

Enabling  
extraordinary  
things

# Jefferies Paris Asset Tour SEGRO Park Elancourt

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# SEGRO hosts



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and City Logistics



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Relations

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# SEGRO in France

# SEGRO's French portfolio

£2.3bn

AuM

£82m

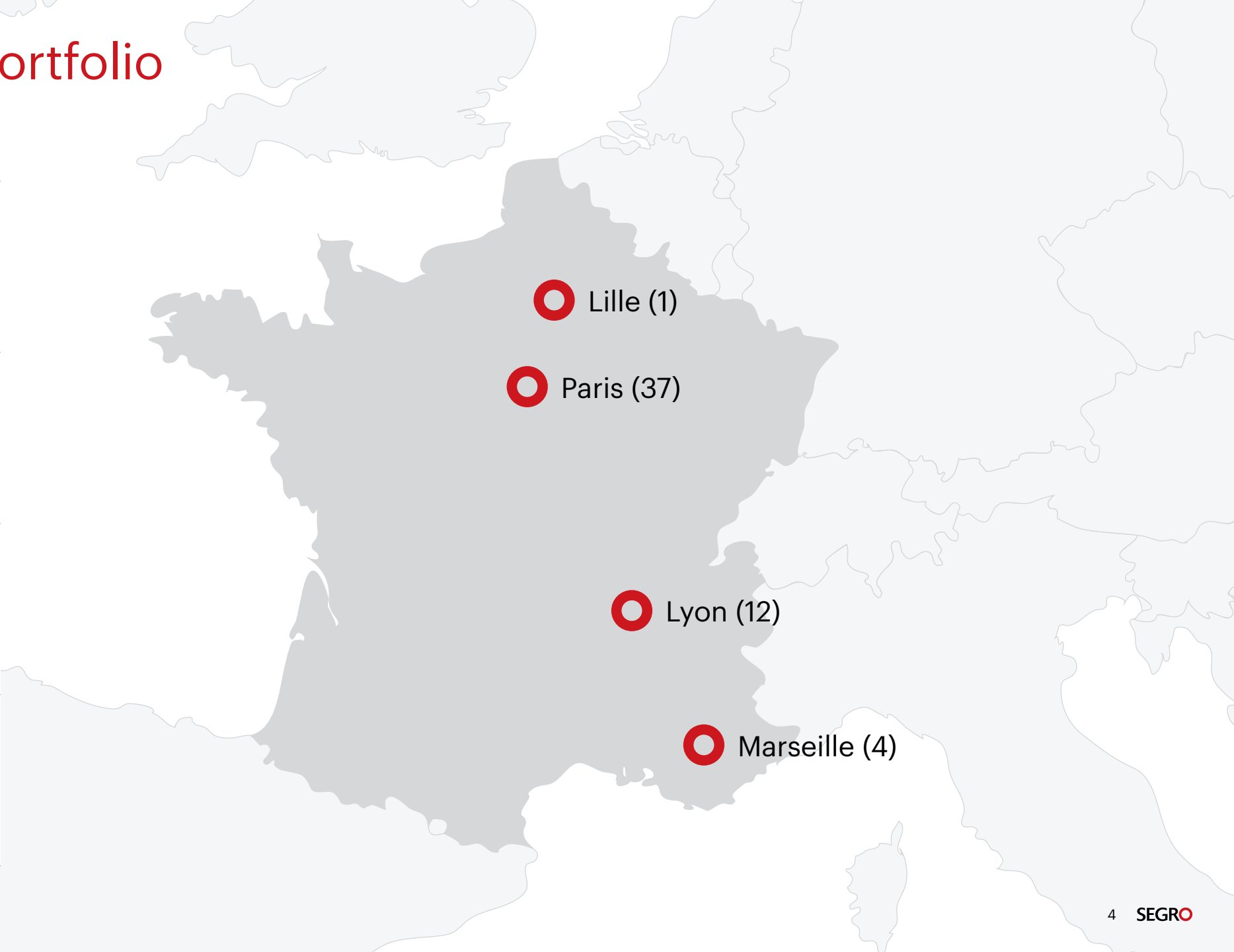
Headline rent (at share)

40%/60%

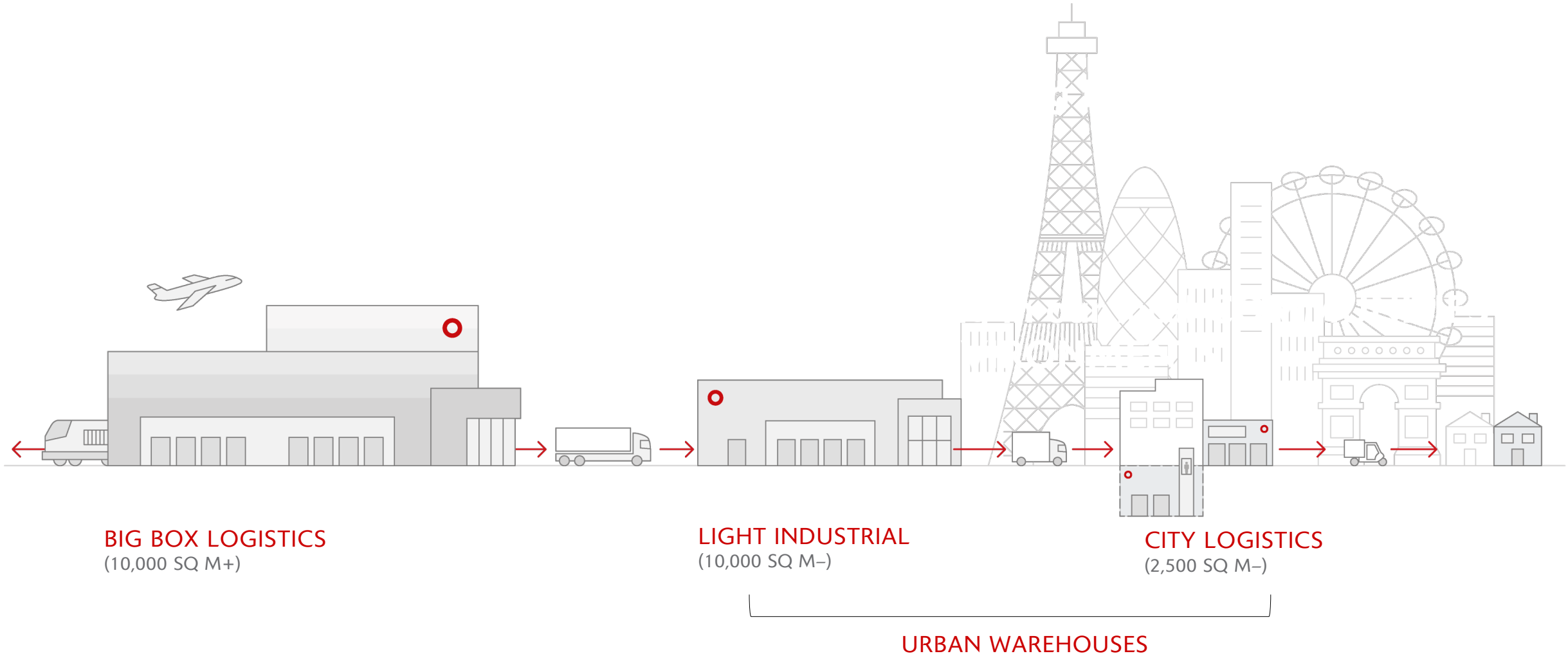
Big Box / Urban

95%

Occupancy



# Unique end-to-end customer offering



# Big box warehouses



# Urban warehouses (light industrial)



# Urban warehouses (city logistics)



SEGRO Centre Paris Les Gobelins



# Focusing on environmental sustainability

## Creating green spaces

*Saint Quentin Fallavier*



## Multi-modal transportation

*Dourges*



## Promoting bio-diversity

*Paris Air<sup>2</sup>*



## Installing solar panels

*Paris Air<sup>2</sup>*



## Providing Electrical Chargers

*Massy*



## Encouraging car sharing

*Paris Air<sup>2</sup>*



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# SEGRO Park Élancourt

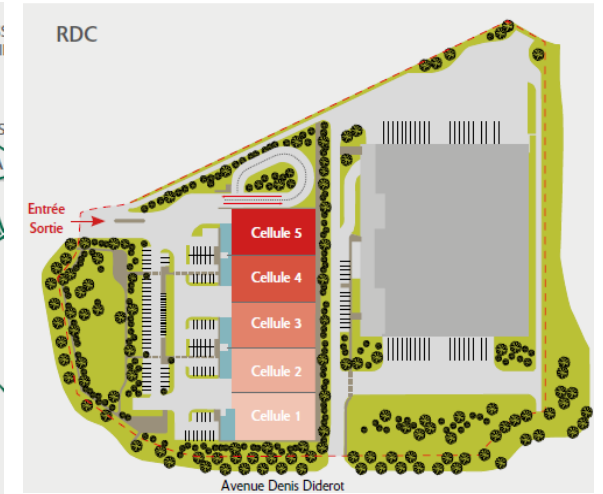
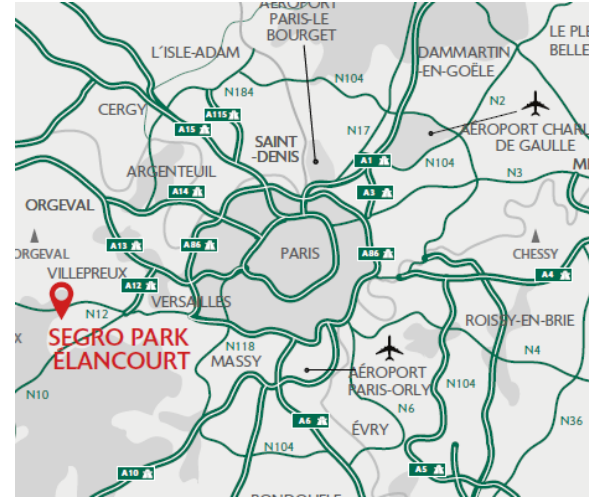
# Overview

Developed by SEGRO and completed in late 2023, on a former brownfield site.

Located 25 minutes from Paris and Paris-Orly airport, with immediate access to the N12 leading to the A12 motorway, and quick access to the A13 and A86.

13,000 sq m of flexible, modern, multi-storey, light industrial space over 10 units.

BREEAM "Very Good".



## Key figures (31 December 2024)

Size	13,000 sq m
Value	€26m
ERV	€1.6m
Occupancy	68%
WAULT (to break)	3.3 years

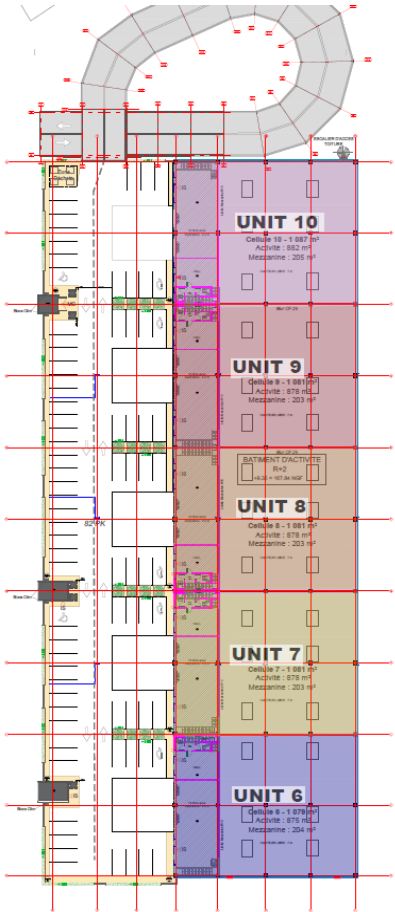


# Estate plan

## Ground floor



## First floor



# Diverse customer base



Picnic – online grocery delivery



Vinted Go - management and shipment of parcels for the second-hand platform



Host Broadcast Services - broadcasting specialist operating in international sports events



Rougnon - technical services and maintenance for industrial buildings



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# Q&A

# Contact details

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