

18 February 2022

**SELP PUBLISHES RESULTS FOR THE
YEAR ENDED 31 DECEMBER 2021**

SELP Finance S.à r.l. ('SELP') announces that it has published the financial results of its business for the year ended 31 December 2021.

- 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 2021, the Group's portfolio totalled €6,906 million (31 December 2020: €5,259 million) comprising 5.2 million sq m of big box warehouse space and land for future development in seven countries.
- The Group achieved capital growth of 19.9 per cent (including a 59.4 per cent uplift on developments completed in the period and under construction), and acquired €353 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 98.2 per cent (31 December 2020: 96.6 per cent), and a weighted average lease length of 5.7 years to first break and 6.3 years to expiry (31 December 2020: 5.5 years and 6.2 years respectively).
- The Group completed 201,000 sq m of new big box logistics warehouse developments across its markets, capable of generating €11.8 million of headline rent, of which 100 per cent had been secured as at 31 December 2021.
- The Group has a further 296,000 sq m of space under construction, capable of generating €14.1 million of headline rent, of which 53 per cent had been secured as at 31 December 2021.
- The Group's loan to value ratio at 31 December 2021 was 29 per cent (31 December 2020: 33 per cent).

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

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For further information, please contact:

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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 €6.9 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.