



UBS AG

London Branch

5 Broadgate
London, EC2M 2QS

Tel. +44-20 7567 8000
www.ubs.com

SEGRO plc
1 New Burlington Place
London
W1S 2HR
United Kingdom

Tritax EuroBox plc
72 Broadwick Street
London
W1F 9QZ
United Kingdom

26 September 2024

Dear Sirs,

Recommended all-share offer for Tritax EuroBox plc by SEGRO plc (the “Offer”)

We refer to the scheme document and the announcement in connection with the publication of the scheme document (together, the “**Documents**”), proposed to be issued by Tritax EuroBox plc on or around 26 September 2024, in connection with the recommended Offer.

We hereby confirm that we have given and not withdrawn our consent to the inclusion of references to our name in the Documents in each case in the form and context in which it appears.

This letter is for your information only and should not be relied upon by any other person.

Yours very truly

For and on behalf of
UBS AG London Branch

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A small black rectangular redaction box covering the name of the Managing Director.
Managing Director

A large black rectangular redaction box covering the signature of the Executive Director.

A small black rectangular redaction box covering the name of the Executive Director.
Executive Director