

Post-transaction report

Name of issuer	SEGRO plc
Transaction details	<p>In aggregate, the Placing and Retail Offer of 110,585,366 ordinary shares represents approximately 9.0% of the Company's issued ordinary share capital.</p> <p>Settlement for the Placing Shares and Retail Offer Shares are expected to take place on or before 8.00 a.m. (London time) / 9.00 a.m. (Paris time) on 1 March 2024.</p>
Use of proceeds	<p>The proceeds of the Placing and Retail Offer of approximately £907 million in aggregate will allow the SEGRO group to pursue additional growth opportunities, including new and existing development projects and to take advantage of potential acquisition opportunities which may arise, whilst maintaining a strong balance sheet.</p>
Quantum of proceeds	<p>In aggregate, the Placing and Retail Offer will raise gross proceeds of approximately £907 million and net proceeds of approximately £890 million.</p>
Discount	<p>The Placing Price represents a discount of approximately 3.4% per cent. to 849 pence, which was the closing price on 27 February 2024.</p>
Allocations	<p>Soft pre-emption has been adhered to in the allocations process. The Company was involved in the allocations process, which has been carried out in compliance with all applicable MiFID II allocation requirements. Allocations made outside of soft pre-emption were preferentially directed towards existing shareholders in excess of their pro rata, and wall-crossed accounts.</p>
Consultation	<p>The Joint Bookrunners undertook a pre-launch wall-crossing process, including consultation with major shareholders, to the extent reasonably practicable and permitted by law.</p>
Retail investors	<p>The Placing was accompanied by a Retail Offer, for a total of 829,268 Ordinary Shares, via the PrimaryBid platform.</p> <p>Retail investors who participated in the Retail Offer were able to do so at the same</p>

	<p>Placing Price as all other investors participating in the Placing.</p> <p>The Retail Offer was made available to existing shareholders and new investors in the UK. Investors were able to participate through PrimaryBid's free-to-use direct channel. As such, to the extent practicable on the transaction timetable, eligible UK retail investors (including certificated retail shareholders) had the opportunity to participate in the Retail Offer alongside institutional investors.</p>
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