



CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB



4 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 announcement to be made pursuant to Rule 2.7 of the City Code of Takeovers and Mergers (the "Code") by the Company 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 "Announcement").

We hereby give our consent to the inclusion in the Announcement of our valuation report and the appendices to it dated 4 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

