

PRESS RELEASE



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SEGRO announces pre-let of Data Centre Facility to Equinix

SEGRO plc, the leading provider of Flexible Business Space in Europe, announces a second pre-let to data centre operator Equinix, a provider of global data centre services.

The company has agreed a twenty-year lease for a c.116,000 sq ft (c.10,776 sq m) data centre ("LD5") at a commencing rent of £1,508,000 per annum. The facility will be located close to the company's existing LD4 Internet Business Exchange (IBX®) data centre in Slough.

This pre-let takes the total space let to Equinix by SEGRO to just under 200,000 sq ft. The first phase of construction of the new centre is due to commence in Q1 2009.

Equinix operates International Business Exchange (IBX) data centres offering businesses a place to reliably run their operations and securely exchange critical information in North America, Europe and Asia-Pacific.. Equinix serves more than 2,000 customers worldwide.

SEGRO has been increasingly successful in attracting data centres to its locations. The company currently has approx 30,000 sq m of completed data centre space and a further 14,000 sq m under construction.

SEGRO's UK Managing Director, Ian Sutcliffe said, "Data centres are an increasingly important part of our business and we are delighted that Equinix has chosen SEGRO for this further development and we look forward to working with them."

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About SEGRO

SEGRO is the leading provider of Flexible Business Space in Europe. Headquartered in the UK, SEGRO is listed on the London Stock Exchange and on Euronext in Paris. The Company is a UK Real Estate Investment Trust (REIT) with operations in ten countries, serving a diversified base of 1,700 customers operating in a wide range of sectors, representing both small and large businesses, from start-ups to global corporations. With property assets of £5.1 billion as at 30 June 2008 and around 5.0 million sq m of business space, SEGRO has an annual rent roll of approximately £290 million (Note: these metrics include trading properties, development assets and the Group's share of joint ventures). www.SEGRO.com