

20 February 2025

SEGRO plc (the Company)

Directors/PDMRs Shareholding

On 19 February 2025, the Company granted conditional awards over shares in the Company under the SEGRO plc 2018 Long Term Incentive Plan (LTIP).

Details of the grant of LTIP awards to Directors/PDMRs of the Company are set out in the table below.

Name	Transaction	Number of shares subject to awards granted on 19 February 2025	Beneficial holdings (inclusive of the SEGRO plc Share Incentive Plan (SIP))
David Sleath	Grant of LTIP award ¹	335,378	917,526
Soumen Das ²	Grant of LTIP award ¹	207,808	536,208

1. The number of shares subject to the LTIP awards granted has been calculated using a share price of 714.00 pence, being the closing mid-market quotation of a share on the business day immediately preceding grant. This method of calculation is consistent with that used for previous awards.
2. Soumen Das' beneficial holding is partly held by a Person Closely Associated (PCA), Dipa Das.

The Notification of Dealing Forms provided in accordance with the requirements of the UK Market Abuse Regulation in relation to the transactions listed above are set out below:

1.	Details of the person discharging managerial responsibilities / person closely associated				
a)	Name		David Sleath		
2.	Reason for the notification				
a)	Position/status		Chief Executive		
b)	Initial notification /Amendment		Initial		
3.	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor				
a)	Name		SEGRO plc		
b)	LEI		213800XC35KGM9NFC641		
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted				
a)	Description of the financial instrument, type of instrument		Ordinary Shares of 10 pence each		
b)	Nature of the transaction		Grant of LTIP award		
c)	Price(s) and volume(s)		Price	Volume	Total
			NIL	335,378	NIL
d)	Aggregated information		N/A		
e)	Date of the transaction		19 February 2025		
f)	Place of the transaction		Off market		

1.	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Soumen Das
2.	Reason for the notification	
a)	Position/status	Chief Financial Officer
b)	Initial notification /Amendment	Initial
3.	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	

a)	Name	SEGRO plc		
b)	LEI	213800XC35KGM9NFC641		
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted			
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 10 pence each		
b)	Nature of the transaction	Grant of LTIP award		
c)	Price(s) and volume(s)	Price	Volume	Total
		NIL	207,808	NIL
d)	Aggregated information	N/A		
e)	Date of the transaction	19 February 2025		
f)	Place of the transaction	Off market		

Emma Jackman
Deputy Company Secretary
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