

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>	14-11-2024
(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 A

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:	7,093,859	0.52	0	0.0
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0	0	0
TOTAL:	7,093,859	0.52	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	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	12	768.20
10p ordinary	Equity swap	increasing a long position	23	758.40
10p ordinary	Equity swap	increasing a long position	23	759.60
10p ordinary	Equity swap	increasing a long position	25	757.80
10p ordinary	Equity swap	increasing a long position	42	769.80
10p ordinary	Equity swap	increasing a long position	117	769.20
10p ordinary	Equity swap	increasing a long position	128	768.40
10p ordinary	Equity swap	increasing a long position	130	760.80
10p ordinary	Equity swap	increasing a long position	142	767.20
10p ordinary	Equity swap	increasing a long position	145	768.80
10p ordinary	Equity swap	increasing a long position	224	768.60
10p ordinary	Equity swap	increasing a long position	277	758.20
10p ordinary	Equity swap	increasing a long position	353	764.60
10p ordinary	Equity swap	increasing a long position	384	762.40
10p ordinary	Equity swap	increasing a long position	412	767.80
10p ordinary	Equity swap	increasing a long position	454	761.00
10p ordinary	Equity swap	increasing a long position	477	769.00
10p ordinary	Equity swap	increasing a long position	491	769.40
10p ordinary	Equity swap	increasing a long position	508	767.00
10p ordinary	Equity swap	increasing a long position	582	759.00
10p ordinary	Equity swap	increasing a long position	590	763.80
10p ordinary	Equity swap	increasing a long position	617	764.00
10p ordinary	Equity swap	increasing a long position	636	768.00
10p ordinary	Equity swap	increasing a long position	651	762.20
10p ordinary	Equity swap	increasing a long position	659	763.60
10p ordinary	Equity swap	increasing a long position	747	761.20
10p ordinary	Equity swap	increasing a long position	767	759.80
10p ordinary	Equity swap	increasing a long position	782	765.20
10p ordinary	Equity swap	increasing a long position	852	759.40
10p ordinary	Equity swap	increasing a long position	852	765.00
10p ordinary	Equity swap	increasing a long position	930	761.60
10p ordinary	Equity swap	increasing a long position	934	761.40
10p ordinary	Equity swap	increasing a long position	936	762.60
10p ordinary	Equity swap	increasing a long position	940	766.60
10p ordinary	Equity swap	increasing a long position	951	767.40
10p ordinary	Equity swap	increasing a long position	1141	765.40
10p ordinary	Equity swap	increasing a long position	1144	759.20
10p ordinary	Equity swap	increasing a long position	1159	764.80
10p ordinary	Equity swap	increasing a long position	1180	761.80
10p ordinary	Equity swap	increasing a long position	1281	763.20
10p ordinary	Equity swap	increasing a long position	1334	756.80
10p ordinary	Equity swap	increasing a long position	1387	765.80
10p ordinary	Equity swap	increasing a long position	1535	766.40
10p ordinary	Equity swap	increasing a long position	1940	764.20
10p ordinary	Equity swap	increasing a long position	1967	766.00

10p ordinary	Equity swap	increasing a long position	1982	766.80
10p ordinary	Equity swap	increasing a long position	1992	765.60
10p ordinary	Equity swap	increasing a long position	2513	760.40
10p ordinary	Equity swap	increasing a long position	2766	762.00
10p ordinary	Equity swap	increasing a long position	2866	764.40
10p ordinary	Equity swap	increasing a long position	2924	763.40
10p ordinary	Equity swap	increasing a long position	4931	766.20
10p ordinary	Equity swap	decreasing a long position	1	761.99
10p ordinary	Equity swap	decreasing a long position	4	761.79
10p ordinary	Equity swap	decreasing a long position	10	760.20
10p ordinary	Equity swap	decreasing a long position	11	759.80
10p ordinary	Equity swap	decreasing a long position	12	757.29
10p ordinary	Equity swap	decreasing a long position	18	760.00
10p ordinary	Equity swap	decreasing a long position	19	758.60
10p ordinary	Equity swap	decreasing a long position	19	762.20
10p ordinary	Equity swap	decreasing a long position	21	761.40
10p ordinary	Equity swap	decreasing a long position	24	761.80
10p ordinary	Equity swap	decreasing a long position	30	770.00
10p ordinary	Equity swap	decreasing a long position	33	762.80
10p ordinary	Equity swap	decreasing a long position	41	770.20
10p ordinary	Equity swap	decreasing a long position	58	758.29
10p ordinary	Equity swap	decreasing a long position	66	760.60
10p ordinary	Equity swap	decreasing a long position	89	758.00
10p ordinary	Equity swap	decreasing a long position	104	759.20
10p ordinary	Equity swap	decreasing a long position	207	758.89
10p ordinary	Equity swap	decreasing a long position	208	758.80
10p ordinary	Equity swap	decreasing a long position	220	758.40
10p ordinary	Equity swap	decreasing a long position	226	757.80
10p ordinary	Equity swap	decreasing a long position	232	765.60
10p ordinary	Equity swap	decreasing a long position	254	761.60
10p ordinary	Equity swap	decreasing a long position	265	762.40
10p ordinary	Equity swap	decreasing a long position	268	760.40
10p ordinary	Equity swap	decreasing a long position	276	764.40
10p ordinary	Equity swap	decreasing a long position	318	759.29
10p ordinary	Equity swap	decreasing a long position	337	766.40
10p ordinary	Equity swap	decreasing a long position	346	758.49
10p ordinary	Equity swap	decreasing a long position	354	758.69
10p ordinary	Equity swap	decreasing a long position	355	757.40
10p ordinary	Equity swap	decreasing a long position	376	759.39
10p ordinary	Equity swap	decreasing a long position	376	759.69
10p ordinary	Equity swap	decreasing a long position	387	763.20
10p ordinary	Equity swap	decreasing a long position	418	759.60
10p ordinary	Equity swap	decreasing a long position	442	766.00
10p ordinary	Equity swap	decreasing a long position	452	763.00
10p ordinary	Equity swap	decreasing a long position	499	766.60
10p ordinary	Equity swap	decreasing a long position	512	769.40
10p ordinary	Equity swap	decreasing a long position	518	760.89
10p ordinary	Equity swap	decreasing a long position	560	765.40
10p ordinary	Equity swap	decreasing a long position	621	761.39
10p ordinary	Equity swap	decreasing a long position	629	761.09

10p ordinary	Equity swap	decreasing a long position	641	761.69
10p ordinary	Equity swap	decreasing a long position	645	769.20
10p ordinary	Equity swap	decreasing a long position	697	755.80
10p ordinary	Equity swap	decreasing a long position	760	759.40
10p ordinary	Equity swap	decreasing a long position	788	762.00
10p ordinary	Equity swap	decreasing a long position	797	760.80
10p ordinary	Equity swap	decreasing a long position	845	764.80
10p ordinary	Equity swap	decreasing a long position	879	765.20
10p ordinary	Equity swap	decreasing a long position	895	769.00
10p ordinary	Equity swap	decreasing a long position	925	761.20
10p ordinary	Equity swap	decreasing a long position	951	763.60
10p ordinary	Equity swap	decreasing a long position	964	759.00
10p ordinary	Equity swap	decreasing a long position	971	769.60
10p ordinary	Equity swap	decreasing a long position	1389	765.80
10p ordinary	Equity swap	decreasing a long position	1405	762.60
10p ordinary	Equity swap	decreasing a long position	1558	766.80
10p ordinary	Equity swap	decreasing a long position	1778	768.60
10p ordinary	Equity swap	decreasing a long position	2053	768.00
10p ordinary	Equity swap	decreasing a long position	2068	768.20
10p ordinary	Equity swap	decreasing a long position	2165	765.00
10p ordinary	Equity swap	decreasing a long position	2291	767.40
10p ordinary	Equity swap	decreasing a long position	2487	754.40
10p ordinary	Equity swap	decreasing a long position	2557	764.60
10p ordinary	Equity swap	decreasing a long position	2960	766.20
10p ordinary	Equity swap	decreasing a long position	3041	768.80
10p ordinary	Equity swap	decreasing a long position	3535	767.60
10p ordinary	Equity swap	decreasing a long position	3680	767.00
10p ordinary	Equity swap	decreasing a long position	4946	767.20
10p ordinary	Equity swap	decreasing a long position	5123	761.59
10p ordinary	Equity swap	decreasing a long position	5476	768.40
10p ordinary	Equity swap	decreasing a long position	5646	767.80
10p ordinary	Equity swap	decreasing a long position	330648	769.80

(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	Â0

(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	Â0	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

(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
Date of disclosure:	15-11-2024
Contact name:	Janice Falcao
Telephone number:	00442033140679

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

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

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