



SEGRO

Italy
2024

COMPANY PRESENTATION

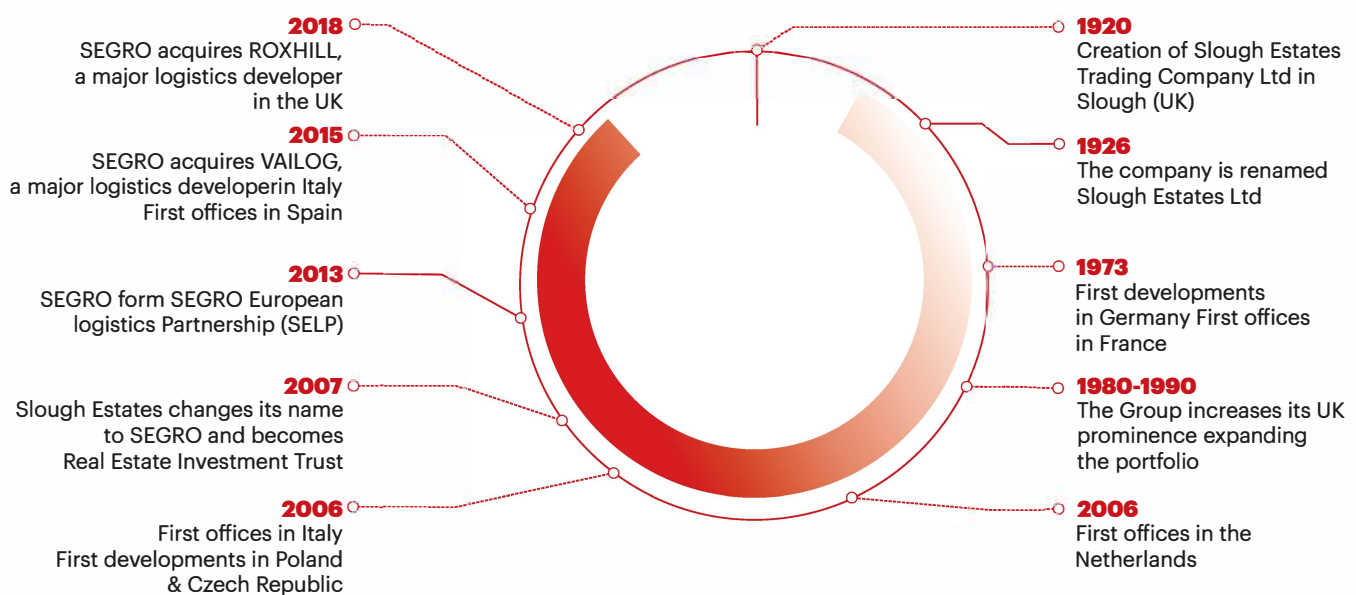
SEGRO

100+ Years of History

SEGRO is a UK Real Estate Investment Trust and a leading owner, manager and developer of modern warehouses and light industrial property.

We have been creating spaces that enable extraordinary things to happen for over 100 years. Established in 1920 SEGRO owns or manages 10.4 million sq m of space valued at €23.7 billion serving CUSTOMERs from a wide range of industry sectors. Our properties are located in and around major cities and at key transportation hubs in the UK and in eight other European countries, including Italy and France.

SEGRO Timeline



O U R
O F F I C E S



G R O U P

I T A L Y

10.4 M sq m



PORTFOLIO SIZE

1.7 M sq m

460



HEADCOUNT

26

€23.7 BILLION



PORTFOLIO VALUE

€2.0 BILLION

95%



OCCUPANCY RATE

99%

1,138 Ha



LAND BANK

121 Ha

Values updated at
31st December 2023

COMPANY PRESENTATION

SEGRO ITALY

First Logistics Developer in Italy

SEGRO began its operations in Milan offices in 2007 with the acquisition of different assets on Northern Italy.

In 2015 SEGRO acquired Vailog S.r.l., a leading Italian developer, with a track record of 1.5M sq m of space developed since its foundation in 2003, paving the way for SEGRO Italy to grow scale in the development and investment markets across Northern, Central and Southern Italy.

Since the acquisition, SEGRO Italy has developed over 2M sq m of logistics properties throughout Italy, including Big Box warehouses, City Logistics, and Urban warehouses.

Totaling 3.5M sq m developed since the foundation of the company.

SEGRO Italy's current net-of disposal AUM is 1.7M sq m, following several strategic disposals to reinvest into the company's development pipeline.



SEGRO Italy

PORTFOLIO SIZE
(Net Of Disposal)

1,7M SQ M

TOTAL INVESTMENTS
SINCE 2015
(Net Of Disposal)

€1.4 BILLION

TOTAL SQ M DEVELOPED SINCE
2003

3.5M SQ M

TOTAL SQ M DEVELOPED
SINCE 2015

2.0M SQ M

Values updated at 31st December 2023

MAIN ACHIEVEMENTS

2015	2016	2017
<ul style="list-style-type: none"> 8,500 sq m for Celesio at Interporto Bologna 18,000 sq m for OVS at Piacenza 93,000 sq m for Leroy Merlin at CSG Logistics Park 	<ul style="list-style-type: none"> 81,300 sq m for Yoox Net-a-Porter, OneExpress Jaguar, Land Rover and EcoNaturaSi at Interporto Bologna 46,000 sq m for Yoox in Milan South 	<ul style="list-style-type: none"> 28,000 sq m for Tiesse in Milan South 42,000 sq m for Yoox at Interporto Bologna 47,300 sq m for Leroy Merlin at CSG Logistics Park 155,000 sq m for Amazon in Rome
2018	2019	2020
<ul style="list-style-type: none"> 11,000 sq m for Amazon in Turin 35,500 sq m for Amazon in Milan East 75,300 sq m for Close2You and Fiege at CSG Logistics Park 	<ul style="list-style-type: none"> 18,000 sq m for Amazon at Rome and Verona 22,000 sq m for Antony Morato at Castel San Giovanni Logistics Park 20,000 sq m for Champion at Interporto Bologna 56,000 sq m for Aldi in Milan South 126,000 sq m for Zalando at Verona 	<ul style="list-style-type: none"> 189,000 sq m for Amazon in Novara 49,900 sq m for Amazon in Bologna 6,600 sq m for Tannico at CSG Logistics Park 11,000 sq m for Amazon in Parma
2021	2022	2023
<ul style="list-style-type: none"> 8,030 sq m Due Torri at Interporto Bologna 17,440 sq m for Pallex at Interporto Bologna 49,570 sq m for GXO at CSG Logistics Park 21,420 sq m for MARR at CSG Logistics Park 11,120 sq m for One Express at Milan South 11,100 sq m for Logista in Rome 29,430 sq m for Amazon at Treviso, Vicenza and Turin 	<ul style="list-style-type: none"> 5,800 sq m for Amazon in Milan 23,750 sq m at Interporto Bologna 10,140 sq m for Holyart at Reggio Emilia 10,800 sq m for Tiesse at CSG Logistics Park 26,540 sq m for C2U at CSG Logistics Park 	<ul style="list-style-type: none"> 32,750 sq m for Decathlon in Naples 35,100 sq m for Amazon in Turin 30,150 sq m for Renault at CSG Logistics Park 22,750 sq m for SDA at CSG Logistics Park

OUR CUSTOMERS



DESIGNED FOR THE FUTURE

As a developer, we understand that we are responsible for enabling growth and creating sustainable buildings which help reduce carbone missions.

We develop high quality and sustainable assets in prime locations.

Our modern portfolio is the result of an ambitious design and construction process. We focus on every detail, from the terrain to the delivery of the asset. We pay attention to the energy used in construction. We constantly review and improve materials used throughout the entire process, to maximize energy efficiency of our buildings and to reduce embodied carbon.

Our technical approach to environmental sustainability is ingrained in our commitment to creating state-of-the-art logistics spaces. With a forward-thinking mindset, we are dedicated to designing and developing properties that not only meet the needs of today but are also prepared for the challenges and opportunities of the future. At SEGRO Italy, we are not just building warehouses; we are crafting a sustainable legacy, perfectly aligned with the evolving demands of the modern world.



RESPONSIBLE SEGRO

Our commitment to be a force for societal and environmental good is integral to our purpose and strategy.

Our responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

Our three priorities are:

- CHAMPIONING LOW-CARBON GROWTH
- INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS
- NURTURING TALENT

For each of these areas we have established challenging initial targets, against which we will report annually, and have set out the actions needed to achieve them. We will set additional, more specific, supporting targets as necessary and we expect our actions and approach to evolve over time to reflect our achievements, technological change and the priorities of our stakeholders and wider society.



CHAMPIONING
LOW-CARBON
GROWTH

INVESTING IN
OUR LOCAL
COMMUNITIES AND
ENVIRONMENTS

RESPONSIBLE
SEGRO

NURTURING
TALENT

WHAT WE DO



CITY LOGISTICS

Inner city logistics is requiring the use of new spaces in the city (parking lots, railyards,...) in order to adapt alternative storage spaces and accommodate new technological solutions to distribute goods.



URBAN WAREHOUSES

Urban warehouses are located within easy reach of population centres and business districts. They are used by a wide variety of CUSTOMERs who need rapid access to their own CUSTOMERs and to labour and are therefore close to main roads and public transport. Land supply in and around urban areas tends to be less available so urban warehouses tend to be smaller.

To address its CUSTOMERs needs, SEGRO Italy offers state-of-the-art and flexible spaces, located in and around major cities and at key transportation hubs. The portfolio comprises city logistics units, urban distribution units, and modern big box warehouses.



BIG BOX WAREHOUSES

Big box warehouses are typically used for storage and processing of goods for regional, national and international distribution. The requirement for large land plots means that they tend to be located some distance from the ultimate CUSTOMER but on major transport routes (mainly motorways, but also ports, rail freight terminals and airports) to allow rapid transit.



WHERE WE ARE





OUR PORTFOLIO




SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 6

LOCATION	Bologna (BO)
G.L.A.	14,000 sq m
COMPLETION	2015
CUSTOMER	YOOX NET-A-PORTER GROUP




SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 7

LOCATION	Bologna (BO)
G.L.A.	14,000 sq m
COMPLETION	2016
CUSTOMER	



SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 9

LOCATION	Bologna (BO)
G.L.A.	14,400 sq m
COMPLETION	2016
CUSTOMER	



SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 10 U2

LOCATION	Bologna (BO)
G.L.A.	9,200 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 11

LOCATION	Bologna (BO)
G.L.A.	13,000 sq m
COMPLETION	2016
CUSTOMER	YOOX NET-A-PORTER GROUP



SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 12

LOCATION	Bologna (BO)
G.L.A.	60,000 sq m
COMPLETION	2018
CUSTOMER	YOOX NET-A-PORTER GROUP



SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 13 U1

LOCATION	Bologna (BO)
G.L.A.	16,500 sq m
COMPLETION	2017
CUSTOMER	 JAGUAR



SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 13 U2

LOCATION	Bologna (BO)
G.L.A.	8,000 sq m
COMPLETION	2017
CUSTOMER	 DUE TORRI Logistics Partner



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 14

LOCATION Bologna (BO)

G.L.A. 29,000 sq m

COMPLETION 2020

CUSTOMER



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 15

LOCATION Bologna (BO)

G.L.A. 18,000 sq m

COMPLETION 2021

CUSTOMER



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 16 U1

LOCATION Bologna (BO)

G.L.A. 11,000 sq m

COMPLETION 2022

CUSTOMER



SEGR0 LOGISTICS PARK INTERPORTO BOLOGNA 16 U2

LOCATION Bologna (BO)

G.L.A. 13,000 sq m

COMPLETION 2022

CUSTOMER





SEGRO LOGISTICS PARK INTERPORTO BOLOGNA 17

LOCATION	Bologna (BO)
G.L.A.	17,000 sq m
COMPLETION	2023
CUSTOMER	




SEGRO LOGISTICS CENTRE BOLOGNA NORTH SPILAMBERTO

LOCATION	Bologna North (BO)
G.L.A.	38,000 sq m
COMPLETION	2021
CUSTOMER	



SEGRO LOGISTICS CENTRE BOLOGNA NORTH REGGIO EMILIA

LOCATION	Reggio Emilia (RE)
G.L.A.	10,000 sq m
COMPLETION	2022
CUSTOMER	



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI F

LOCATION	Castel San Giovanni (PC)
G.L.A.	11,000 sq m
COMPLETION	2022
CUSTOMER	



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI N

LOCATION Castel San Giovanni (PC)

G.L.A. 93,000 sq m

COMPLETION 2017

CUSTOMER



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI P

LOCATION Castel San Giovanni (PC)

G.L.A. 47,000 sq m

COMPLETION 2017

CUSTOMER



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI Q

LOCATION Castel San Giovanni (PC)

G.L.A. 23,000 sq m

COMPLETION 2018

CUSTOMER



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI R

LOCATION Castel San Giovanni (PC)

G.L.A. 53,000 sq m

COMPLETION 2018

CUSTOMER





SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI T

LOCATION	Castel San Giovanni (PC)
G.L.A.	18,000 sq m
COMPLETION	2019
CUSTOMER	ANTONY MORATO



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI V1

LOCATION	Castel San Giovanni (PC)
G.L.A.	33,000 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI V2

LOCATION	Castel San Giovanni (PC)
G.L.A.	50,000 sq m
COMPLETION	2021
CUSTOMER	



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI W

LOCATION	Castel San Giovanni (PC)
G.L.A.	4,000 sq m
COMPLETION	2020
CUSTOMER	



SEGR0 LOGISTICS PARK CASTEL SAN GIOVANNI X

LOCATION	Castel San Giovanni (PC)
G.L.A.	23,000 sq m
COMPLETION	2023
CUSTOMER	



SEGR0 LOGISTICS PARK CASTEL SAN GIOVANNI Y1

LOCATION	Castel San Giovanni (PC)
G.L.A.	29,000 sq m
COMPLETION	2023
CUSTOMER	



SEGR0 LOGISTICS PARK CASTEL SAN GIOVANNI Y2

LOCATION	Castel San Giovanni (PC)
G.L.A.	18,000 sq m
COMPLETION	2023
CUSTOMER	



SEGR0 LOGISTICS PARK CASTEL SAN GIOVANNI Y3

LOCATION	Castel San Giovanni (PC)
G.L.A.	18,000 sq m
COMPLETION	2023
CUSTOMER	





SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI Z1 U1

LOCATION	Castel San Giovanni (PC)
G.L.A.	7,000 sq m
COMPLETION	2021
CUSTOMER	TANNICO

TANNICO




SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI Z1 U2

LOCATION	Castel San Giovanni (PC)
G.L.A.	12,000 sq m
COMPLETION	2021
CUSTOMER	



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI Z1 U3

LOCATION	Castel San Giovanni (PC)
G.L.A.	9,000 sq m
COMPLETION	2021
CUSTOMER	



SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI Z2

LOCATION	Castel San Giovanni (PC)
G.L.A.	26,000 sq m
COMPLETION	2022
CUSTOMER	





SEGR0 LOGISTICS CENTRE MILAN TOFFETTI

LOCATION Milan (MI)

G.L.A. 21,700 sq m

COMPLETION 2017

CUSTOMER 



SEGR0 LOGISTICS CENTRE MILAN EAST TREZZO

LOCATION Milan East (MI)

G.L.A. 34,000 sq m

COMPLETION 2018

CUSTOMER 



SEGR0 LOGISTICS PARK MILAN EAST 2

LOCATION Milan East (MI)

G.L.A. 35,000 sq m

COMPLETION 2018

CUSTOMER 



SEGR0 LOGISTICS PARK MILAN EAST 3

LOCATION Milan East (MI)

G.L.A. 60,000 sq m

COMPLETION 2019

CUSTOMER 



SEGRO LOGISTICS PARK MILAN SOUTH A

LOCATION Landriano (PV)

G.L.A. 29,000 sq m

COMPLETION 2017

CUSTOMER



SEGRO LOGISTICS PARK MILAN SOUTH B

LOCATION Landriano (PV)

G.L.A. 54,000 sq m

COMPLETION 2017

CUSTOMER

YOOX
NET-A-PORTER
GROUP



SEGRO LOGISTICS PARK MILAN SOUTH C

LOCATION Landriano (PV)

G.L.A. 56,000 sq m

COMPLETION 2019

CUSTOMER



SEGRO LOGISTICS PARK MILAN SOUTH D

LOCATION Landriano (PV)

G.L.A. 31,000 sq m

COMPLETION 2020

CUSTOMER





SEGR0 LOGISTICS PARK MILAN SOUTH E

LOCATION Landriano (PV)

G.L.A. 28,000 sq m

COMPLETION 2020

CUSTOMER



SEGR0 LOGISTICS PARK MILAN SOUTH F

LOCATION Landriano (PV)

G.L.A. 11,000 sq m

COMPLETION 2021

CUSTOMER



SEGR0 LOGISTICS PARK NAPLES 1

LOCATION Maddaloni (NA)

G.L.A. 33,000 sq m

COMPLETION 2023

CUSTOMER



SEGR0 LOGISTICS PARK NOVARA 1

LOCATION Novara (NO)

G.L.A. 189,000 sq m

COMPLETION 2021

CUSTOMER





SEGRO LOGISTICS CENTRE ROME TECNOPOLO

LOCATION	Rome (RM)
G.L.A.	9,000 sq m
COMPLETION	2019
CUSTOMER	




SEGRO LOGISTICS PARK ROME NORTH 3

LOCATION	Passo Corese (RI)
G.L.A.	19,000 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK ROME NORTH 4 U1

U1LOCATION	Passo Corese (RI)
G.L.A.	10,000 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK ROME NORTH 4 U2

LOCATION	Passo Corese (RI)
G.L.A.	6,000 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK ROME SOUTH A

LOCATION	Colleferro (RM)
G.L.A.	169,000 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK ROME SOUTH B U1

LOCATION	Colleferro (RM)
G.L.A.	54,000 sq m
COMPLETION	2020
CUSTOMER	



SEGRO LOGISTICS PARK ROME SOUTH B U2

LOCATION	Colleferro (RM)
G.L.A.	21,000 sq m
COMPLETION	2023
CUSTOMER	



SEGRO LOGISTICS CENTRE ROME SOUTH ANAGNI

LOCATION	Colleferro (RM)
G.L.A.	11,000 sq m
COMPLETION	2021
CUSTOMER	



SEGR0 LOGISTICS PARK TURIN 1

LOCATION Brandizzo (TO)

G.L.A. 23,000 sq m

COMPLETION 2017

CUSTOMER

DECATHLON



SEGR0 LOGISTICS PARK TURIN 2

LOCATION Brandizzo (TO)

G.L.A. 11,000 sq m

COMPLETION 2018

CUSTOMER

amazon



SEGR0 LOGISTICS CENTRE TURIN ORBASSANO

LOCATION Orbassano (TO)

G.L.A. 35,000 sq m

COMPLETION 2023

CUSTOMER

amazon



SEGR0 LOGISTICS CENTRE TURIN GRUGLIASCO

LOCATION Grugliasco (TO)

G.L.A. 12,700 sq m

COMPLETION 2021

CUSTOMER

amazon



SEGR0 LOGISTICS CENTRE TURIN ASTI

LOCATION Asti (TO)

G.L.A. 5,000 sq m

COMPLETION 2022



SEGR0 LOGISTICS CENTRE VENICE TREVISO

LOCATION Treviso (TV)

G.L.A. 5,000 sq m

COMPLETION 2021



SEGR0 LOGISTICS CENTRE VENICE VICENZA

LOCATION Vicenza (VI)

G.L.A. 8,000 sq m

COMPLETION 2021



ENVIRONMENTAL AND SOCIAL COMMITMENT





CHAMPIONING LOW-CARBON GROWTH

Our buildings are developed with high-quality specifications, raising the bar of sustainable industrial development and low-carbon growth.

Embedding sustainability in our developments from the design phase, helps us take a full life cycle approach. We work with partners and suppliers to find and deliver innovative, low carbon materials and techniques. This is how we will reduce the embodied carbon intensity of all new developments by at least 20% by 2030 (compared to a 2020 baseline of 400 KgCo2e/sq m).

We're stepping up our use of renewable energy across our portfolio through promoting or supplying green energy tariffs, increasing our solar generation capacity and improving energy efficiency and sustainable transport solutions. We are committed to reducing the absolute level of carbon emissions from our operated properties by at least 42% by 2030 (compared to a 2020 baseline of 312,115-ton CO2e).

SEGRO LOGISTICS CENTRE TURIN ORBASSANO

IMPROVING BIODIVERSITY

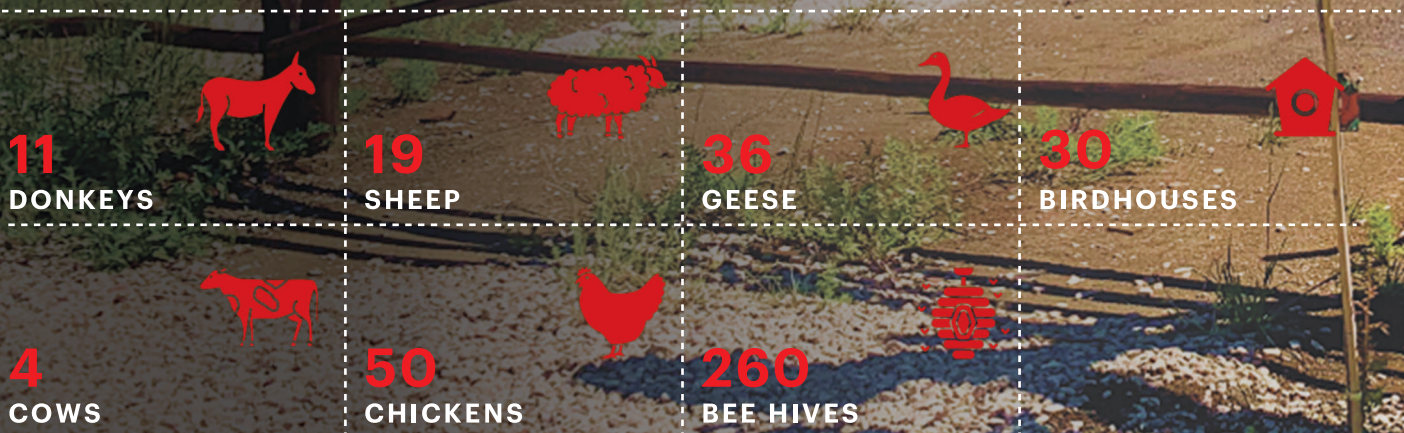
As a developer, We has a comprehensive approach to supporting biodiversity and local communities.

We think carefully about the landscape surrounding our existing and new buildings to ensure that they are pleasant environments for people to work in, meet the needs of our local communities and have a positive impact on local biodiversity.

We have created green spaces within our estates, including woodland areas with public walking trails around our big box parks or small pocket Parks and green walls in our estates.

In this particular example SEGRO Italy created the Logistic farm «Fattoria Logistica» that houses animals, in general, we collaborate with small local entities which transform the raw materials into final products.

Some of our friends:





SEGRÒ LOGISTICS PARK ROME SOUTH A

SEGR0 LOGISTICS PARK NOVARA 1

EXPANDING THE GREEN

We create important spaces for our customers and for their employees. We care about people and the space that surrounds them.

Our green spaces are enhanced by planting different kind of vegetation based on the characteristic of the local environment.

In all our buildings we project areas that can be used by the customers and by their employees. Usually, these areas are used to make the work lighter and for the well being of the body and mind.

Some numbers of our green areas:

9.5 HECTARES OF GREEN AREAS AROUND OUR BUILDINGS:

10
OLIVE TREES

84
APPLE TREES

104
ORANGE TREES

205
ROSEHIP TREES

100
LEMONS TREES

84
CHERRY TRESS

100+
QUINOA PLANTS

115
HAZELNUTS TREES

37
NUTS TREES

46
DIFFERENT FRUIT GARDEN TREES

ENHANCING SUSTAINABLE CRAFTING

As a developer, we collaborate with communities to support biodiversity and local produce.

In our process, our partners transform raw materials into finished products through both traditional and innovative crafting techniques.

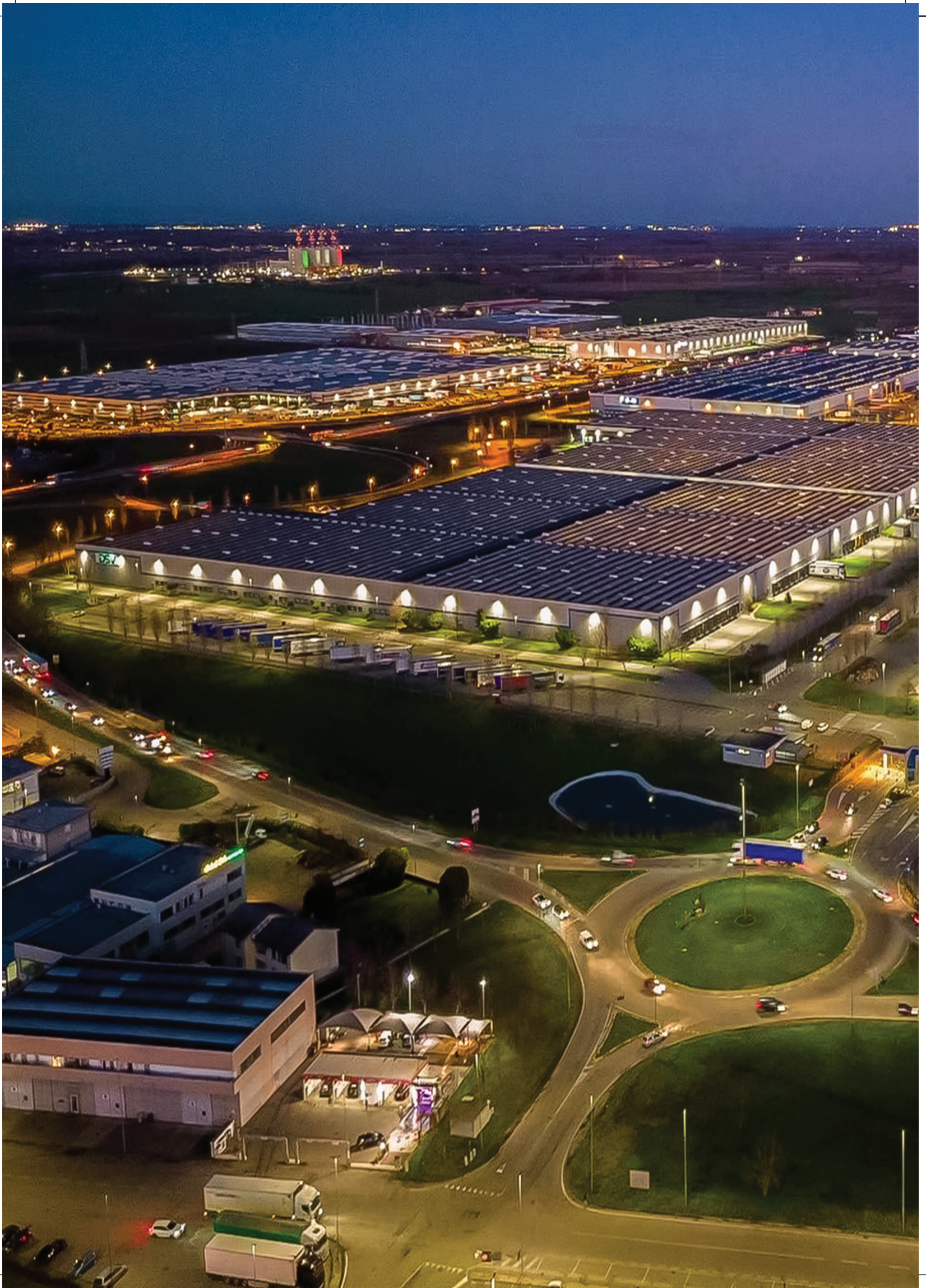
Every step of the work considers and respects the environment and has a focus on local biodiversity, as well as reflecting our commitment to sustainable industry deeply rooted in community.

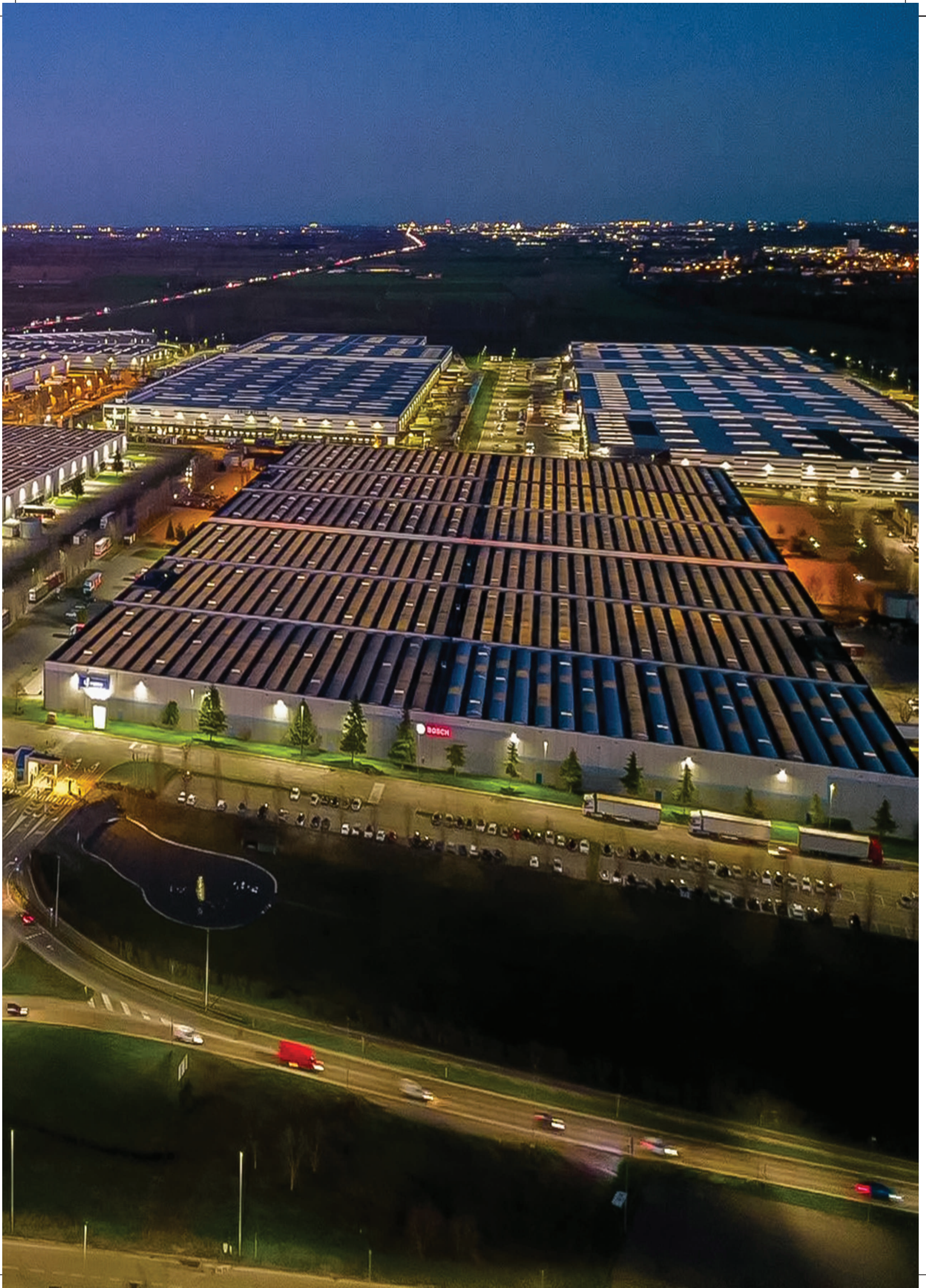
Some of our creations:





SEGRO LOGISTICS PARK CASTEL SAN GIOVANNI





Segro Italy S.r.l

Strada 3 Palazzo B3
20057 Assago (MI)
T +39 02 89209009
E infoitaly@segro.com

SEGRO plc

1 New Burlington Place
W1S 2HR7T, London
T +44(0)20 7451 9100
www.SEGRO.com

SEGRO