

26 September 2024

Directors  
SEGRO plc  
1 New Burlington Place  
London  
W1S 2HR  
(hereinafter referred to as “SEGRO” or the “Company”)

And

UBS AG, London Branch  
5 Broadgate  
London  
EC2M 2QS  
(in their capacity as Financial Adviser to the Company)  
(hereinafter referred to as “UBS”)

And

The Directors  
Tritax EuroBox plc  
72 Broadwick Street  
London  
W1F 9QZ  
(hereinafter referred to as “Tritax EuroBox”)

And

Lazard & Co., Limited  
50 Stratton Street  
London  
W1J 8LL  
(in their capacity as Lead Financial Adviser to Tritax EuroBox)  
(hereinafter referred to as “Lazard”)

And

Barclays Bank PLC  
1 Churchill Place  
London  
E14 5HP  
London  
(in their capacity as Joint Financial Adviser and Joint Corporate Broker to Tritax EuroBox)  
(hereinafter referred to as “Barclays”)

And  
Jefferies International Limited  
100 Bishopsgate,  
London,  
EC2N 4JL  
(in their capacity as Joint Financial Adviser and Joint Corporate Broker to Tritax EuroBox)  
(hereinafter referred to as “Jefferies”)

and all the above hereinafter together referred to as the “Addressees”.

Dear Sirs

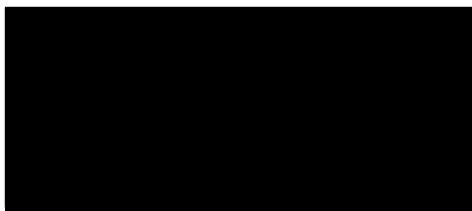
**VALUATION OF PROPERTIES HELD BY THE COMPANY IN CONNECTION WITH THE  
RECOMMENDED OFFER BY THE COMPANY FOR THE ENTIRE ISSUED AND TO BE ISSUED  
ORDINARY SHARE CAPITAL OF TRITAX EUROBOX**

We refer to the scheme circular to be published by Tritax EuroBox on the date of this letter in connection with the recommended offer by the Company for the entire issued and to be issued ordinary share capital of Tritax EuroBox (the “Scheme Document”).

We hereby give our consent to the inclusion in the Scheme Document of our valuation report and the appendices to it dated 26 September 2024 (together the “Valuation Report”) with the valuation date of 30 June 2024 (the “Valuation Date”) in respect of those properties owned by the Company as at the Valuation Date and the references thereto and to our name, in the form and context in which they are included.

We hereby also consent to the Valuation Report and this letter being made available for inspection on SEGRO’s and Tritax EuroBox’s websites in accordance with Rule 26.3 (f) of the Code.

Yours faithfully



**Executive Director – Valuation Advisory**  
**RICS Registered Valuer**  
**For and on behalf of CBRE Ltd**