

20 February 2026

**SELP PUBLISHES RESULTS FOR THE
YEAR ENDED 31 DECEMBER 2025**

SELP Finance S.à r.l. ('SELP') announces that it has published the financial results of its business for the year ended 31 December 2025.

- At 31 December 2025, the Group's portfolio totalled €6,771 million (31 December 2024: €6,045 million) comprising 5.7 million sq m of big box warehouse space and land for future development in seven countries.
- The Group's portfolio value increased by 1.6 per cent (31 December 2024: decline of 1.0 per cent) as a result of further ERV growth of 1.5 per cent (2024: 2.9 per cent) and a 21.8 per cent (2024: 14.7 per cent) uplift on developments under construction and completed in the period.
- 2.4 per cent like-for-like net rental income growth (2024: 5.0 per cent) driven by asset management initiatives and indexation provisions.
- The portfolio remains focused on modern properties and is well let, with an occupancy rate of 98.2 per cent (31 December 2024: 96.8 per cent), well ahead of prevailing market occupancy rates, and a weighted average lease length of 4.9 years to first break and 5.8 years to expiry (31 December 2024: 5.2 years and 5.8 years respectively).
- The Group invested €542.9 million into fully let, highly reversionary assets, increasing its annualised headline rent by €27.1 million. In addition, it grew its development pipeline by adding €16.5 million to its strategic land bank.
- The Group completed 51,000 sq m of new big box logistics warehouse developments across its markets, generating €5.7 million of headline rent, 100 per cent of which had been let as at 31 December 2025.
- The Group has a further 212,000 sq m of space under construction, capable of generating €14.2 million of headline rent, of which 46 per cent had been secured as at 31 December 2025.

- The Group's loan to value ratio at 31 December 2025 was 37 per cent (31 December 2024: 30 per cent).
- As at 31 December 2025, SELP Finance had a Long-Term Issuer Rating of Baa2 with a positive outlook from Moody's, and a Senior Unsecured Debt rating of BBB+ with a stable outlook from Fitch Ratings.
- In December 2025, the Group entered into its first term loan facility with a commitment of €210 million and a 3 year maturity. As at 31 December 2025, no amount has been drawn.

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

ENDS

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 €6.8 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.