

DATED 26 AUGUST 2009

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Announcement of Results of Tender Offers

in relation to

Invitations by

SEGRO PLC

to the holders of the following series of bonds issued by Brixton plc

£275,000,000 6.00 per cent. Bonds due 2010 (the “2010 Bonds”)

£150,000,000 5.25 per cent. Bonds due 2015 (the “2015 Bonds”)

£210,000,000 6.00 per cent. Bonds due 2019 (the “2019 Bonds”)

(each a “Series” and, together, the “Bonds”)

to tender their Bonds for purchase by SEGRO plc for cash

(together, the “Offers”)

On 9 July 2009, SEGRO plc (the “Offeror”) announced the Offers to the holders of the outstanding Bonds to tender their Bonds for purchase by the Offeror subject to the terms and conditions set forth in the tender offer memorandum relating to the Offers (the “Tender Offer Memorandum”). As of the Expiration Deadline of the Offers at 4.00 p.m. (London time) on Tuesday, 25 August 2009, the results of the Offers were as follows:

	ISINs/ Common Codes	Outstanding Principal Amount	Purchase Price⁽¹⁾	Early Tender Fee⁽²⁾	Total Consideration⁽³⁾	Series Acceptance Amount
2010 Bonds	XS0094899241/ 009489924	£275,000,000	99 per cent.	1 per cent.	100 per cent.	£257,728,000
2015 Bonds	XS0231216549/ 023121654	£145,000,000	74 per cent.	1 per cent.	75 per cent.	£5,731,000
2019 Bonds	XS0179346274/ 17934627	£210,000,000	72 per cent.	1 per cent.	73 per cent.	£994,000

(1) As a percentage of the principal amount of Bonds validly tendered and accepted for purchase.

(2) As a percentage of the principal amount of Bonds validly tendered and accepted for purchase prior to 4:00 p.m. (London time) on Tuesday, 28 July 2009.

(3) Payable in respect of Bonds validly tendered and accepted for purchase prior to 4:00 p.m. (London time) on Tuesday, 28 July 2009.

The Purchase Price, together with the applicable Accrued Interest Payment and, if applicable, the Early Tender Fee will be paid to Bondholders whose Bonds have been accepted for purchase on the Settlement Date, which is expected to be 28 August 2009.

Requests for information in relation to the Offers should be directed to:

The Dealer Managers

J.P. Morgan Securities Ltd.

125 London Wall
London EC2Y 5AJ
United Kingdom

Telephone: +44 (0) 20 7777 1333
Attention: Sebastien Bamsey – Liability
Management
Email: sebastien.m.bamsey@jpmorgan.com

Telephone: +44 (0) 20 7779 2468
Attention: Marc Lewell – Syndicate
Email: marc.lewell@jpmorgan.com

UBS Limited

1 Finsbury Avenue
London EC2M 2PP
United Kingdom

Telephone: +44 (0) 20 7567 0525
Attention: Liability Management Group - Mark
T Watkins
Email: mark-t.watkins@ubs.com

Telephone: +44 (0) 20 7567 2477
Attention: Barry Donlon - Syndicate
Email: barry.donlon@ubs.com

or

The Tender Agent

Lucid Issuer Services Limited
Leroy House
436 Essex Road
London N1 3QP
United Kingdom

Telephone: +44 20 7704 0880
Fax: +44 20 7067 9098
Attention: Sunjeeve Patel / Yves Theis
Email: segro@lucid-is.com

This announcement must be read in conjunction with the Tender Offer Memorandum.

The information contained herein is for informational purposes only and does not constitute an offer to purchase any securities or the solicitation of an offer to sell any securities.