS' COSTS	8,657	4,781	13,438
	A		

Rental income	£m	£m	£m
Gross passing rent ¹	288	189	477
Less irrecoverable property costs	(5)	(7)	(12)
NET PASSING RENT	283	182	465
Adjustment for notional rent in respect of rent free periods	22	21	43
TOPPED UP NET RENT	305	203	508
Including future fixed/minimum uplifts ³	10	-	10
TOTAL TOPPED UP NET RENT	315	203	518

Yields		%	%	%
EPRA net initial yield ²	B/A	3.3	3.8	3.5
EPRA topped up net initial yield ²	C/A	3.5	4.2	3.8
Net true equivalent yield		4.1	4.4	4.2

¹ Gross passing rent excludes short term lettings and licences.

² In accordance with the Best Practices Recommendations of EPRA.

³ Certain leases contain clauses which guarantee future rental increases, whereas most leases contain five yearly, upwards only rent review clauses (UK) or indexation clauses (Continental Europe).

COMBINED PROPERTY PORTFOLIO AS AT 30 JUNE 2021

	Value at 30 June 2021 £m				Group	Valuation movement ¹ %
	UK	Valuation movement ¹ %	Continental Europe	Valuation movement ¹ %		
Analysis of unrealised valuation movements						
Properties held throughout the year	8,033	8.6	4,326	8.3	12,359	8.5
Properties acquired during the year	-	-	128	9.7	128	9.7
Development completed during the year	76	23.6	99	22.0	175	22.7
COMPLETED PROPERTIES	8,109	8.7	4,553	8.6	12,662	8.7
Buildings under construction	503	35.6	616	36.6	1,119	36.1
Land ²	424	2.8	241	6.7	665	4.2
WHOLE PORTFOLIO	9,036	9.6	5,410	11.1	14,446	10.2

¹ The valuation movement percentage is based on the difference between the opening and closing valuations for properties, allowing for capital expenditure, acquisitions and disposals.

² For land and properties acquired during the year, opening valuation is acquisition cost including notional purchasers' costs which are not recognised under IFRS accounting standards.

Asset values by type and location, £m	London	Thames Valley	National Logistics	France	Italy	Spain	Poland	Czech Republic	Germany	Netherlands	Total
Big box warehouses > 35,000 sq m	167	-	408	225	335	94	187	-	214	-	1,630
Big box warehouses < 35,000 sq m	-	-	488	469	275	73	221	79	577	66	2,248
Urban warehouses > 3,500 sq m	2,749	1,029	-	569	131	48	175	4	532	89	5,326
Urban warehouses < 3,500 sq m	2,193	863	-	125	-	4	1	-	-	-	3,186
Other uses of industrial land ¹	56	141	15	31	23	-	2	-	-	4	272
COMPLETED SEGRO PROPERTIES (SEGRO SHARE)	5,165	2,033	911	1,419	764	219	586	83	1,323	159	12,662
COMPLETED PROPERTIES (AUM)	5,165	2,033	911	1,869	1,286	335	1,031	166	2,017	310	15,123

¹ Includes offices and retail uses such as trade counters, car showrooms and self storage facilities.

TOP 10 ASSETS

TOP 10 ESTATES (BY VALUE, SEGRO SHARE)	Ownership %	Location	Lettable area (100%) sq m	Headline rent £m	Vacancy by ERV %	WAULT, years ¹	Asset type
UK							
Slough Trading Estate	100	Slough	547,932	79.3	2.5	9.6	Multi-let urban warehouse estate
SLP East Midlands Gateway	100	Midlands	216,084	13.4	0.0	14.9	Big box warehouse park
Premier Park	100	Park Royal	78,720	12.0	5.4	3.7	Multi-let urban warehouse estate
Shoreham Rd Cargo Area	100	Heathrow	93,704	20.8	0.0	2.7	Multi-let cargo facility
Greenford Park	100	Park Royal	79,503	11.1	1.0	4.3	Multi-let urban warehouse estate
Axis Park	100	Heathrow	61,753	9.2	0.0	7.2	Multi-let urban warehouse estate
Metropolitan Park	100	Park Royal	69,988	8.3	2.9	1.6	Multi-let urban warehouse estate
North Feltham Trading Estate	100	Heathrow	57,933	7.7	14.2	4.2	Multi-let urban warehouse estate
SEGRO Park Perivale	100	Park Royal	56,906	6.3	10.1	2.3	Multi-let urban warehouse estate
Rugby Gateway	100	Midlands	113,413	8.7	0.0	8.1	Big box warehouse park
CONTINENTAL EUROPE							
SEGRO Airport Park Berlin	50 / 100	Germany	119,497	5.7	0.0	5.7	Multi-let urban warehouse and Big box estate
SEGRO Parc des Petits Carreaux	100	France	137,017	13.5	6.1	2.7	Multi-let urban warehouse estate
CSG Logistics Park	50 / 100	Italy	278,291	4.8	0.0	8.2	Big box warehouse park
SEGRO Logistics Park Krefeld-Süd	50	Germany	202,607	5.6	0.0	3.6	Big box warehouse park
SEGRO Logistics Park Aulnay	100	France	47,288	4.8	0.0	8.3	Big box warehouse park
SEGRO Park Düsseldorf-Süd	100	Germany	95,731	5.2	12.2	4.7	Multi-let urban warehouse estate
Rome South Logistics Park	50 / 100	Italy	223,123	n/a	0.0	16.9	Big box warehouse park
SEGRO CityPark Düsseldorf	100	Germany	50,457	3.9	1.2	5.9	Multi-let urban warehouse estate
SEGRO Park Gennevilliers	100	France	75,232	5.7	0.0	5.1	Multi-let urban warehouse estate
SEGRO Logistics Park Stryków	50	Poland	301,550	5.5	6.2	4.0	Big box warehouse park

¹Weighted average unexpired lease term to earlier of break or expiry.

ANALYSIS OF PORTFOLIO BY ASSET TYPE AS AT 30 JUNE 2021

	Lettable area (100%) sq m	Lettable area (share) sq m	Valuation (SEGRO share)				Assets under management ⁴ £m	Valuation Movement ¹	
			Investment & trading properties £m	Joint ventures £m	Land & development ² £m	Total £m		Held throughout %	Completed properties %
UK									
Big box warehouses > 35,000 sq m	297,823	297,823	575	-	-	575	575	8.9	8.9
Big box warehouses < 35,000 sq m	291,353	291,353	488	-	-	488	488	9.4	9.4
Urban warehouses > 3,500 sq m	998,905	998,905	3,778	-	-	3,778	3,778	8.0	8.1
Urban warehouses < 3,500 sq m	684,407	684,407	3,056	-	-	3,056	3,056	9.3	9.6
High value and other uses of industrial land ³	67,805	67,805	212	-	-	212	212	5.0	5.0
	2,340,293	2,340,293	8,109	-	927	9,036	9,036	8.6	8.7
CONTINENTAL EUROPE									
Big box warehouses > 35,000 sq m	2,280,728	1,165,128	51	1,004	-	1,055	2,059	7.4	7.5
Big box warehouses < 35,000 sq m	2,876,868	1,567,246	441	1,319	-	1,760	3,079	8.0	8.4
Urban warehouses > 3,500 sq m	1,186,190	1,064,648	1,413	135	-	1,548	1,683	9.8	10.1
Urban warehouses < 3,500 sq m	83,187	83,187	130	-	-	130	130	6.6	6.6
High value and other uses of industrial land ³	18,165	17,476	57	3	-	60	64	(1.6)	(1.6)
	6,445,138	3,897,685	2,092	2,461	857	5,410	8,035	8.3	8.6
GROUP									
Big box warehouses > 35,000 sq m	2,578,551	1,462,951	626	1,004	-	1,630	2,634	8.0	8.0
Big box warehouses < 35,000 sq m	3,168,221	1,858,599	929	1,319	-	2,248	3,567	8.3	8.7
Urban warehouses > 3,500 sq m	2,185,095	2,063,553	5,191	135	-	5,326	5,461	8.5	8.7
Urban warehouses < 3,500 sq m	767,594	767,594	3,186	-	-	3,186	3,186	9.2	9.4
High value and other uses of industrial land ³	85,970	85,281	269	3	-	272	276	3.4	3.4
	8,785,431	6,237,978	10,201	2,461	1,784	14,446	17,071	8.5	8.7

¹ The valuation movement percentage is based on the difference between the opening and closing valuations for SEGRO's share of properties, allowing for capital expenditure, acquisitions and disposals.

² Land and development valuations (including joint ventures at share) by asset type are not available as land sites are not categorised by asset type.

³ "Other uses" include offices and retail uses such as trade counters, car showrooms and self storage facilities.

⁴ AUM totals include land & developments at 100%

ANALYSIS OF PORTFOLIO BY ASSET TYPE AS AT 30 JUNE 2021

	Lettable area (100%) sq m	Lettable area (share) sq m	Passing rent ¹ £m	Headline rent ¹ £m	Headline rent ¹ £ per sq m	ERV ² £m	Vacancy by ERV ⁴ %	Net initial yield %	Topped-up net initial yield ⁵ %	Net true equivalent yield %
UK										
Big box warehouses > 35,000 sq m	297,823	297,823	18	22	74	22	0.0	3.6	4.2	3.9
Big box warehouses < 35,000 sq m	291,353	291,353	21	21	72	23	0.0	4.0	4.0	4.5
Urban warehouses > 3,500 sq m	998,905	998,905	129	137	144	161	3.6	3.3	3.5	4.1
Urban warehouses < 3,500 sq m	684,407	684,407	92	101	163	127	7.8	2.9	3.2	3.9
Other uses of industrial land ³	67,805	67,805	12	13	206	13	5.4	5.3	5.8	6.0
	2,340,293	2,340,293	272	294	132	346	4.7	3.3	3.5	4.1
CONTINENTAL EUROPE										
Big box warehouses > 35,000 sq m	2,280,728	1,165,128	42	47	42	49	2.6	3.7	4.2	4.3
Big box warehouses < 35,000 sq m	2,876,868	1,567,246	68	78	51	82	2.8	3.6	4.1	4.3
Urban warehouses > 3,500 sq m	1,186,190	1,064,648	68	73	72	77	5.4	4.0	4.3	4.6
Urban warehouses < 3,500 sq m	83,187	83,187	8	8	99	8	4.2	4.9	5.1	5.6
Other uses of industrial land ³	18,165	17,476	3	3	194	4	1.3	4.6	4.7	4.9
	6,445,138	3,897,685	189	209	56	220	3.7	3.8	4.2	4.4
GROUP										
Big box warehouses > 35,000 sq m	2,578,551	1,462,951	60	69	49	71	1.8	3.7	4.2	4.1
Big box warehouses < 35,000 sq m	3,168,221	1,858,599	89	99	55	105	2.2	3.7	4.1	4.3
Urban warehouses > 3,500 sq m	2,185,095	2,063,553	197	210	107	238	4.2	3.5	3.7	4.2
Urban warehouses < 3,500 sq m	767,594	767,594	100	109	156	135	7.5	3.0	3.3	4.0
Other uses of industrial land ³	85,970	85,281	15	16	203	17	4.5	5.2	5.6	5.8
	8,785,431	6,237,978	461	503	84	566	4.3	3.5	3.8	4.2

¹ In respect of occupied space only; SEGRO share.

² On a fully occupied basis; SEGRO share.

³ "Other uses" include offices and retail uses such as trade counters, car showrooms and self storage facilities.

⁴ Vacancy rate excluding short term lettings for the Group at 30 June 2021 is 4.7%.

⁵ In relation to SEGRO's share of completed properties.

ANALYSIS OF PORTFOLIO BY ASSET TYPE AS AT 30 JUNE 2021

	Lettable area (100%) sq m	Lettable area (share) sq m	Valuation (SEGRO share)				Total £m	Assets under management £m	Valuation Movement ¹	
			Investment & trading properties £m	Joint ventures £m	Land & development ³ £m				Held throughout %	Completed properties %
BY OWNERSHIP										
Wholly owned	3,690,525	3,690,525	10,201	-	1,621	11,822	11,822	8.6	8.8	
Joint ventures	5,094,906	2,547,453	-	2,461	163	2,624	5,249	8.0	8.1	
GROUP TOTAL	8,785,431	6,237,978	10,201	2,461	1,784	14,446	17,071	8.5	8.6	

	Passing rent ⁵ £m	Headline rent ⁵ £m	Headline rent ⁵ £ per sq m	ERV ⁶ £m	Vacancy by ERV ⁴ %	Net initial yield %	Topped-up net initial yield ² %	Net true equivalent yield %
BY OWNERSHIP								
Wholly owned	361	392	111	451	4.7	3.4	3.7	4.2
Joint ventures	100	111	45	115	2.8	3.8	4.2	4.3
GROUP TOTAL	461	503	84	566	4.3	3.5	3.8	4.2

¹ The valuation movement percentage is based on the difference between the opening and closing valuations for SEGRO's share of properties, allowing for capital expenditure, acquisitions and disposals.

² In relation to SEGRO's share of completed properties.

³ Land and development valuations (including joint ventures at share) by asset type are not available as land sites are not categorised by asset type.

⁴ Vacancy rate excluding short term lettings for the Group at 30 June 2021 is 4.7%.

⁵ In respect of occupied space only; SEGRO share.

⁶ On a fully occupied basis; SEGRO share.

ANALYSIS OF PORTFOLIO BY GEOGRAPHY AS AT 30 JUNE 2021

	Lettable area (100%) sq m	Lettable area (share) sq m	Valuation (SEGRO share)				Valuation Movement ¹		
			Investment & trading properties £m	Joint ventures £m	Land & development £m	Total £m	Assets under management £m	Held throughout %	Completed properties %
London Airports (primarily Heathrow)	503,706	503,706	2,013	-	52	2,065	2,065	6.0	6.0
Park Royal	484,084	484,084	2,111	-	39	2,150	2,150	8.8	8.8
Rest of Greater London	237,914	237,914	1,041	-	93	1,134	1,134	12.6	13.1
GREATER LONDON	1,225,704	1,225,704	5,165	-	184	5,349	5,349	8.4	8.5
Slough Trading Estate	547,932	547,932	1,971	-	203	2,174	2,174	8.3	8.5
Rest of South-East England	20,405	20,405	62	-	13	75	75	15.6	15.6
THAMES VALLEY	568,337	568,337	2,033	-	216	2,249	2,249	8.5	8.7
NATIONAL LOGISTICS	546,252	546,252	911	-	527	1,438	1,438	9.5	9.5
UK TOTAL	2,340,293	2,340,293	8,109	-	927	9,036	9,036	8.6	8.7
Germany	1,478,357	908,581	629	694	163	1,486	2,224	6.6	6.7
Netherlands	233,193	120,302	8	151	16	175	334	13.8	13.6
NORTHERN EUROPE	1,711,550	1,028,883	637	845	179	1,661	2,558	7.3	7.4
France	1,420,452	1,004,977	969	450	184	1,603	2,074	6.0	5.9
Italy	1,357,237	757,885	242	522	327	1,091	1,612	16.3	16.5
Spain	311,056	207,107	103	116	115	334	507	14.2	14.2
SOUTHERN EUROPE	3,088,745	1,969,969	1,314	1,088	626	3,028	4,193	9.3	9.8
Poland	1,475,328	814,075	141	445	41	627	1,104	6.5	6.6
Czech Republic ²	169,515	84,758	-	83	11	94	180	10.9	10.9
CENTRAL EUROPE	1,644,843	898,833	141	528	52	721	1,284	7.1	7.1
CONTINENTAL EUROPE TOTAL	6,445,138	3,897,685	2,092	2,461	857	5,410	8,035	8.3	8.6
COMPLETED PORTFOLIO	8,785,431	6,237,978	10,201	2,461	1,784	14,446	17,071	8.5	8.6

¹ The valuation movement percentage is based on the difference between the opening and closing valuations for SEGRO's share of properties, allowing for capital expenditure, acquisitions and disposals.

² Includes residual land in Hungary

ANALYSIS OF PORTFOLIO BY GEOGRAPHY AS AT 30 JUNE 2021

	Lettable area (100%) sq m	Lettable area (share) sq m	Passing rent ¹ £m	Headline rent ¹ £m	Headline rent ¹ £ per sq m	ERV ² £m	Vacancy by ERV ³ %	Net initial yield ⁴ %	Topped-up net initial yield ⁴ %	Net true equivalent yield ⁴ %
London Airports (primarily Heathrow)	503,706	503,706	81	85	175	94	3.4	3.8	4.0	4.4
Park Royal	484,084	484,084	57	63	137	80	6.5	2.6	2.9	3.5
Rest of Greater London	237,914	237,914	21	27	133	40	14.1	1.9	2.4	3.6
GREATER LONDON	1,225,704	1,225,704	159	175	152	214	6.6	2.9	3.2	3.9
Slough Trading Estate	547,932	547,932	77	79	154	89	2.5	3.8	4.0	4.4
Rest of South-East England	20,405	20,405	3	3	136	3	-	4.2	4.2	4.5
THAMES VALLEY	568,337	568,337	80	82	132	92	2.4	3.9	4.0	4.4
NATIONAL LOGISTICS	546,252	546,252	33	37	69	40	-	3.9	4.3	4.3
UK TOTAL	2,340,293	2,340,293	272	294	132	346	4.7	3.3	3.5	4.1
Germany	1,478,357	908,581	44	54	61	56	2.4	3.0	3.7	3.8
Netherlands	233,193	120,302	7	7	63	7	2.5	3.7	4.0	4.1
NORTHERN EUROPE	1,711,550	1,028,883	51	61	61	63	2.4	3.1	3.8	3.9
France	1,420,452	1,004,977	62	64	69	72	6.1	4.0	4.1	4.6
Italy	1,357,237	757,885	32	36	47	36	-	3.8	4.3	4.2
Spain	311,056	207,107	10	11	51	11	-	4.1	4.2	4.3
SOUTHERN EUROPE	3,088,745	1,969,969	104	111	58	119	3.7	3.9	4.2	4.5
Poland	1,475,328	814,075	30	33	43	34	6.3	5.1	5.6	5.6
Czech Republic	169,515	84,758	4	4	49	4	2.9	4.6	4.8	5.2
CENTRAL EUROPE	1,644,843	898,833	34	37	44	38	5.9	5.0	5.5	5.6
CONTINENTAL EUROPE TOTAL	6,445,138	3,897,685	189	209	56	220	3.7	3.8	4.2	4.4
COMPLETED PORTFOLIO	8,785,431	6,237,978	461	503	84	566	4.3	3.5	3.8	4.2

¹ In respect of occupied space only; SEGRO share.

² On a fully occupied basis; SEGRO share.

³ Vacancy rate excluding short term lettings for the Group at 30 June 2021 is 4.7%.

⁴ In relation to SEGRO's share of completed properties.

SUPPLEMENTARY DATA AS AT 30 JUNE 2021

LEASING DATA¹ FOR YEAR TO 30 JUNE

		2021	2020
Take-up of existing space ² (A)	£m	9.5	6.6
Space returned ³ (B)	£m	(9.5)	(8.2)
Net absorption of existing space² (A-B)	£m	-	(1.6)
Other rental movements (rent reviews, renewals, indexation) ² (C)	£m	4.4	3.9
Rent roll growth from existing space	£m	4.4	2.3
Take-up of pre-let developments completed in the year +/- signed in prior years ² (D)	£m	4.8	10.1
Take-up of speculative developments completed in the past two years ² (D)	£m	4.0	6.1
Total take-up² (A+C+D)	£m	22.7	26.7
Less take-up of space signed in previous years ²	£m	(5.5)	(11.8)
Pre-lets signed in the year for delivery in later years ²	£m	21.2	18.8
Rental income contracted in the year²	£m	38.4	33.7
Take-back of space for re-development	£m	(1.9)	(0.5)
Known Takeback/Letting from Acquisition	£m	0.0	
Retention rate ⁴	%	83.1	88.0

RECONCILIATION BETWEEN PASSING RENT AND ERV

	UK £m	Continental Europe £m	Group £m
PASSING RENT PER VALUATION	288	189	477
Valuation adjustments (incl outstanding rent reviews, rent in arrears)	(15)	-	(15)
Less rents from short term lettings	(1)	-	(1)
SEGRO PASSING RENT	272	189	461
Adjustment for notional rent in respect of rent-free periods	22	20	42
SEGRO CONTRACTED HEADLINE RENT	294	209	503
ERV of vacant properties (incl short term lettings)	18	9	27
Reversion to ERV for properties occupied	34	2	36
ERV OF COMPLETED PORTFOLIO	346	220	566

¹All figures reflect exchange rates at 30 June and include joint ventures at share.

²Headline rent.

³Headline rent, excluding space taken back for redevelopment.

⁴Headline rent retained as a percentage of total headline rent at risk from break or expiry during the year.

SUPPLEMENTARY DATA AS AT 30 JUNE 2021

RENT CHANGE ON RENT REVIEW, LEASE RENEWALS AND RE-GEARS DURING THE YEAR

	Headline rent of leases subject to review, renewal or re-gear £m	New headline rent agreed £m	Change ² %
Greater London	11.4	13.9	21.7
Thames Valley	5.3	5.6	7.0
National Logistics	1.4	1.6	7.9
UK TOTAL	18.1	21.1	16.4
Northern Europe ¹	2.5	2.6	3.7
Southern Europe ¹	3.0	3.0	-
Central Europe ¹	2.1	2.2	2.2
CONTINENTAL EUROPE TOTAL	7.6	7.8	1.8
GROUP TOTAL	25.7	28.9	12.1

LEASE BREAK OPTIONS & EXPIRIES

	2021 £m	2022 £m	2023 £m	2024 £m	2025 £m
Headline rent (SEGRO share)					
UK	7	15	9	15	13
Continental Europe	4	16	13	10	10
GROUP TOTAL - LEASE BREAK OPTIONS	11	31	22	25	23
UK	17	15	15	21	22
Continental Europe	9	8	14	15	23
GROUP TOTAL - LEASE EXPIRIES ASSUMING NO BREAKS ARE EXERCISED	26	23	29	36	45
UK	(1)	(2)	(5)	(6)	(3)
Continental Europe	(2)	(2)	(4)	(2)	(9)
GROUP TOTAL - DEDUCTION ASSUMING ALL BREAKS ARE EXERCISED	(3)	(4)	(9)	(8)	(12)
GROUP TOTAL - LEASE EXPIRIES AND POTENTIAL BREAKS	34	50	42	53	56
Estimated Rental Value (ERV; SEGRO share)					
UK	26	31	22	33	37
Continental Europe	11	22	23	23	25
GROUP TOTAL - ERV OF LEASES SUBJECT TO BREAK OPTION OR EXPIRY	37	53	45	56	62

¹Continental Europe leases do not have rent review clauses so these data are for lease renewals only.

²Percentage change based on actual, rather than rounded numbers

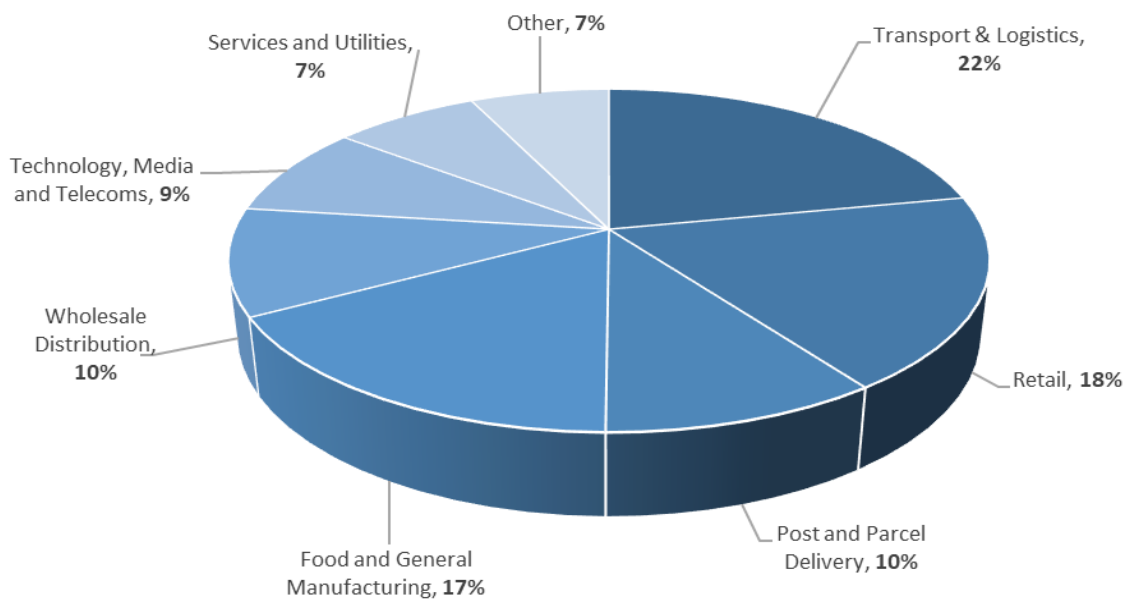
SUPPLEMENTARY DATA AS AT 30 JUNE 2021

RENT SUBJECT TO REVIEW

	2021	2022	2023	2024	2025
	£m	£m	£m	£m	£m
Headline rent					
Greater London	30	13	24	21	21
Thames Valley	13	7	8	12	4
National Logistics	7	8	3	14	2
UK TOTAL	50	28	35	47	27
Estimated Rental Value (ERV)					
Greater London	38	16	28	23	22
Thames Valley	14	7	9	13	4
National Logistics	8	9	3	14	3
UK TOTAL	60	32	40	50	29

CUSTOMER TYPES AS AT 30 JUNE 2021

Customer type by headline rent



WEIGHTED AVERAGE LEASE LENGTH¹

By geography	Break years	Expiry years
UK	8.7	10.2
Continental Europe	5.4	6.4
GROUP TOTAL	7.3	8.6

¹Weighted by headline rent (including SEGRO share of properties in joint ventures).

TOP 20 CUSTOMERS

CUSTOMER (BY HEADLINE RENT)

CUSTOMER TYPE

Amazon	Retail
Deutsche Post	Transport & Logistics / Post & Parcel Delivery
Federal Express	Post & Parcel Delivery
Royal Mail	Post & Parcel Delivery
Worldwide Flight Services	Transport & Logistics
LA POSTE/DPD	Post & Parcel Delivery
XPO	Transport & Logistics
British Airways	Other
Equinix	Technology, Media and Telecoms
Virtus	Technology, Media and Telecoms
GEODIS	Transport & Logistics
CyrusOne	Technology, Media and Telecoms
Leroy Merlin	Retail
Tesco	Wholesale Distribution
Ocado	Retail
Menzies World Cargo Ltd	Transport & Logistics
ID Logistics	Transport & Logistics
Mars	Manufacturing
IKEA	Retail
Swissport Cargo Services	Transport & Logistics

The top 20 customers represent headline rent of £153 million in aggregate, 30% of the Group's total headline rent at 30 June 2021 (SEGRO share).

DEVELOPMENT PIPELINE AS AT 30 JUNE 2021

	Hectarage (space, 100%) ha	Space to be built (100%) sq m	Current book value ¹ £m	Estimated cost to completion ² £m	ERV when completed ³ £m	Pre-let (ERV) £m	Estimated yield on cost ⁴ %
CURRENT DEVELOPMENT PIPELINE (A)							
UK — wholly-owned	32	216,195	444	105	30	23	7.2%
Continental Europe — wholly-owned	99	556,800	508	161	33 ⁵	26	6.2%
Continental Europe — joint ventures	52	286,203	93	35	6	4	6.4%
	183	1,059,198	1,045	301	69	53	6.6%
Forward funded projects	15	72,243	63	36	5	-	4.8%
	198	1,131,441	1,108	337	74	53	6.5%
FUTURE DEVELOPMENT PIPELINE (B)							
UK — wholly-owned	274	1,016,269	436	766	82	-	6.8%
Continental Europe — wholly-owned	148	680,870	159	456	43 ⁵	-	7.0%
Continental Europe — joint ventures	175	850,993	56	203	19	-	7.4%
	597	2,548,132	651	1,425	144	-	6.9%
TOTAL DEVELOPMENT PIPELINE (A+B)	795	3,679,573	1,759	1,762	218	53	
Land subject to sale on turnkey developments	-	-	-	-	-	-	-
Other land	65	-	25	-	-	-	-
TOTAL DEVELOPMENT PIPELINE AND OTHER LAND	860		1,784				

¹ Includes current value of land plus all costs incurred to date.

² Estimated costs to completion include estimated finance charges during construction which are capitalised to the end of the construction period.

³ ERV based upon market rents as at 30 June 2021.

⁴ Yield on cost is the expected gross yield based on the estimated current market rental value (ERV) of the developments when fully let, divided by the cost of the developments taking land at value at commencement of the developments plus total development costs to completion.

⁵ Approximately £22 million in the current pipeline and £20 million in the future pipeline is associated with big box warehouses built by SEGRO/Vailog for which SELP has the option, but not the obligation, to acquire shortly after completion. Any acquisition is carried out based on the most recent valuation and the effective impact on SEGRO would be receipt of 50 per cent of the proceeds and a loss of 50 per cent of the rent.

CURRENT DEVELOPMENT PROJECTS

	Space to be built (100%) sq m	Period of completion			Estimated costs to completion £m	Period of completion				
		Total	2021 H2	2022 H1		2022 H2	Total	2021 H2	2022 H1	2022 H2
UK — Big Box wholly owned	116,746	116,746	-	-	28	28	-	-		
UK — Urban warehousing wholly-owned	99,449	22,601	64,531	12,317	77	9	55	13		
UK TOTAL	216,195	139,347	64,531	12,317	105	37	55	13		
Continental Europe – Big Box	715,712	535,678	180,034	-	127	85	42	-		
<i>Continental Europe – Big Box wholly-owned¹</i>	429,509	379,654	49,855	-	92	74	18	-		
<i>Continental Europe – Big Box joint ventures</i>	286,203	156,024	130,179	-	35	11	24	-		
Continental Europe – Urban warehousing wholly-owned	127,291	44,468	82,823	-	69	19	50	-		
CONTINENTAL EUROPE TOTAL	843,003	580,146	262,857	-	196	104	92	-		
CURRENT DEVELOPMENT PIPELINE	1,059,198	719,493	327,388	12,317	301	141	147	13		

	ERV when complete £m	Period of completion			Pre-let (ERV) £m	Period of completion				
		Total	2021 H2	2022 H1		2022 H2	Total	2021 H2	2022 H1	2022 H2
UK — Big Box wholly owned	11	11	-	-	9	9	-	-		
UK — Urban warehousing wholly-owned	19	5	12	2	14	4	7	3		
UK TOTAL	30	16	12	2	23	13	7	3		
Continental Europe – Big Box	28	24	4	-	25	23	2	-		
<i>Continental Europe – Big Box wholly-owned¹</i>	22	20	2	-	21	20	1	-		
<i>Continental Europe – Big Box joint ventures</i>	6	4	2	-	4	3	1	-		
Continental Europe – Urban warehousing wholly-owned	11	5	6	-	5	3	1	1		
CONTINENTAL EUROPE TOTAL	39	29	10	-	30	26	3	1		
CURRENT DEVELOPMENT PIPELINE	69	45	22	2	53	39	10	4		

¹These developments are built by SEGRO/Vailog for which SELP has the option, but not the obligation, to acquire shortly after completion.

DEVELOPMENT PROJECTS COMPLETED IN H1 2021

	Completed (space, 100%) sq m	Total ERV (at share) £m	ERV of let space (at share) £m	Total capital expenditure (at share) £m	Yield on cost
UK — Urban warehousing	17,646	3	2	24	7.7%
UK — High value and other uses of industrial land	-	-	-	4	6.1%
UK TOTAL	17,646	3	2	28	7.5%
Continental Europe — Big Box	54,485	3	3	28	6.3%
Wholly-owned	34,574	2	2	22	6.1%
Joint Ventures	19,911	1	1	6	7.0%
Continental Europe - Urban warehousing	31,815	2	1	30	6.1%
CONTINENTAL EUROPE TOTAL	86,300	5	4	58	6.2%
TOTAL COMPLETED PROJECTS IN H1 2021	103,946	8	6	86	6.7%

GLOSSARY OF TERMS

Completed portfolio

The completed investment properties and the Group's share of joint ventures' completed investment properties. Includes properties held throughout the year, completed developments and properties acquired during the year.

Development pipeline

The Group's current programme of developments authorised or in the course of construction at the balance sheet date (Current Pipeline), together with potential schemes not yet commenced on land owned or controlled by the Group (Future Pipeline).

EPRA

The European Public Real Estate Association, a real estate industry body, which has issued Best Practices Recommendations in order to provide consistency and transparency in real estate reporting across Europe.

Estimated cost to completion

Costs still to be expended on a development or redevelopment to practical completion, including notional finance costs.

Estimated rental value (ERV)

The estimated annual market rental value of lettable space as determined biannually by the Group's valuers. This will normally be different from the rent being paid.

Rent-free period

An incentive provided usually at commencement of a lease during which a customer pays no rent. The amount of rent free is the difference between passing rent and headline rent.

Headline rent

The annual rental income currently receivable on a property as at the balance sheet date (which may be more or less than the ERV) ignoring any rent-free period.

Hectares (Ha)

The area of land measurement used in this analysis. The conversion factor used, where appropriate, is 1 hectare = 2.471 acres.

Investment property

Completed land and buildings held for rental income return and/or capital appreciation.

Joint venture

An entity in which the Group holds an interest and which is jointly controlled by the Group and one or more partners under a contractual arrangement whereby decisions on financial and operating policies essential to the operation, performance and financial position of the venture require each partner's consent.

Net initial yield

Passing rent less non-recoverable property expenses such as empty rates, divided by the property valuation plus notional purchasers' costs. This is in accordance with EPRA's Best Practices Recommendations.

Square metres (sq m)

The area of buildings measurements used in this analysis. The conversion factor used, where appropriate, is 1 square metre = 10.7639 square feet.

Net rental income

Gross Rental Income less ground rents paid, net service charge expenses and property operating expenses.

Net true equivalent yield

The internal rate of return from an investment property, based on the value of the property assuming the current passing rent reverts to ERV and assuming the property becomes fully occupied over time. Rent is assumed to be paid quarterly in advance, in line with standard UK lease terms.

Passing rent

The annual rental income currently receivable on a property as at the balance sheet date (which may be more or less than the ERV). Excludes rental income where a rent free period is in operation. Excludes service charge income.

Pre-let

A lease signed with an occupier prior to commencing construction of a building.

REIT

A qualifying entity which has elected to be treated as a Real Estate Investment Trust for tax purposes. In the UK, such entities must be listed on a recognised stock exchange, must be predominantly engaged in property investment activities and must meet certain ongoing qualifications. SEGRO plc and its UK subsidiaries achieved REIT status with effect from 1 January 2007.

Total capital expenditure

Total capital expenditure excluding land value.

GLOSSARY OF TERMS

Rent roll

See Passing Rent.

Take-back

Rental income lost due to lease expiry, exercise of break option, surrender or insolvency.

Trading property

Property being developed for sale or one which is being held for sale after development is complete.

Speculative development

Where a development has commenced prior to a lease agreement being signed in relation to that development.

Topped up net initial yield

Net initial yield adjusted to include notional rent in respect of let properties which are subject to a rent free period at the valuation date. This is in accordance with EPRA's Best Practices Recommendations.

Yield on cost

Yield on cost is the expected gross yield based on the estimated current market rental value (ERV) of the developments when fully let, divided by the book value of the developments at the earlier of commencement of the development or the balance sheet date plus future development costs and estimated finance costs to completion.



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