

29 April 2025

SEGRO plc (the Company)

### Directors/PDMRs Shareholding

On 28 April 2025, awards were granted to Directors/PDMRs under the SEGRO plc Deferred Share Bonus Plan (DSBP) in respect of the 2024 annual bonus (the 2024 DSBP Award).

Additionally, on 28 April 2025, following a recommendation made by the Company, the Trustee of the SEGRO plc Employees' Benefit Trust agreed to release the shares in the Company subject to the DSBP award granted on 27 June 2022 (the 2021 DSBP Award).

Details of the awards and vestings for the Directors/PDMRs of the Company are set out in the table below.

Director	Transaction	Number of shares awarded	Number of shares vested (Gross)	Number of shares vested (Net)	Beneficial holdings (inclusive of the SEGRO plc Share Incentive Plan)
David Sleath	Vesting of 2021 DSBP Award	-	52,835	28,002	1,062,062
	Grant of 2024 DSBP Award <sup>1,2</sup>	49,000	-	-	
Soumen Das <sup>3</sup>	Vesting of 2021 DSBP Award	-	39,289	20,823	639,612
	Grant of 2024 DSBP Award <sup>1,2</sup>	36,434	-	-	

1. The DSBP awards have been structured as a provisional allocation over ordinary shares in the Company. Further details of the operation of the DSBP are available in the Company's 2024 Annual Report and Accounts.
2. The calculation of the awards granted was based on a share price of 691.8 pence, being the closing mid-market quotation of a share on the business day immediately preceding the grant. This method of calculation is consistent with that used for previous awards.
3. 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 DSBP award		
c)	Price(s) and volume(s)	Price	Volume	Total
		£6.918	49,000	£338,982.00
d)	Aggregated information	N/A		
e)	Date of the transaction	28 April 2025		
f)	Place of the transaction	Off market		
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	Vesting of DSBP award		
c)	Price(s) and volume(s)	Price	Volume	Total
		£6.918	28,002	£193,717.84
d)	Aggregated information	N/A		
e)	Date of the transaction	28 April 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 DSBP award		
c)	Price(s) and volume(s)	Price	Volume	Total
		£6.918	36,434	£252,050.41
d)	Aggregated information	N/A		
e)	Date of the transaction	28 April 2025		
f)	Place of the transaction	Off market		
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	Vesting of DSBP award		
c)	Price(s) and volume(s)	Price	Volume	Total
		£6.918	20,823	£144,053.51
d)	Aggregated information	N/A		
e)	Date of the transaction	28 April 2025		
f)	Place of the transaction	Off market		

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