

**PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY
A PERSON WITH INTERESTS IN RELEVANT SECURITIES REPRESENTING 1% OR MORE**

Rule 8.3 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Qube Research & Technologies Limited
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	^
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	SEGRO plc
(d) If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree:	^
(e) Date position held/dealing undertaken: <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	12-11-2024
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	Yes - TRITAX EUROBOX PLC ^

2. POSITIONS OF THE PERSON MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates following the dealing (if any)

Class of relevant security: ^	10p ordinary			
^ ^	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	0	0.0	0	0.0
(2) Cash-settled derivatives: ^	7,370,624	0.54	0	0.0
(3) Stock-settled derivatives (including options) and agreements to purchase/sell: ^	0	0	0	0
TOTAL:	7,370,624	0.54	0	0.0

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

(b) Rights to subscribe for new securities (including directors' and other employee options)

Class of relevant security in relation to which subscription right exists:	0
Details, including nature of the rights concerned and relevant percentages:	0

3. DEALINGS (IF ANY) BY THE PERSON MAKING THE DISCLOSURE

Where there have been dealings in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 3(a), (b), (c) or (d) (as appropriate) for each additional class of relevant security dealt in.

The currency of all prices and other monetary amounts should be stated.

(a) Purchases and sales

Class of relevant security	Purchase/sale Ä	Number of securities	Price per unit (GBp)
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(b) Cash-settled derivative transactions

Class of relevant security	Product description <i>e.g. call option</i>	Nature of dealing <i>e.g. opening/closing a long/short position, increasing/reducing a long/short position</i>	Number of securities	Exercise price per unit (GBp)
10p ordinary	Equity swap	increasing a long position	2	782.50
10p ordinary	Equity swap	increasing a long position	6	773.80
10p ordinary	Equity swap	increasing a long position	93	778.50
10p ordinary	Equity swap	increasing a long position	230	781.30
10p ordinary	Equity swap	increasing a long position	269	779.70
10p ordinary	Equity swap	increasing a long position	341	781.90
10p ordinary	Equity swap	increasing a long position	369	782.60
10p ordinary	Equity swap	increasing a long position	391	778.10
10p ordinary	Equity swap	increasing a long position	399	780.10
10p ordinary	Equity swap	increasing a long position	403	774.00
10p ordinary	Equity swap	increasing a long position	405	777.30
10p ordinary	Equity swap	increasing a long position	405	781.50
10p ordinary	Equity swap	increasing a long position	408	780.50
10p ordinary	Equity swap	increasing a long position	432	772.20
10p ordinary	Equity swap	increasing a long position	482	775.40
10p ordinary	Equity swap	increasing a long position	516	780.70
10p ordinary	Equity swap	increasing a long position	520	777.10
10p ordinary	Equity swap	increasing a long position	534	782.80
10p ordinary	Equity swap	increasing a long position	564	779.90
10p ordinary	Equity swap	increasing a long position	582	773.40
10p ordinary	Equity swap	increasing a long position	638	774.20
10p ordinary	Equity swap	increasing a long position	672	777.70
10p ordinary	Equity swap	increasing a long position	712	773.60
10p ordinary	Equity swap	increasing a long position	787	776.00
10p ordinary	Equity swap	increasing a long position	792	783.00
10p ordinary	Equity swap	increasing a long position	801	782.30
10p ordinary	Equity swap	increasing a long position	805	775.80
10p ordinary	Equity swap	increasing a long position	810	780.30
10p ordinary	Equity swap	increasing a long position	830	781.10
10p ordinary	Equity swap	increasing a long position	860	780.90
10p ordinary	Equity swap	increasing a long position	915	782.70
10p ordinary	Equity swap	increasing a long position	950	783.20
10p ordinary	Equity swap	increasing a long position	954	774.60
10p ordinary	Equity swap	increasing a long position	999	769.20
10p ordinary	Equity swap	increasing a long position	1054	773.00
10p ordinary	Equity swap	increasing a long position	1543	776.20
10p ordinary	Equity swap	increasing a long position	1757	780.80
10p ordinary	Equity swap	increasing a long position	2113	776.40
10p ordinary	Equity swap	increasing a long position	2244	782.00
10p ordinary	Equity swap	increasing a long position	2381	777.60
10p ordinary	Equity swap	increasing a long position	2976	778.60
10p ordinary	Equity swap	increasing a long position	3021	775.60
10p ordinary	Equity swap	increasing a long position	3288	778.80
10p ordinary	Equity swap	increasing a long position	4081	782.40

10p ordinary	Equity swap	increasing a long position	4124	776.60
10p ordinary	Equity swap	increasing a long position	4149	780.40
10p ordinary	Equity swap	increasing a long position	4179	778.40
10p ordinary	Equity swap	increasing a long position	4187	777.00
10p ordinary	Equity swap	increasing a long position	4207	779.60
10p ordinary	Equity swap	increasing a long position	4212	778.20
10p ordinary	Equity swap	increasing a long position	4299	781.80
10p ordinary	Equity swap	increasing a long position	4433	780.00
10p ordinary	Equity swap	increasing a long position	4494	782.20
10p ordinary	Equity swap	increasing a long position	4652	780.60
10p ordinary	Equity swap	increasing a long position	4665	781.60
10p ordinary	Equity swap	increasing a long position	4927	779.00
10p ordinary	Equity swap	increasing a long position	5048	779.20
10p ordinary	Equity swap	increasing a long position	5174	780.20
10p ordinary	Equity swap	increasing a long position	5891	781.40
10p ordinary	Equity swap	increasing a long position	6123	777.80
10p ordinary	Equity swap	increasing a long position	6749	781.20
10p ordinary	Equity swap	increasing a long position	7011	779.40
10p ordinary	Equity swap	increasing a long position	7101	777.40
10p ordinary	Equity swap	increasing a long position	7254	781.00
10p ordinary	Equity swap	increasing a long position	8200	778.00
10p ordinary	Equity swap	increasing a long position	8453	777.20
10p ordinary	Equity swap	increasing a long position	10409	779.80
10p ordinary	Equity swap	increasing a long position	33996	776.80
10p ordinary	Equity swap	decreasing a long position	114	768.40
10p ordinary	Equity swap	decreasing a long position	162	774.20
10p ordinary	Equity swap	decreasing a long position	204	774.80
10p ordinary	Equity swap	decreasing a long position	301	772.80
10p ordinary	Equity swap	decreasing a long position	364	771.20
10p ordinary	Equity swap	decreasing a long position	387	773.90
10p ordinary	Equity swap	decreasing a long position	408	780.50
10p ordinary	Equity swap	decreasing a long position	416	781.30
10p ordinary	Equity swap	decreasing a long position	422	780.70
10p ordinary	Equity swap	decreasing a long position	481	770.00
10p ordinary	Equity swap	decreasing a long position	514	772.20
10p ordinary	Equity swap	decreasing a long position	550	775.00
10p ordinary	Equity swap	decreasing a long position	625	781.10
10p ordinary	Equity swap	decreasing a long position	640	781.50
10p ordinary	Equity swap	decreasing a long position	767	782.30
10p ordinary	Equity swap	decreasing a long position	775	773.00
10p ordinary	Equity swap	decreasing a long position	845	776.00
10p ordinary	Equity swap	decreasing a long position	849	774.40
10p ordinary	Equity swap	decreasing a long position	873	783.20
10p ordinary	Equity swap	decreasing a long position	944	773.80
10p ordinary	Equity swap	decreasing a long position	950	780.30
10p ordinary	Equity swap	decreasing a long position	1116	783.10
10p ordinary	Equity swap	decreasing a long position	1227	775.70
10p ordinary	Equity swap	decreasing a long position	1254	782.70
10p ordinary	Equity swap	decreasing a long position	1280	774.60
10p ordinary	Equity swap	decreasing a long position	1312	780.90

10p ordinary	Equity swap	decreasing a long position	1322	773.40
10p ordinary	Equity swap	decreasing a long position	1371	777.30
10p ordinary	Equity swap	decreasing a long position	1376	777.90
10p ordinary	Equity swap	decreasing a long position	1444	782.50
10p ordinary	Equity swap	decreasing a long position	1445	783.00
10p ordinary	Equity swap	decreasing a long position	1476	776.50
10p ordinary	Equity swap	decreasing a long position	1495	773.60
10p ordinary	Equity swap	decreasing a long position	1634	782.40
10p ordinary	Equity swap	decreasing a long position	1643	779.30
10p ordinary	Equity swap	decreasing a long position	1692	778.70
10p ordinary	Equity swap	decreasing a long position	1790	776.30
10p ordinary	Equity swap	decreasing a long position	1869	782.20
10p ordinary	Equity swap	decreasing a long position	1910	782.80
10p ordinary	Equity swap	decreasing a long position	1920	780.10
10p ordinary	Equity swap	decreasing a long position	1943	776.40
10p ordinary	Equity swap	decreasing a long position	2259	779.10
10p ordinary	Equity swap	decreasing a long position	2377	782.60
10p ordinary	Equity swap	decreasing a long position	2465	775.80
10p ordinary	Equity swap	decreasing a long position	2524	779.50
10p ordinary	Equity swap	decreasing a long position	2602	775.40
10p ordinary	Equity swap	decreasing a long position	2678	774.00
10p ordinary	Equity swap	decreasing a long position	2910	778.10
10p ordinary	Equity swap	decreasing a long position	2991	775.20
10p ordinary	Equity swap	decreasing a long position	3077	778.50
10p ordinary	Equity swap	decreasing a long position	3086	775.60
10p ordinary	Equity swap	decreasing a long position	3114	779.90
10p ordinary	Equity swap	decreasing a long position	3126	775.90
10p ordinary	Equity swap	decreasing a long position	3179	780.80
10p ordinary	Equity swap	decreasing a long position	3426	776.60
10p ordinary	Equity swap	decreasing a long position	3562	778.20
10p ordinary	Equity swap	decreasing a long position	3875	779.40
10p ordinary	Equity swap	decreasing a long position	3953	777.20
10p ordinary	Equity swap	decreasing a long position	4248	777.10
10p ordinary	Equity swap	decreasing a long position	4291	776.20
10p ordinary	Equity swap	decreasing a long position	4471	777.70
10p ordinary	Equity swap	decreasing a long position	4776	778.00
10p ordinary	Equity swap	decreasing a long position	5027	778.90
10p ordinary	Equity swap	decreasing a long position	5206	778.30
10p ordinary	Equity swap	decreasing a long position	5470	782.00
10p ordinary	Equity swap	decreasing a long position	5678	780.60
10p ordinary	Equity swap	decreasing a long position	5704	777.80
10p ordinary	Equity swap	decreasing a long position	5867	778.60
10p ordinary	Equity swap	decreasing a long position	6376	769.20
10p ordinary	Equity swap	decreasing a long position	6463	777.40
10p ordinary	Equity swap	decreasing a long position	6554	779.60
10p ordinary	Equity swap	decreasing a long position	6954	778.80
10p ordinary	Equity swap	decreasing a long position	7041	771.00
10p ordinary	Equity swap	decreasing a long position	7913	779.00
10p ordinary	Equity swap	decreasing a long position	7991	777.00
10p ordinary	Equity swap	decreasing a long position	8892	778.40

10p ordinary	Equity swap	decreasing a long position	9051	780.40
10p ordinary	Equity swap	decreasing a long position	9147	781.20
10p ordinary	Equity swap	decreasing a long position	9982	779.20
10p ordinary	Equity swap	decreasing a long position	11112	777.60
10p ordinary	Equity swap	decreasing a long position	11176	781.80
10p ordinary	Equity swap	decreasing a long position	11480	781.40
10p ordinary	Equity swap	decreasing a long position	11756	781.60
10p ordinary	Equity swap	decreasing a long position	12083	780.20
10p ordinary	Equity swap	decreasing a long position	12516	779.80
10p ordinary	Equity swap	decreasing a long position	13091	780.00
10p ordinary	Equity swap	decreasing a long position	18596	781.00
10p ordinary	Equity swap	decreasing a long position	290902	776.80

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description <i>e.g. call option</i>	Writing, purchasing, selling, varying etc.	Number of securities to which option relates	Exercise price per unit (GBP)	Type <i>e.g. American, European etc.</i>	Expiry date	Option money paid/ received per unit
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(ii) Exercise

Class of relevant security	Product description <i>e.g. call option</i>	Exercising/ exercised against	Number of securities	Exercise price per unit
0	0	0	0	0

(d) Other dealings (including subscribing for new securities)

Class of relevant security	Nature of dealing <i>e.g. subscription, conversion</i>	Details	Price per unit (if applicable)
0	0	0	0

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the person making the disclosure and any party to the offer or any person acting in concert with a party to the offer: <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i> None
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(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between the person making the disclosure and any other person relating to: (i) the voting rights of any relevant securities under any option; or (ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i> None

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
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Date of disclosure:	13-11-2024
Contact name:	Janice Falcao
Telephone number:	00442033140679

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panelâ€™s Market Surveillance Unit is available for consultation in relation to the Codeâ€™s disclosure requirements on +44 (0)20 7638 0129. The Code can be viewed on the Panelâ€™s website at www.thetakeoverpanel.org.uk.

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