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FOR IMMEDIATE RELEASE

12 August 2026

RECOMMENDED BEST AND FINAL* SHARE OFFER WITH A PARTIAL CASH ALTERNATIVE

for

SEGRO plc ("SEGRO")

by

Prologis, Inc. ("Prologis")

On 4 August 2026 the boards of Prologis and SEGRO announced that they had reached agreement on the terms of a recommended share offer with a partial cash alternative, pursuant to which Prologis, Prologis, L.P. and/or a wholly owned subsidiary (or subsidiaries) of Prologis or Prologis, L.P. will acquire the entire issued and to be issued ordinary share capital of SEGRO (the "**Combination**") (the "**Announcement**").

A revised version of the Announcement of 4 August 2026 has been published and is available at https://ir.prologis.com/offer-for-segro-disclaimer and https://www.segro.com/investors/disclaimer-agreement-june-26.

The sole amendment made in the revised Announcement relates to the wording in respect of the independent financial advice for the purposes of Rule 3 of the Code received by the SEGRO Directors from Evercore and Morgan Stanley. The revised Announcement confirms that the commercial assessments of the SEGRO Directors were taken into account, as opposed to being relied upon, by Evercore and Morgan Stanley in providing their advice.

*The financial terms of the Combination are final and will not be increased, except that Prologis reserves the right to increase and/or otherwise improve the financial terms of the Combination if: (i) there is an announcement on or after the date of this announcement of an offer or possible offer (including a partial offer involving the acquisition or consolidation of control (as defined in the Code)) for SEGRO by a third party offeror(s) or potential offeror(s) (whether identified or not), or (ii) the Panel otherwise provides its consent (which will only be provided in wholly exceptional circumstances).

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Rule 26.1 disclosure

In accordance with Rule 26.1 of the Code, a copy of this announcement will be made available on SEGRO's website at https://www.SEGRO.com/investors/ (subject to certain restrictions relating to persons resident in restricted jurisdictions) by no later than 12 noon (London time) on 13 August 2026 (being the business day following the date of this announcement). The content of any website referred to in this announcement is not incorporated into, and does not form part of, this announcement.

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Terms used but not defined in this announcement have the meanings given to them in the Announcement.

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