



UBS AG

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SEGRO plc
1 New Burlington Place
London
W1S 2HR
United Kingdom

Tritax EuroBox plc
72 Broadwick Street
London
W1F 9QZ
United Kingdom

4 September 2024

Dear Sirs,

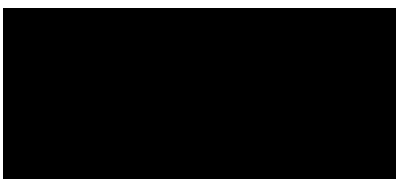
Recommended all-share offer for Tritax EuroBox plc by SEGRO plc (the “Offer”)

We refer to the announcement that is to be issued on or around the date hereof in connection with the Offer (the “**Rule 2.7 Announcement**”).

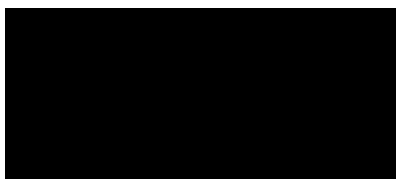
We have given and not withdrawn our consent to the inclusion of references to our name in the Rule 2.7 Announcement in each case in the form and context in which it appears.

Yours very truly

For and on behalf of
UBS AG London Branch



Managing Director



Executive Director