



HEATHROW ASSET TOUR

30 November 2023



SEGRO HOSTS



**Gareth
Baker**

Director,
Greater London



**Claire
Mogford**

Head of Investor
Relations

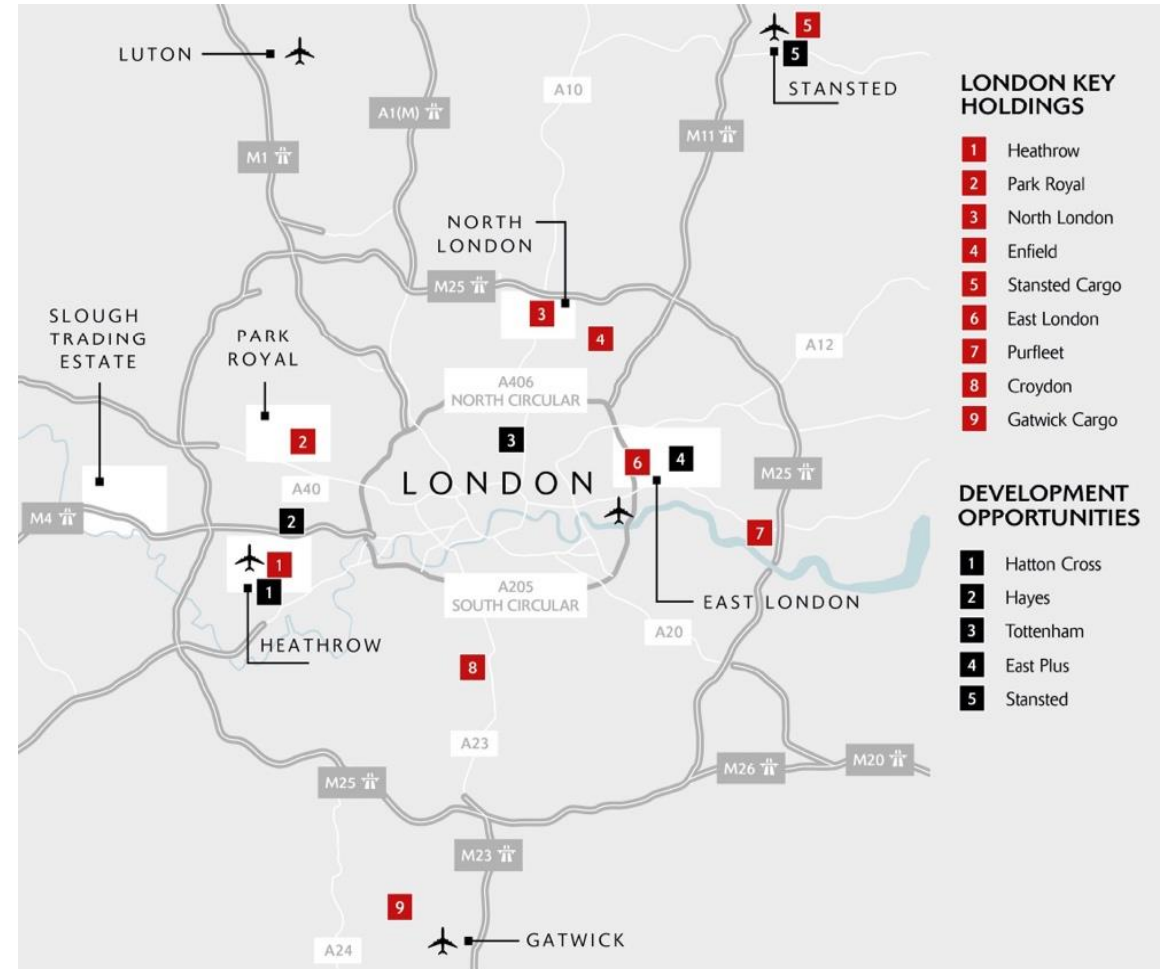
ASSET TOUR ITINERARY

- 08:30** Meet at Slough train station and transfer to Slough office
- 08:45** Breakfast and overview of London Airports portfolio
- 09:30** Depart for tour of Heathrow assets
- 10:00** Asset tour:
 - SEGRO Logistics Centre Poyle (customer visit at DHL)
 - Heathrow Cargo Centre
 - SEGRO Park Scylla Road
 - SEGRO Park Great West Road
 - SEGRO Logistics Centre Heathrow
 - SEGRO Park Hayes
- 12:00** End of tour and drop-off at Hayes & Harlington, Elizabeth Line back to London

GREATER LONDON PORTFOLIO OVERVIEW

GREATER LONDON PORTFOLIO (30 June 2023)

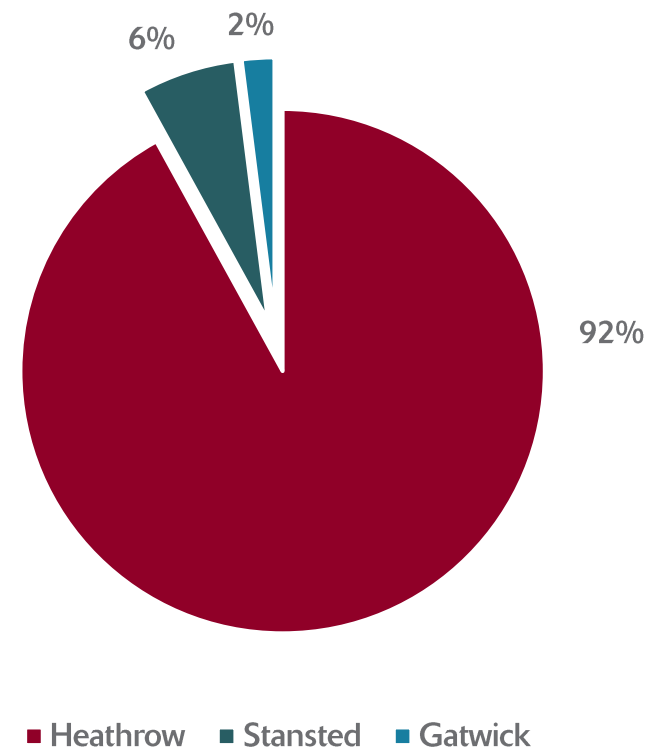
Floor space (sq ft; at 100%)	14 million
No. of estates	57
No. of customers	362
Valuation (at share) – all assets	£6.3bn
Yields	
• Net initial	3.4%
• True equivalent	4.7%
Rents	
• Passing	£202m
• ERV	£312m
Land and development	
• Area	20 hectares
• Value (at share)	£273m
Occupancy (by ERV)	93%
WAULT (to earlier of break/expiry)	6.3 / 7.7 years



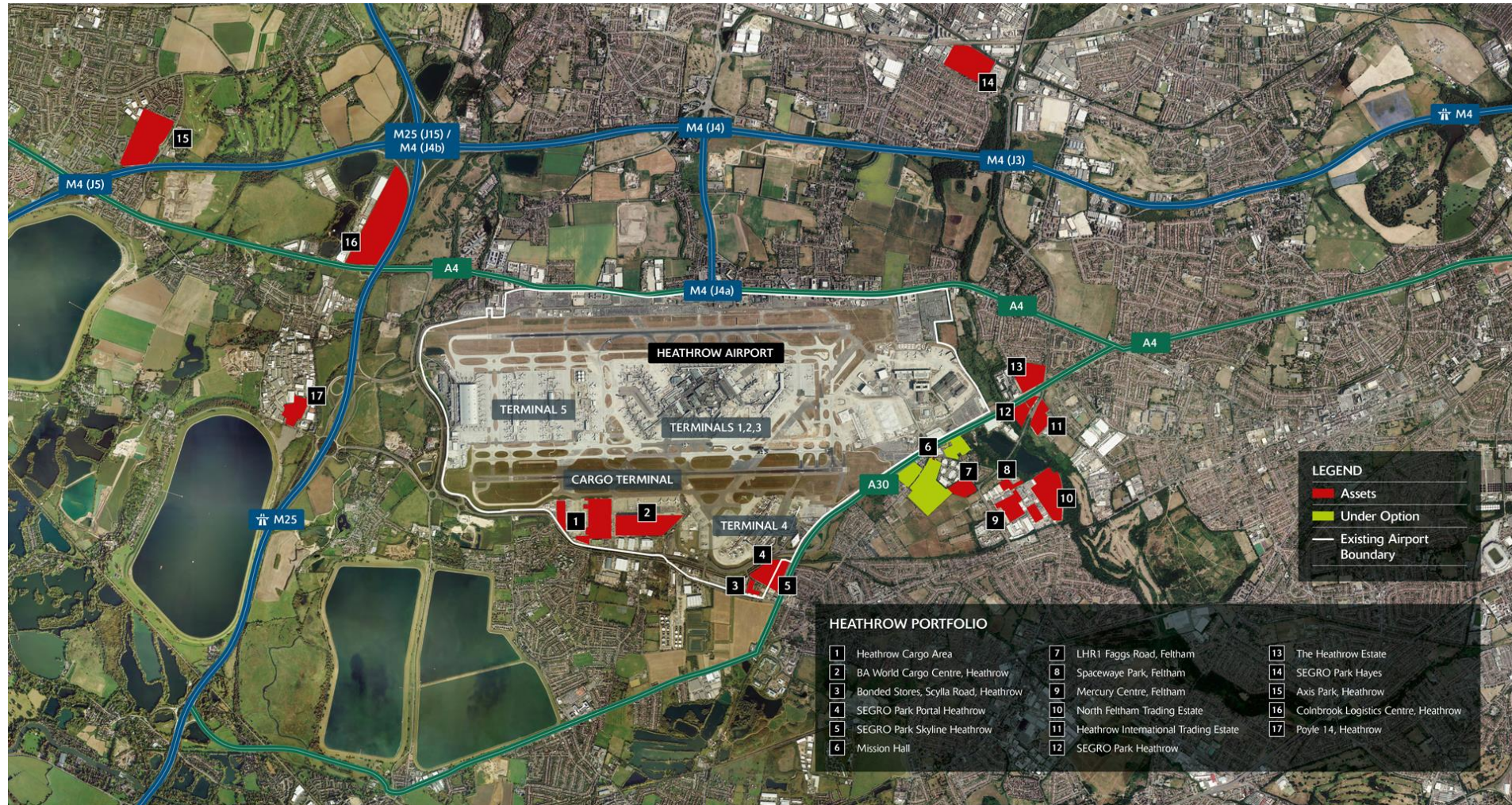
LONDON AIRPORT OVERVIEW

LONDON AIRPORT PORTFOLIO (30 June 2023)	
Floor space (sq ft)	5.5 million
No. of estates	23
No. of customers	96
Valuation – all assets	£2.1bn
Yields	
• Net initial	4.2%
• True equivalent	5.1%
Rents	
• Passing	£88m
• Headline	£94m
• ERV	£117m
Land and development	
• Area	3.6 hectares
• Value	£23m
Occupancy rate (by ERV)	98.5%
WAULT (to break / expiry)	6.7 / 8.0 years

Heathrow, Stansted & Gatwick as % of GAV



HEATHROW PORTFOLIO MAP



SEGRO LOGISTICS CENTRE POYLE

154,000 sq ft cross-dock warehouse

Redevelopment of an old multi-let estate, completed in 2016

Purpose built for DHL after they relocated from another site in our Heathrow portfolio

Used as their Southern Distribution Hub



HEATHROW AIRSIDE



HEATHROW CARGO CENTRE

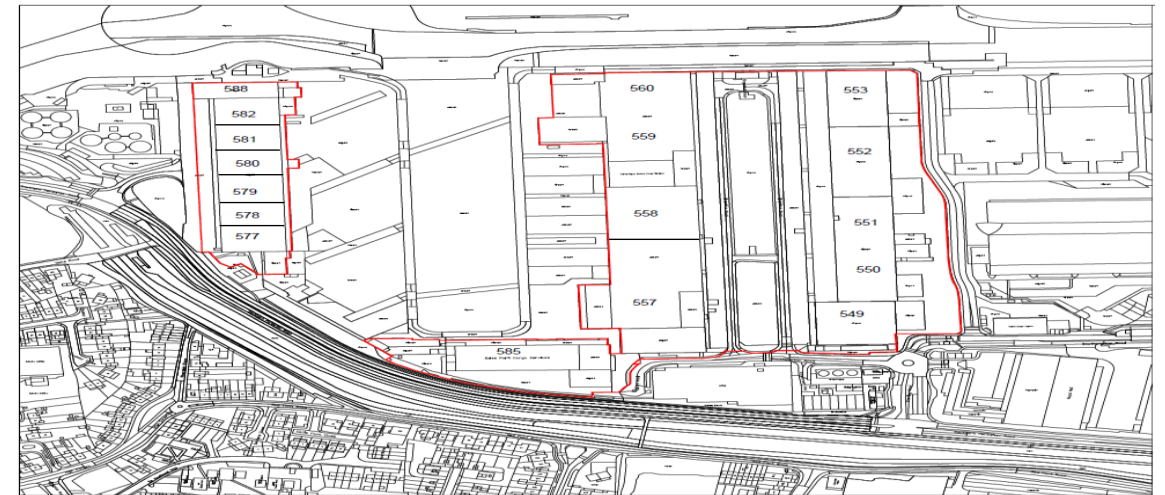
Purchased 50% in 2011 and the remaining 50% as part of the APP acquisition in 2017

Direct access to the runway at Heathrow

22 units, mainly used by cargo handlers

Strategy:

- Recent completed re-gear of old ground leases
- Asset manage for rental growth
- Retain optionality around redevelopment



HEATHROW CARGO REDEVELOPMENT PLAN



BA WORLD CARGO CENTRE

50 year lease on land – expires 2051

IAG built their own building

Rent last reviewed in Q1 2018

Known as the 'Breadbin'



SEGRO PARK SCYLLA ROAD AND SEGRO PARK GREAT WEST ROAD

SEGRO Park Scylla Road (formerly known as Heathrow Portal)

Built by SEGRO in 3 phases, completed in 2017

230,000 sq ft of warehousing across 4 units:

- Unit 1: 36,000 sq ft let to Swissport UK
- Unit 2 & 3: 90,000 sq ft let to Rolls Royce
- Unit 3: 100,000 sq ft let to DB Schenker

SEGRO Park Great West Road (formerly known as Heathrow Skyline)

Built by SEGRO, completed in 2016

158,000 sq ft of warehousing across 2 units:

- Unit 1: 82,000 sq ft let to Bollore Logistics
- Unit 2: 76,000 sq ft let to Fedex



SEGRO
Park Great
West Road

SEGRO LOGISTICS CENTRE HEATHROW

Built by SEGRO, completed in 2019

12 acre site previously let to DHL

Pre-let development for DO&CO

172,000 sq ft standalone warehouse



SEGRO PARK HAYES

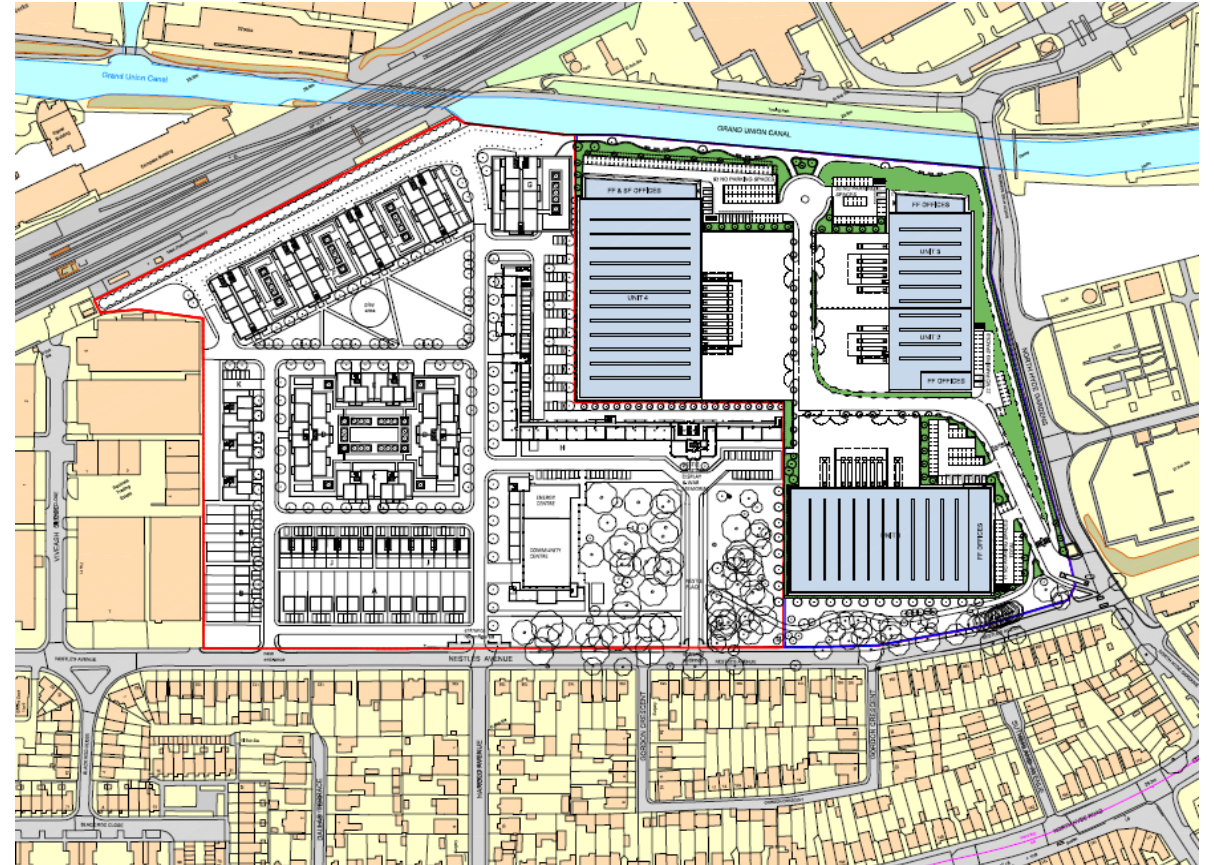
Part of a comprehensive, mixed-use regeneration of the 30-acre former Nestlé factory site

Site bought in 2015 for c£50m, and half sold to Barratt for c£70m (who built 1,500 new homes)

Designated as a Conservation area, meaning key features of the 1920's factory had to be retained

Acoustic wall to separate industrial and residential parts of the development, separate access points

New public realm with landscaped parks, canal frontage and other amenities



SEGRO PARK HAYES

244,000 sq ft of modern industrial space:

Unit 1: 84,000 sq ft, let to media company

Unit 2: 25,000 sq ft, vacant

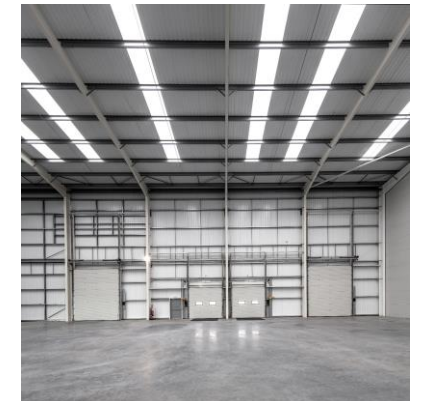
Unit 3: 35,000 sq ft, let to Transglobal Express

Unit 4: 100,000 sq ft, let to JFC

Carbon neutral in design as well as BREEAM 'Outstanding' and EPC A+

Features include highly insulated walls and roofs, LED lighting, air source heat pumps and solar panels

Rapid access into Central London, Heathrow and the M4 corridor, also located close to Hayes town centre and Elizabeth line.



CONTACT DETAILS

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