



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 31 March 2025 (the “**Base Prospectus**”, which definition includes the base prospectus 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 the annual report and audited consolidated financial statements of the Issuer and of the Guarantor as at and for the year ended 31 December 2025, together with the audit report thereon (the “**Issuer’s 2025 Annual Report**”); and

1.2 the section of the Base Prospectus entitled “*General Information—Documents Available*” beginning on page 144 of the Base Prospectus in order to include:

(A) the Issuer’s 2025 Annual Report; and

(B) the Guarantor’s 2025 Annual Report,

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 paragraphs shall be added on page 36 of the Base Prospectus as paragraphs (A) and (D) respectively and the existing paragraphs (A) - (F) shall be re-numbered sequentially and read accordingly:

“(A) *the annual report and audited consolidated financial statements of the Guarantor as at and for the year ended 31 December 2025, together with the audit report thereon (the “**Guarantor’s 2025 Annual Report**”)*

The following information appears on the pages of the Guarantor’s 2025 Annual Report as set out below:

Guarantor’s 2025 Annual Report

<i>Audit Report</i>	<u>Pages 17 to 21</u>
<i>Consolidated Income Statement</i>	<u>Page 22</u>
<i>Consolidated Statement of Comprehensive Income</i>	<u>Page 23</u>
<i>Consolidated Statement of Financial Position</i>	<u>Page 24</u>
<i>Consolidated Statement of Changes in Equity</i>	<u>Page 25</u>
<i>Consolidated Statement of Cash Flows</i>	<u>Page 26</u>
<i>Notes to Consolidated Financial Statements</i>	<u>Pages 27 to 57”</u>

“(D) *the annual report and audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2025, together with the audit report thereon (the “Issuer’s 2025 Annual Report”)*

The following information appears on the pages of the Issuer’s 2025 Annual Report as set out below:

Issuer’s 2025 Annual Report

<i>Audit Report</i>	<u>Pages 17 to 24</u>
<i>Consolidated Income Statement</i>	<u>Page 25</u>
<i>Consolidated Statement of Comprehensive Income</i>	<u>Page 26</u>
<i>Consolidated Statement of Financial Position</i>	<u>Page 27</u>
<i>Consolidated Statement of Changes in Equity</i>	<u>Page 28</u>
<i>Consolidated Statement of Cash Flows</i>	<u>Page 29</u>
<i>Notes to Consolidated Financial Statements</i>	<u>Pages 30 to 61”</u>

2.2 the following text shall be added on page 38 of the Base Prospectus, above the heading “Guarantor’s 2024 Annual Report”

“Guarantor’s 2025 Annual Report

<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202602/b1508e07-2d59-4435-b275-20999fd65813.pdf>”

2.3 the following text shall be added on page 38 of the Base Prospectus, beneath the hyperlink included for “Guarantor’s 2023 Annual Report”:

“Issuer’s 2025 Annual Report

<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202602/77de24bd-a573-47b9-95f9-5c7a226e64df.pdf>”

3. Updates to General Information

The following paragraphs shall be added on page 145 of the Base Prospectus as paragraph (c), paragraph (f) and paragraph (i), and the existing paragraphs (c) – (j) shall be re-numbered and read accordingly:

“(c) *the Issuer’s 2025 Annual Report*

(<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202602/77de24bd-a573-47b9-95f9-5c7a226e64df.pdf>);”

“(f) *the Guarantor’s 2025 Annual Report*

(<https://ise-prodnr-eu-west-1-data-integration.s3-eu-west-1.amazonaws.com/202602/b1508e07-2d59-4435-b275-20999fd65813.pdf>);”

4. General

- 4.1 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.
- 4.2 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.
- 4.3 Save as disclosed in this Supplementary Prospectus, 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.