

PRESS RELEASE



7 January 2008

COMPLETION OF SALE OF SEGRO'S POWER GENERATION PLANT IN SLOUGH TO SCOTTISH AND SOUTHERN ENERGY PLC

SEGRO plc, the leading provider of Flexible Business Space in Europe, today confirms the completion of the sale of its interests in the power generation operation in Slough (Slough Heat & Power – "SH&P") to Scottish and Southern Energy plc ("SSE"), one of the largest energy companies in the UK. This proposed transaction was announced on 14 November 2007.

The sale was completed on 31st December 2007 for a total cash consideration of £49.25m.

SEGRO was advised on this transaction by KPMG Corporate Finance and by Nabarro.

Further information:

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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 (it completed the exit from its US business in August 2007), serving a diversified customer base of over 1,600 customers operating in a wide range of sectors, representing both small and large businesses, from start ups to global corporations. With investment property assets of £5.1 billion (including trading properties and development assets) and 3.9 million sq m of business space, SEGRO has an average lease length to expiry of 8.6 years and an annual rental income in excess of £200m. www.segro.com