



SEGRO plc

(Incorporated as a public limited company in England and Wales with registered office at 1 New Burlington Place, London, England, W1S 2HR with registered number 00167591)

Legal entity identifier (LEI): 213800XC35KGM9NFC641

SEGRO Capital S.à.r.l.

(a private limited liability company (société à responsabilité limitée), incorporated under the laws of the Grand Duchy of Luxembourg ("Luxembourg"), having its registered office at 35-37, avenue de la Liberté, L-1931 Luxembourg, Grand Duchy of Luxembourg and registered with the Registre de Commerce et des Sociétés, Luxembourg (the "RCS Luxembourg") under the number B256102)

Legal entity identifier (LEI): 549300HY425AKJLQVX75

£5,000,000,000

Euro Medium Term Note Programme

guaranteed (in the case of Notes issued by SEGRO Capital S.à r.l.) by

SEGRO plc

This supplement (the "**Supplement**", which definition shall also include all information incorporated by reference herein) to the base prospectus dated 4 June 2025 (the "**Base Prospectus**", which definition shall also include the base prospectus as supplemented, amended or updated from time to time and includes all information incorporated by reference therein), which constitutes a base prospectus for the purposes of Article 8 of Regulation (EU) 2017/1129 as it forms part of the domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 (the "**UK Prospectus Regulation**"), constitutes a supplementary prospectus for the purposes of Article 23 of the UK Prospectus Regulation and is prepared in connection with the £5,000,000,000 Euro Medium Term Note Programme established by SEGRO plc (the "**Company**") and SEGRO Capital S.à.r.l. (each an "**Issuer**" and, together, the "**Issuers**"). Terms defined in the Base Prospectus have the same meaning when used in this Supplement.

This Supplement is supplemental to, updates, must be read in conjunction with, and forms part of, the Base Prospectus.

This Supplement has been approved by the United Kingdom Financial Conduct Authority (the "**FCA**"), which is the United Kingdom competent authority for the purposes of the UK Prospectus Regulation. Such approval should not be considered as an endorsement of the Issuers or the quality of the Notes that are the subject of this Supplement. Investors should make their own assessment as to the suitability of investing in any Notes. The FCA only approves this Supplement

as meeting the standards of completeness, comprehensibility and consistency imposed by the UK Prospectus Regulation.

To the extent that any document or information incorporated by reference or attached to this Supplement itself incorporates any information by reference, either expressly or impliedly, such information will not form part of this Supplement for the purposes of the UK Prospectus Regulation, except where such information or documents are stated within this Supplement as specifically being incorporated by reference or where this Supplement is specifically defined as including such information.

The Base Prospectus, this Supplement and copies of documents incorporated by reference in the Base Prospectus are available on the website of the London Stock Exchange at www.londonstockexchange.com/exchange/news/market-news/market-news-home.html.

Each Issuer accepts responsibility for the information contained in this Supplement and declares that, to the best of their knowledge, the information contained in this Supplement is in accordance with the facts and makes no omission likely to affect its import.

Purpose of this Supplement

The purpose of this Supplement is to: (i) update the section of the Base Prospectus entitled “*Documents Incorporated by Reference*” beginning on page 43 of the Base Prospectus in order to incorporate a regulatory announcement of the Company published on the regulatory information service operated by the London Stock Exchange and on the Company’s website at <https://www.segro.com/investors> relating to changes to the Company’s management team, and (ii) update the sub-section entitled “*Experienced Management Team*” beginning on page 131 and under the section entitled “*Description of the Company, SEGRO Capital, and of the Group*” of the Base Prospectus accordingly.

Updates to Documents Incorporated by Reference

In the section of the Base Prospectus entitled “*Documents Incorporated by Reference*”, the following paragraph shall be added on page 44 as a new paragraph (v):

“(v) *the announcement of the Company dated 12 June 2025 relating to the appointment of Susanne Schroeter-Crossan as Chief Financial Officer of the Company,*

(which can be accessed at https://otp.tools.investis.com/clients/uk/segro_plc/rns/regulatory-story.aspx?cid=913&newsid=1954049).”

Updates to Experienced Management Team

The table in the sub-section entitled “*Experienced Management Team*” beginning on page 131 and under the section entitled “*Description of the Company, SEGRO Capital, and of the Group*” of the Base Prospectus is amended and updated as follows, to take effect on 1 December 2025:

1. the row relating to Soumen Das is deleted and replaced with the following row (column headings included for ease of reference):

"Name	Function	Outside Directorships
<i>Susanne Schroeter-Crossan</i>	<i>Chief Financial Officer</i>	<i>Non-executive, supervisory board member of Zalando SE"</i>

The supplementary text in the sub-section "*Experienced Management Team*" beginning on page 132 of the Base Prospectus is amended and updated as follows:

1. The text "*As of the date of this Prospectus, Soumen Das has notified the Board of his intention to retire from his positions as Chief Financial Officer and Executive Director of the Company by the end of 2025. The Board has commenced a formal process to identify and appoint a suitably qualified successor*" on page 136 of the Base Prospectus is deleted and replaced with the following:

"Soumen Das will retire from his positions as Chief Financial Officer and Executive Director of the Company at the end of 2025.

Susanne Schroeter-Crossan has been appointed as the new Chief Financial Officer of the Company and an Executive Director of the Company with effect from 1 December 2025. Susanne Schroeter-Crossan is also a non-executive, supervisory board member of Zalando SE."

2. The text "*The business address of Andy Harrison, David Sleath, Soumen Das, Mary Barnard, Sue Clayton, Carol Fairweather, Simon Fraser, Marcus Sperber and Linda Yueh is SEGRO plc, 1 New Burlington Place, London, England, W1S 2HR, United Kingdom*" is replaced with the following:

"The business address of Andy Harrison, David Sleath, Soumen Das, Susanne Schroeter-Crossan (from 1 December 2025), Mary Barnard, Sue Clayton, Carol Fairweather, Simon Fraser, Marcus Sperber and Linda Yueh is SEGRO plc, 1 New Burlington Place, London, England, W1S 2HR, United Kingdom".

General

To the extent that there is any inconsistency between: (a) any statement in this Supplement or any statement incorporated by reference into this Supplement and (b) any other statement in or incorporated by reference into the Base Prospectus, the statements in (a) above will prevail.

Save as disclosed in this Supplement, there has been no significant new factor, material mistake or inaccuracy relating to information included in the Base Prospectus since the publication of the Base Prospectus.