

28 March 2025

SEGRO plc (the Company)

Director/PDMR Shareholding

On 26 March 2025, shares granted to Executive Directors of the Company under the Long Term Incentive Plan (LTIP) on 26 March 2020 reached the end of the two-year holding period and were released as set out in the table below:

Name	Number of shares released (gross) ¹	Number of shares released (net)
David Sleath	219,877	116,534
Soumen Das	155,815	82,581

1. LTIP awards are structured as conditional awards over ordinary shares in the Company. The 2020 LTIP reached the end of the three-year performance period on 26 March 2023, following which the Remuneration Committee assessed the extent to which the performance conditions of this award had been satisfied and determined that 100 per cent of the award should vest. The 2020 LTIP awards made to Executive Directors were subject to a further two-year compulsory holding period, which ended on 26 March 2025. Further details of the operation of the LTIP are available in the Company's 2024 Annual Report and Accounts.

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 Identification code		Ordinary Shares of 10 pence each ISIN: GB00B5ZN1N88		
b)	Nature of the transaction		Ordinary shares acquired following the release of conditional share awards under the SEGRO plc Long Term Incentive Plan (LTIP).		
c)	Price(s) and volume(s)		Price	Volume	Total
			Nil	219,877	£0
d)	Aggregated information		N/A		
e)	Date of the transaction		26 March 2025		
f)	Place of the transaction		Outside of a trading venue		
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 Identification Code		Ordinary Shares of 10 pence each ISIN: GB00B5ZN1N88		
b)	Nature of the transaction		Sale of Ordinary Shares to meet personal tax and national insurance obligations arising from the release of an LTIP Award. The Ordinary Shares		

		sold to meet these obligations were sold in the main market of the London Stock Exchange on 26 March 2025.		
c)	Price(s) and volume(s)	Price	Volume	Total
		£7.0387	103,343	£727,400.37
d)	Aggregated information	N/A		
e)	Date of the transaction	26 March 2025		
f)	Place of the transaction	Main Market, London Stock Exchange (XLON)		

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 Identification code		Ordinary Shares of 10 pence each ISIN: GB00B5ZN1N88		
b)	Nature of the transaction		Ordinary shares acquired following the release of conditional share awards under the SEGRO plc Long Term Incentive Plan (LTIP).		
c)	Price(s) and volume(s)		Price	Volume	Total
			Nil	155,815	£0
d)	Aggregated information		N/A		
e)	Date of the transaction		26 March 2025		
f)	Place of the transaction		Outside of a trading venue		
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 Identification Code		Ordinary Shares of 10 pence each ISIN: GB00B5ZN1N88		
b)	Nature of the transaction		Sale of Ordinary Shares to meet personal tax and national insurance obligations arising from the release of an LTIP Award. The Ordinary Shares sold to meet these obligations were sold in the main market of the London Stock Exchange on 26 March 2025.		
c)	Price(s) and volume(s)		Price	Volume	Total
			£7.0387	73,234	£515,472.16
d)	Aggregated information		N/A		
e)	Date of the transaction		26 March 2025		
f)	Place of the transaction		Main Market, London Stock Exchange (XLON)		

+44 1753 213 533

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHFVLFLEXLZBBV