

19 February 2020

**SELP PUBLISHES RESULTS FOR THE
YEAR ENDED 31 DECEMBER 2020**

SELP Finance S.à r.l. ('SELP') announces that it has published the financial results of its business for the year ended 31 December 2020.

- SELP has continued to grow its asset base through the acquisition and development of prime big box warehouses in its chosen markets in Continental Europe.
- At 31 December 2020, the Group's portfolio totalled €5,259 million (31 December 2019: €4,480 million) comprising 4.8 million sq m of big box warehouse space and land for future development in seven countries.
- The Group achieved capital growth of 10.3 per cent (including a 25.1 per cent uplift on developments completed in the period), and acquired €180 million of assets and land, both of which further increased the size of the portfolio.
- The portfolio remains focused on modern properties, and is well let, with an occupancy rate of 96.6 per cent (31 December 2019: 94.3 per cent), and a weighted average lease length of 5.5 years to first break and 6.2 years to expiry (31 December 2019: 5.6 years and 6.5 years respectively).
- The Group completed 214,000 sq m of new big box logistics warehouse developments across its markets, capable of generating €10.6 million of headline rent, of which 82 per cent had been secured as at 31 December 2020.
- The Group has a further 232,000 sq m of space under construction, capable of generating €11.1 million of headline rent, of which 46 per cent had been secured as at 31 December 2020.
- The Group's loan to value ratio at 31 December 2020 was 33 per cent (31 December 2019: 36 per cent).

More detail can be found at www.selp.lu.

ENDS

For further information, please contact:

SEGRO, as Venture Adviser

Claire Mogford (Head of Investor Relations)
+44 (0) 20 7451 9048 / claire.mogford@segro.com

About SEGRO European Logistics Partnership S.à r.l. (SELP):

SELP is a joint venture in which SEGRO owns a 50 per cent interest. It was established in October 2013 and owns €5.3 billion of big box warehouses and development land across seven Continental European countries. SEGRO acts as asset, property and development manager for SELP.

For further information see www.SELP.lu.