

Enabling
extraordinary
things

Paris Asset Tour

9 October 2024

SEGRO hosts



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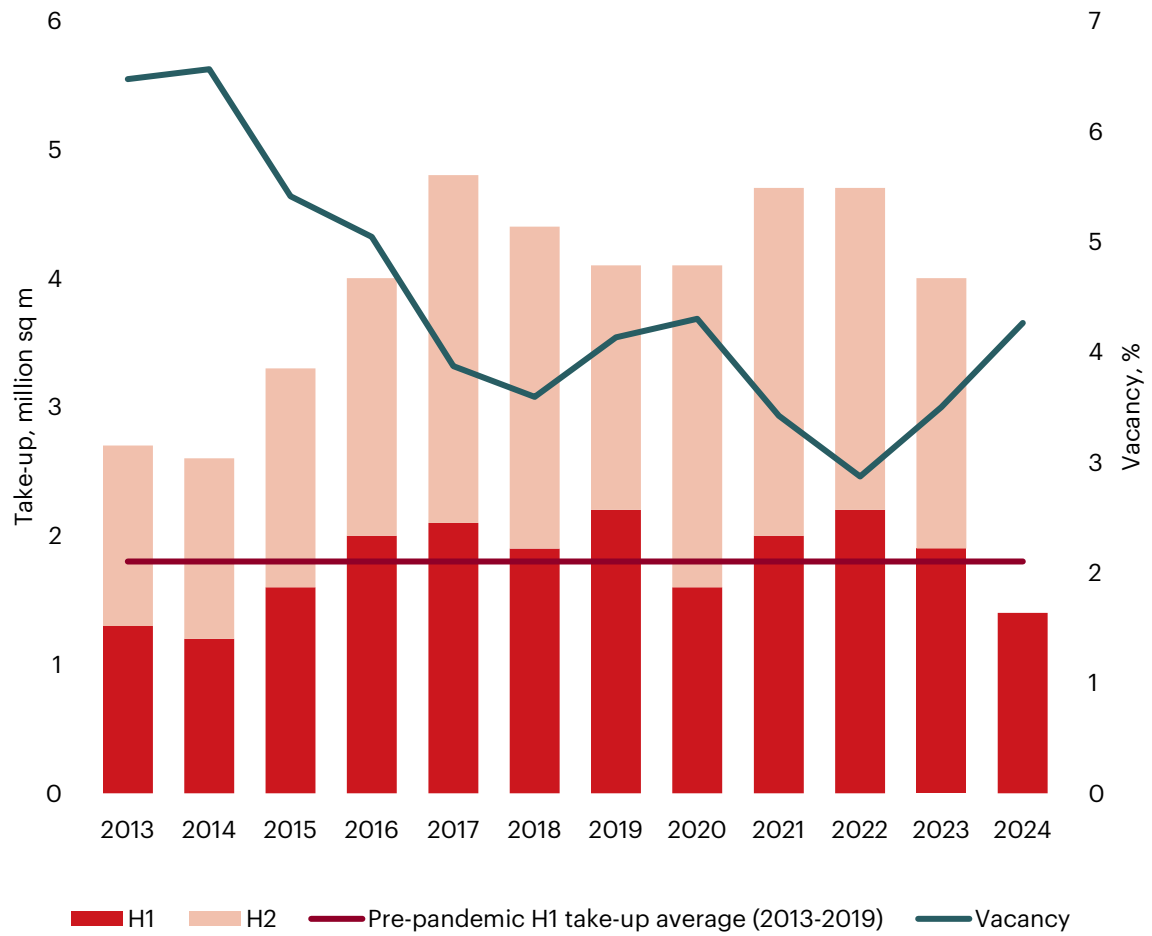
Agenda

- 08:45 Meet SEGRO team at Sucy-Bonneuil station, transfer by bus to SEGRO Parc des Petits Carreaux
- 09:00 Refreshments and presentation
- 09:45 Tour of SEGRO Park des Petits Carreaux and customer visit
Drive by SEGRO Park Limeil Brevannes
- 10:30 Bus transfer to SEGRO Park Élancourt
- 11:30 Tour of SEGRO Park Élancourt and customer visit
Drive by SEGRO Logistics Centre Elancourt Politzer
- 12:30 Bus transfer to Montparnasse
- 13:30 Drop off at Gare du Montparnasse

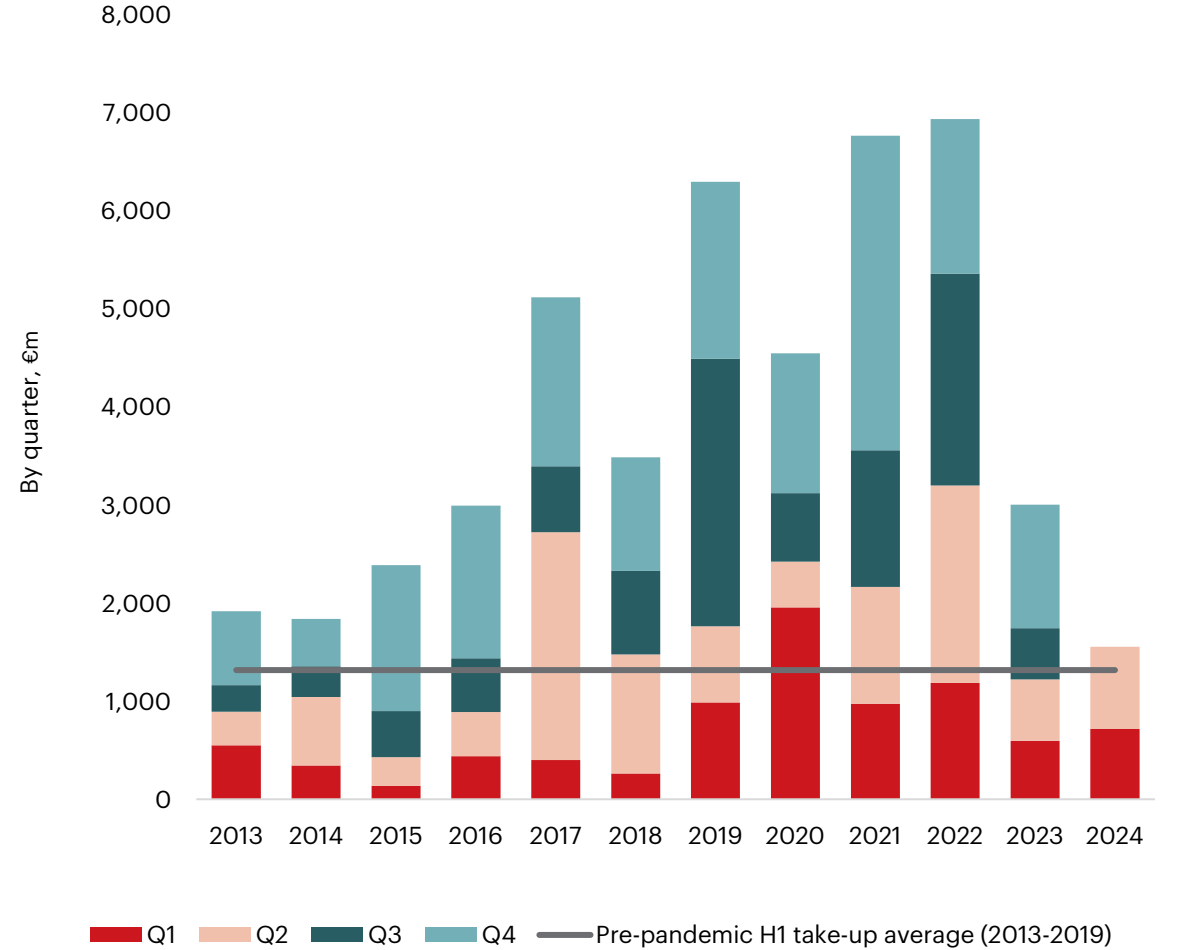
SEGRO in France

French industrial and logistics market overview

Take up and vacancy¹



Investment volumes¹

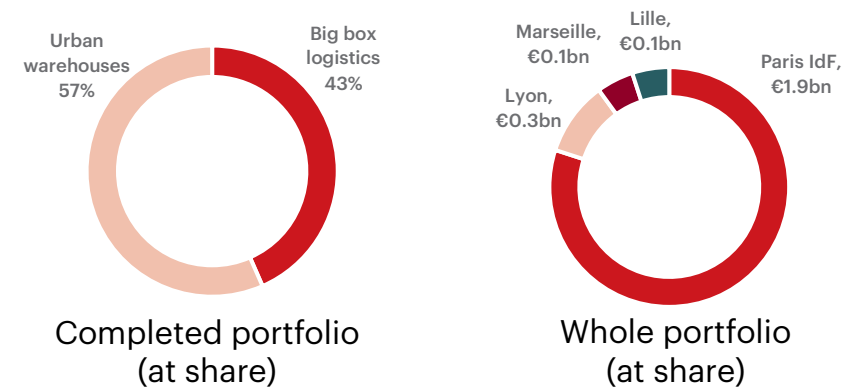


1. Source: CBRE, logistics data covers units above 5,000 sq m in Continental Europe..

French portfolio overview

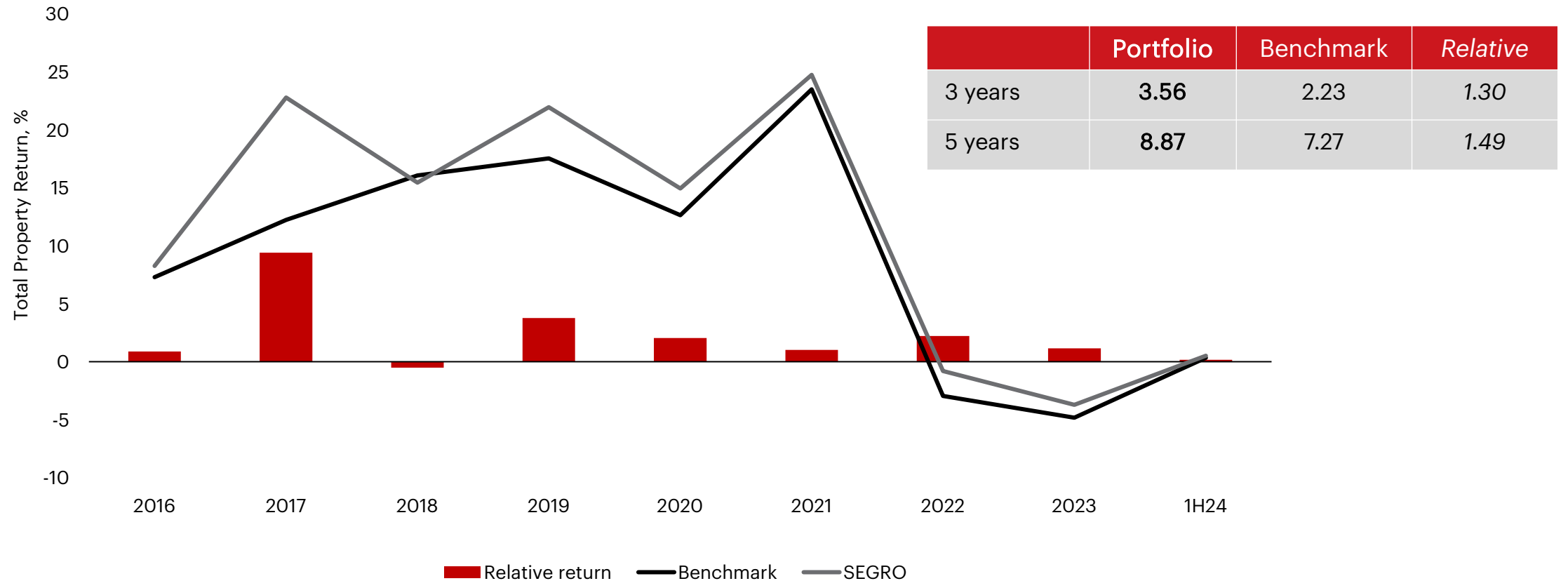
Portfolio metrics (30 June 2024)

Floor space (at 100%)	1.7m sq m
No. of estates	58
No. of customers	253
Portfolio value (at share)	€2.4bn
Yields	
• Net initial	4.7%
• Net true equivalent	5.5%
Rents (at share)	
• Headline	€92m
• ERV	€117m
Land and development	
• Area	92ha
• Value (at share)	€402m
Occupancy (by ERV)	94%
WAULT (to break)	3.8 years

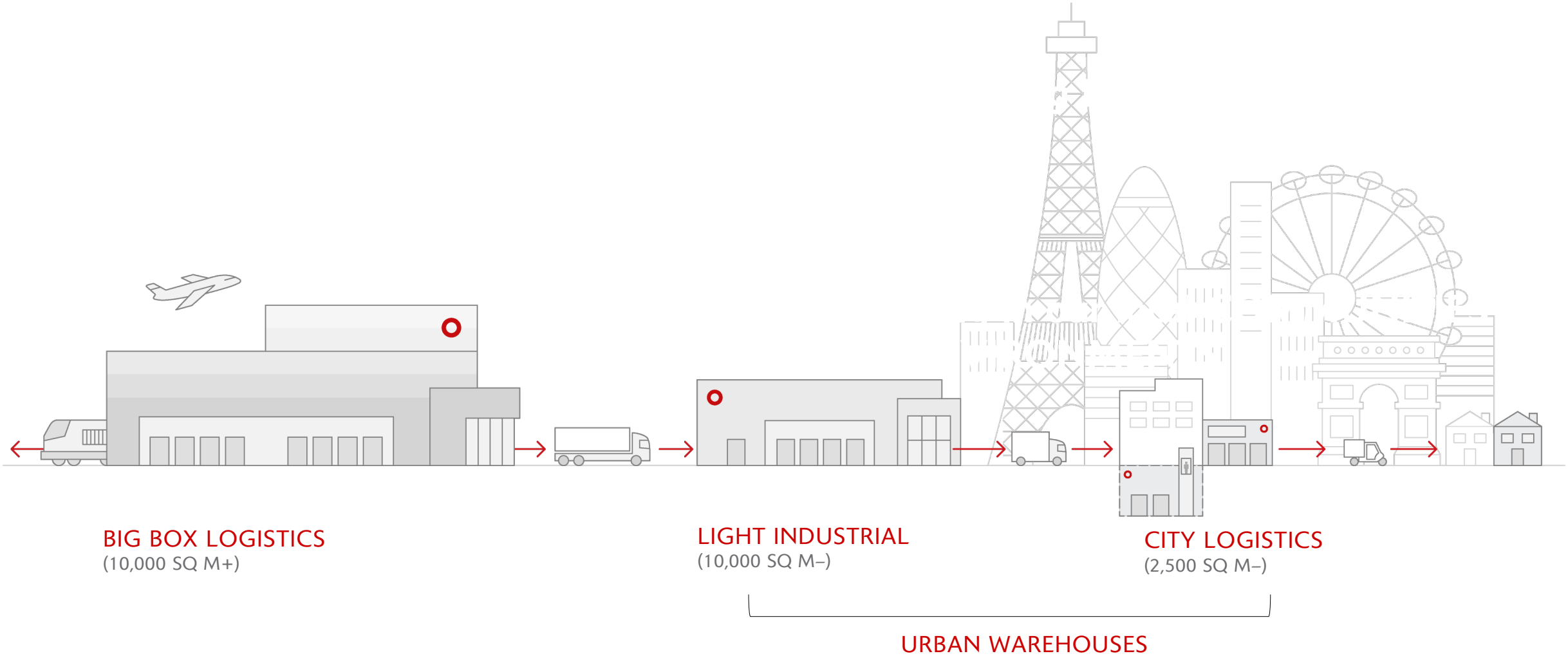


Strong performance versus benchmark

SEGRO France TPR versus MSCI-IPD benchmark



Unique end-to-end customer offering



Big box logistics

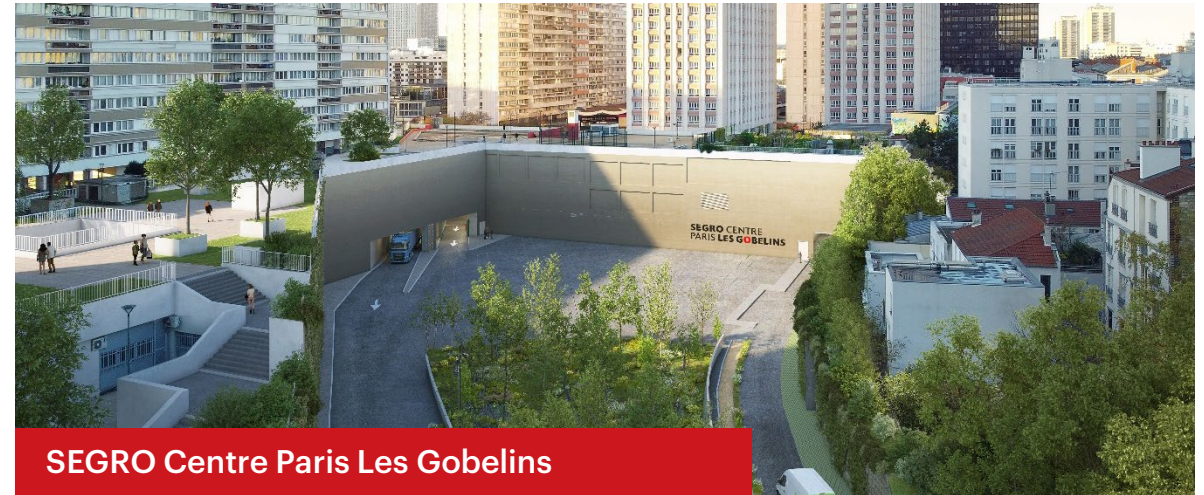


Urban warehouses - Light industrial



Urban warehouses - City logistics

- Located inside the Paris city limits
- Various formats designed in partnership with our customers
- Super prime sites with anticipated high rental growth



SEGRO Centre Paris Les Gobelins



SEGRO Centre Paris 16



SEGRO Centre Paris 19

Focusing on environmental sustainability

Creating green spaces

Saint Quentin Fallavier



Multi-modal transportation

Dourges



Promoting bio-diversity

Paris Air²



Installing solar panels

Paris Air²



Providing Electrical Chargers

Massy



Encouraging car sharing

Paris Air²



Asset tour

SEGRO Parc des Petits Carreaux

Overview

Largest business park (70 ha site) in Ile-de-France, strategically located just 12 km from Paris.

Acquired in 2020 via the Sofibus Patrimoine transaction.

Diverse customer base (80% SMEs).

ISO 14001 certified (developed to high environmental management standard).

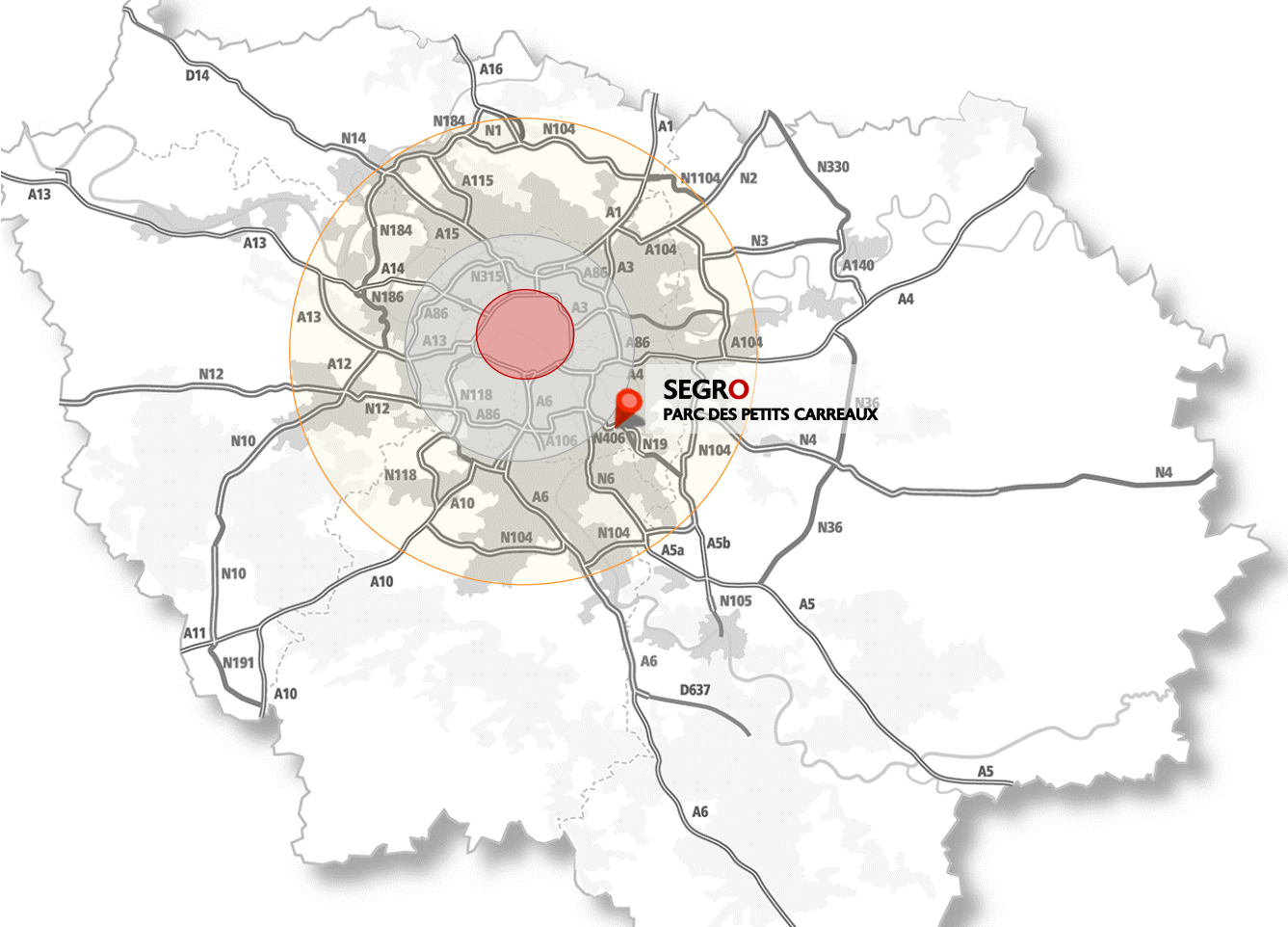
Maximising value through active asset management and redevelopment of older units.

Key figures (30 June 2024)

Size	138,000 sqm
Customers	170
Value	€265m
ERV	€18m
Occupancy	95%
WAULT (to break)	3.2 years



Well-located, close to key motorway junction (A4 & A86)



Estate plan

BUS	REP	A
308	393	N32
9	104	
12	23	

Redevelopments

BIL 27
Total area : 2,100 sqm



Customer visit - Picnic



Picnic is an online supermarket delivery service using electric vehicles

Established in France in 2021

More than 700 employees in France

Target market - medium-sized city around Paris



SEGRO Park Limeil-Brévannes

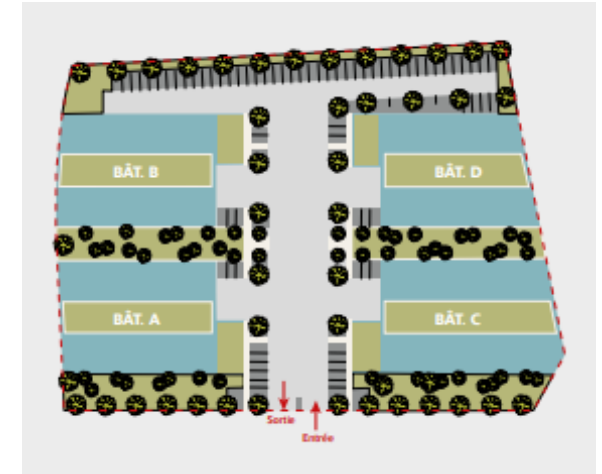
Overview

Developed in March 2024 on a brownfield site acquired in August 2022.

Located near Orly airport with quick access to RN406, N19, A86 and good access to public transport.

4 units totalling 7,000 sq m.

- High quality architectural design
- 91 car parking spaces with 8 charging points
- 24-hour security with segregated pedestrian access
- Landscaped green spaces
- BREEAM 'Excellent'



SEGRO Park Élancourt

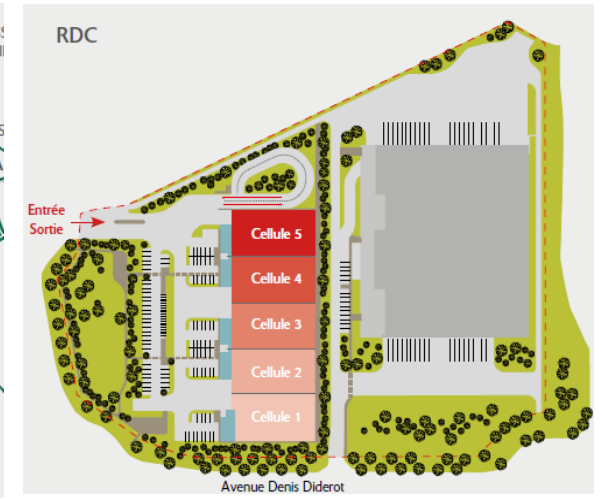
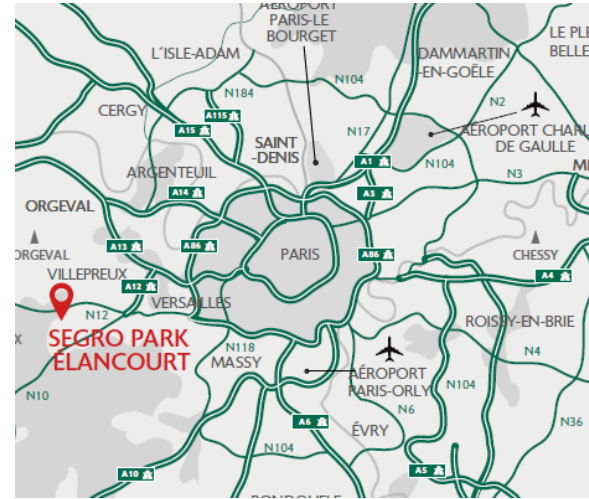
Overview

Developed by SEGRO in August 2023, on a former brownfield site.

Located 25 minutes from Paris and Paris-Orly airport, with immediate access to the N12 leading to the A12 motorway, and quick access to the A13 and A86.

13,000 sq m of flexible, modern, multi-storey, light industrial space over 10 units.

BREEAM "Very Good".



Key figures (30 June 2024)

Size	13,000 sq m
Value	€24m
ERV	€1.6m
Occupancy	68%
WAULT (to break)	3.8 years

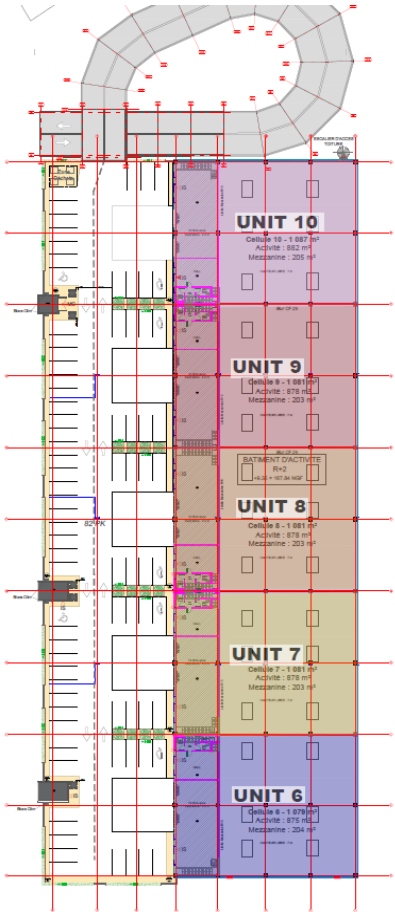


Estate plan

Ground floor



First floor



Diverse customer base



Picnic – online grocery delivery



Vinted Go - management and shipment of parcels for the second-hand platform



Host Broadcast Services - broadcasting specialist operating in international sports events



Rougnon - technical services and maintenance for industrial buildings



SEGRO Logistics Centre Élancourt Politzer

Overview



Located 25 minutes from Paris and Paris-Orly airport, with immediate access to the N12 leading to the A12 motorway, and quick access to the A13 and A86.

Redevelopment of old building delivered in 2023.

Developed on a pre-let basis for Torraspapel (part of LECTA group) – producer of specialised paper, packaging, printing and labelling.

Developed to high sustainability standards including solar panels and rainwater harvesting.

Key figures (30 June 2024)

Size	13,600 sqm
ERV	€1.2m
Occupancy	100%
WAULT (to break)	5.1 years



Q&A

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