

12 May 2025

SEGRO plc (the Company)

Directors/PDMR Shareholdings

On 9 May 2025, the below Directors were awarded free shares to the value of £3,600 under the Company's Share Incentive Plan (SIP). The SIP is a HMRC-approved share plan for all eligible employees. Eligible employees are those employed by the Company on 1 October 2024, and still employed on 9 May 2025. The share price used to calculate the number of shares awarded was 679.80 pence. This is the average of the middle market price for the five business days immediately preceding the date of award.

The table below shows the number of shares acquired under the 2025 SIP award by the Company's Directors and their resultant beneficial holdings following the award:

	Shares acquired	Total beneficial holding (inclusive of the SIP)
Directors		
David Sleath	529	1,062,591
Soumen Das ¹	529	640,141

1. 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	2025 SIP Award		
c)	Price(s) and volume(s)	Price	Volume	Total
		£6.7980	529	£3,596.14
d)	Aggregated information	N/A		
e)	Date of the transaction	9 May 2025		
f)	Place of the transaction	London Stock Exchange, Main Market (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								
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Carys Smith
Senior Assistant Company Secretary
020 7451 9083

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