

SEGRO plc (the "Company")

Directors' Shareholdings

4 August 2009

In accordance with the Directors' intentions stated in the Prospectus sent to shareholders on 10 July 2009, each Director took up their Open Offer entitlement in full.

Following the Share Consolidation, Placing and Open Offer, the beneficial interests of the Directors in the Company's Ordinary 10p shares are as follows:

| Directors | Number of 1p Ordinary Shares prior to the Share Consolidation, Placement and Open Offer | Number of New 10p Ordinary Shares acquired under the Open Offer | Resulting Total Holding of 10p Ordinary Shares |
|---------------------|---|---|--|
| Lord Blackwell | 125,491 | 1,315 | 13,864 |
| Ian Coull | 2,753,777 | 28,869 | 304,245 |
| Stephen Howard | 89,999 | 943 | 9,942 |
| Lesley MacDonagh | 65,000 | 681 | 7,181 |
| Andrew Palmer | 47,996 | 503 | 5,302 |
| Christopher Peacock | 103,636 | 1,086 | 11,449 |
| Inès Reinmann | - | - | - |
| Nigel Rich | 848,510 | 8,894 | 93,745 |
| David Sleath | 598,026 | 6,268 | 66,070 |
| Ian Sutcliffe | - | - | - |
| Thom Wernink | 121,186 | 1,270 | 13,389 |

The holdings shown above supersede those set out in the Prospectus. The above table includes Share Incentive Plan holdings. Interests in the Company's other share schemes will be adjusted in accordance with the rules of each scheme to reflect the Capital Restructuring.

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