



SELP FINANCE S.À R.L.

(a private limited liability company (société à responsabilité limitée), incorporated under the laws of the Grand Duchy of Luxembourg ("Luxembourg"), having its registered office at 35-37, avenue de la Liberté, L-1931 Luxembourg, Grand Duchy of Luxembourg and registered with the Registre de Commerce et des Sociétés, Luxembourg (the "RCS Luxembourg") under the number B177308)

Legal entity identifier (LEI): 549300Y4VYEJE1MH6D45

€5,000,000,000

Euro Medium Term Note Programme

unconditionally and irrevocably guaranteed by

SEGRO EUROPEAN LOGISTICS PARTNERSHIP S.À R.L.

(a private limited liability company (société à responsabilité limitée), incorporated under the laws of Luxembourg, having its registered office at 35-37, avenue de la Liberté, L-1931 Luxembourg, Grand Duchy of Luxembourg and registered with the RCS Luxembourg under the number B177300)

Legal entity identifier (LEI): 549300K1OQETNU1ONV15

This supplement (the "**Supplementary Prospectus**") to the base prospectus dated 27 March 2024 (the "**Base Prospectus**", which definition includes the base prospectus, the supplementary prospectus dated 26 July 2024 and all information incorporated by reference therein, including any information added to the Base Prospectus by virtue of this Supplementary Prospectus), constitutes a supplementary prospectus for the purposes of Article 23 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (the "**Prospectus Regulation**") and is prepared in connection with the €5,000,000,000 Euro Medium Term Note Programme established by SELP Finance S.à r.l. (the "**Issuer**"). Terms defined in the Base Prospectus have the same meaning when used in this Supplementary Prospectus.

This Supplementary Prospectus is supplemental to, updates, must be read in conjunction with, and forms part of, the Base Prospectus.

This Supplementary Prospectus has been approved by the Central Bank (as competent authority under the Prospectus Regulation) as a supplement to the Base Prospectus in compliance with the Prospectus Regulation. The Central Bank only approves this Supplementary Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval should not be considered as an endorsement of the Issuer or the Guarantor nor as an endorsement of the quality of the Notes that are the subject of the Base Prospectus and investors should make their own assessment as to the suitability of investing in Notes issued under the Programme.

The Issuer and the Guarantor accept responsibility for the information contained in this Supplementary Prospectus and declare that, to the best of their knowledge, the information contained in this Supplementary Prospectus is in accordance with the facts and makes no omission likely to affect its import.

1 Purpose of this Supplementary Prospectus

The purpose of this Supplementary Prospectus is to update:

- 1.1 the section of the Base Prospectus entitled “*Documents Incorporated by Reference*” beginning on page 36 of the Base Prospectus in order to incorporate certain paragraphs from a regulatory announcement of SEGRO plc, in its role as venture adviser to the Guarantor, published via the regulatory information service of the London Stock Exchange on 28 January 2025 (the “**SEGRO plc Announcement**”);
- 1.2 the section of the Base Prospectus entitled “*Description of the Issuer, the Guarantor and of the Group - Recent Events*” beginning on page 131 in order to note that SEGRO plc has announced that SELP European Holdings S.à r.l has exchanged on the purchase of a portfolio of six assets from Titanium Ruth Holdco Limited (formerly known as Tritax EuroBox plc) and that the Issuer has agreed to guarantee the obligations of SELP European Holdings S.à r.l under the relevant acquisition agreement; and
- 1.3 the section of the Base Prospectus entitled “*General Information—Documents Available*” beginning on page 143 of the Base Prospectus in order to include the SEGRO plc Announcement in the list of documents available for inspection on the website of Euronext Dublin and (at the times specified in the Base Prospectus) the offices of the Issuer, the Guarantor and the Principal Paying Agent.

2 Updates to Documents Incorporated by Reference

To the section of the Base Prospectus entitled “*Documents Incorporated by Reference*”:

- 2.1 the following paragraph shall be added on page 37 of the Base Prospectus as paragraph (G):

“(G) *The first three paragraphs of the regulatory announcement of SEGRO plc, in its role as venture adviser to the Guarantor, published via the regulatory information service of the London Stock Exchange on 28 January 2025 (the “**SEGRO plc Announcement**”); and*

- 2.2 the following text shall be added on page 38 of the Base Prospectus, beneath the hyperlink included for “Issuer’s 2024 Half-year Announcement”:

“SEGRO plc Announcement

<https://www.londonstockexchange.com/news-article/SGRO/selp-purchase-of-tritax-eurobox-assets/16871773>”

3 Updates to Description of the Issuer, the Guarantor and of the Group

The paragraph beneath the sub-heading “Recent Events” on page 131 shall be supplemented with the following:

“On 28 January 2025, pursuant to the SEGRO plc Announcement, SEGRO announced that that SELP European Holdings S.à r.l has exchanged on the purchase of a portfolio of six assets from Titanium Ruth Holdco Limited (formerly known as Tritax EuroBox plc). The Issuer has agreed to guarantee the obligations of SELP European Holdings S.à r.l under the relevant acquisition agreement.”

4 Updates to General Information

The following paragraph shall be added on page 144 of the Base Prospectus as paragraph (h), and the existing paragraphs (h) – (k) shall be re-numbered and read accordingly:

“(h) SEGRO plc Announcement
<https://www.londonstockexchange.com/news-article/SGRO/selp-purchase-of-tritax-eurobox-assets/16871773>)”

5 General

- 5.1 To the extent that there is any inconsistency between: (a) any statement in this Supplementary Prospectus or any statement incorporated by reference into this Supplementary Prospectus; and (b) any other statement in or incorporated by reference into the Base Prospectus, the statements in (a) above will prevail.
- 5.2 Any information incorporated by reference in the Announcement shall not be incorporated by reference into, nor shall it form part of, this Supplementary Prospectus or the Base Prospectus.
- 5.3 Save as disclosed in this Supplementary Prospectus (and the supplementary prospectus dated 26 July 2024), there has been no significant new factor, material mistake or inaccuracy relating to information included in the Base Prospectus since the publication of the base prospectus dated 27 March 2024.