SEGRO
WHERE BUSINESS WORKS

SEGRO PLC

Presentation to Bondholders

12 April 2011

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1. Business Overview and Strategy

Ian Coull - CEO

SEGRO
Europe's leading industrial REIT

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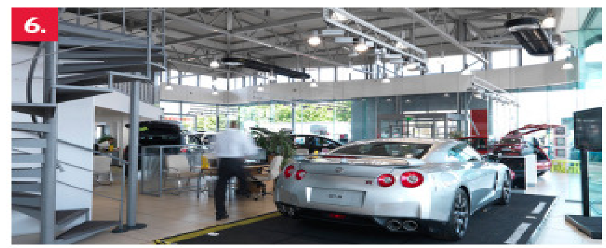
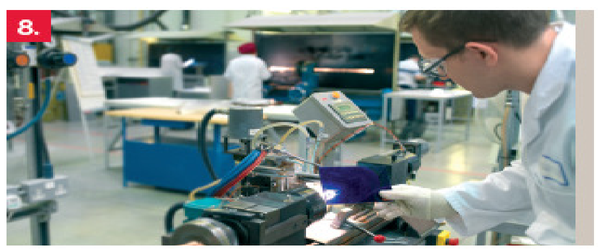
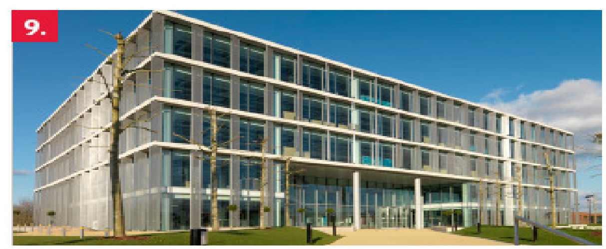
SEGRO provides a range of flexible business space concentrated in and around major business centres and transportation hubs such as ports, airports and motorway intersections







1. LOGISTICS WAREHOUSING
2. MANUFACTURING FACILITIES*
3. LIGHT INDUSTRIAL AND SMALL STORAGE UNITS*
4. SELF STORAGE UNITS*
5. TRADE COUNTERS*
6. CAR SHOWROOMS*
7. DATA CENTRES*
8. RESEARCH AND DEVELOPMENT FACILITIES*
9. SUBURBAN OFFICES

Straightforward business model
Buy Smart, Add Value, Sell Well

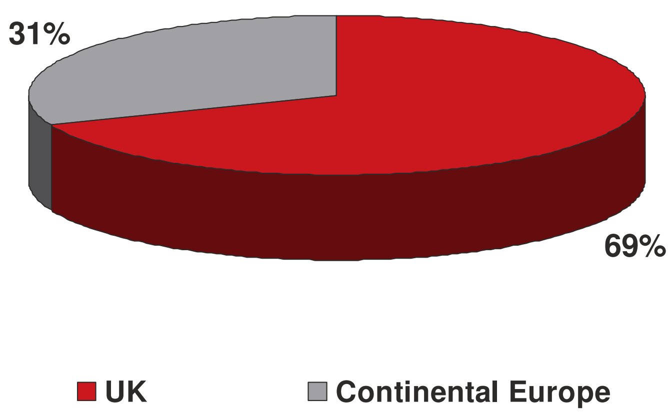
BUY SMART
CAREFUL AND
WELL TIMED ASSET
SELECTION

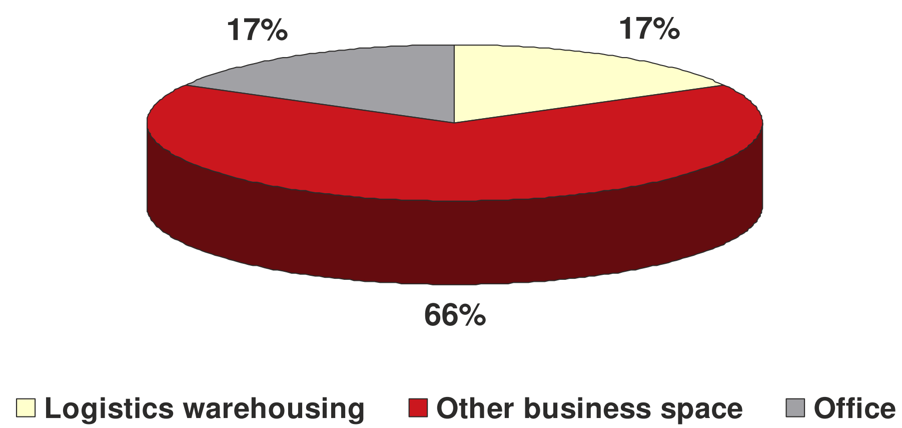
ADD VALUE
DEVELOPEMNT
AND/OR
ASSET MANAGEMENT

SELL WELL
CO-ORDINATE
INDIVIDUAL ASSET
STRATEGIES WITH
MARKET CYCLE

Efficient Financial Structure

Overview of the Portfolio
£5.3bn of total properties

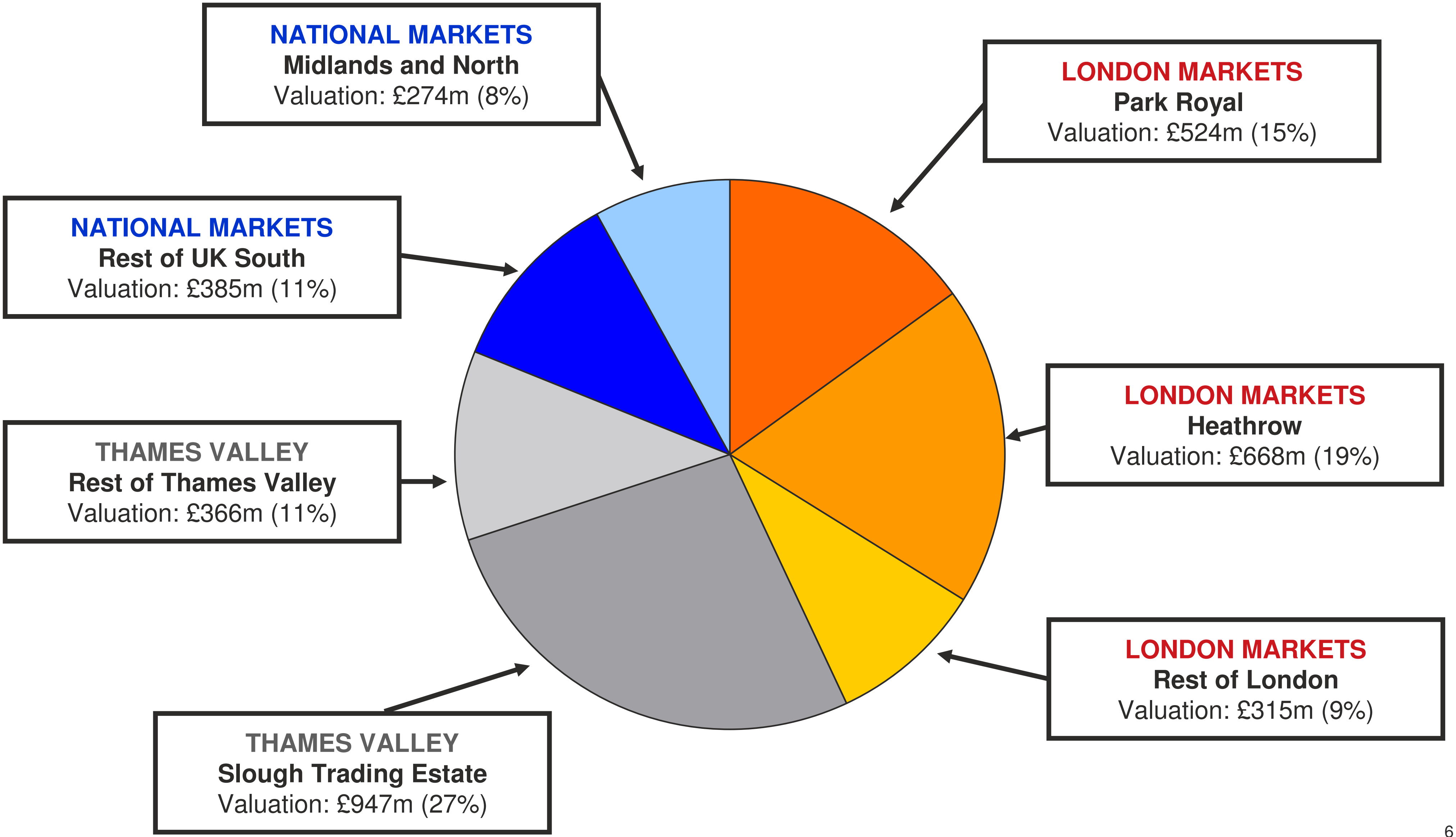




Key portfolio statistics at 31 December 2010

Passing rent (£m)	326
Net initial yield (%)	6.0
True net equivalent yield (%)	7.9
Vacancy (%)	12.0
Weighted average lease term to expiry (years)	8.3

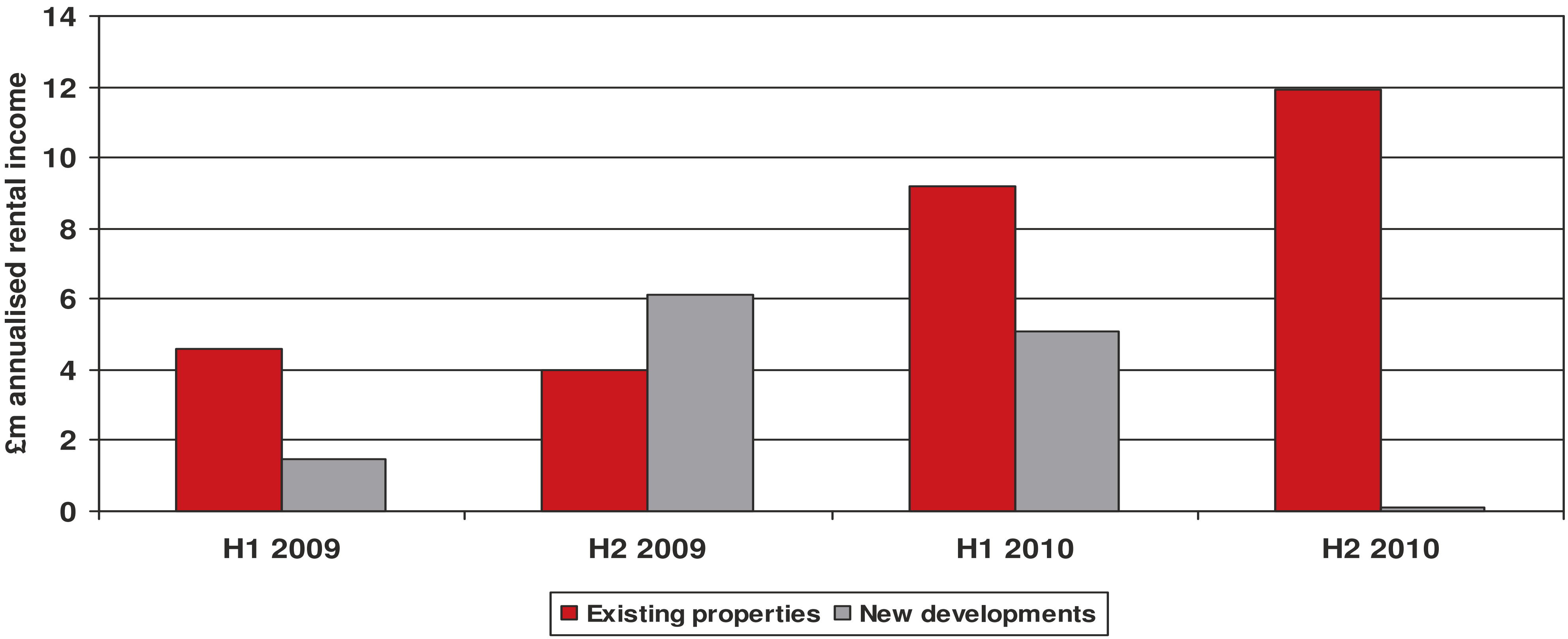
UK Portfolio
£3.5bn of completed properties



Based on value of completed properties. Joint ventures included at share

Improve occupancy

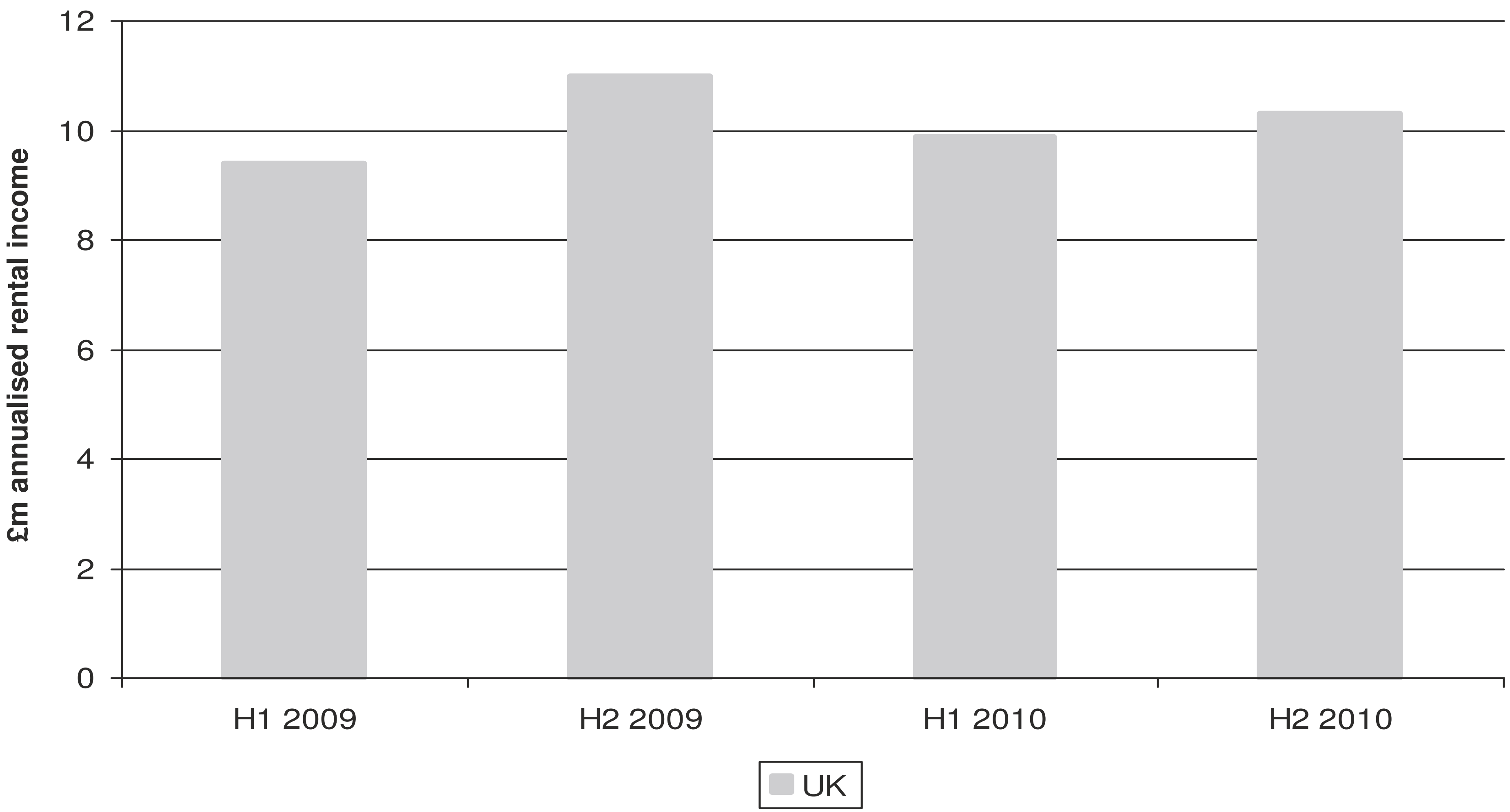
UK - Strong lettings performance and rental growth



- Lettings completed at headline rental levels 0.7% above December 2009 ERVs
- Rent free incentives stable at 11.2% (2009: 11.3%)

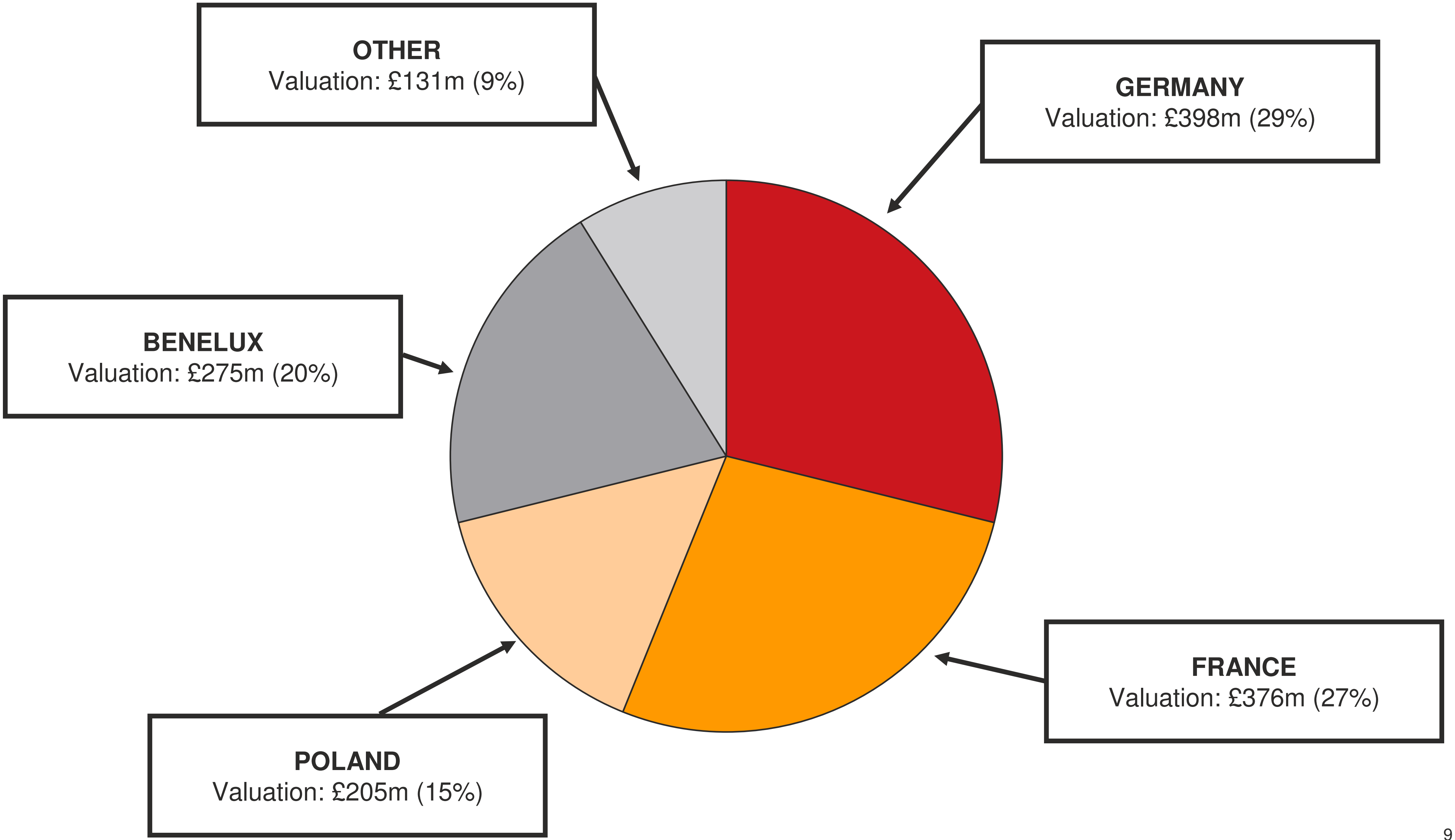
Improve occupancy

Takebacks remain high driven by space consolidation



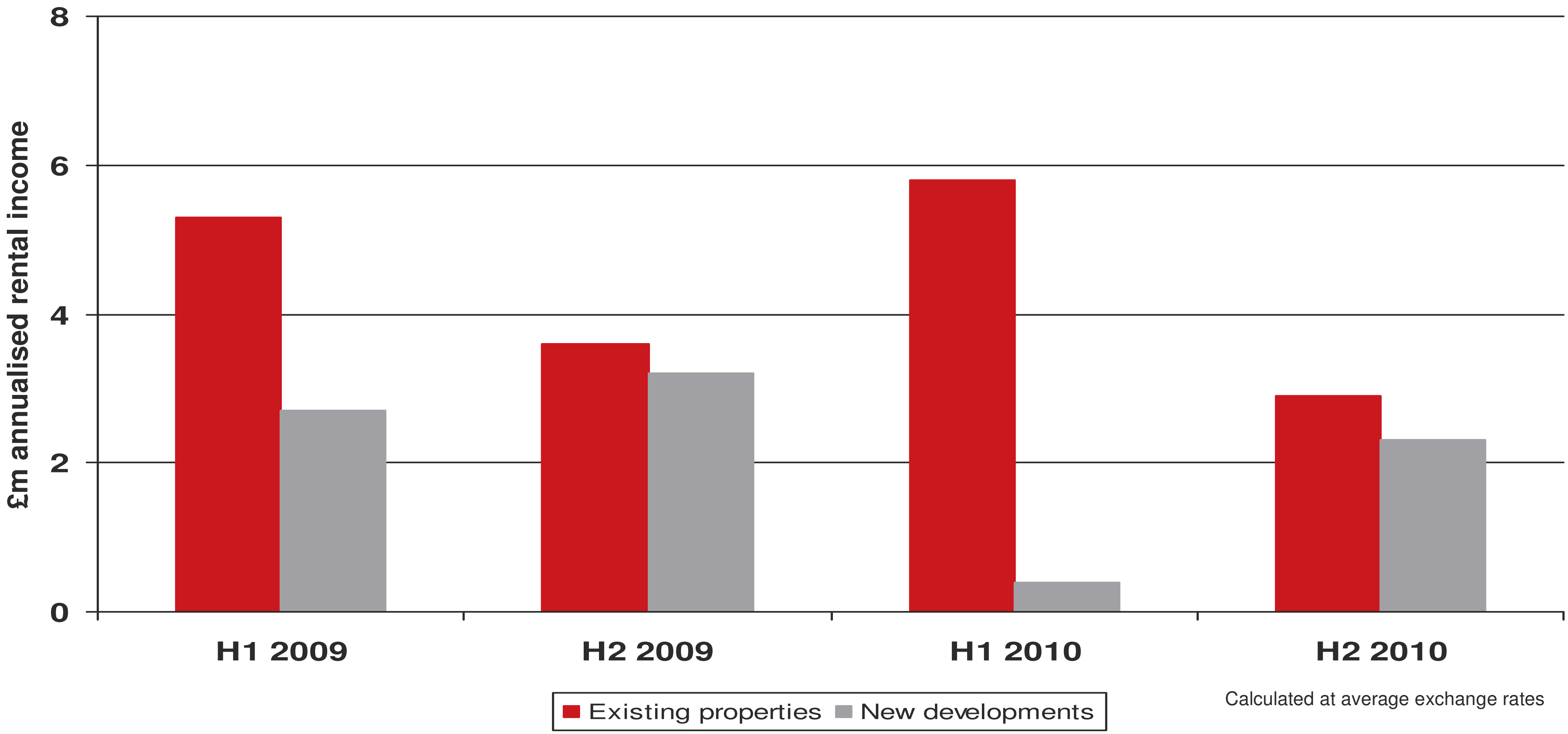
- Retention rates: Group – 63% and UK – 55%

Continental European Portfolio
£1.4bn of completed properties



Based on value of completed properties. Joint ventures included at share

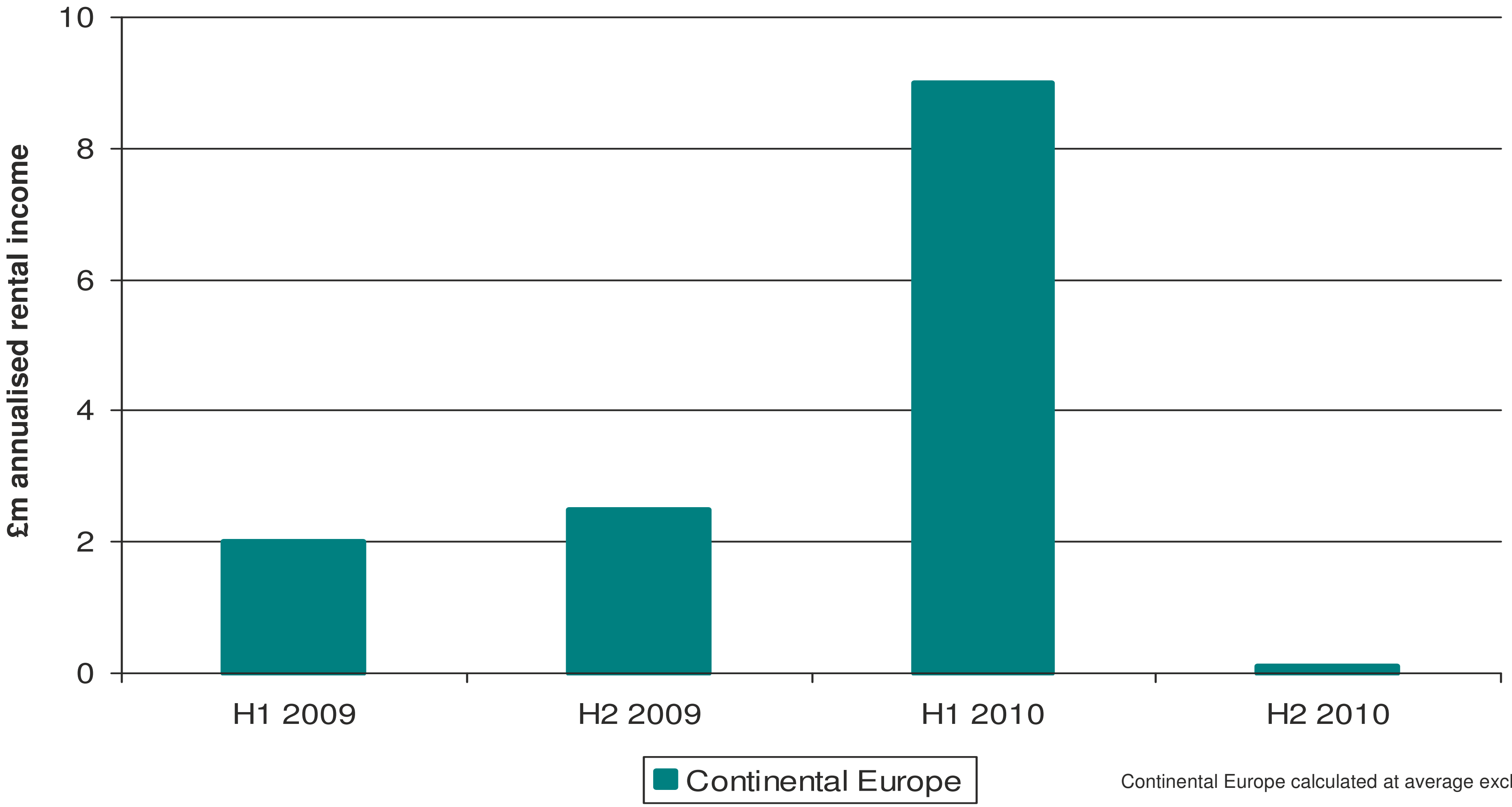
Improve occupancy
Continental Europe lettings



Calculated at average exchange rates

- Lettings completed at headline rental levels 2.2% below December 2009 ERVs
- Rent free incentives decreased to 6.8% (2009: 9.0%)

Improve occupancy
Takebacks remain high driven by space consolidation



Continental Europe calculated at average exchange rates

- Retention rates: Group – 63% and Continental Europe – 75%

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2010 results and 2011 outlook

David Sleath – Group Finance Director

Full year results to 31 December 2010
Further improvement in occupancy

- Strong operating performance
- Continued delivery against our three priorities to:
  - **Improve occupancy**
    - Group vacancy reduced to 12.0% from 14.1% at 31 March 2010
  - **Profitably grow and improve the portfolio**
    - Portfolio further enhanced and focused
  - **Prudently manage our financial position**
    - Significant extension of maturity profile and gearing reduced
- 2011 will be another challenging year but SEGRO well positioned

Key financial highlights

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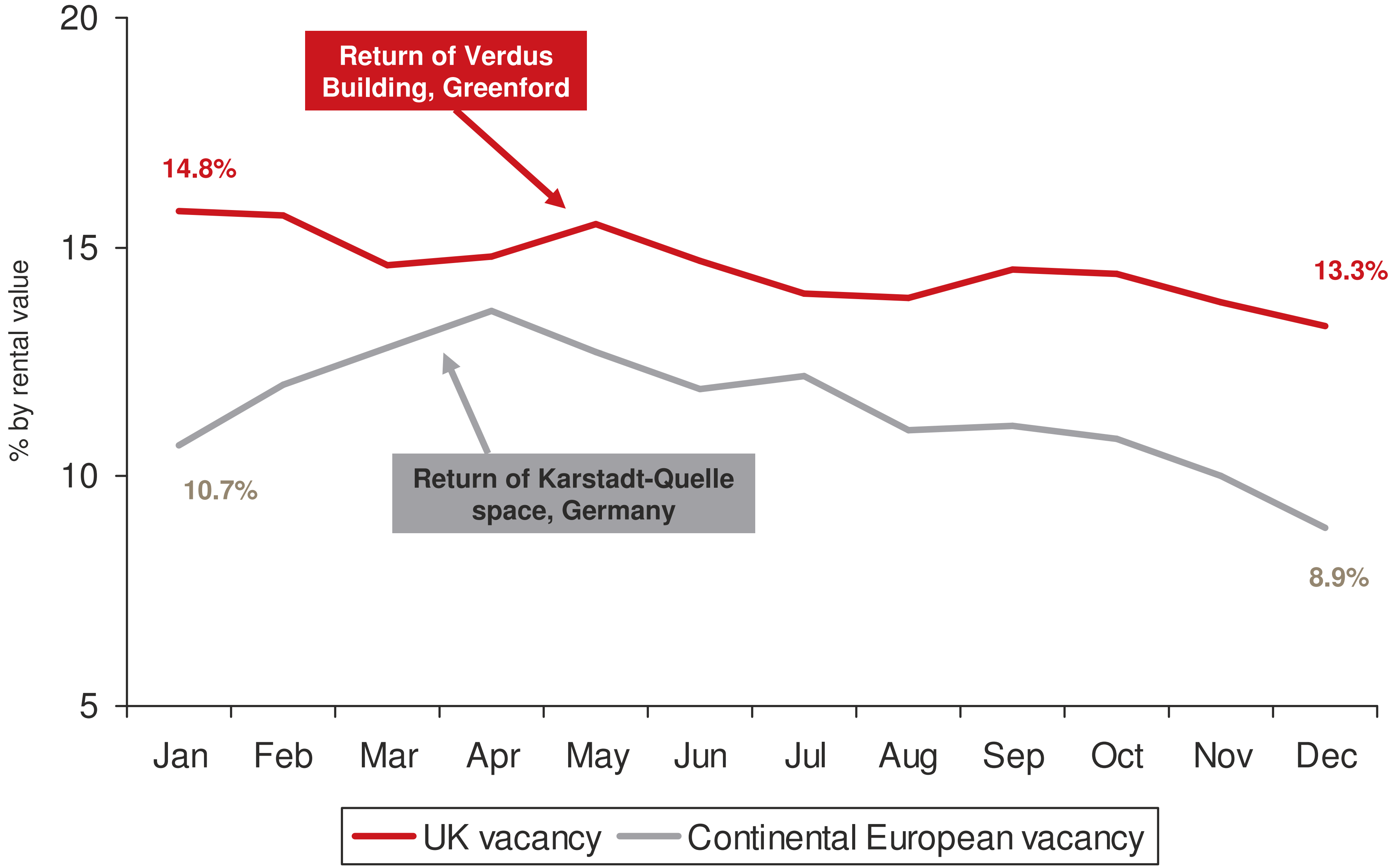
	2010	2009	Change %
EPRA PBT (£m)	127.3	104.3	22.1
EPRA EPS (pence)	17.1	18.3	(6.6)
Total dividend per share (pence)	14.3	14.0	2.1
- final dividend per share (pence)	9.6	9.4	2.1

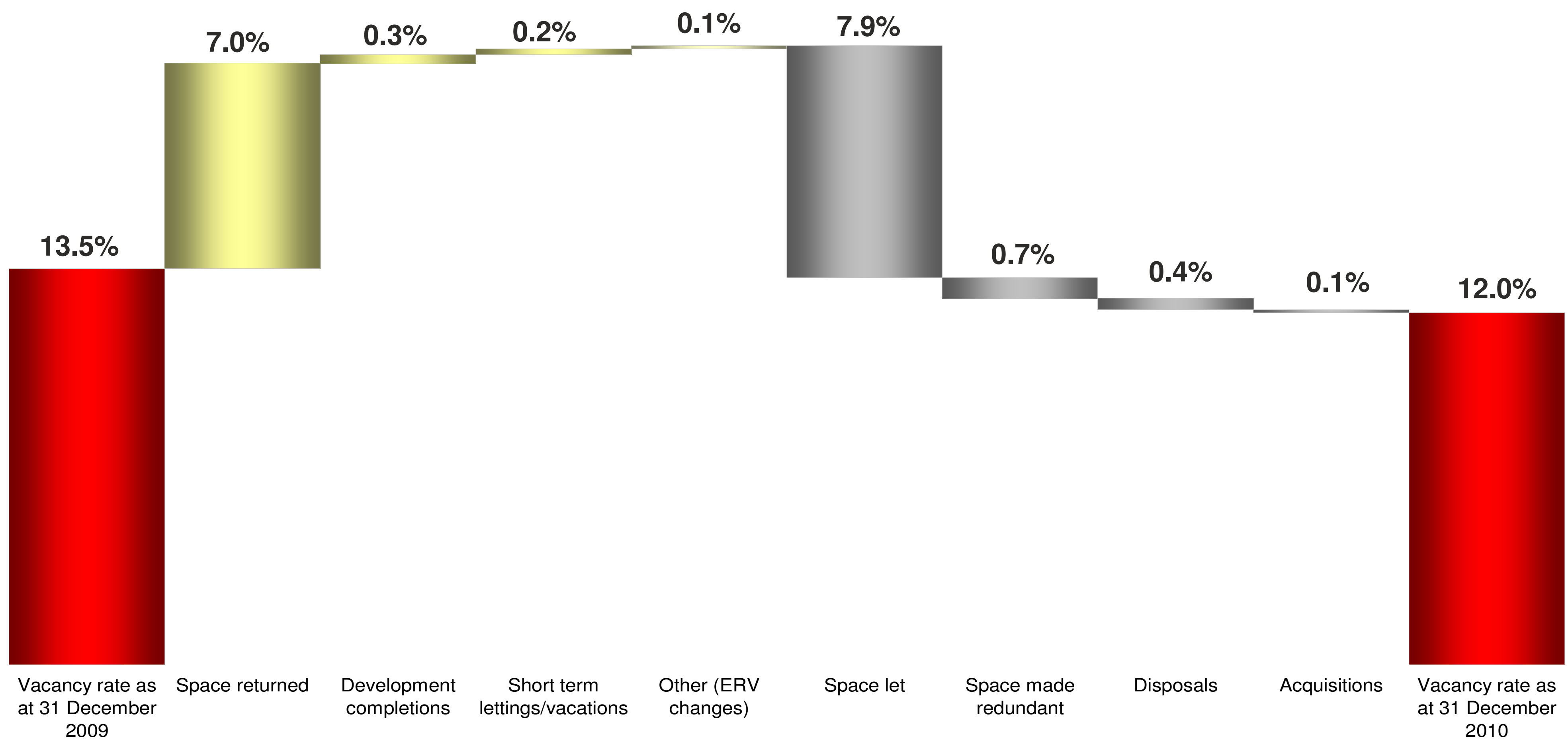
	2010	2009	Change %
EPRA adjusted NAV per share[1] (pence)	376	367	2.5
Net debt (£m)	2,203.2	2,420.1	(9.0)
Gearing (%)	80	91	(12.1)

1. EPRA adjusted NAV per share including fair value of derivatives and trading properties

Improve occupancy
Group vacancy rate of 12.0%



Improve occupancy
Group vacancy bridge



Improve and grow the portfolio
Growing pre-let pipeline with 12 projects signed

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Approved internally

- Freight handler, Heathrow, London (9,900 sq m)
- Data centre, Slough Trading Estate (5,700 sq m)
- Data manager, Berlin, Germany (5,100 sq m)
- Power generation Co., Berlin, Germany (5,100 sq m)
- Telecoms Co., Milan, Italy (11,800 sq m)
- Electronics Co., Milan, Italy (7,000 sq m)
- Distribution Co., Silesia, Poland (6,000 sq m)

Contracted

- Ragus Sugars, Slough Trading Estate (3,300 sq m)
- Selig, Slough Trading Estate (7,000 sq m)
- Lonza, Slough Trading Estate (5,500 sq m)
- Budget hotel, Edmonton, London (3,800 sq m)

Under Construction

Expected completion

H2 2011

- HCH, Heathrow, London (5,700 sq m)
- Selco, Slough Trading Estate (3,200 sq m)
- Distribution Co., Enfield, London (3,500 sq m)
- Casino, Gonesse, Paris (28,000 sq m)
- Takko, Hamburg, Germany (20,700 sq m)

H1 2011

- HL Display, Gliwice, Poland (7,600 sq m)
- Adler, Ostrava, Czech Republic (5,100 sq m)
- Distribution Co., Southall, London (3,400 sq m)

c.£9m rental income and £68m capex

Data as of 24 February 2011

Outlook
2011 will present further challenges

- Enquiry levels strong
- Healthy pipeline of pre-let developments
- Challenges in 2010 likely to continue into 2011
  - Managing takebacks remains key focus
- Future potential:
  - Reduction of 1% in vacancy = c.£6m additional annualised earnings
  - Well located and prudently valued land bank

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Funding and Treasury Strategy

Andrew Pilsworth – Group Treasurer

Maintaining Balance Sheet Strength

A year of active financial management and rationalisation
Strong financial position at 31 December 2010

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- Net debt of £2.2bn (Dec 2009: £2.4bn)
- Cash and undrawn bank facilities of £527m
- Adjusted gearing ratio of 80% (Dec 2009: 91%)
  - Property valuation headroom of >28% vs. 160% covenant
  - LTV of 46% (Dec 2009: 47%)
- Balanced debt funding mix
  - 83% of net borrowings are bonds
  - 17% of net borrowings are bank debt net of cash
- Weighted average cost of gross borrowings: 5.1%
  - 5.5% allowing for commitment fees and amortised costs
- Weighted average debt maturity of 9.8 years
- 97% of net borrowings are unsecured

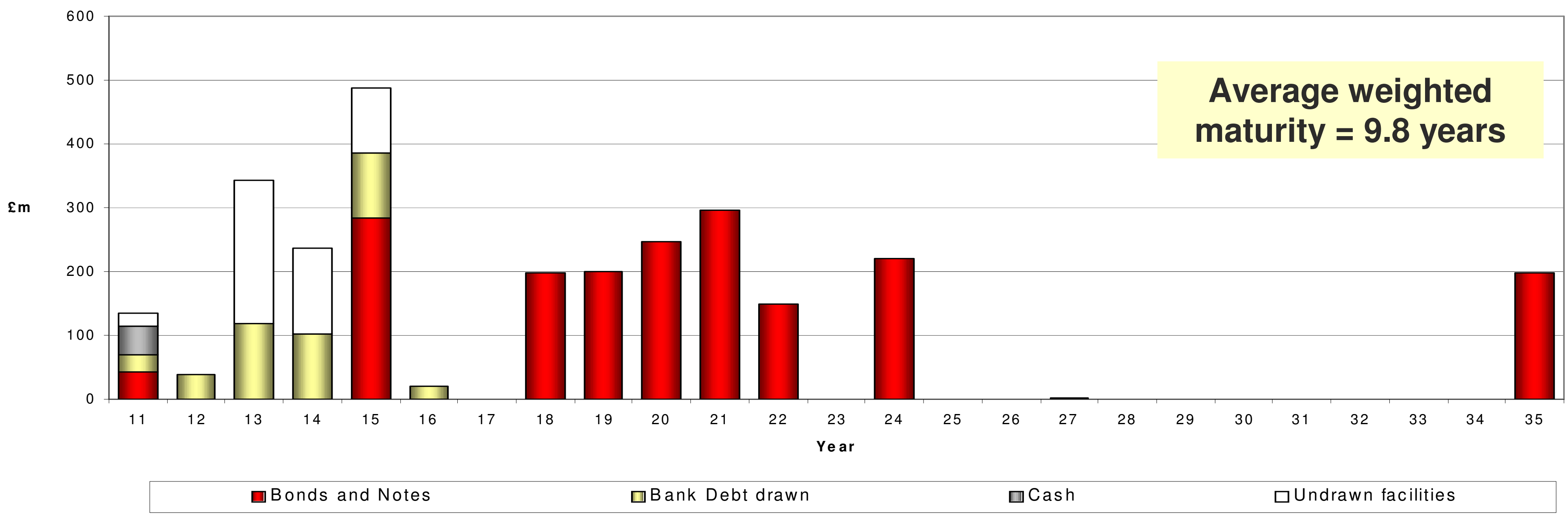
Key Treasury activity in 2010

Feb	Interest rate risk policy review
June	£281m new/extended bank facilities (3 - 4.5 years)
Sep	Full Treasury Policy review
Nov	Currency translation hedge risk policy review
Dec	Brixton bond substitution (£348m face value of bonds) New €240m (£205m) 5 year bank facility

Treasury Strategy - Debt maturity profile

31 December 2010

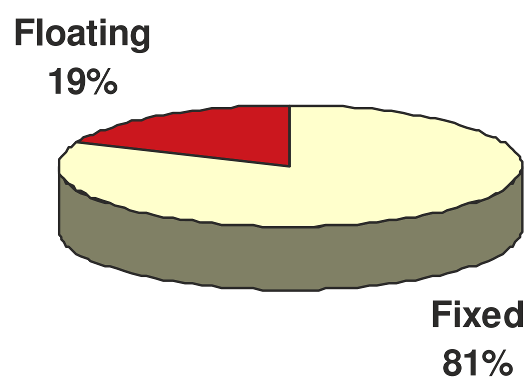
- Strong maturity profile
- Only around £100m of debt funding facilities mature before December 2012
- > £500m of liquidity for refinancing, capital expenditure and headroom



Treasury Strategy
Interest rate risk management

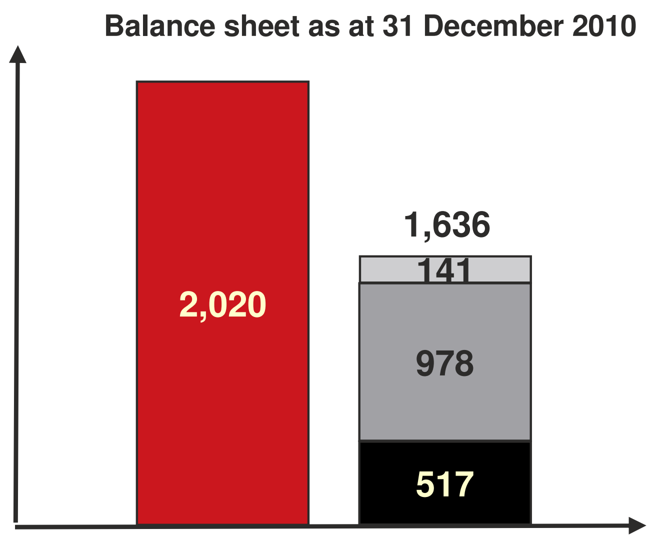
- Full policy review conducted in February 2010
- Policy is to manage fixed interest cover within a range of 60-100% of net borrowings by major borrowing currency
- Fixed cover level within the policy range depends on a number of factors including:
  - Impact on debt covenants
  - Impact of earnings
  - Forecast debt levels
  - Interest rate views
  - Adopting consistent and transparent hedging strategies

December 2010



Treasury Strategy
Euro currency exposure and hedging
Full policy review conducted in 2010

- Board approved policy is that 50% to 90% of gross assets should be hedged by liabilities in the same currency
  - Top end of the range protects NAV, earnings and cash flow from weaker €
  - Bottom end of the range protects gearing from stronger €
- Target within the range depends on a number of factors including :
  - Actual and forecast gearing
  - Actual and forecast € asset levels
  - Exchange rate views
  - Adopting consistent and transparent hedging strategies
- Actual level of translation hedged increased from 69% at 31 December 2009 to 81% at 31 December 2010



- € assets 81% hedged by € liabilities
- €385m (£329m) of residual exposure – 12% of Group NAV
- NAV sensitivity (vs. Dec-10 rate of €1.17:£1)
  - +/- 10% (€1.29/€1.05) = +/- c.£33m NAV
- € income 54% hedged by € expenditure
- Income sensitivity (€1.17:£1 in 12m to Dec-10)
  - +/- 10% (€1.29/€1.05) = +/- c.£4.4m

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Executive Summary

Ian Coull – Group CEO

Executive Summary

- A strong operating performance in 2010 despite a challenging environment
- Group vacancy reduced from 13.5% to 12.0%
- Strong balance sheet position maintained during 2010
- Clear business and financial strategy
  - Well placed to take advantage of market opportunities
- Ongoing commitment to transparency with stakeholders
- The support of our bond investors is valued and appreciated

Questions?

Forward-looking statements

This presentation may contain certain forward-looking statements with respect to SEGRO's expectations and plans, strategy, management's objectives, future performance, costs, revenues and other trend information. These statements and forecasts involve risk and uncertainty because they relate to events and depend upon circumstances that may occur in the future. There are a number of factors which could cause actual results or developments to differ materially from those expressed or implied by these forward looking statements and forecasts. The statements have been made with reference to forecast price changes, economic conditions and the current regulatory environment. Nothing in this presentation should be construed as a profit forecast. Past share performance cannot be relied on as a guide to future performance.

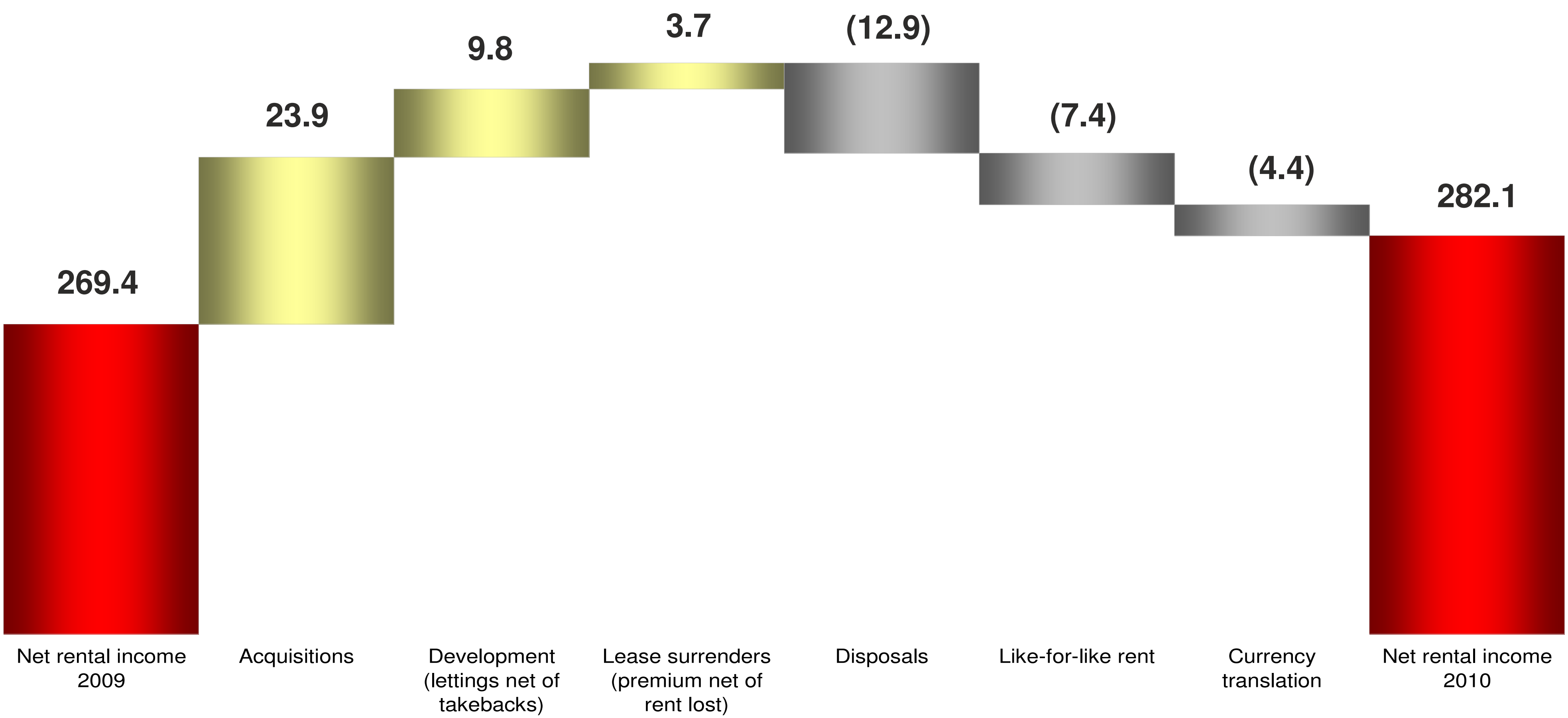
APPENDICES

Adjusted profit before tax
Up 22.1% versus 2009

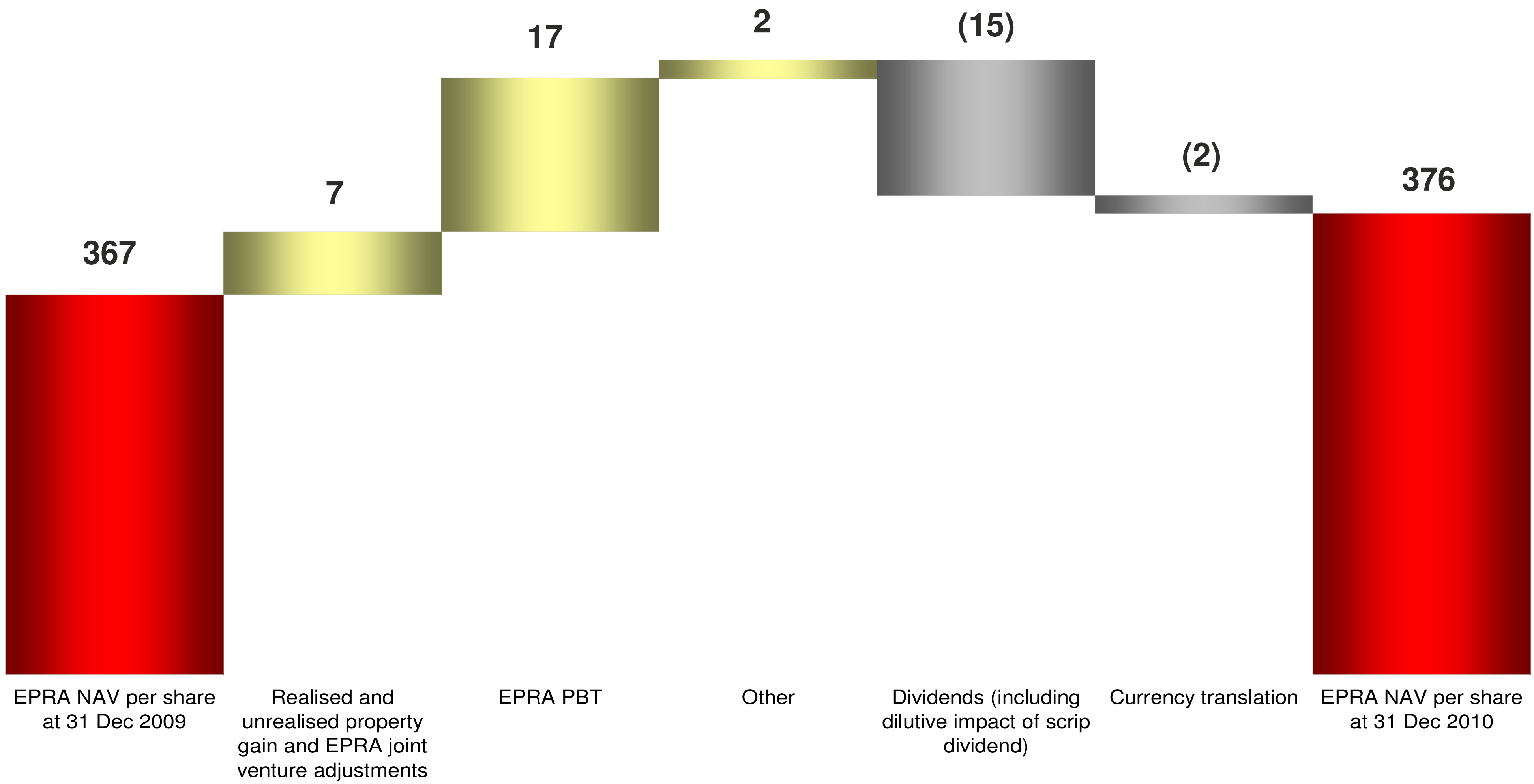
	2010 £m	2009 £m
Gross rental income	344.6	328.4
Property operating expenses	(62.5)	(59.0)
Net rental income	**282.1**	**269.4**
Joint venture management fee	1.9	-
Share of joint ventures' EPRA profits[1]	10.8	2.8
Administration expenses – excluding prior year exceptionals	(39.2)	(40.3)
EPRA operating profit	**255.6**	**231.9**
Net finance costs (excluding fair value movements on derivatives)	(128.3)	(127.6)
EPRA profit before tax	**127.3**	**104.3**

1. Net property rental income less administrative expenses, net interest expenses and taxation.

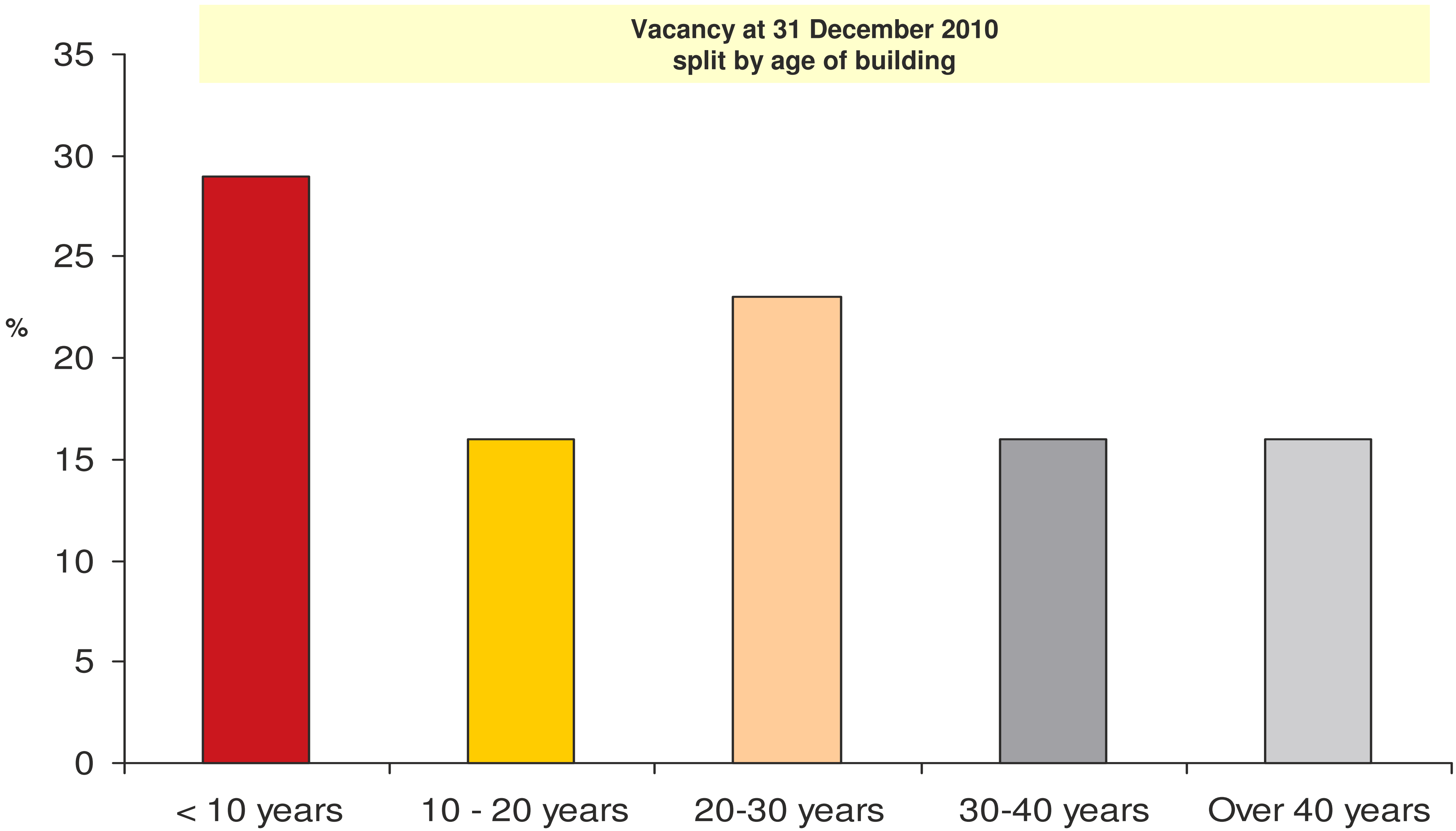
Net rental income (£m)
Up 4.7% versus 2009



EPRA NAV per share (pence)
Up 2.5% versus 31 December 2009



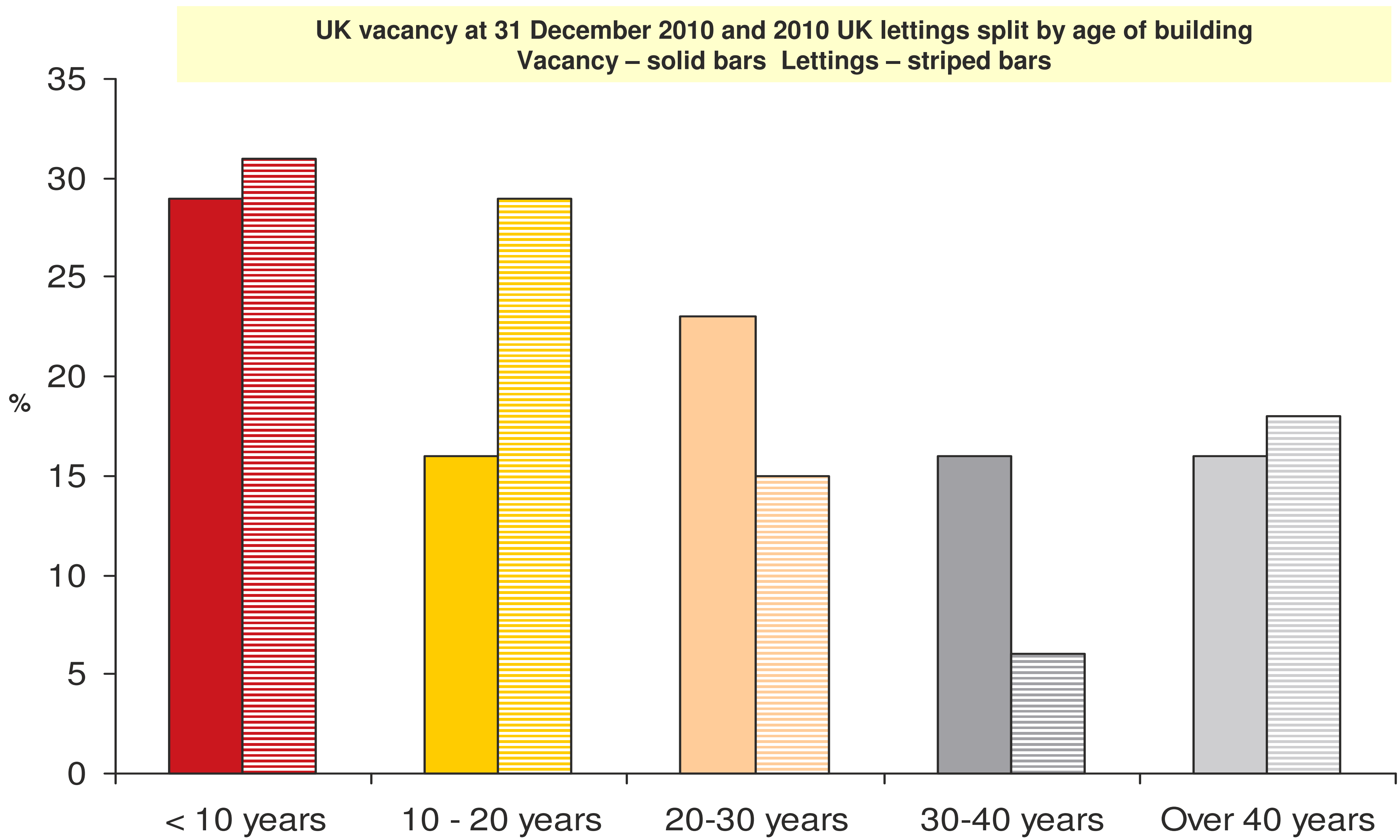
Improve occupancy
Age of building is not a deterrent to the right customer



UK vacancy by rental value. Excluding acquired properties where no age data is available. Age of construction or latest major refurbishment

Improve occupancy

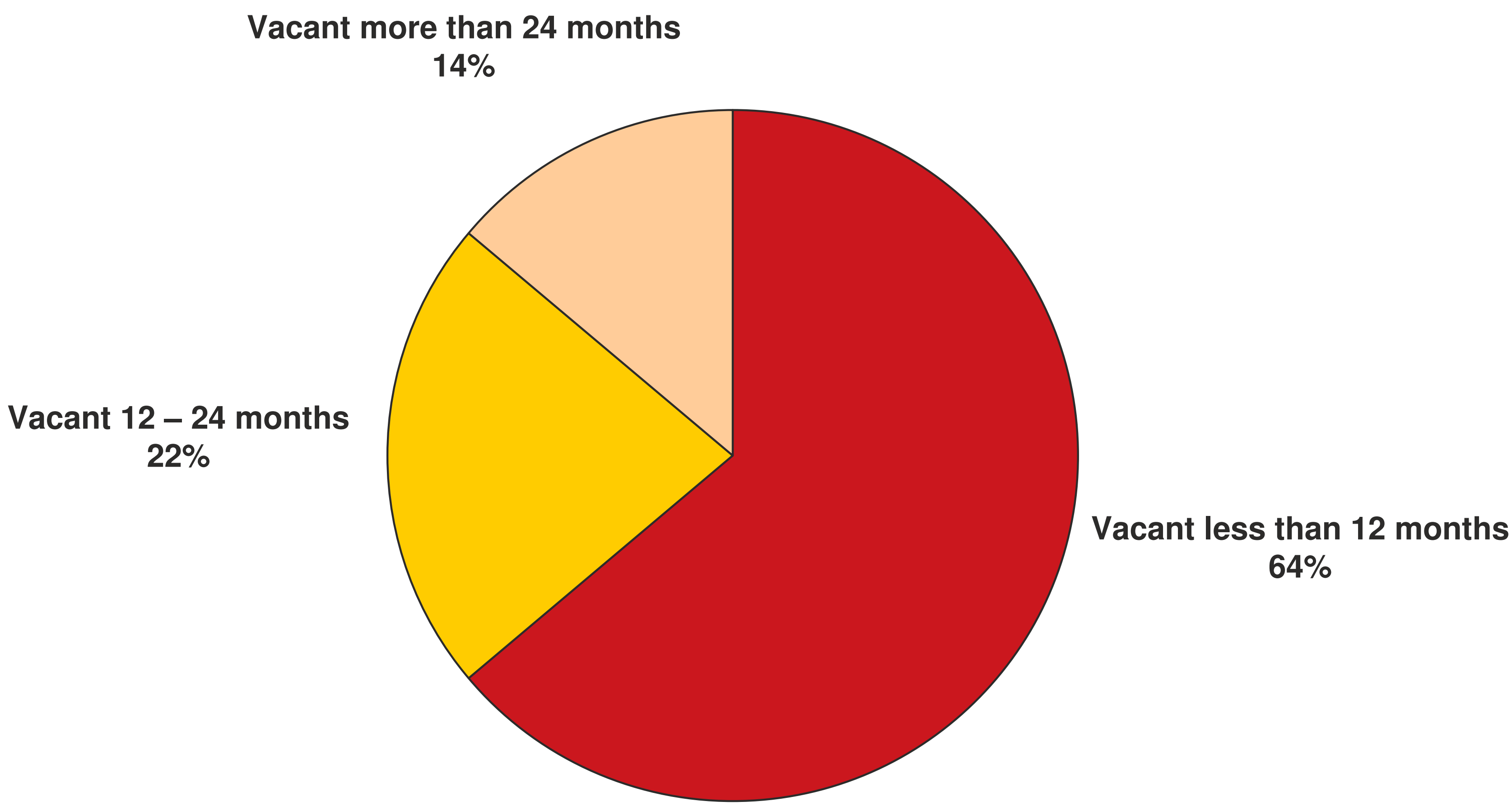
Age of building is not a deterrent to the right customer



UK vacancy and lettings by rental value. Excluding acquired properties where no age data is available. Age of construction or latest major refurbishment

Improve occupancy

86% of current UK vacancy has been vacant <24 months



UK vacancy as at 31 December 2010 by rental value. Excluding acquired properties where no data is available. Joint ventures included at share

Cash Flow Summary

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	2010 £m	2009 £m
Cash flow from operations	**244.9**	**222.1**
Net finance costs	(141.1)	(144.7)
Dividends received (net)	8.8	12.9
Tax paid	(6.0)	(11.0)
Free cash flow	**106.6**	**79.3**
Net cash inflow from Brixton acquisition	-	54.7
Capital expenditure (excluding trading properties)	(63.9)	(191.2)
Investment property sales (including joint ventures)	397.0	421.3
Investment in joint ventures	(195.4)	6.7
Dividends paid	(82.8)	(59.2)
Rights issue/Placing and open offer proceeds	-	741.4
Derivatives close out	23.4	(190.7)
Other items	8.8	0.8
Net funds flow	**193.7**	**863.1**

Profit/(loss) before tax

	2010 £m	2009 £m
EPRA profit before tax	**127.3**	**104.3**
Adjustments:		
Exceptional administration expenses	-	(7.8)
Adjustments to share of profit/(loss) from JVs after tax	31.1	1.8
Loss on sale of investment properties	(2.8)	(54.7)
Valuation surplus/(deficit) on investment and owner occupied properties	32.4	(271.8)
(Loss)/profit on sale of trading properties	(0.1)	0.6
Increase in provision for impairment of trading properties	(3.6)	(16.1)
Gain/(loss) on sale of investments in JVs	(0.5)	12.9
Other investment income/(loss)	5.8	(8.0)
(Amounts written off)/gain recognised on acquisitions	(13.9)	8.6
Net fair value gain/(loss) on interest rate swaps and other derivatives	21.5	(17.9)
Total adjustments	69.9	(352.4)
Profit/(loss) before tax	**197.2**	**(248.1)**

Property valuation – UK

4.4% increase as yields sharpen

	Portfolio split	Valuation 31 December 2010	Net initial yield	Net true equivalent yield	Valuation movement[1]
	% by value	£m	%	%	%
Completed properties					
London Markets	43	1,507	5.2	7.6	5.1
Thames Valley	38	1,313	6.0	7.9	3.5
National Markets	19	659	6.2	8.3	4.6
Total UK	**100**	**3,479**	**5.7**	**7.8**	**4.4**

IPD Quarterly Index Industrial full year capital growth of 3.5%

- The valuation movement % is based on the difference between the opening and closing valuations, allowing for capital expenditure and disposals.

Property valuation – Continental Europe
3.9% reduction impacted by specific one off factors

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	Portfolio Split % by value	Valuation 31 December 2010 £m	Net initial yield %	Net true equivalent yield %	Valuation movement[1] %
Completed properties					
Germany	29	398	7.2	7.4	(9.7)
France	27	376	6.4	8.9	-
Poland	15	205	8.1	8.5	6.8
Benelux	20	275	5.8	7.5	(3.1)
Other	9	131	8.4	7.5	(11.5)
Total	**100**	**1,385**	**6.9**	**8.0**	**(3.9)**

1. The valuation movement % is based on the difference between the opening and closing valuations, allowing for capital expenditure and disposals.

Largest disposals - 2010

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Asset	Month of disposal	Gross proceeds (£m)
Heathrow assets into APP	June	237.1
Westcore portfolio, Heathrow	December	79.3
Treforest Industrial Estate	December	27.7
Fluor Building (IQ Farnborough)	May	21.0
Velilla and Torrejon, Madrid	December	15.4
Land at Farnborough	June	14.8
The Hub, Heywood Distribution Park	May	13.6
Woodside Industrial Estate (APP asset)	December	11.2*
Berlin Industriestrasse	January	8.5
Woulwe Industry Park, Belgium	April	8.3

* 100% of gross proceeds shown