



CITY LOGISTICS AND NEW WAREHOUSE FORMATS

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JUNE 2019

SEGRO

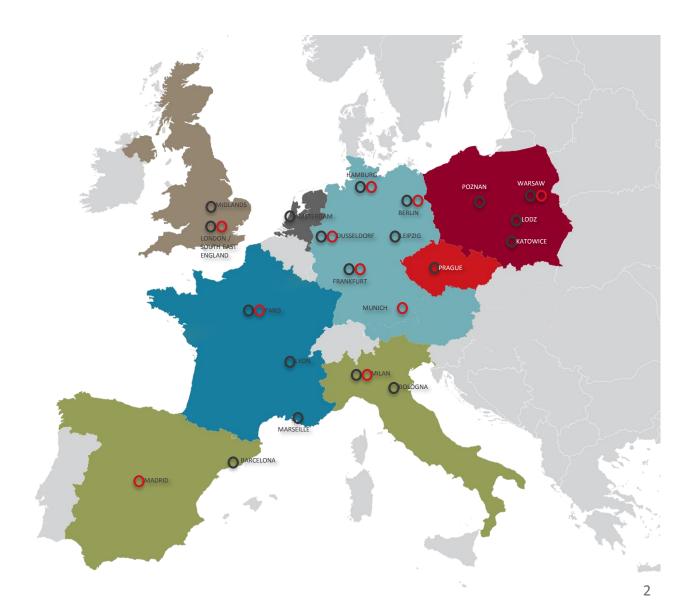
A PORTFOLIO THAT MEETS OUR CUSTOMERS' NEEDS ACROSS EUROPE

UK	2,105,000 SQ M
GERMANY & AUSTRIA	1,236,000 SQ M
FRANCE	1,214,000 SQ M
POLAND	1,315,000 SQ M
NETHERLANDS	242,000 SQ M
CZECH REPUBLIC	169,000 SQ M
ITALY / SPAIN	706,000 SQ M

GROUP 6,987,000 SQ M

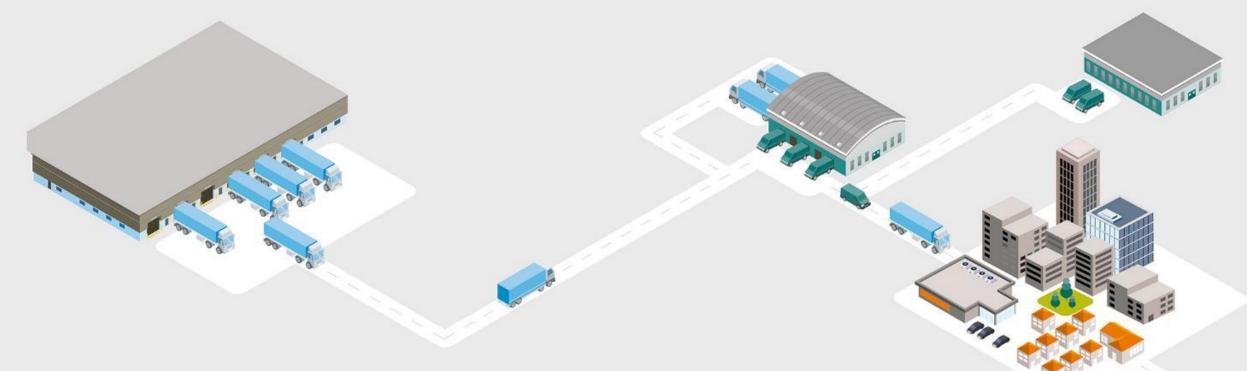
(LETTABLE AREA, AS AT DEC 31, 2018)







WE OWN ASSETS CAPABLE OF SERVICING A WIDE VARIETY OF ACTIVITIES



Big box logistics warehouses

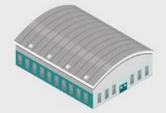
10,000-90,000 m² ТурісаІ size

Located in national/regional distribution hubs

Urban distribution and light industrial warehouses

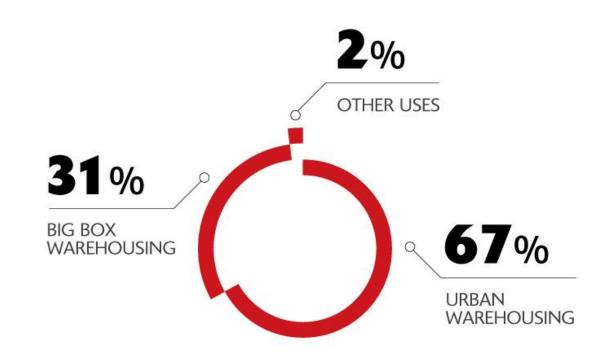
2,000-10,000 m² Typical size

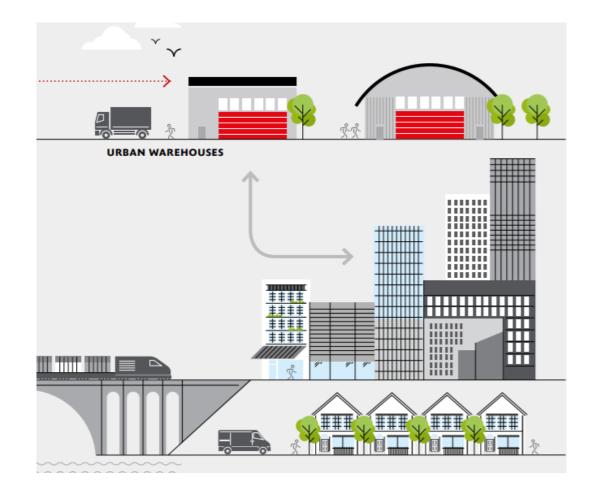
Located on the edge of cities





SEGRO in Europe asset type by value







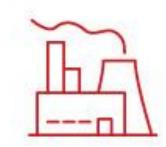
Urban warehouses – way of evolution



Increasing population of the major cities



Need of more space for houses



Industrial space re-used for other purposes



Last mile delivery



SEGRO Park Hayes – beds & sheds scheme



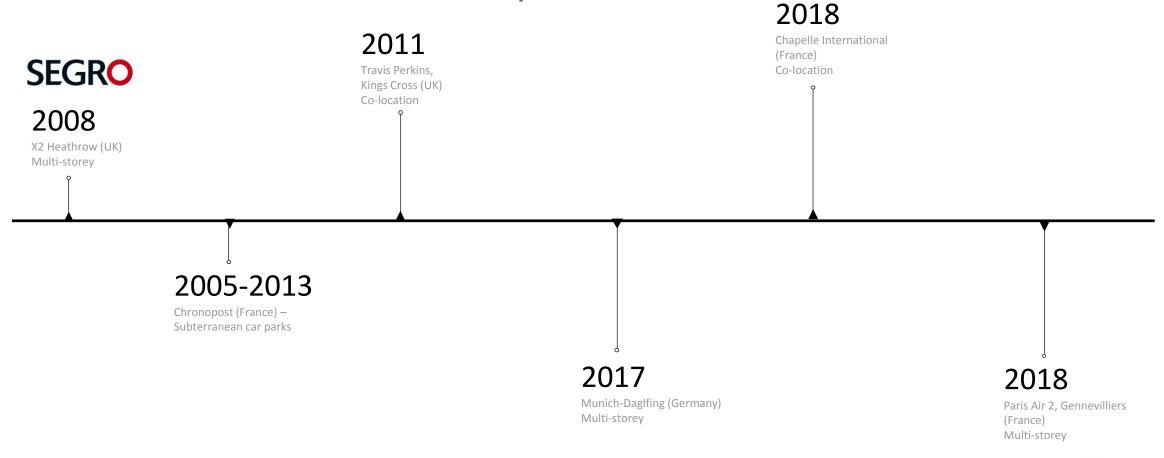


SEGRO Park Hayes – beds & sheds scheme





SEGRO multilevel time clamp







SEGRO PARIS AIR 2 -URBAN LOGISTICS / LAST MILE DELIVERY SCHEME

- 8 HECTARES LAND
- 63,000 SQM ON 2 FLOORS
- FULLY LET TO IKEA (50,000 SQM) & LEROY MERLIN (13,000 SQM)
- OUTSTANDING LOCATION: 5 KM NORTH WEST FROM PARIS AND ALONG THE SEINE RIVER
- PERFECT FOR E-COMMERCE/MULTI-CHANNEL STRATEGY OF OUR CUSTOMERS





- BREEAM CERTIFICATE EXCELLENT
- SOLAR PANELS INSTALLED
- 17 ELECTRIC VEHICULES CHARGING POINTS TO ENABLE ALL DELIVERIES WITH EV BY THE END OF 2020
 2 HECTARES OF GREENERIES
- (VINEYARDS, VEGETABLE GARDEN, BEEHIVES)
- ENCOURAGING URBAN MOBILITY FOR EMPLOYEES: CAR SHARING, BYCICLES AND ELECTRIC VEHICLES







SEGRO Business Parks in Poland





THANK YOU!

THE PRESENTATION MAY CONTAIN CERTAIN FORWARD-LOOKING STATEMENTS WITH RESPECT TO SEGRO'S EXPECTATIONS AND PLANS, STRATEGY, MANAGEMENT OBJECTIVES, FUTURE DEVELOPMENTS AND PERFORMANCES, COSTS, REVENUES AND OTHER TREND INFORMATION. THESE STATEMENTS ARE SUBJECT TO ASSUMPTIONS. RISKS AND UNCERTAINTIES. MANY OF THESE ASSUMPTIONS. RISKS AND UNCERTAINTIES RELATE TO FACTORS THAT ARE BEYOND SEGRO'S ABILITY TO CONTROL OR ESTIMATE PRECISELY AND WHICH COULD CAUSE ACTUAL RESULTS OR DEVELOPMENTS TO DIFFER MATERIALLY FROM THOSE EXPRESSED OR IMPLIED BY THESE FORWARD-LOOKING STATEMENTS. CERTAIN STATEMENTS HAVE BEEN MADE WITH REFERENCE TO FORECAST PROCESS CHANGES, ECONOMIC CONDITIONS AND THE CURRENT REGULATORY ENVIRONMENT. ANY FORWARD-LOOKING STATEMENTS MADE BY OR ON BEHALF OF SEGRO ARE BASED UPON THE KNOWLEDGE AND INFORMATION AVAILABLE TO DIRECTORS ON THE DATE OF THE ANNUAL REPORT. ACCORDINGLY, NO ASSURANCE CAN BE GIVEN THAT ANY PARTICULAR EXPECTATION WILL BE MET AND SEGRO'S SHAREHOLDERS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE ON THE FORWARD-LOOKING STATEMENTS, ADDITIONALLY, FORWARD-LOOKING STATEMENTS REGARDING PAST TRENDS OR ACTIVITIES SHOULD NOT BE TAKEN AS A REPRESENTATION THAT SUCH TRENDS OR ACTIVITIES WILL CONTINUE IN THE FUTURE. OTHER THAN IN ACCORDANCE WITH ITS LEGAL OR REGULATORY OBLIGATIONS (INCLUDING UNDER THE UK LISTING RULES AND THE DISCLOSURE AND TRANSPARENCY RULES OF THE FINANCIAL CONDUCT AUTHORITY), SEGRO DOES NOT UNDERTAKE TO UPDATE FORWARD-LOOKING STATEMENTS TO REFLECT ANY CHANGES IN EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH ANY SUCH STATEMENT IS BASED. PAST SHARE PERFORMANCE CANNOT BE RELIED ON AS A GUIDE TO FUTURE PERFORMANCE. NOTHING IN THE ANNUAL REPORT EXCERPTS SHOULD BE CONSTRUED AS A PROFIT FORECAST.