

Enabling
extraordinary
things

Prague and Warsaw Asset Tour

17 and 18 March 2025

SEGRO hosts in Prague



Daniel
Kubizňák

Head of the
Czech Republic



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Associate
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SEGRO hosts in Warsaw



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**Karolina
Paszkowska**

Manager, Asset
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SEGRO in Poland and Czech Republic

Poland & Czech portfolio

£1.5bn

AuM

£51m

Headline rent (at share)

79%/21%

Big Box / Urban

94%

Occupancy



Big box logistics



Urban and light industrial warehouses



SEGRO Park Warsaw, Żerań



SEGRO Park Warsaw, Okęcie



SEGRO Park Warsaw, Ożarów

SEGRO Logistics Park Prague

Overview

Developed by SEGRO between 2004 and 2018, with significant investment in the infrastructure and further expansion potential.

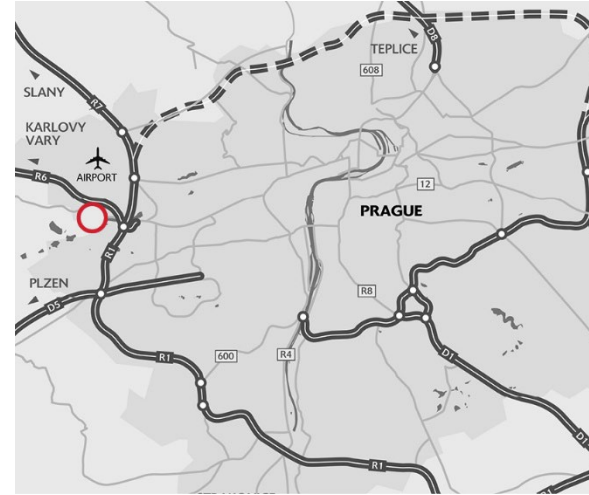
Strategic location close to the city centre and the airport, adjacent to D6 motorway and Prague ring road for D5 highway connection.

Flexible warehouse space, with units from 350 sq m occupied by 22 customers from variety of sectors.

Energy management, e-vehicle charging, PV panels and beehives.

Key figures (31 December 2024)

Size	170,000 sq m
Value (SEGRO share)	£97m
ERV	£6.1m
Occupancy	98%
WAULT (to break)	3.6 years



SEGRO Park Warsaw, Okecie

Overview

Developed in 2017, SEGRO acquired the asset in 2018.

Strategically located in south-west of Warsaw city centre, close to A2 motorway (Berlin-Moscow) and key express roads (S7, S8, S2).

19,000 sq m of flexible, modern, light industrial space over 10 units, with 10m eave heights and two-level spacious offices occupied by 10 customers.

100% of electricity is sourced from renewables.



Key figures (31 December 2024)

Size	19,000 sq m
Value	£24m
ERV	£1.7m
Occupancy	89%
WAULT (to break)	2.1 years



Q&A

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