

26 September 2024

The Directors
Tritax EuroBox plc
72 Broadwick Street
London, W1F 9QZ
(hereinafter referred to as “Tritax EuroBox” or the “Company”)

And
Lazard & Co., Limited
50 Stratton Street
London W1J 8LL
(in their capacity as Lead Financial Adviser to Tritax EuroBox)

And
Barclays Bank PLC
1 Churchill Place
London, E14 5HP
(in their capacity as Joint Financial Adviser and Joint Corporate Broker to Tritax EuroBox)

And
Jefferies International Limited
100 Bishopsgate
London, EC2N 4JL
(in their capacity as Joint Financial Adviser and Joint Corporate Broker to Tritax EuroBox)

And
The Directors
SEGRO PLC
1 New Burlington Place
London W1S 2HR
(hereinafter referred to as “SEGRO”)

And
UBS AG, London Branch
5 Broadgate
London EC2M 2QS
(in their capacity as Financial Adviser to SEGRO)
(hereinafter referred to as “UBS”)

and all the above hereinafter together referred to as the “Addressees”

Dear Sirs,

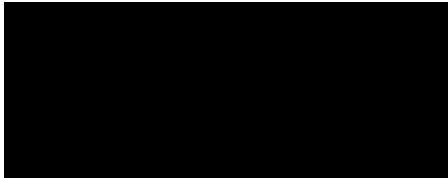
VALUATION OF PROPERTIES HELD BY THE COMPANY IN CONNECTION WITH THE RECOMMENDED OFFER BY SEGRO FOR THE ENTIRE ISSUED ORDINARY SHARE CAPITAL OF THE COMPANY

We refer to the Scheme Document to be published by Tritax EuroBox in connection with the recommended offer by SEGRO for the entire issued and to be issued ordinary share capital of Tritax EuroBox on 26 September 2024.

We hereby give our consent to the inclusion in the Scheme Document of our valuation report and the appendices to it dated 26 September 2024 (together the "Valuation Report") with the valuation date of 31 March 2024 (the "Valuation Date") in respect of those properties owned by the Company as at the Valuation Date and the references thereto and to our name, in the form and context in which they are included.

We hereby also consent to the Valuation Report and this letter being made available for inspection on Tritax EuroBox's and SEGRO's websites in accordance with Rule 26.3 (f) of the Code.

Yours faithfully,



Executive Director – Valuation Advisory
RICS Registered Valuer
For and on behalf of CBRE Ltd