

PRESS RELEASE



18 October 2016

SELP JOINT VENTURE PRICES €500 MILLION GUARANTEED NOTES DUE 2023

SEGRO plc ('SEGRO'), in its role as venture advisor to the SEGRO European Logistics Partnership joint venture ('SELP'), announces the launch and pricing of €500 million guaranteed notes due 2023 (the 'Notes') to be issued by SELP Finance S.à r.l. (the 'Issuer'). The Notes were priced at 120 basis points above the euro mid swap rate and have an annual coupon of 1.25 per cent. The Notes will be senior unsecured and unsubordinated obligations of the Issuer, and will be unconditionally and irrevocably guaranteed by SEGRO European Logistics Partnership S.à r.l. (the 'Guarantor').

SELP was formed in October 2013 and, at 30 June 2016, had a gross asset value of approximately €2.25 billion. The Guarantor has a long-term issuer rating of Baa2 (stable outlook) by Moody's Investor Service Ltd and a long-term issuer default rating of BBB+ (stable outlook) by Fitch Ratings. The Notes are expected to be rated Baa2 by Moody's and have been rated BBB+(EXP) by Fitch. BNP Paribas, Morgan Stanley and The Royal Bank of Scotland acted as Joint Lead Managers on the transaction.

The net proceeds of the issue of the Notes will be used to prepay the majority of SELP's secured bank facilities and for the general corporate purposes of SELP. The issue of the Notes forms part of a wider refinancing exercise pursuant to which SELP intends to move from predominantly secured funding to a position of primarily utilising unsecured funding. As part of the refinancing exercise, SELP has also agreed in principle terms for a €200 million revolving credit facility with BNP Paribas and The Royal Bank of Scotland.

The combined impact of the refinancing exercise is expected to reduce the all-in cost of third party financing in SELP by approximately 110 basis points from approximately 2.7 per cent currently.

Justin Read, Group Finance Director of SEGRO, said: "We are very pleased by the depth and breadth of support for this inaugural SELP issuance which is a testament to the high quality assets and cash flows of the joint venture. The issuance of the Notes will allow SELP to finance itself both at a lower cost and more efficiently."

ENDS

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About SEGRO and SEGRO European Logistics Partnership ('SELP'):

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages over six million square metres of space valued at £7.4 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

SEGRO European Logistics Partnership ('SELP') is a joint venture in which SEGRO owns a 50 per cent interest. It was established in October 2013 and owns over €2 billion of big box warehouses and development land across eight countries in continental Europe. SEGRO acts as venture advisor to, and property and development manager for, SELP.

For further information see www.SEGRO.com.