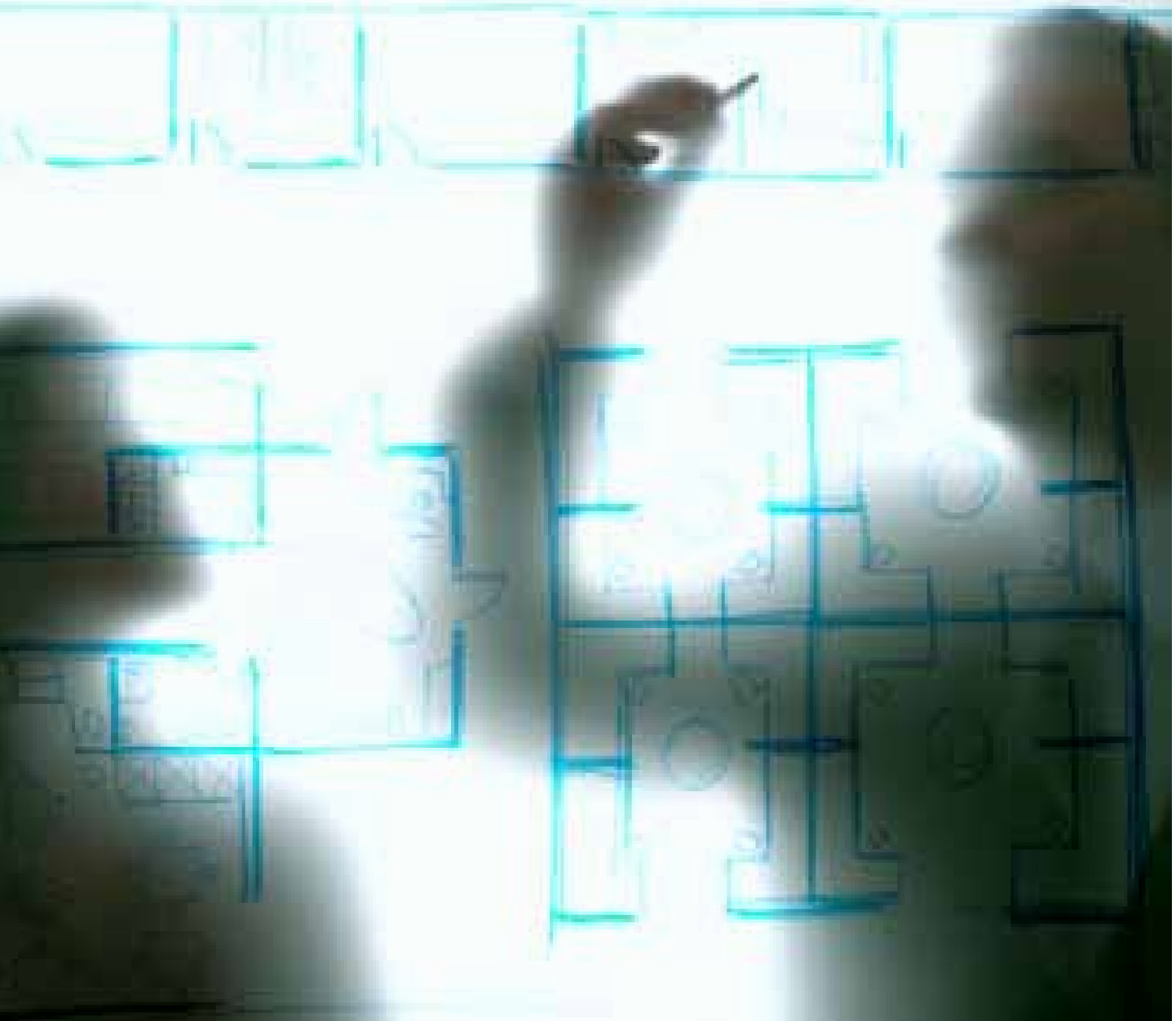


CREATING BUSINESS FUTURES > BUILD-TO-SUIT



BUILT ON A SOLID FOUNDATION >
EUROPE'S LEADING PROVIDER OF
FLEXIBLE BUSINESS SPACE



XX^{ha}
DEVELOPMENT LAND
IN EUROPE

5.3^{bn}

PORTFOLIO – COMPRISES OF
PREDOMINANTLY INDUSTRIAL
AND WAREHOUSE ASSETS

**NEARLY 90
YEARS EXPERIENCE**

We are a FTSE 100 company with a long established pedigree in both the UK and Europe; experts in investing and developing high-quality premises for modern business occupiers. Our in-depth knowledge and experience of design and build projects ensures rapid and cost effective solutions to meet individual occupiers' business needs.

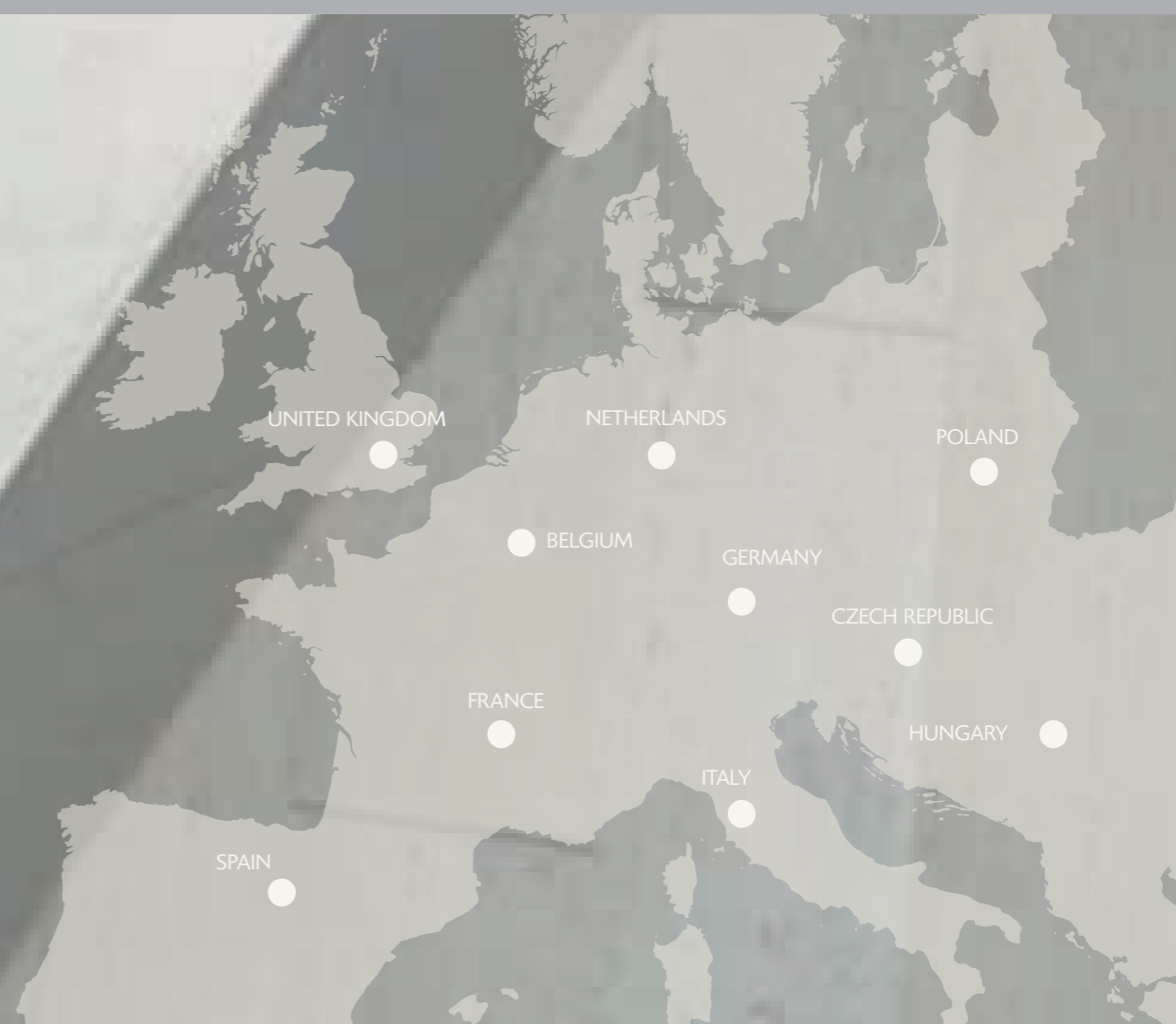
**DELIVERING TRUST
AND CREDIBILITY**

We are committed to working with occupiers to build long-term business relationships and providing UK-wide and pan-European property solutions. As a Real Estate Investment Trust (REIT), we are a long term investor, with £XX billion under management, of which XX in Europe and XX in the UK

**OUR LANDBANK IS
INDUSTRY LEADING**

We have 540 hectares of development land in the UK and Europe, of which XX in London, XX in the Thames Valley and XX in the rest of the UK.

Making sites ready for redevelopment through site preparation works, advancing design and obtaining flexible planning consent.



UNDERSTANDING NEEDS, CREATING CLARITY, EXCEEDING EXPECTATION > VERNATUR REPRATUR ALIBUS, ID QUIS ET RATUR AUT OCCAEPELES AUTATUR AS

A PARTNERSHIP TO HELP YOU SUCCEED

Working with over 1900 customers in 10 countries throughout Europe, across diverse business sectors, we specialise in delivering the right space for the changing demands of their evolving business.

Clients include:

Equinix
Federal Express
Geopost
Fluor
O2

UNDERSTANDING YOUR BRIEF

We understand the needs of modern business occupiers, from office to light industrial and logistics sectors.

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ADAPTABLE FUNDING TO MINIMISE RISK

As a FTSE 100 company, we have recourse to shareholder funds and bank facilities.

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GEOPOST/FEDEX/DSG

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78%

CUSTOMER SATISFACTION
RATING

72%

CUSTOMER COMMUNICATION
RATING

AS A LONG-TERM INVESTOR
SEGRO IS COMMITTED TO
CUSTOMER SATISFACTION
AND TO WORK WITH
EXISTING OCCUPIERS TO
GROW IN KEY MARKETS

INDUSTRIAL

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THE RIGHT DESIGN, THE RIGHT PLAN, THE RIGHT COSTS > VERNATUR REPRATUR ALIBUS, ID QUIS RATUR AUT OCCAEPELES AUTATUR AS

THE HIGHEST QUALITY DESIGN TEAMS

Our experienced Development Management and Project Management Teams really understand the long-term needs of modern business occupiers, developing specification and drawings together with SEGRO's Project Team (leading Architects, Engineers etc). We have well established working relationships with a number of major design and build contractors to provide the best-cost solution. Adapting the building to suit specific occupier needs, including working with occupiers to accommodate specific fit-out requirements.

ACTIVELY DRIVING THE PLANNING PROCESS

As a major stakeholder and long-term investor in a number of strategic locations, we are an active participant in the planning process and are committed to long-term regeneration through short-term redevelopment

POTENTIAL IN THE RIGHT LOCATIONS

We are committed to accommodating occupier requirements in major strategic locations.

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TAKING COMPLETE RESPONSIBILITY FOR YOUR PROJECT > VERNATUR REPRATUR ALIBUS

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SEGRO TEAM

We have dedicated development professionals in each of our business units, able to utilise landbank to provide solutions for modern occupier needs.

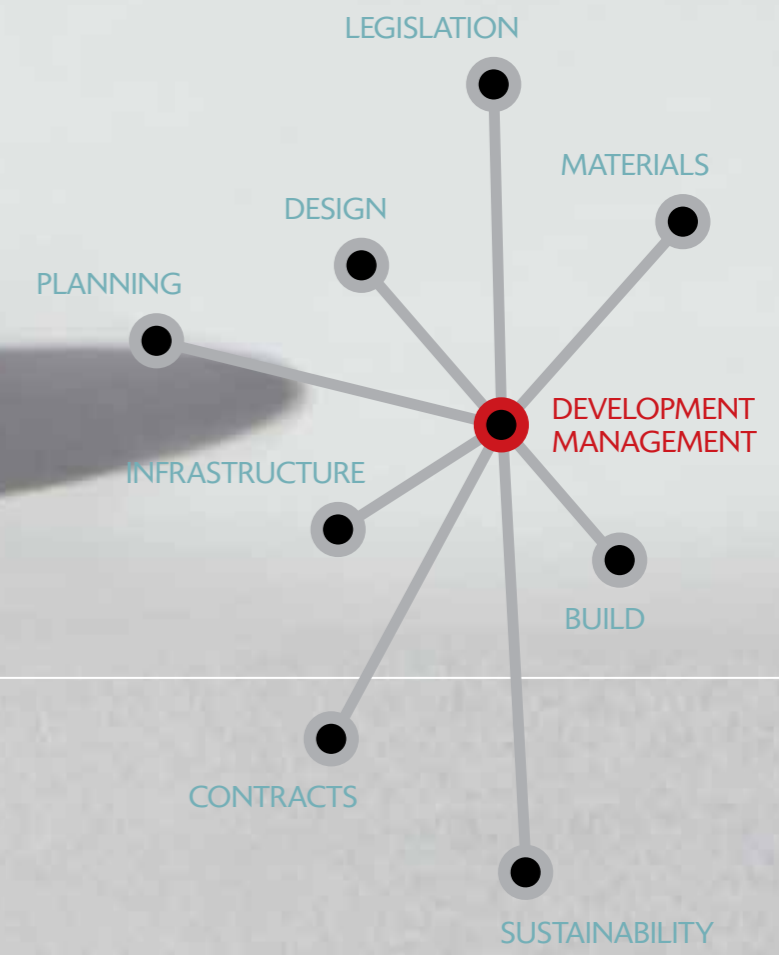
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WORKING WITH PROVEN CONTRACTORS

We have worked with a number of leading design and build contractors who are committed to providing the highest quality development and to build up a long term working relationship.

FUTURE PROOFING BUILDINGS

- Environmental credentials
- BREEAM
- Low carbon technology
- Renewable energy



KIT OUT SOLUTIONS > VERNATUR REPRATUR ALIBUS, ID QUIS ET RATUR AUT OCCAEPELES AUTATUR AS

TRAVELODGE

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KIT OUT SOLUTIONS

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LONG-TERM SATISFACTION

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EQUINIX

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FOR MORE DETAILS OF THE OPPORTUNITIES
THAT EXIST WITHIN THE PORTFOLIO
CONTACT IAN.TURNER@SEGRO.COM

BMW

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The papers used in this brochure are Take 2 Offset and 9Lives Offset. Both are made from 100% recycled fibres sourced only from post consumer waste and have FSC (Forest Stewardship Council) certification. This brochure has been printed by Dexter Graphics using vegetable based inks.



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SEGRO
WHERE BUSINESS WORKS